



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

The March 7, 2022 Zoning Board of Appeals and Zoning Commission 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: 822 6190 5295

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: "March 7th 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 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
March 7, 2022
6:30pm**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
Jake Holzman
Alex Kaplan
Michael Koppersmith
Debbie Ruderman
John Satter*

2. CONSIDER ADOPTION OF THE FEBRUARY 7, 2022 ZONING BOARD OF APPEALS MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO ALLOW A NEW SINGLE-FAMILY RESIDENCE TO ENCROACH INTO THE REQUIRED SIDE SETBACK AT 332 ADAMS AVENUE

4. CONSIDERATION OF A REQUEST FOR VARIATIONS FROM THE ZONING CODE TO REDUCE THE REQUIRED FRONT SETBACK AND INCREASE THE ALLOWABLE GROSS FLOOR AREA FOR A NEW SINGLE-FAMILY RESIDENCE AT 634 GREENLEAF AVENUE

5. PUBLIC COMMENTS ON NON-AGENDA ITEMS

6. 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, February 7, 2022 – 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 February 7, 2022, held virtually via Zoom web videoconference.

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

2. CONSIDERATION OF MINUTES OF THE JANUARY 24, 2022, ZBA MEETING

Chairman Scott Novack abstained since he was not present for the January 24th, 2022, meeting.

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

3. CONSIDER VARIATION REQUEST AT 264 DENNIS LANE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking three variations to allow for an addition to an existing single-family home to encroach into the side setback and to exceed the allowable gross floor area at 264 Dennis Lane:

1. Section 3-111(C) – To reduce the required west side setback from 12 feet to 7.1 feet;
2. Section 3-111(C) – To reduce the required combined side setback from 16.5 feet to 14.2 feet; and
3. Section 3-111(G) – To increase the allowable gross floor area from 3,464 square feet to 3,984 square feet.

Mr. Baxter explained that the ZBA can typically only grant setback variations up to 20%, this limit does not apply to additions directly above an existing non-conforming structure. Mr. Baxter noted that the existing two-story house is 7.1 feet from the west side property line, which does not meet the required 12-foot side setback, and the required combined side setback on the property is 25% of average lot width, or 16.5 feet. Mr. Baxter added that the existing house has a combined side setback of 14.2 feet, which would not change with the proposed addition and that the applicant is proposing an addition directly above the existing footprint of the house. Mr. Baxter then swore in the Architect, Glenn Zagon of 3614 N. Belle Avenue in Chicago.

Mr. Zagon gave an overview of the project and noted that part of the reason why they are requesting variances is because the homeowner has chronic back issues which makes doing laundry in the basement level very difficult. Mr. Zagon added that the new laundry room would be at ground level and easier for the homeowner to access. Mr. Zagon also noted that the addition will have a low roofline, it won't be visible from the street, and will match the existing character of the home.

Mr. Baxter then swore in one of the homeowners, Mark Lubbat. Mr. Lubbat noted that the main goal is for them to continue to be able to take care of their family and to alleviate stress on back issues. Chairman Novack thanked everyone for sharing and asked the ZBA if they had any questions. Board Member Michael Kuppersmith asked if there had been any outreach to the neighbors and Mr. Lubbat said he had not. Chairman Novack asked staff if they had received any comments from the public and Mr. Baxter confirmed that the Village did not. Chairman Novack added that it looks to have minimal impact, but the ZBA does encourage outreach to neighbors. Board Member John Satter added that the location of the addition is helpful for the family, and it does not expand the existing footprint, so he is inclined to support the requested variances. Chairman Novack agreed and stated that it is clear that the applicants have made the effort to minimize the impact of this addition and that he is inclined to agree with Board Member Satter.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No public comments were made for this case. 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 letters of Sections 3-111(C) and 3-111(G) 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 west setback, reduce the required combined setback, and to increase the allowable gross floor area at 264 Dennis Lane 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, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 732 WOODRIDGE LANE

Richard McGowan gave a brief overview of the case, stating that the applicants are seeking one variation to allow for the replacement of an air conditioning unit to encroach into the required side yard setback at an existing single-family residence at 732 Woodridge Lane in the RA zoning district:

1. Section 3-111(C)- To reduce the required side yard setback from 12 feet to 4 feet, a variation of 66.6%;

Mr. McGowan explained that typically, the ZBA may only grant setback variations by up to 20% but the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. Mr. McGowan noted that the air conditioning unit has already been replaced/installed due to miscommunication from the original building permit applicant, ABC Plumbing, who told the homeowners of 732 Woodridge Lane that they had received a building permit when they had not. Mr. McGowan noted that the lot is relatively undersized for the RA district and that the homeowners have noted that the previous air conditioning unit had been in the same location for nearly 30 years.

Mr. Baxter then swore in the homeowner, Lynn Friedman. Ms. Friedman reiterated that the air conditioning unit has been there for a very long time and the neighbors have never complained about it. Ms. Friedman added that it would also not be cost or energy-efficient to relocate the unit as it is currently near their interior furnace. Chairman Novack stated that he appreciated the homeowner for sharing her side of the story and added that air conditioning units are an unusual part of the zoning code. Chairman Novack concluded that he does not see an issue with this variance given the backstory of how it happened and where the unit has been. Board Member Debbie Ruderman stated that she agrees with Chairman Novack's assessment.

PUBLIC COMMENT

Chairman Novack thanked the applicant 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 letters 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 at 732 Woodridge Lane 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, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	None

5. **CONSIDER VARIATION REQUEST AT 195 MARY STREET**

Mr. McGowan gave a brief overview of the case, stating that the applicants are seeking two variations increase the allowable gross floor area and to reduce the required side yard setback to allow for a partial second-story addition at 195 Mary Street:

1. Section 3-111(E)- To increase the allowable gross floor area from 3,815.87 sq. ft. to 4,352 sq. ft., a variation of 12.32%;
2. Section 3-111(C)- To reduce the required side yard setback from 12 feet to 9.89 feet, a variation of 17.58%;

Mr. McGowan noted that specifically, the applicants are looking to construct a partial second floor addition above their existing attached garage which already encroaches into the required side yard setback. Mr. McGowan explained that the ZBA can typically only grant setback variations up to 20%, this limit does not apply to additions directly above an existing non-conforming structure, although the requested side yard setback variance is less than 20%. Mr. McGowan added that in addition to the lot being relatively undersized for the RA district, the applicants have noted that they are addressing a need with limited interior space and a growing family that wants to stay in Glencoe. Mr. McGowan concluded that the applicants will not be expanding the footprint of the home and that the Village received two public comments from Fred Benjamin of 245 Old Green Bay Road. The two comments were read to the audience and Board Members with concerns over the impacts to drainage and stormwater runoff as a result of the addition. Mr. Benjamin stated that he is not trying to prevent or delay the project but wants to make sure that there is accountability and acknowledgement to not impact the stormwater runoff or drainage since his property sits lower than 195 Mary Street.

Mr. Baxter then swore in the homeowners' Architect, Michael Freiburger from Newlook Design. Mr. Freiburger noted that they are not proposing any changes to the existing stormwater or drainage, impacts from the roof pitch and lot coverage, and if it does vary then they can assure Mr. Benjamin that it will not be directed towards any property greater than what the code allows. Mr. Freiburger also noted that the owner of 195 Mary Street, Chad Richman, has been living there for over 10 years and that his family has three growing boys that will be over 6 ft. tall, and that the addition will not be encroaching into the required side yard setback any further than the existing detached garage is now. Mr. Freiburger concluded that the addition will match the existing character of the home and that they walked through the property with the neighbors to the east at 187 Mary Street and that neighbor did not have any objections.

Chairman Novack added that the presentations and applicant responses were thorough and that he appreciates the outreach to the neighbor to the east. Chairman Novack noted that while drainage impacts are certainly important, the ZBA is not an engineering body, but luckily the Village of Glencoe will review this permit for stormwater all impacts to ensure it's not impactful to any neighbors. Board Member John Satter asked if the engineering standards for this plan review is the same as a new home plan review. Mr. Baxter and Mr. McGowan stated that they did not want to speak on behalf of the Village Engineer but assured the audience that this project will have a full engineering review to ensure there are no negative impacts to adjacent neighbors. Board Member Satter added that the proposed addition is symmetrical and looks like it has always been there. Mr. Freiburger added that the homeowners spoke with 187 Mary Street, and they are in full support of the requested variances. Mr. Baxter then swore in the homeowner of 195 Mary Street, Chad Richman. Mr. Richman reiterated that he walked his

property with his neighbor at 187 Mary Street and they support the requests. Chairman Novack reiterated that the ZBA has standards and a zoning code to assess, he appreciates that they spoke with the neighbors to the east, and especially if it helps people stay in our community. Board Member Alex Kaplan then added that it sounds like the Village is putting on layers of protection for water and flooding, which gives me more confidence that they will be able to address Mr. Benjamin's concerns.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. Mr. Benjamin of 245 Old Green Bay Road, who submitted the two comments to the Village, was then sworn in by Mr. Baxter. Mr. Benjamin reiterated that he has no intention of blocking the Richman's project, but he wants everyone to be aware that he was shocked when he originally received the letter from the Village a few days in advance of the meeting. Mr. Benjamin added that the late notice rubbed them the wrong way and they have a history of flooding issues with their former and current properties. Mr. Benjamin thanked Mr. McGowan for calling him on the day of the meeting to discuss what was being proposed. Mr. Benjamin stated that if there is a change to the roofline and it impacts the drainage, he wants to note that they have heavily invested in stormwater improvements on their property and does not want to spend anymore as a result of the requested variances. Mr. Benjamin reiterated that he wants to make sure his drainage will not be impacted and will seek commitment from the ZBA and the Richman's that drainage will not be impacted.

Chairman Novack thanked Mr. Benjamin and asked staff if downspouts would be able to change from their existing location, and Mr. Baxter responded that the Village Engineer would review any potential changes to ensure that it meets code. Chairman Novack then asked staff why the neighbor notification was received so late. Mr. Baxter responded that although there is a public notice published, the late neighbor notice can be attributed to the quick turnaround from last month's rescheduled meeting (January 24th). Board Member Kaplan then noted that it sounds like there are some reservations and asked everyone what would make Mr. Benjamin's concerns more at ease. Mr. Benjamin stated that he is not an obstructionist and does not want to delay the project, he just wants a commitment from the Village and the Richman's on impacts to drainage and flooding. Board Member Kaplan added that it is a very valid reservation and asked Mr. Benjamin what he would like to see the ZBA do to alleviate any anxiety for this project. Chairman Novack added that he would question the intent if the neighbor notice came in late to him too. Mr. Freiburger stated that it certainly will not adversely affect stormwater drainage on Mr. Benjamin's property, or the other neighbors, and that they will re-connect to the Village's utilities. Mr. Richman apologized to Mr. Benjamin for not reaching out and stated that he had no intention of disregarding his concerns, and that he cannot imagine how the second-story addition will create any additional stormwater runoff onto Mr. Benjamin's property. Chairman Novack asked if there were any additional questions from the ZBA. Board Member Debbie Ruderman added that it was a very thorough discussion and as a result of the information provided she is inclined to vote in favor of the requested variances. No additional questions 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 Sections 3-111(C) and 3-111(E) of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.
 - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
 - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to increase the allowable gross floor area and to reduce the required side yard setback at 195 Mary 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:	ACCEPTED
AYES:	Novack, Elsasser, Kaplan, Satter, Ruderman, Kuppersmith
NAYS:	None
ABSENT:	None

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

Chairman Novack asked the audience if there are any public comments on non-agenda items. No questions or comments were made.

6. ADJOURN

The meeting adjourned at 7:49 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: February 22, 2022

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 yard setback at 332 Adams Avenue.

Background: The applicant is requesting a variation to allow a new single-family house to encroach into the required west side setback in the RC zoning district.

Requested variation:

1. Section 3-111(C) – To reduce the required west side setback from 8 feet to 6.5 feet.

The ZBA may approve setback reductions by up to 20%.

Variation	Required	Existing	Proposed	Variation %	Max. Allowable Variation %
Side setback (west)	8 feet	NA	6.5 feet	18.8%	20%

The proposed house would have the same west side setback as the previous house on the property that was demolished in 2021. Because of this, the proposed house could have been built without requiring a variation if construction had begun within one year of the demolition of the previous house. Because the one-year time limit has expired and construction has not begun, a variation is required to encroach into the setback.

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

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

The applicant is requesting an 18.8% side setback reduction to allow a new house with the same side setback as the previous house on the property, which was demolished in 2021. A variation is only necessary because construction was not begun within one year of demolition.

- 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.*

With an average lot width of 34.2 feet, the property is significantly narrower than a minimally conforming 60-foot-wide RC-zoned lot. At the point of the proposed setback variation, the lot is only 36.5 feet in width. This is a unique physical condition on the lot that lends support to the requested variation.

- 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 width of the lot was not the result of any action by the property owner.

- 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. A reduced side setback would not be a special privilege near the subject property, as houses within setbacks are not uncommon in the area. For example, the house immediately to the east of the subject property (330 Adams) has a west side setback of less than one foot, while the two houses immediately to the west (425 and 411 Randolph) are both within side setbacks (7.9 feet and 5.6 feet, respectively).

- 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 variation would not result in a development that is not in harmony with the purposes of the zoning code. The significant narrowness of the lot, in addition to the fact that the requested side setback is no different from what was previously in place on the property, give support to the proposed 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.*

It is unlikely that the proposed variation would have any impact on the area as a whole or on any specific properties, other than the lot immediately to the west of the subject property. This property owner has stated that they have no objection to the proposed variation, which would not increase the non-conformity of the previous house at 332 Adams.

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 an addition to an existing single-family residence to encroach into the required side setback at 332 Adams Avenue, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



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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: 332 Adams Ave., Glencoe, IL, 60022

Applicant name: Bryan Lammers Applicant phone: 309-696-4492

Applicant email: d.b.lammers@comcast.net and lammebg@gmail.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

A house has been designed and developed by the architect, Tom Hickman, and the site plan by Double M Engineering, to meet the Village requirements based upon its replacing of a demolished house. (The house was allowed to be demolished earlier than planned but it was purchased in poor repair and the neighbors asked if it could be taken out soon. We thought this was appropriate and the Village agreed. Subsequently, there have been many delays, most notably by the illness of the engineer and now the window of time set by code has expired. Although the design was accepted by the rules of the code, that changes after the time window expires.)

Variation request(s):

We request that the west setback be allowed at 6' 6" as was originally allowed, solely on the first floor on the front portion of the house. The architect's drawings, submitted here, show the footprint of the demolished house as an overlay with the proposed house plan.



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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.

This lot is exceptionally narrow at 36'6". The demolished house was 23'1" wide, thus non-conforming on both the east side and the west side by over 1'6". We propose that the east side become conforming at the full 8' setback to provide additional space from the east neighbor's house since that dwelling is only one foot from the lotline. To the west, there is much more room as the neighbor has a driveway plus yard space from the lot line. The west neighbors have written a statement of support for the proposed 6'6" setback.

Without Zoning Board agreement, the first floor plan would lose 1'6" of width of the entry area and the passage around the staircase, amplifying the narrowness for the interior traffic. This is a small plan by Glencoe standards, without gracious space anywhere. Nonetheless, a family could have a newly constructed home that lives well and is much more affordable than the typical new house in this area. We propose for them to have reasonable, pass-able space from entry to kitchen.



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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 proposed variation is supported by the neighbor, in writing, who is directly across from it. The resulting house would be aesthetically pleasing, inside and out, providing taxbase to the village. It would compliment the house on the opposite side too, being smaller but appearing at similar bulk, while spaced further away than the demolished house was. The additional space to the west, provided by the yard and driveway are not visually harmed by this variation request. The second floor is a further 1'6" away from the west neighbor, adding to the visual space.

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?

Yes, drawings have been provided to the west neighbor and a written statement has been provided that supports this variation request.

Moving further away from the east neighbor of course was positive.

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.

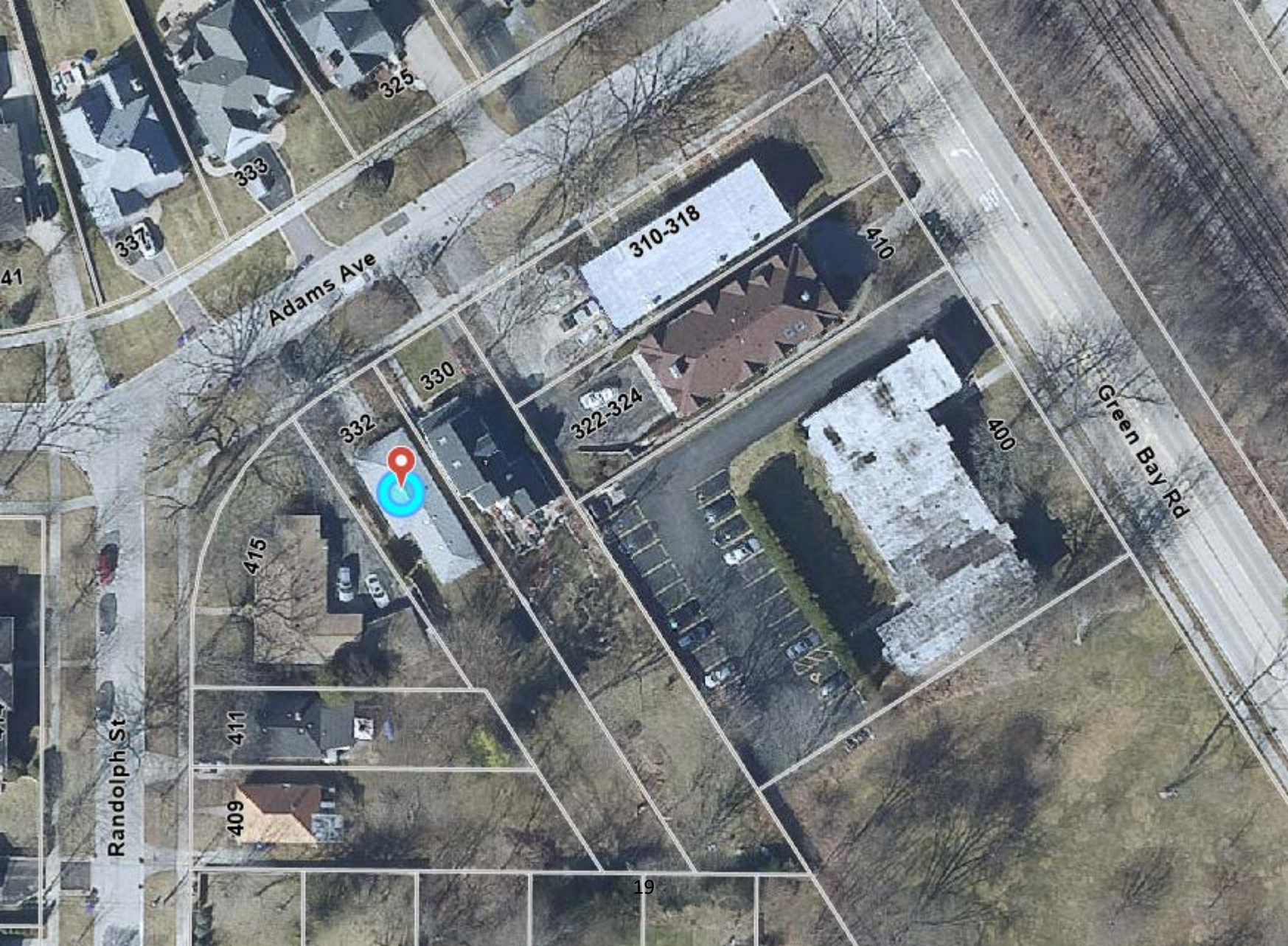
Applicant's signature

1/26/2022

Date

Owner's signature (if different than applicant)

Date



Adams Ave

Green Bay Rd

Randolph St

310-318

322-324

325

333

337

41

410

330

332

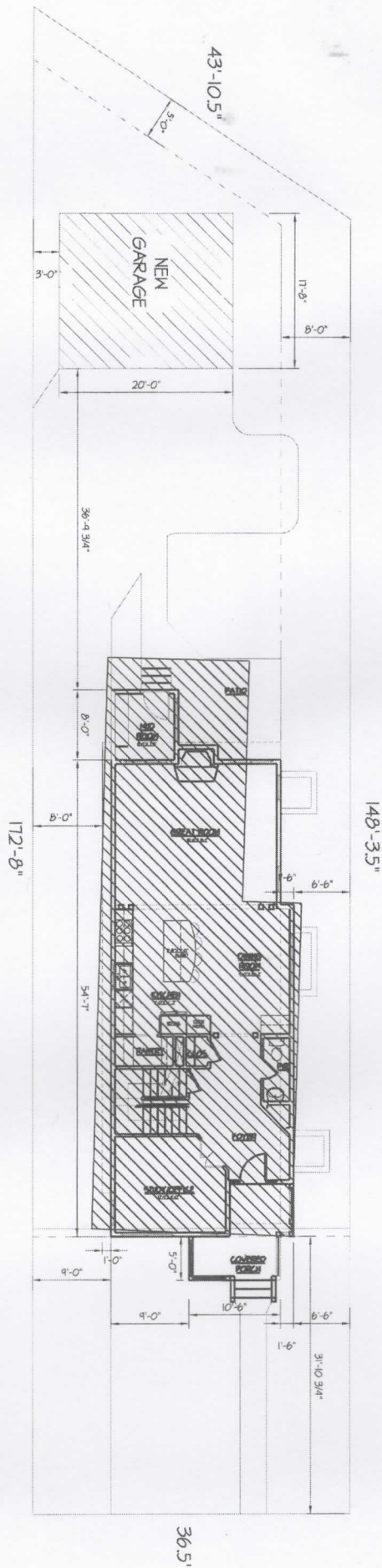
400

415

411

409

OVERLAY OF NEW OVEROLD HOUSE AND [Hatched Box]



SITE PLAN
332 ADAMS AVENUE
GLENCOE, ILLINOIS



EX. 11/30/2022

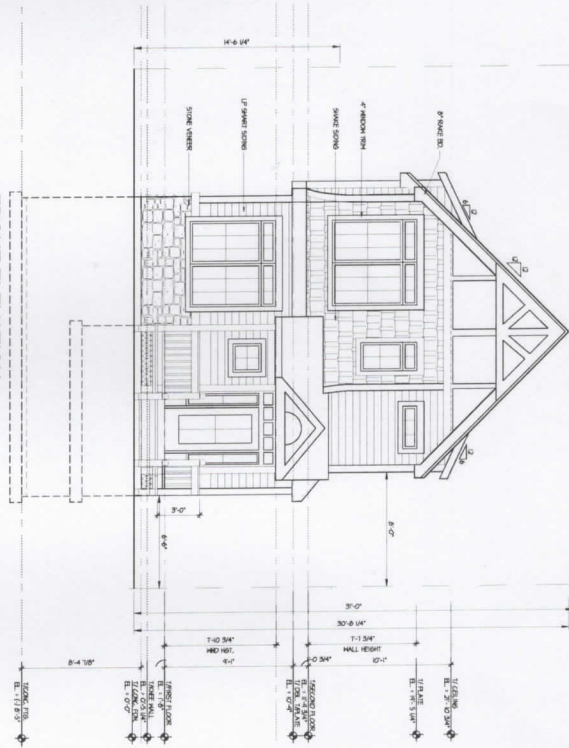
[Signature]
12/1/21



DATE	03/01/21
DRAWN	TH
CHECKED	TH
PROJECT NO.	--

BL-DL SPEC. RESIDENCE
332 Adams
Glencoe, Illinois
*
Exterior Elevations

NO	DATE	BY	ISSUED FOR
01	9-15-21	TH	RESPONSE TO 5-27-21 REV
02	10-22-21	TH	RESPONSE TO 10-15-21 REV
03	12/7/21	TH	RESPONSE TO 11/19/21 REV
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-





Sheet No.

A1.2

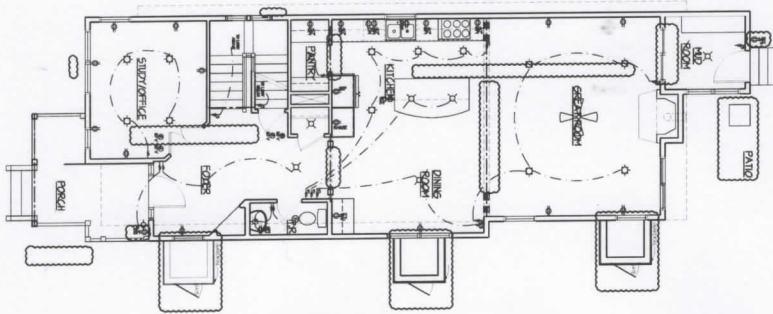
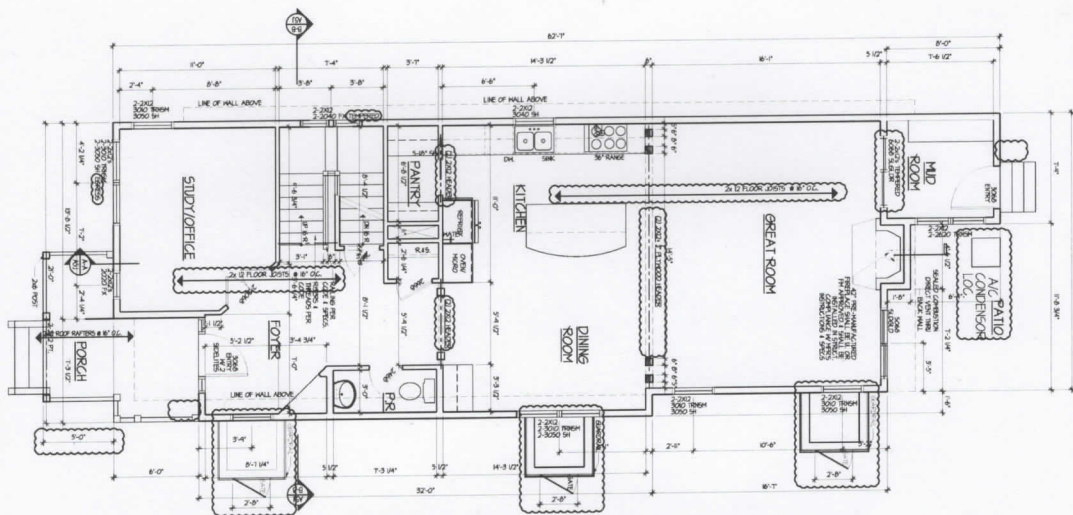
BL-DL SPEC. RESIDENCE
332 Adams
Glencoe, Illinois
*
Exterior Elevations

NO	DATE	BY	ISSUED FOR
01	9-15-21	TH	RESPONSE TO 5-27-21 REV
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03	12/7/21	TH	RESPONSE TO 11/19/21 REV
-	-	-	-
-	-	-	-
-	-	-	-

Design Firm License # 184.006073
**TLH ARCHITECTS &
 DEVELOPERS LTD.**
 THOMAS L. HICKMAN
 ARCHITECT
 LONG GROVE, ILLINOIS
 PH (847) 772-8443

LANDMARK BUILDING
GROUP
WINNETKA, IL 60093
(239) 839-1855

FIRST FLOOR PLAN

[illegible]

Village Engineer Review Comments:

332 Adams: The setback reduction does not present any stormwater-related concerns. The plans are still under review but they were submitted showing the reduced side setback and the proposed grading and utility plans are feasible within the reduced side yard width.

Comment from property owner to the west - 415 Randolph Street

Jeremy Alexander [REDACTED]

1/16/2022 8:56 PM

The lot line

[REDACTED]

Bryan,

We do not have an issue if you maintain the originally approved distance of 6.5' east of our lot line.

Best,

Jeremy and Paula Alexander

Sent from my iPhone



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: February 25, 2022

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variations to increase the allowable gross floor area and reduce the required front yard setback to allow for a new single-family residence at 634 Greenleaf Avenue

Background: The applicant is requesting variations from the Zoning Code to increase the allowable gross floor area and reduce the required front yard setback for the construction of a new single-family residence at 634 Greenleaf Avenue in the RA zoning district.

Requested variations:

1. Section 3-111(E) – To increase the allowable gross floor area from 4,528.73 sq. ft. to 5,100 sq. ft., a variation of 12.6%;
2. Section 3-111(C) – To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%.

The ZBA may approve gross floor area increases of up to 15% and setback reductions by up to 20%.

Variation	Required/Allowed	Existing	Proposed	Variation %	Max. Allowable Variation %
Gross floor area	4,528.73 sq. ft.	N/A	5,100 sq. ft.	12.6%	15%
Front setback	50 ft.	~52 ft.	40 ft.	20%	20%

The applicants have proposed demolition of an existing house and the construction of a new single-family residence on a corner lot in the RA zoning district. Per the applicants, the front setback reduction is being requested primarily due to the two large Oak trees on the property to the west, near the subject property's rear lot line, that they want to preserve. The applicant has stated that the gross floor area allowance is being requested primarily due to a desire for work-related space.

The applicants have noted that they have reached out to 244 Hazel Avenue (directly west), 626 Greenleaf (directly south), and 654 Greenleaf (north, across the street) and have shared their proposed design plans with each of them and there were no objections at that time.

The existing house on the property has a front setback of approximately 52 feet. Other existing setbacks from Greenleaf on the block frontage are:

235	Hawthorn	85' (approx.)
600	Greenleaf	93' (approx.)
604	Greenleaf	81.85'
606	Greenleaf	62.67'
610	Greenleaf	49.36'
626	Greenleaf	70.12'

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 corner lot is undersized for the RA zoning district. Per the applicant, the adjacent neighbor to the west at 244 Hazel Avenue has a large oak tree close to the shared lot line, which is why the applicant has proposed the home as far forward on the lot as possible. These trees would be approximately 50 feet from the proposed pergola at the rear of the house, and if the same house were shifted to meet front setback requirements, would be approximately 40 feet from the pergola. The proposed detached garage would be 37.6' from these trees. Additionally, the applicants have noted that they work for a nonprofit organization which needs additional storage space and adequate home office space as the owners work 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.*

This corner lot is 15,072 square feet, which does not meet the 20,000-square-foot minimum lot size for the RA zoning district. The lot has an average width of 99.5 feet, which nearly meets the minimum average lot width of 100 feet for the district. To meet lot size requirements, a minimally conforming 99.5-foot-wide RA-zoned lot would need to be 201 feet deep, while the subject property is only 150.7 feet in depth. The applicant has noted that there are two large, old oak trees in the rear of the property, which is the stated reason for the reduced front yard setback request.

- 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 the result of any action by the property owner.

- 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 applicant has stated that the front setback variation is needed for the protection of large oak trees near the rear property line. The proposed new detached garage would be closer to these trees than the proposed house, even if the front setback variation were denied and the house were shifted back by 10 feet. However, moving the house back 10 feet could prevent the construction of the detached garage in its proposed location, as it could interfere with cars exiting the attached garage. If the applicant chose to move the detached garage further south to avoid this conflict, it would be closer to these trees. The applicant has stated that the gross floor area variation request is not required merely due to an inability to make more money from the property, but rather to provide home office space.

- 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 new home would have the shortest front yard setback on the block frontage. However, the front lot lines of these properties follow a curve along Greenleaf Avenue which creates deeper lots further south along the block frontage. Front setbacks on Greenleaf are smaller on the block to the north of the subject property, although the property directly across Hazel Avenue from the subject property has a corner side lot line along Greenleaf Avenue, which only requires a 25-foot setback.

Gross floor area restrictions are intended to limit the bulk of structures relative to lot size. While the subject property is undersized for the RA district, gross floor area limits are not tied to zoning district, but instead are based on lot size alone.

- 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 home would have an unusually small front setback for its block frontage, although the curvature of the street has led to significantly deeper lots further south along the block. While gross floor area limits are not tied to zoning district, but are instead based on lot size alone, a 5,100-square-foot house would not be out of character relative to other new construction in the RA 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 by mail, with letters being sent two weeks before the public hearing.

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 increase the allowable gross floor area and to reduce the required front yard setback to allow for the construction of a new single-family residence at 634 Greenleaf Avenue, 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: 634 Greenleaf Avenue, Glencoe, IL

Applicant name: John Cullis, 220 Harbor Street, Glencoe, IL Applicant phone: 312-286-9012

Applicant email: jcullis@btlaw.com

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Construct new single family home. It will be comprised of two stories, a basement, an attached garage, as well as a detached garage.

Variation request(s):

Owner is requesting two variances.

1. Section 3-111(C)(1): Front yard minimum setback from 50 feet to 40 feet. Constitutes a 20% variance.

2. Section 3-111(E)(3): Increase the maximum gross floor area from 4528.73 square feet to 5100 square feet. Constitutes a 12.62% variance.



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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.

There are a few hardships and constraints associated with this lot. Most notably, our neighbor immediately adjacent to the west at 244 Hazel Avenue has two 48 inch white oak trees that are in excess of 200 hundred years old. They are both very close to the rear lot line of our property in the south east corner of their lot. In order to protect and preserve these trees and their root systems, we want to move the house as far forward as possible in order to provide the greatest protection to these trees.

The plan for the new home also addresses two major challenges as it relates to Andrea's employment: storage space and a home office. Andrea has been a volunteer Associate Director with a nonprofit organization called Special Spaces. Special Spaces grants children undergoing cancer treatment dream bedroom makeovers. As a result of her tireless work, Andrea accepted a full time position with Special Spaces in December as only the second employee in Illinois. Along with remaining as an Associate Director, she is now also the High School Liaison and the Director of Fundraising. Special Spaces not only redecorates the room of the child undergoing cancer treatment, but also redecorates their siblings' rooms. As result, we purchase all of the furniture such as beds, dressers, area rugs, mattresses along with all of the decor for all of the childrens' rooms well in advance of the makeovers. These purchases are delivered and stored in our home. Currently, we store these items in our basement and front hall when the basement overflows with packages. Having the detached garage will be a huge benefit as it will allow us to have a dedicated area to store these large items before the makeovers are done (which are usually purchased 2-4 months in advance of the scheduled makeover). However, since this is a non-conforming, undersized corner lot, we need to push the house forward in order to accomodate the detached garage, which will primarily be used as storage for the furniture purchased for upcoming makeovers.

In addition, there is a need for adequate home office space. Andrea works remotely 100% of the time since Special Spaces cannot afford commercial workplace. That is why she needs a dedicated office in the home where she can work and hold meetings with potential volunteers, donors and vendors. Similarly, the pandemic has caused John to work from home on a more regular basis and it is anticipated that his firm will not return to a traditional in-office work schedule. As a consequence, there is a need for two separate office/work spaces within the home.

The constraints of this non-conforming, undersized corner lot prevent us from addressing these issues with the new home design, absent the requested variances. It is important to note that it is both one of the smallest R-A lots at 15,072 square feet and a corner lot. As a corner lot, there is the practical difficulty of designing a home that conforms to the considerable front yard (Greenleaf) and sideyard (Hazel) setback restrictions.

For all of these reasons, we respectfully request that the Zoning Board grant these two limited variances.



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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 proposed variances will not be detrimental to the adjacent or nearby properties for a few reasons. First, the proposed 40 foot front yard setback will allow the home to sit at the exact midpoint between the homes built to the north on Greenleaf with 35 foot setbacks and the homes to the south that sit a little more west of our proposed home site. It will provide a natural line of sight along the road and will blend into the natural character of the houses.

Next, the home will not intrude on the adjacent properties as the proposed design conforms to all remaining zoning rules and regulations, including side and rear setback requirements. As a result, the home will not encroach upon any of the neighboring homes even with these requested variances.

And while we are requesting an increase of 571.27 square feet, it is important to note that 571 square feet of the proposed design are dedicated to garage space and about 150 square feet of the second floor is comprised of floor space with ceiling heights of 5-7 feet. As a result, the actual livable space of the home is 4390 square feet.

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?

We have reached out to our neighbors at 244 Hazel Avenue, 626 Greenleaf Avenue and 654 Greenleaf Avenue. We have also shared our proposed design plans with each of them. None of our neighbors have expressed any objections to our proposed design with the variances. In fact, our neighbors at 244 Hazel Avenue have shared their support for our proposed design and are very much interested in seeing the home pushed forward to a 40 foot front yard setback in order to best protect and preserve their white oak trees in their backyard. In addition, our neighbors at 626 Greenleaf Avenue have requested that we plant privacy trees between the two backyards, which we have agreed to do once construction is complete.

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.

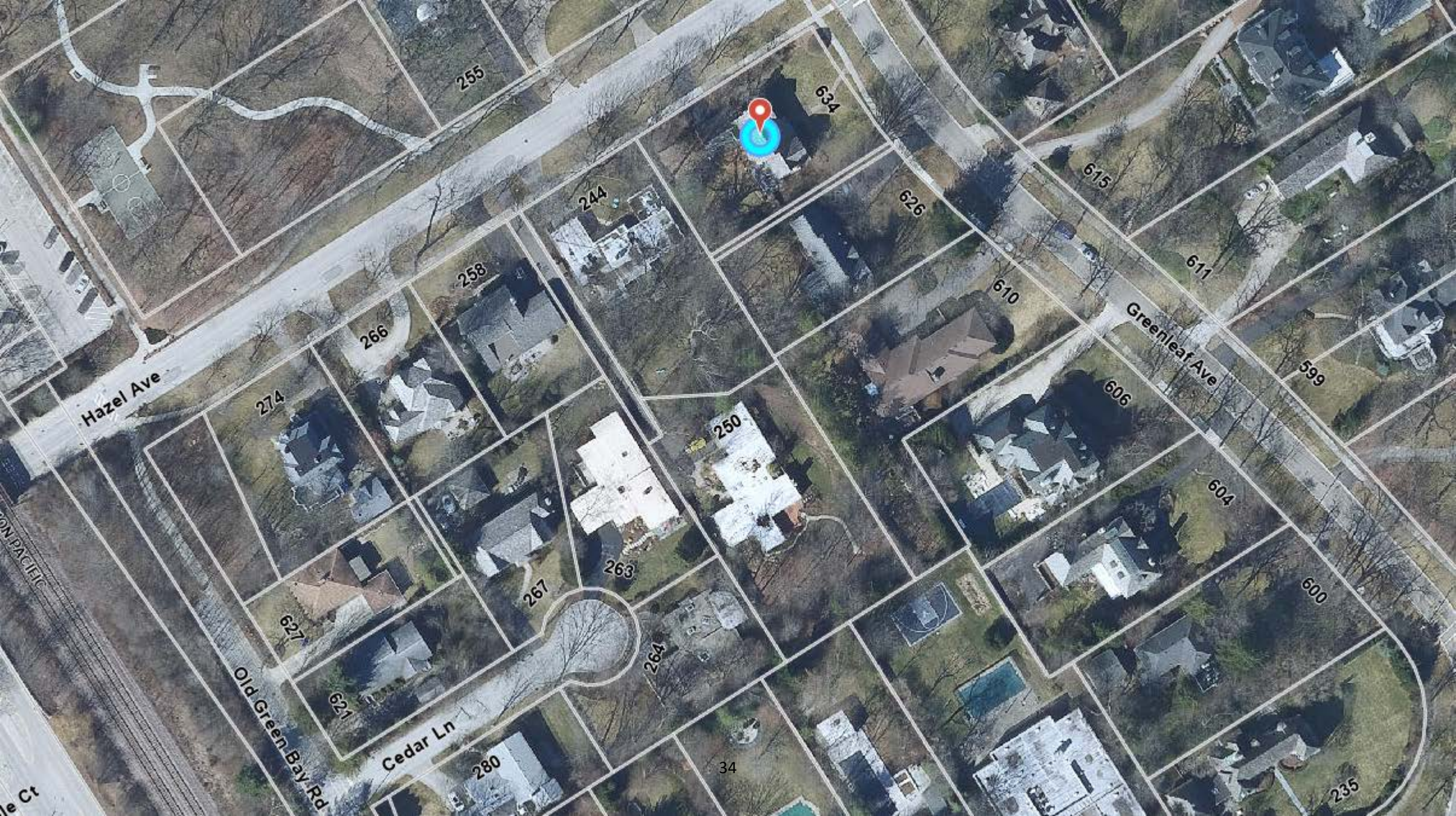
Applicant's signature

01/31/2022

Date

Owner's signature (if different than applicant)

Date



Hazel Ave

Old Green Bay Rd

Cedar Ln

Greenleaf Ave

255

634

626

615

611

599

600

235

244

258

266

274

250

263

267

264

280

34

610

606

604

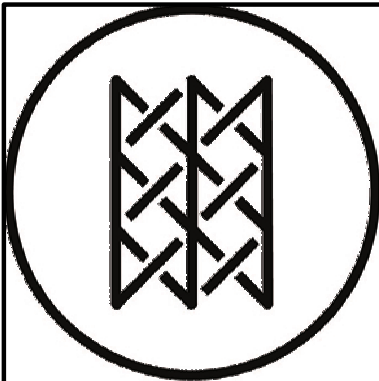
627

621

NEW 2-STORY RESIDENCE at 634 GREENLEAF AVE. GLENCOE, IL.

DRAWINGS INDEX:

- A.1 - PLAT OF SURVEY
- A.2 - PROPOSED SITE PLAN
- A.3 - ZONING ANALYSES
- A.4 - BASEMENT PLAN
- A.5 - MAIN FLOOR PLAN
- A.6 - SECOND FLOOR PLAN
- A.7 - PROPOSED ELEVATIONS PART 1
- A.8 - PROPOSED ELEVATIONS PART 2
- A.9 - EXISTING HOUSE - PICTURES



BKArchitect
Illinois & Colorado

bkbuilt design.com

100 HIGGINS AVE., SUITE 205
PARK RIDGE IL. 60068
phone: 847 877 6255
bkbuilt design.com

COVER PAGE

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

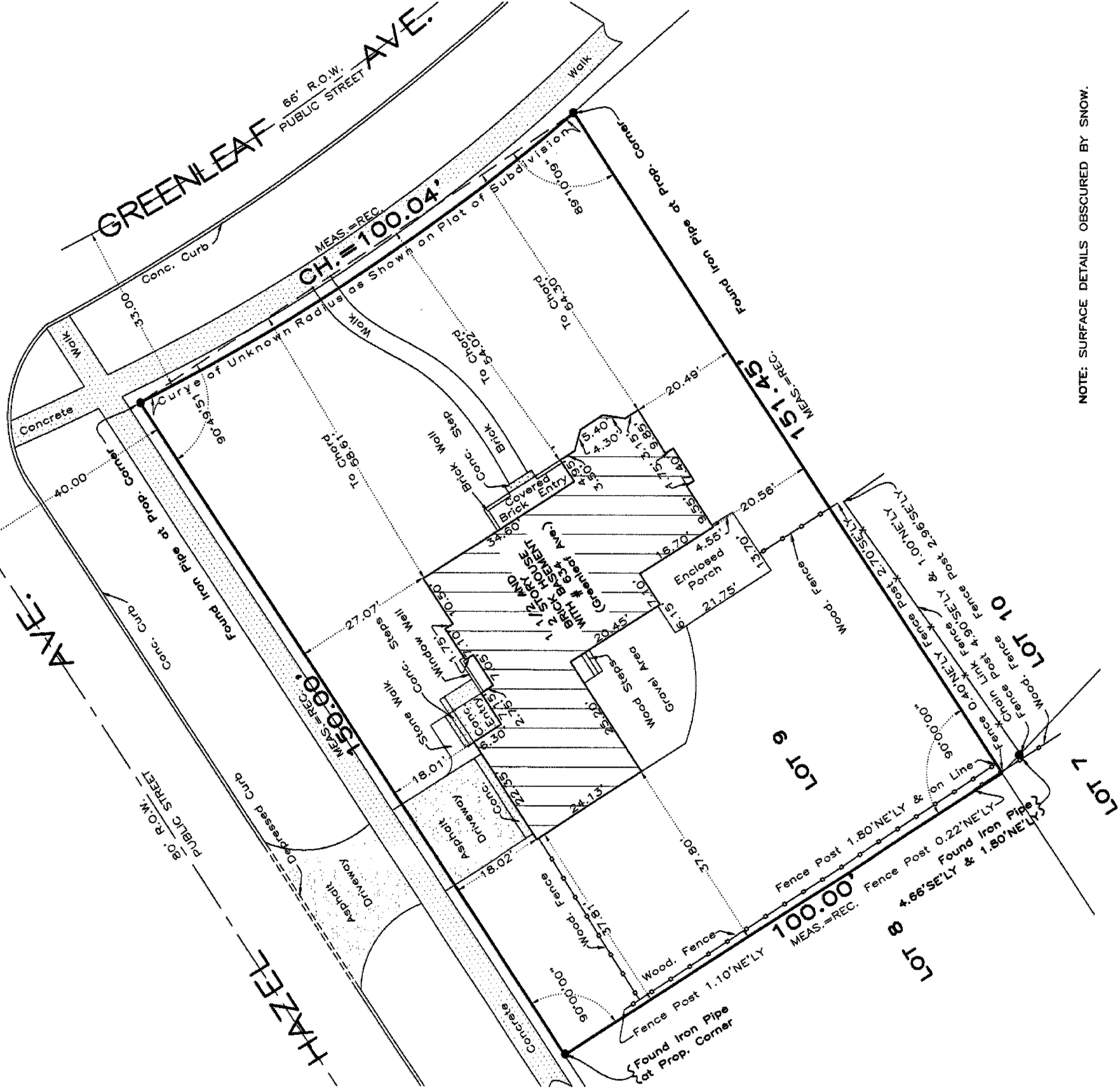
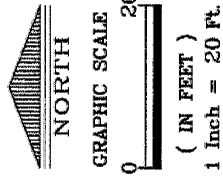
PLAT OF SURVEY

OF

LOT 9 IN NUTT'S HOMESTEAD RESUBDIVISION OF LOTS 1, 2, 3, 8, 9 AND 10 (EXCEPT THE SOUTHEASTERLY 21 FEET OF SAID LOTS 3 AND 8 AND EXCEPT THE SOUTHWESTERLY 89 FEET OF SAID LOT 10 AND THE SOUTHWESTERLY 100 FEET OF SAID LOTS 8 AND 9) IN BLOCK 10 IN GLENCOE IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 15,072± SQ.FT. = 0.346 ACRE.

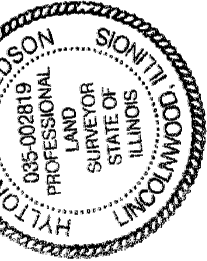
COMMONLY KNOWN AS: 634 GREENLEAF AVENUE, GLENCOE, ILLINOIS.



NOTE: SURFACE DETAILS OBSCURED BY SNOW.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.



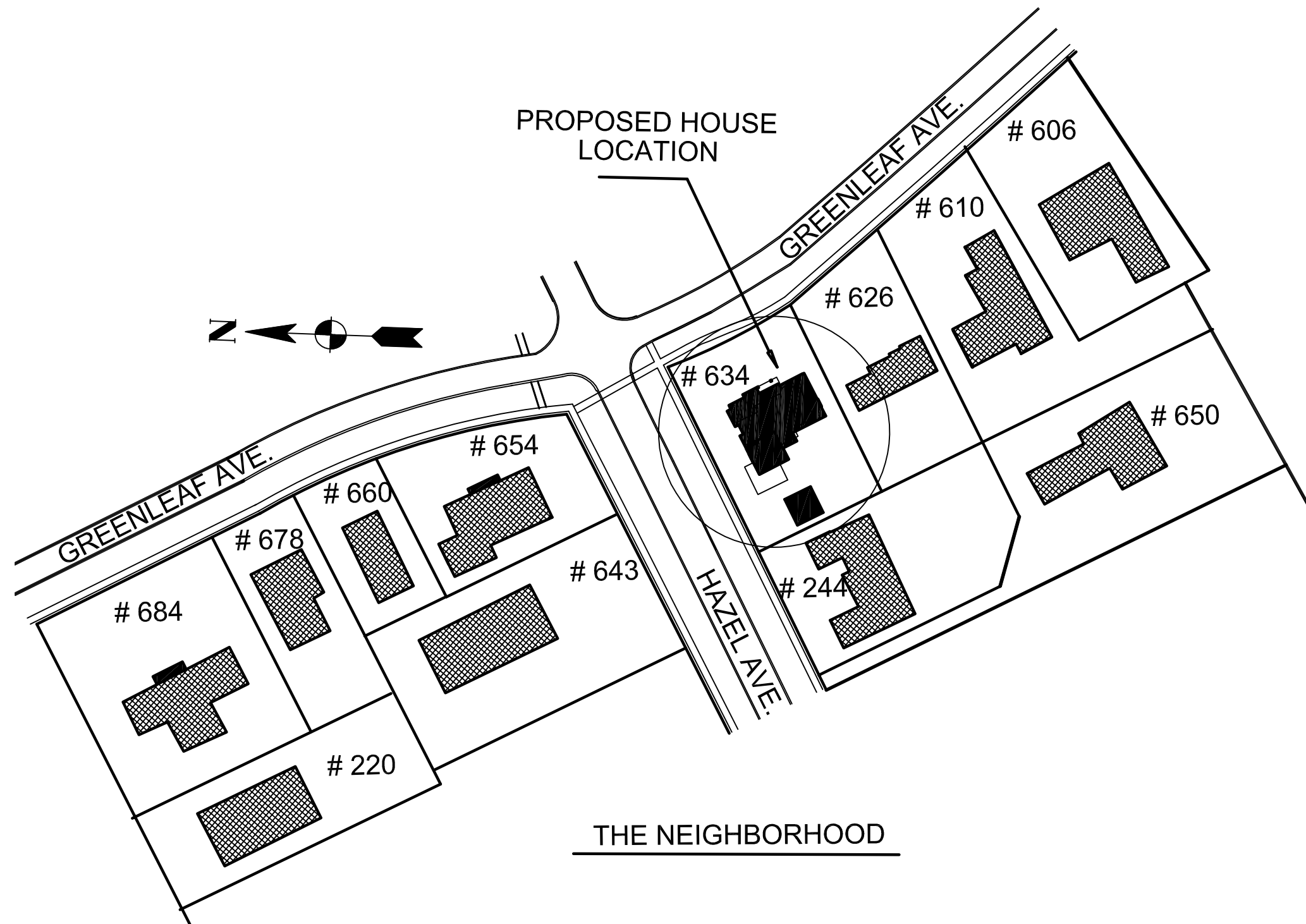
State of Illinois s.s.
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: January 22, 2018
Hylton E. Donaldson
IL PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2018

Drawn by: M.N., S.M.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 01-53923
Scale: 1 inch = 20 feet.
Date of Field Work: January 16, 2018
Ordered by: HOLLIS S. STEADMAN
Attorney at Law



BULK, SPACE, YARD REQUIREMENTS:

LOT SIZE - 15,072 SQ.FT., DISTRICT R-A

SETBACKS:

FRONT (GREENLEAF Ave.): REQUIRED 50 FT , PROPOSED 40 FT
(SUBJECT OF VARIANCE)

CORNER SITE YARD: REQUIRED 25 FT , PROPOSED 25 FT

INTERIOR YARD : REQUIRED 12 FT , PROPOSED 12 FT

REAR : REQUIRED 30.5 FT , PROPOSED 50.6 F'

MAXIMUM GROSS FLOOR AREA ALLOWED : 4,528.73 SQ.FT.

PROPOSED FLOOR AREA: 5,100 SQ.FT.

MAIN FLOOR: 2,253 SQ.FT.

SECOND FLOOR 2,276 SQ.FT.

2-CAR ATTACHED GARAGE 530 SQ.FT.

DETACHED GARAGE OVER 400 SQ.FT. - 41 SQ.FT.

TOTAL : 5,100 SQ.FT. (12.6% OVER , SUBJECT OF VARIANCE)

MAXIMUM BUILDING COVERAGE ALLOWED (35%) - 5,275.2 SQ.FT.

PROPOSED BUILDING COVERAGE :

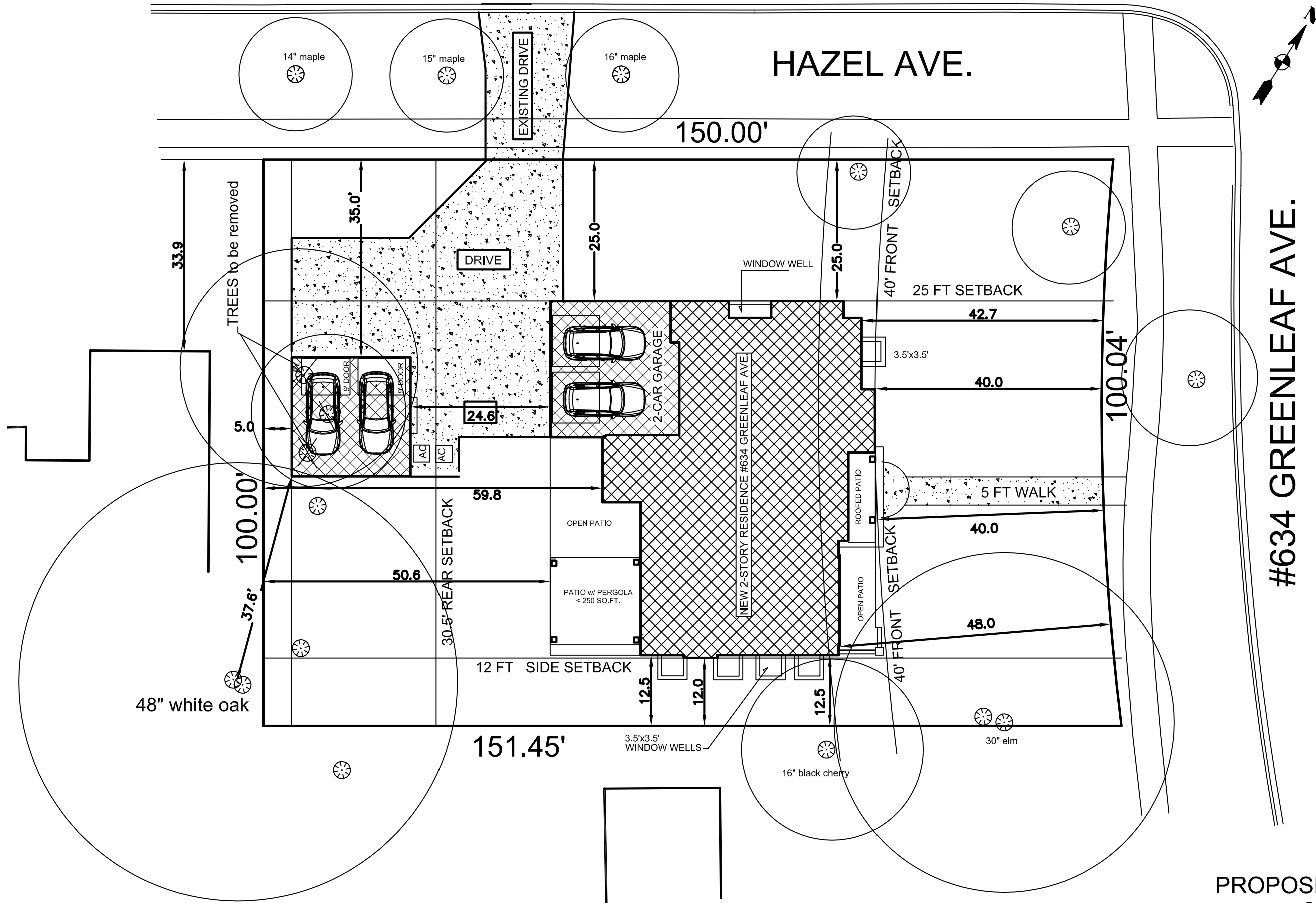
HOUSE w/ GARAGE - 2,783 SQ.FT.

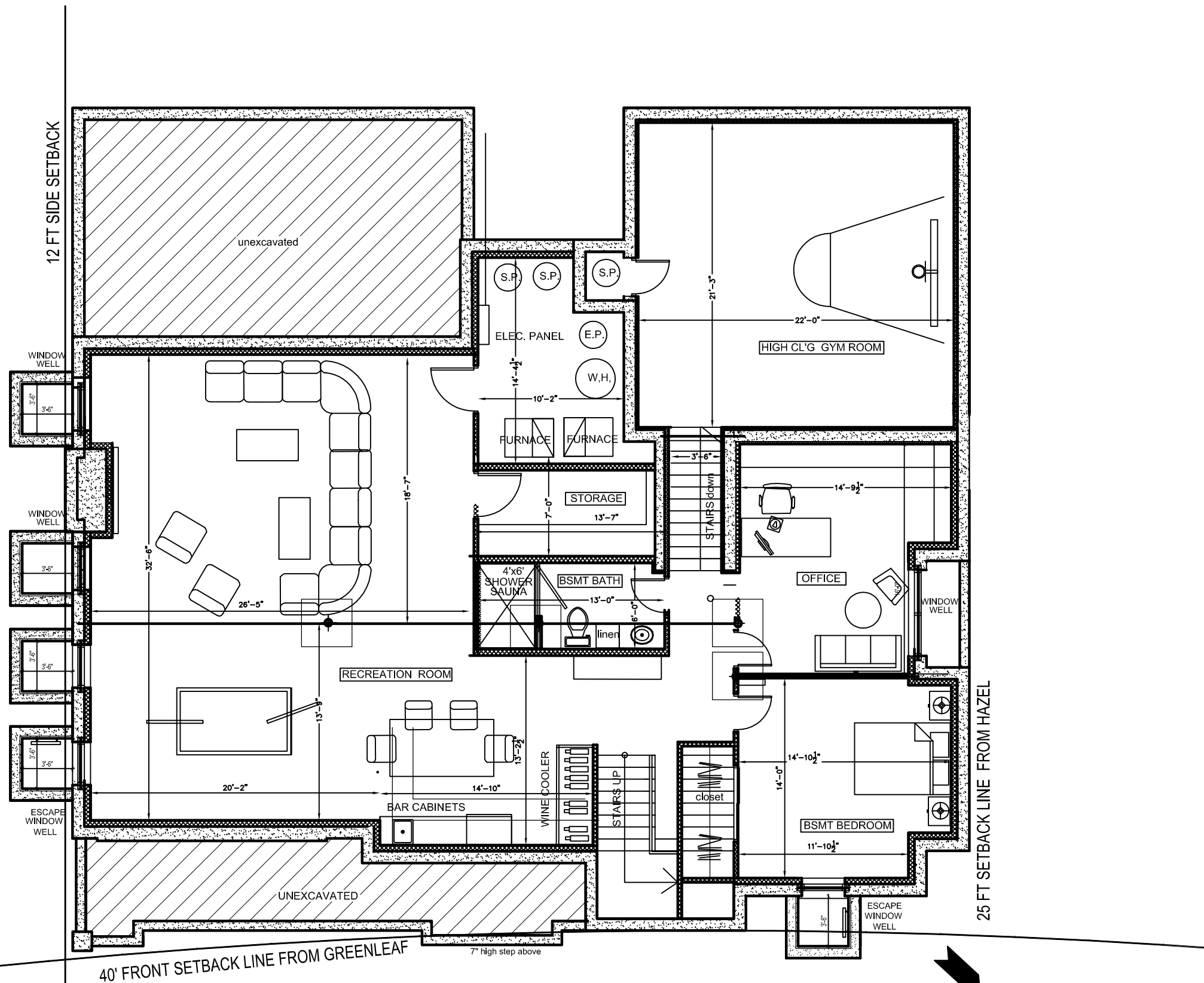
FRONT PORCH - 74 SQ.FT.

DETACHED GARAGE - 441 SQ.FT.

PROPOSED BUILDING COVERAGE : 3,298 SQ.FT.

BUILDING HEIGHT PROPOSED : 29'-6"

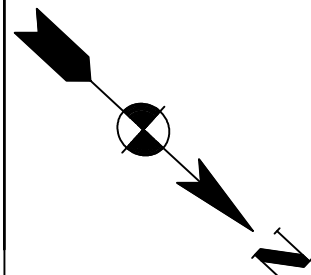
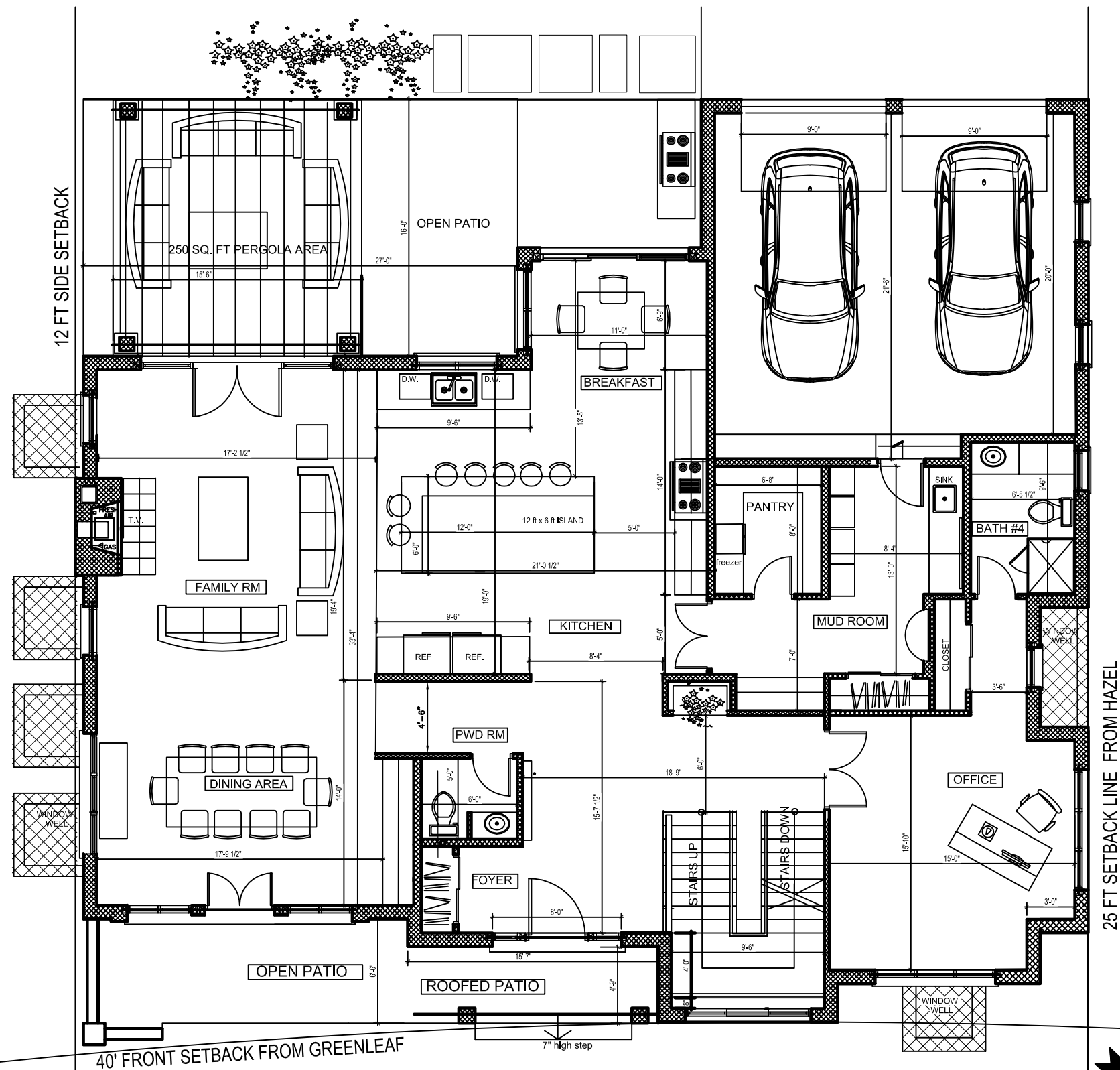




BASEMENT PLAN

BASEMENT FLOOR PLAN

SCALE $\frac{1}{8}" = 1'-0"$ **A.4**

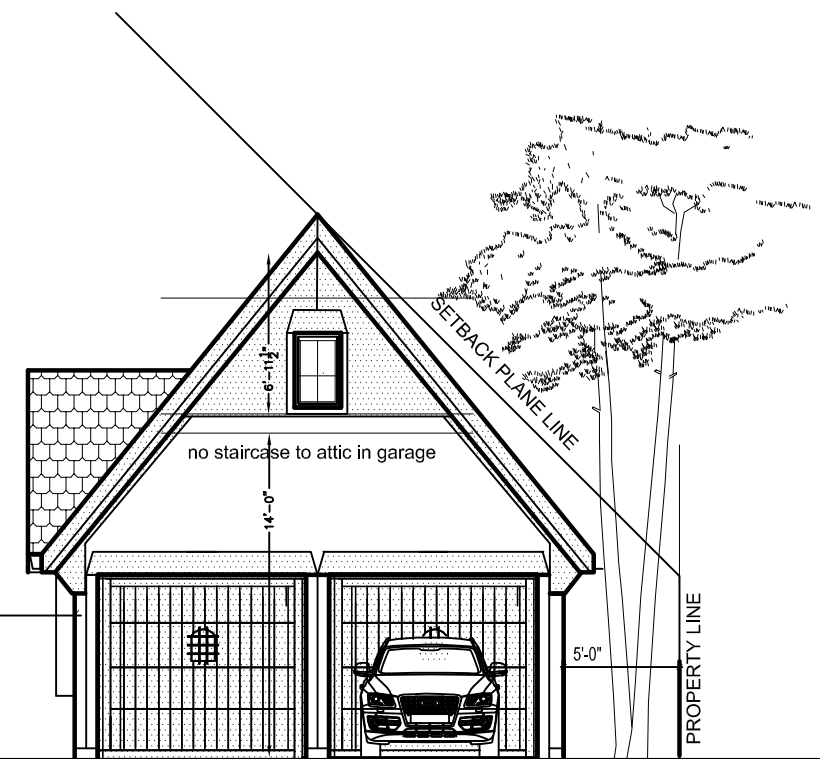




NORTH / EAST ELEVATION from GREENLEAF AVE.



NORTH / WEST ELEVATION from HAZEL AVE.



2-CAR DETACHED GARAGE

ELEVATIONS
SCALE $\frac{1}{8}" = 1'-0"$ **A.7**



REAR S/W ELEVATION



LEFT SOUTH /EAST ELEVATION

ELEVATIONS A.8
SCALE $\frac{1}{8}'' = 1'-0''$



VIEW FROM GREENLEAF AVE.



VIEW FROM HAZEL AVE.

EXISTING HOUSE - PICTURES A.9

Village Engineer comments:

634 Greenleaf: The reduced front setback and increased gross floor area do not present any new stormwater related concerns. Engineering plans will need to be submitted for any new single-family residence at 634 Greenleaf. Village maps indicate there is low lying area along the SW property line, shared with the adjacent properties. In addition to typical engineering requirements, the engineering plans will be required to evaluate the low-lying area and present methods to collect pooling water from the low area or, if the lowest portion of the low lying area is not on the 634 Greenleaf property, reduce the storm water runoff towards the low lying area.