



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

675 Village Court
May 1, 2023 - 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

Scott Novack, Chair
Sara Elsasser
Dena Fox
Jake Holzman
Alex Kaplan
Michael Kuppersmith
Debbie Ruderman

2. CONSIDER ADOPTION OF THE APRIL 4, 2023 ZONING BOARD OF APPEALS MEETING MINUTES

3. PUBLIC HEARING AND CONSIDERATION OF A REQUEST FOR A VARIATION TO REDUCE THE REQUIRED CORNER SIDE SETBACK FOR A DETACHED GARAGE AT AN UNDER-CONSTRUCTION SINGLE-FAMILY RESIDENCE AT 634 GREENLEAF AVENUE.

4. PUBLIC COMMENTS ON NON-AGENDA ITEMS

5. 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.

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 7:00 p.m. on April 4, 2023, held in the Council Chambers at Glencoe Village Hall.

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

2. CONSIDERATION OF MINUTES OF THE MARCH 6, 2023, ZBA MEETING

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

3. CONSIDERATION OF A VARIATION REQUEST AT 333 SURFSIDE PLACE

Richard McGowan gave a brief overview of the request, explaining that the applicants are seeking a variation from the zoning code to allow in-ground pools to be less than fifty percent of the lot depth at a new single-family residence at 333 Surfside Place.

The requested variation is from the following standard in the Zoning Code:

1. *Section 5-101(E) – To allow an accessory structure to be less than fifty percent of lot depth from the street, reducing the required front setback from 154.66 feet to 144.25 feet.*

Mr. McGowan noted that this code requirement was likely established to prevent accessory structures (such as pools) to be located in front of homes, however, it is very difficult with the Steep Slope zones on lakefront properties and lots on ravines or bluffs as the buildable land in the rear half of the lot is significantly limited. Chairman Novack asked if the pool was too close to Surfside Place and Mr. McGowan noted that the setback requirement that the applicants are seeking a variation for is measured from the street and only applies to accessory structures, whereas a typical front setback is measured from a lot line. Chairman Novack asked if any public comments have been received by the Village – there were none. Board Member Dena Fox noted that the home next door to 333 Surfside Place is vacant as it's for sale. Board Member Michael Kupper-Smith asked for details on the feedback received from neighbors. Brenna Decker, an Architect with Konstant Architecture was then sworn in and noted that they went door to door and those neighbors that they were able to get ahold of they received positive responses. Ms. Decker noted that the neighbors that they did not hear from received follow-up letters from the applicants.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public comments. No additional comments or questions were made at this time. 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 5-101 (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 allow accessory structures to be located within less than fifty percent of the lot depth at 333 Surfside Place be granted in substantial conformity with 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, Kuppersmith, Ruderman, Holzman, Fox
NAYS:	None
ABSENT:	None

4. CONSIDERATION OF A VARIATION REQUEST AT 975 EASTWOOD ROAD

Taylor Baxter gave an overview of the case, stating that the applicants are seeking three variations to allow for an addition to an existing single-family residence at 975 Eastwood Road:

1. *Section 3-111(C) – To reduce the required corner side setback from 25 feet to 21 feet, a variation of 14%.*
2. *Section 3-111(C) – To reduce the required interior side setback from 10 feet to 8 feet, a variation of 20%.*
3. *Section 3-111(E) – To increase the allowable gross floor area from 3,887 square feet to 4,120 square feet, a variation of 5.99%.*

Mr. Baxter added that the existing detached garage on the lot is currently nonconforming and is proposed to be removed, and because the rear lot line of 975 Eastwood abuts a side lot line of 420 Sunset Lane, the minimum required corner side yard setback requirement is 25 feet. Mr. Baxter clarified that the applicants are proposing to remove the detached garage, add an attached garage, and add a sunroom due to health and accessibility concerns from a family member.

Mr. Baxter then shared existing and proposed site plans and elevations of the proposed additions, and areas that require variations. Mr. Baxter noted that the Village received written support from the neighbor to the east at 420 Sunset Lane (near the rear lot line). Mr. Baxter clarified that the property currently has a 400 square-foot FAR (gross floor area) exclusion for the detached garage, and because they are now proposing an attached garage, they are no longer eligible for a 400 square-foot FAR exclusion and is a contributing factor as to why they are seeking a gross floor area variation. Chairman Novack asked if the attached garage is moving further away from the rear lot line (east) from where the current detached garage is and Mr. Baxter confirmed that's correct. Chairman Novack noted that this seems pretty straightforward and asked if 965 Eastwood had provided any comment on the request. The homeowner, Drew Barnett was then sworn in. Mr. Barnett said that 965 Eastwood voiced support for the project and would likely be willing to provide written support if necessary. Paul Senka with Sanka Architects was then sworn in. Mr. Senka explained that they did not want to encroach any further than the existing home, and that here's currently a window towards the exterior corner of the building, which lead to the positioning of the screened in porch, and it will also lead to additional living space. Chairman Novack noted that the ZBA tries to be reasonable where they can and especially when neighbors are in support of a requested variation, and the fact that one setback on the east side is actually growing, coupled with technicalities in the FAR exclusions, it makes sense.

PUBLIC COMMENT

Chairman Novack thanked the applicants and asked the audience if there are any public comments. No additional comments or questions were made at this time. 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 reduce the required corner side yard setback, reduce the required interior side setback, and increase the allowable gross floor area at 975 Eastwood Road be granted in substantial conformity with 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, Kuppersmith, Ruderman, Holzman, Fox
NAYS:	None
ABSENT:	None

5. CONSIDERATION OF A VARIATION REQUEST AT 350 WASHINGTON AVENUE

Mr. Baxter gave a brief overview of the request, explaining that the applicants are seeking four variations to allow for an addition to an existing single-family residence located in the RC Zoning District.

The requested variations are from the following standard in the Zoning Code:

1. *Section 3-111(C) – To reduce the required combined side setback from 17.5 feet to 16.82 feet, a variation of 3.8%.*

2. *Section 3-111(C) – To reduce the required front setback from 40.91 feet to 35.73 feet, a variation of 12.6%*
3. *Section 3-111(E) – To increase the allowable gross floor area from 3,802 square feet to 4,366.84 square feet square feet, a variation of 14.9%.*
4. *Section 3-111(G) – To allow a 23.35-foot setback plane encroachment with the wall of the structure below the eaves. A 26.67-foot intersection would be allowed above the eaves, while no intersection is allowed below the eaves.*

Mr. Baxter then shared existing, required, and proposed setbacks from site plans and elevations. Mr. Baxter then explained how the setback plane intersection works and that there are no prescribed variation limits for setback planes, and that the applicants are not expanding the footprint of the ground floor. Chairman Novack noted that he understands the home is from around 1896, which is not necessarily a specific standard but it is nice to see that homeowners are willing to invest and maintain older homes. Chairman Novack asked if a design was contemplated that would not encroach into the setback plane and if the intent of the request was to maximize the gross floor area variation limitation of fifteen percent.

Mr. Baxter then swore in Matthew Keurac, the Architect for the addition. Mr. Keurac said that in order to accommodate the setback plane, they would have to set back the garage approximately 3.5 feet and they felt as though that would hinder the integrity of the project if they were to do that, and they couldn't go lower because the house is six risers up and the floor plates would not allow them to drop the addition to be below the setback plane. As for the square footage, Mr. Keurac referred to the floor plans to explain the accommodation of a family of five plus in-laws that frequently visit as the original design did not anticipate a family of five and two of which who would be working from home. Mr. Keurac then went into detail with the interior layout and the reasons why the space was necessary to accommodate the needs of the family. Chairman Novack asked if there currently isn't a bathroom on the ground floor and Mr. Keurac confirmed that is correct.

Mr. Baxter swore in Chris Sullivan, the homeowner of 350 Washington. Mr. Sullivan noted that he recently switched to a fully-remote job, and so a big objective of this is to accommodate their daily living needs as both he and his wife work from home, and that they were trying to keep the character of the home as much as possible. Chairman Novack asked what the neighbors have said. Mr. Sullivan said that they spoke with the neighbors to the west, the neighbors behind them, and neighbors across the street, but they have not been able to connect with the neighbor to the east. Mr. Keurac and Chairman Novack agreed that the way that the home to the east is positioned, the setback plane should not have a significant impact on it, and they acknowledged that there are not many windows on that side. Chairman Novack noted that he prefers to hear directly from the neighbor, and then asked which news outlet the public notice went through and Mr. Baxter noted "Glencoe News" in addition the staff's notice to neighbors within 200 feet of the property. Chairman Novack added that it helps there are mature arborvitae in the area.

Board Member Kuppersmith said that he generally does not like to see a large increase in FAR but given the constraints here, older home, and input from the Architect, he is inclined to support the request. Board Member Fox said that it is helpful that they are preserving and older

home and Board Member Debbie Ruderman agreed. Chairman Novack said that if this was new construction it would be a much different request.

PUBLIC COMMENT

Chairman Novack thanked the applicant and asked the audience if there are any public comments.

Jody and Larry Dickstein of 354 Washington were then sworn in and voiced full support for this project – Mr. Dickstein noted that the ZBA should give greater consideration to projects that are preserving older homes. Ms. Dickstein said that the applicants are extremely kind and always ask for their permission on things they don't need to ask for permission for, and added that her and her husband used to live in the subject home located at 350 Washington so they know the interior space is limited. Chairman Novack thanked the Dicksteins.

No other public 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 Sections 5-101 (C), 5-101 (E), 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 combined setback, reduce the required front setback, increase the allowable gross floor area, and to allow a setback plane encroachment greater than the code allows at 350 Washington Avenue be granted in substantial conformity with 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, Kuppersmith, Ruderman, Holzman, Fox
NAYS:	None
ABSENT:	None

6. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

7. ADJOURN

The meeting adjourned at 8:00 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum – 634 Greenleaf Ave.

DATE: April 21, 2023

TO: Zoning Board of Appeals

FROM: Taylor Baxter, AICP, Development Services Manager

SUBJECT: Consideration of variation to reduce the required corner side setback for a detached garage at an under-construction single-family home

Background: The applicant has requested a variation to reduce the required corner side setback for a detached garage at an under-construction single-family home from 50 feet to 40 feet. The subject property is a corner lot on which the rear property line is the side property line of the adjacent property to the west, which results in special setback requirements for detached accessory structures. Without a variation, the builder has three options for the garage location:

1. If located at least 25 feet from the rear (west) property line, the garage can utilize the typical corner side (Hazel Avenue) setback of 25 feet; or
2. If located at least 50 feet from the corner side (Hazel Avenue) property line, it can utilize the typical rear (west) setback of five feet; or
3. If at least 12 feet from the rear property line, the required corner side setback is 34.97 feet (based on the setback of the neighboring house to the west).

During permitting of the under-construction house, the applicant used Option 3, with a rear setback of 12 feet and a corner side setback of 40 feet. The applicant is now requesting a variation from Option 2, with the 50-foot corner side setback requirement reduced to 40 feet for a garage with a five-foot rear setback. This reduction would only apply to the detached garage. No variations have been requested for the house itself.

Variation Request:

The requested variation is from the following standard in the Zoning Code:

1. *Section 3-111(C) – To reduce the required corner side setback for a detached structure with a rear setback of five feet from 50 feet to 40 feet, a variation of 20%.*

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

	Existing	Required	Proposed	Variation %
Corner Side Setback (for accessory structure with 5' rear setback)	N/A	50 ft	40 ft	20%

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 proposed garage location would not have a detrimental impact on neighboring properties, would be located further from Hazel Avenue than the house immediately to the west, and would not be highly visible from this neighboring property. The applicant also noted that this lot is undersized in the RA zoning district.

- 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 corner lot is undersized for the RA zoning district. The adjacent neighbor to the west at 244 Hazel Avenue has a large oak tree close to the shared lot line to the southwest of the proposed garage, which is approximately 32 feet from the approved garage location. The proposed garage location would be approximately five feet closer to this tree. At the same time, the applicant could relocate the garage without a variation to a location significantly closer to the tree.

The location of the neighboring house to the west of the proposed garage is also somewhat unique in that it is within the required 12-foot side setback at a distance of 9.5 feet from the side property line. This would put this house 14.5 feet from the side of the proposed garage. At its closest point, this house is 24.97 feet from the Hazel Avenue property line.

- 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.*

None of the unique characteristics of the lot are self-created. At the same time, the under-construction house is a complete teardown and replacement.

- 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 proposed variation would not merely be to make more money from the subject property and is not merely due to economic hardship.

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

The proposed addition would be unlikely to result in a development that is significantly out of harmony with the purposes of the Code. The proposed garage is relatively small and would be set back further from the street than the house immediately to the west. At the same time, the special setback requirements for corner lots such as the subject property are intended to provide additional separation between accessory structures and the sides of adjacent houses. Without a variation, the garage could be located as already approved: 12 feet from the rear property line.

- 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 garage location would be unlikely to have any impact on parking, traffic, fire, utilities, or public safety. At the same time, it would be located 14.5 feet from the neighboring house to the west, which is within the required side setback, rather than the 21.5 feet of separation required for a garage with the proposed corner side setback. This may be mitigated by the fact that the house to the west does not have any windows on the wall adjacent to the proposed garage, although windows could potentially be added to the existing house or a future house on the property.

Stormwater management and flooding is an ongoing issue in this area. Regardless of the location of the garage, new stormwater management infrastructure will be installed as part of the construction of the new home on the property. Any change in the approved garage location, with or without a variation, will trigger new engineering review to ensure compliance with stormwater management requirements. The Village Engineer has provided a statement regarding stormwater on this site, which is included in this agenda packet.

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 be approved or denied. The Board may consider conditions of approval, including fencing and screening requirements.

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

Move to approve/deny the request for a variation to reduce the required corner side setback for a detached garage at 634 Greenleaf Avenue, in substantial accordance with the plans provided with this application.



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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: 634 Greenleaf Avenue, Glencoe, IL

Applicant name: John Cullis Applicant phone: 312-286-9012

Applicant email: jcullis@btlaw.com

Owner name (if different from applicant): 634 Greenleaf, LLC

Owner phone: Same as Applicant Owner email: Same as Applicant

Brief description of project:

We are constructing a new home with a detached garage. Under the building code, the general rule is that a detached garage can be located 5 feet from the rear lot line. However, there is an exception to that rule when the rear lot line is shared with a side lot line for another property. That is the situation here -- we share our rear lot line with the side lot line for the property located at 244 Hazel Avenue, so it must be setback 12 feet from

Variation request(s):

Our building plans that have been approved by the Village include a detached garage that will be located 12 feet from the rear lot line and 40 feet from our side setback line along Hazel Avenue. We are requesting a zoning variance to place the detached garage 5 feet from the rear lot line (which is the general rule for detached garages) and 40 feet from the side setback line along Hazel Avenue.



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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 primary hardship is that we have one of the smallest R-A zoned lots that is also a corner lot. We are trying to design our home in a way that maintains the look and aesthetic of the neighborhood while also providing the best chance to preserve the neighbor's oak tree in the backyard of 244 Hazel Avenue. The constrained size of the corner lot has presented practical difficulties in designing a home, which has caused a hardship in the way of carrying out the strict letter of the zoning code of the Village.

However, our requested variance is designed to maintain the essential character and aesthetic of the immediate vicinity and the Village as a whole. We do not believe that the requested variation will set a precedent unfavorable to the neighborhood as the general rule is for detached garages to be situated 5 feet from the rear lot line. And by doing so here, we will be able to erect a detached garage that is much more aesthetically pleasing and consistent with the other detached garages in the Village.

The requested variation is within the jurisdiction of the Zoning Board of Appeals and does not exceed those variances that the Zoning Board of Appeals has been empowered to grant. We are also not requesting any enlargement of our permitted square footage as part of this request.



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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.

It would not be detrimental to the adjacent property in a few respects. First, it would allow us to erect the detached garage while maintaining an additional 10 feet from the neighbor's old oak tree. This will provide a greater likelihood of survival. Next, it will not be detrimental to the neighbor's property because the detached garage would be adjacent to a brick wall that has no windows, so the neighbor would not be looking out on a garage. Third, the detached garage would be setback further than the front yard setback of the house at 244 Hazel Avenue, so there is no way that the detached garage would be in the line of sight of the owners at 244 Hazel Avenue -- from the front or rear of their home.

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 did not solicit feedback from our neighbor at 244 Hazel Avenue because we previously solicited feedback when we initially submitted a zoning application prior to obtaining our building permit and while the owner at 244 Hazel Avenue had expressed to us his support for our new home, he then submitted comments to the Zoning Commission objecting to our planned zoning variance. As a result, we did not believe there was any need to approach the neighbor at this time.

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.

A handwritten signature in blue ink, appearing to read "J. Hill", is written over the acknowledgment text.

Applicant's signature

04/03/2023

Date

Owner's signature (if different than applicant)

Date

APPROVED GARAGE LOCATION

GENERAL NOTES

- All work shall be done in strict conformance with all applicable codes and ordinances.
- It shall be the Contractor's responsibility to report any errors or inconsistencies found in the drawings in writing to the Architect before proceeding with affected work, or be responsible for all unauthorized deviations from the plans.
- All notes marked "Typical" on the drawings are to be understood as "Typical for all other similar situations found on the drawings for the job."
- On-site verification of all dimensions, conditions and exact fit and proper completion of the work shall be the responsibility of the Contractor.
- DO NOT SCALE THESE DRAWINGS.
- Structural steel shall conform to the ASTM Specification A-36 and the "Specification for the Design, Fabrication and Erection of Structural Steel for Buildings", latest edition, as published by the American Institute of Steel Construction, Inc. All steel connections are to be bolted, welded, or riveted in place.
- Verify all gas, electric, telephone, TV, security, intercom and requirements with Owner.

GENERAL SITE WORK NOTES

- Excavate, backfill, compact, and grade the site to the elevations shown on the drawings and as needed to meet the requirements of the construction shown in the Contract Documents.
- Use topsoil scraped from the area of new building construction and from sources outside the project limits as required.
- Excavate and backfill in a manner and sequence that will provide proper drainage at all times. For each classification listed below, place acceptable soil materials in layers to required subgrade elevations:
 - A. In excavations use satisfactory excavated or borrow material.
 - B. Under asphalt pavements use subbase materials.
 - C. Under building slabs: use granular fill.
- Control soil compaction during construction to provide the minimum percentage of density specified for each area as determined according to ASTM D-1557.

GENERAL CONCRETE NOTES

- All concrete work shall be in strict conformance with all applicable codes and ordinances.
- All footings to rest on undisturbed soil or compacted fill at 95% ASTM compaction.
- All footings to be designed for 3000 psi soil bearing capacity.
- All reinforcing bars are to be ASTM Grade 40.
- All welded wire mesh to conform to ASTM A185-61T.
- All concrete to mixed and placed in accordance with ACI Standards.
- Protect all concrete from adverse weather.
- All basement and crawl space window area walls to be covered with metal grates and have drains to footing drain life below (if any).
- Break off all wall ties and fill with mastic before pouring.
- All exposed concrete to have min. 5% to max. 7% air entrainment.
- Footing drain life (if any) to be placed so as to provide positive drainage to sump pit.
- Provide interior footing drain life when deemed necessary by local conditions.
- Concrete to be ready-mixed, 3000 psi (min.), 28 day strength (6 bag mix) to be poured continuously whenever possible.
- No concrete is to be poured into standing water or when temperature is below 40 F.
- Interior footwork to receive smooth steel trowel finish. Exterior footwork to receive a broom finish.
- Top of all concrete walls and slabs shall not vary more than 1/8" plus or minus from the grades and levels shown on the drawings.
- A vertical plastic barrier connecting footing and foundation shall be provided to keep out water.

GENERAL MASONRY NOTES

- All masonry work shall be in strict conformance with all applicable codes and ordinances.
- The Subcontractor and/or contractor shall protect his work and the work of others from damage during the course of construction.
- All mortar joints shall be finished with a smooth tooled concave or beveled surface.
- All chimneys shall be topped with a brick and/or concrete cap as shown on the plans. Provide a minimum of 1" slope from flue tile to edge of chimney to assure water run-off. CAP TO BE HELD TIGHT TO FLUE TILES ALL AROUND TO PREVENT ENTRANCE OF WATER INTO THE MASONRY FROM ABOVE. All flue tiles shall project a minimum 2" above the top of the chimney cap. Chimney shall receive cover/mesh to prevent animal access.
- All brick at edges and ends of hearths, rowlocks and sills shall be solid when such brick is available. When not available, cut brick faces may be substituted.
- Sub-contractor shall acid-wash and thoroughly rinse with clear water all interior and exterior brick and stone work, leaving them clean and free of latent cement, mortar and dirt.
- Subcontractor shall furnish and install all steel angles required over openings as sized in the Untitled Schedule shown on the plans. All lintels shall have a shop-applied coat of rust inhibiting paint.
- Provide weep holes at 33" spacing maximum base course unless required otherwise by ordinance.
- Provide 1/2" galvanized metal wall tie at 16" O.C. horizontally and 16" O.C. vertically unless required otherwise by ordinance.
- Provide continuous 12 mil polyethylene base flashing at 15% feet behind brick to 2'-0" above top of foundation. Trim off all exposed flashing upon completion.
- All mortar to be mixed as per manufacturer's recommendations and per ASTM standards. No mortars standing for more than one (1) hour shall be used. Sand and water shall be clean.
- Subcontractor shall heat all materials as required by prevailing weather conditions, and shall protect all completed work from adverse weather.
- Grout all beam pockets in basement and crawl spaces.
- Grout around all metal flues where they enter masonry.
- Grout around all exterior light fixtures, outlets, hose bibbs and wall vents.
- Subcontractor shall furnish, fabricate and install all formwork necessary for the proper completion of his work as shown on the drawing.
- Subcontractor shall be prohibited from driving equipment or storing materials over the existing or future well, septic or utility installations.
- Provide 3/4" plywood gauge blocking behind all interior masonry to accept the addition of drywall in the future.

GENERAL DRYWALL NOTES

- All drywall work shall be in strict conformance with all applicable codes and ordinances.
- All drywall shall be of the type and thickness specified on the plans or in the Typical Construction Notes.
- All ceiling drywall placed under untreated and insulated spaces shall be foil-backed.
- Fire code drywall, in amounts sufficient to produce the required fire rating, must be installed to meet local codes.
- "Water Resistant" drywall shall be installed at all tub and shower alcoves.
- All drywall joints on walls and ceilings shall be finished as follows:
 - a. One coat of "Smooth Wall" bedding cement.
 - b. Tape bodded in joint cement.
 - c. Two coats of topping cement.
 - d. Smooth sanded finish.
 - e. All nail heads shall receive one coat of bedding cement and two coats of topping cement.
- All drywall shall be glue-rolled or glue-screwed in accordance with Manufacturer's recommendations and Underwriter Laboratory requirements.
- Metal corner bead shall be installed at all outside corners of ceilings, walls, drywall opening, bi-fold door openings (inside of closets only), and soffits. Such metal beads shall receive one coat of bedding cement and two coats of topping cement.
- Drywall and corner bead in all dry wall doorways and on all bi-fold door openings shall be fitted and finished light to sub-floor.
- Upon completion of drywall applications, the Subcontractor shall scrap out and remove from the site all drywall waste.
- Upon completion of taping operation, the Subcontractor shall scrap and sweep all floors leaving some broom clean.

GENERAL CARPENTRY NOTES

- All carpentry work shall be in strict conformance with all applicable codes and ordinances.
- All exterior walls and bearing partitions shall have double top plates with 48" lap (min.).
- All exterior headers to be 2-2 x 12's (minimum) unless noted otherwise.
- All structural lumber shall be kiln-dried No. 2 or better Douglas Fir, with F-150 (minimum) and all lumber being properly grade stamped.
- Provide either solid or diagonal cross-bracing between all joists at 8'-0" maximum.
- Install blocking for both accessories, closet rods, beams, etc.
- DO NOT cut or notch joists, rafters, trusses or bearing studs.
- Firestop horizontally and vertically at soffits and plumbing and heating openings.
- Provide 2x blocking between studs at rim line of all tubs and showers.
- All corner posts shall be not less than 3 studs.
- Wood sill plates on top of foundation shall be placed on Portland Cement grout. USE OF WOOD SHIMS IS PROHIBITED.
- Plywood sub flooring to be glued and nailed as specified by the American Plywood Assoc.
- Align joists and rafters over bearing studs whenever possible.
- Provide barricades around all stairs openings and other large opening in the deck until otherwise protected.
- Cut all required HVAC openings and chimney openings as directed.
- In excavations use satisfactory excavated or borrow material.
- Clean up all scrap and debris daily.
- Provide generator if power is not available.
- Provide additional 2x rim joist blocking under all bearing cripples at openings exceeding 5' feet.
- Provide 2-2x solid blocking above steel beams at all bearing cripples hitting wood deck above.
- Furnish and install miscellaneous metal flashing at the tops of door, windows, overhead doors, trim, etc. where required.
- Carpenters to wear hard hats, protective clothing and safety shoes when setting steel beams and columns.
- Provide use of a crane to set steel when loads are in excess of what can be managed safely by hand.
- When installing roof sheathing, allow 1/8" spacing at ends of panels and 1/4" at sides of panels. Use of H-jigs is preferred.
- Carpenter contractor to furnish all necessary fasteners.

GENERAL INSULATION NOTES

- All insulation work shall be in strict conformance with all applicable codes and ordinances.
- All exterior stud walls and house/garage common walls shall be insulated with cellulose or fiberglass batt insulation as alternate-see Typical Construction Notes for thickness.
- All rim and box joists between top of foundation and roof line shall be insulated with same material used for exterior walls unless the plans specify a greater amount.
- Concrete walls in crawl space shall be insulated with semi-rigid insulation glued to foundation wall from 0' to grade to crawl space floor-see Typical Construction Notes for thickness.
- Loose cellulose insulation shall be tightly packed around all exterior door and window frames and in all exterior wall spaces to small to receive batts.
- See Typical Construction Notes for type and location of vapor barrier.
- See Typical Construction Notes for type and thickness of insulation.

GENERAL SEALANTS AND CAULKING NOTES

- Throughout the work, seal and caulk joints where shown on the drawings, and elsewhere as required, to provide a positive barrier against passage of moisture and passage of air.
- Provide two-component, rubber-based compound, stating on its label compliance with Fed Spec TT-S-00227c, in color or colors approved by architect.
- Provide primers, backup materials bond-preventative materials, and other materials required for a complete and proper installation.
- Thoroughly and completely mask joints where the appearance of sealant on adjacent surfaces would be objectionable.
- Install materials in strict accordance with the recommendations of their manufacturers, following the joints to a neat smooth profile.

GENERAL ROOFING AND SHEET METAL NOTES

- All roofing work shall be in strict conformance with all applicable codes and ordinances.
- All shingles shall be of the type and weight specified on the building elevations, and laid in accordance with Manufacturer's recommendations, using four (4) galvanized hot-dipped nails per shingle.
- All starter courses of shingles shall be doubled.
- All ridges and hips shall be shingled with the roofing material so specified in item 1 above.
- All valleys shall be shingled with the roofing material so specified in item 1 above.
- All shingles on roof slopes of 4 in 12 or steeper pitch shall be underlaid with 15lb. asphalt impregnated felt. Such felt shall be lapped 2 inches at head joints and 6 inches at end joints and doubles in all shingles valleys.
- On roof pitches less than 4 in 12, 30 lb. asphalt impregnated felt shall be installed in accordance with the specifications in item 5 above.
- All shingles at gable ends and eave overhangs shall project over fascia board by 3/8 of an inch. Such projections shall be straight and uniform.
- Metal "Baby Shingles" shall be installed at the intersection of vertical surfaces and the ends of shingle courses.
- Roofing subcontractor shall clean up all scrap and debris caused by his work at the end of each working day.
- Provide flashing and sheet metal not specifically described in other sections of the se specifications but required to prevent penetration of water through the exterior shell of the building, complying with pertinent recommendations contained in current edition of SHAKONA'S "Architectural Sheet Metal Manual".
- Where sheet metal is required, and no material or gage is indicated on the drawings, provide the highest gage and quality commensurate with the referenced standard.

GENERAL DRAINTILE NOTES

- All drain tile work shall be in strict conformance with all applicable codes and ordinances.
- Drain tile shall be installed in all areas where shown on the plans with opposite slope to sump location or daylight drain.
- Drain tile shall be extra heavy, 4 inch diameter, flexible corrugated perforated plastic pipe (FHA approved) laid on a bed of not less than 2 inches of stone and covered with not less than 6 inches of stone.
- Sump pits shall be of plastic and shall be equipped with metal covers.
- Sump pump shall be 2 inch Hydromatic #3020 or approved equal with PVC plastic discharge firmly supported with two brackets fastened to foundation wall.
- Discharge pipe shall be pitched to the outside and discharge to storm sewer with a min. 1" air gap. Discharge pipe opening shall be caulked.
- Window well drains shall be installed at all crawl space and basement window casements extending from against 2 inches above the level of the ground fill in the area well down to connection to the footing draitline.

GENERAL MECHANICAL NOTES

- All work shall be in strict conformance with all applicable codes, ordinances, and accepted engineering practices.
- All ductwork shall be sized, designed and constructed in accordance with ASHRAZ guidelines using 26 gauge galvanized steel.
- Joints and seams of supply and return ductwork shall be screwed (min. tree screws every spaced).
- All branch supply lines to be 6 inch round unless specified otherwise and equipped with dampers to permit balancing of the system.
- All dryer, range, bathroom and laundry room exhaust ductwork shall be fitted with suitable exterior caps with backdraft dampers.
- Combustion air intakes when required depending on furnace location shall be installed in accordance with KPFA 54.
- All floor diffusers shall be 4 inches by 10 inches, all wall diffusers and grilles shall be 6 inches by 10 inches.
- All supply or return air ductwork passing through attics or in unheated spaces shall be insulated with 3/4" thick fiberglass minimum.
- All supply, return and exhaust duct openings shall be screened during construction to prevent the entrance of foreign matter into the system.
- Duct all exhaust fans, dryer, range and oven exhausts to the outside.
- Variable speed fans shall be provided in addition to 90% efficiency fans.
- Programmable temperature controls shall be provided.

GENERAL HEATING, VENTILATION AND AIR CONDITIONING NOTES

Heating system shall be designed to maintain 70 F inside temperature as measured 3'-0" above the floor when the outside air temperature is -10 F with a 15 MPH wind, air conditioning to cool to 70 F inside when outside air temperature is 95 F.

PLUMBING NOTES

- All plumbing work shall be in strict conformance with all applicable codes and ordinances.
- Plastic (PVC) piping for waste and vent shall conform to the latest ASTM specifications for residential use. Undergroud sewer (interior and exterior) to be SCH-40 or SDR-26 PVC, note: (SCH-35 IS UNACCEPTABLE).
- All under grounded piping shall be Type K copper with flared fittings.
- All suspended water piping shall be Type L copper with 95/5 solder for all copper pipe joints.
- Provide 24" air chamber height for risers & showers.
- Provide use of a crane to set steel when loads are in excess of what can be managed safely by hand.
- Provide 12" x 1/2 inch diameter at each hot and cold line at every fixture (except showers).
- Provide Y connection from dishwasher to disposal.
- Provide clean outs at every change in drain direction greater than 45.
- All supply lines exposed to view in living, bath or dressing areas shall be chrome plated.
- All plumbing fixtures shall be provided with a water-saving device, utilizing a water flow rate not in excess of the maximum rates published by the Illinois Department of Transportation in Rules and Procedures for Low Water Flow Allocations.
- Provide shutoff valves at each hot and cold water line at every fixture.
- Insulate all hot water lines running through basement or crawl space.
- Gas line shall be rough to the garage to support wall mounted furnace.
- All hose outlet shall be provided outside of garage area.

GENERAL ELECTRICAL NOTES

- All electrical work shall be in strict conformance with all applicable codes and ordinances.
- All interior outlets shall be of the 3 prong grounded type.
- Outlets in kitchen to be installed at 46 inches above the floor unless it notes otherwise on drawings.
- Outlets in bathrooms to be installed at 42 inches above the floor.
- All other outlets to be installed at 12 inches above the floor.
- Wall switches to be installed at 46 inches above the floor.
- All powered circuits shall be legibly labeled at the circuit breaker panel.
- All outlets and or switch boxes shall be located so as to eliminate the occurrence of back to-back boxes.
- All outlets in bathrooms to be equipped with ground fault devices.
- Timers shall be provided for bathroom fans.
- Dimmer switches shall be provided for bedroom, dining room, kitchen, family room and recreation room.
- Contractor shall carry casualty insurance of fire, rain, etc..

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH STATE AND LOCAL BUILDING CODES AND INSPECTION PROCEDURES WITHOUT RECOURSE TO OWNER OR ARCHITECT. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS FEES, LICENSES ETC. AS REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS LIKEWISE PAY FOR ALL SUBSEQUENT PERMITS FEES LICENSES ETC.

ALL CONTRACTORS SHALL CARRY THEIR OWN WORKMEN COMPENSATION AND GENERAL LIABILITY INSURANCE AND SHALL PROTECT THE OWNER, ARCHITECT AND THEIR AGENTS AND/OR THEIR EMPLOYEES AGAINST ALL CLAIMS AND DAMAGES RESULTING FROM THE PERFORMANCE OF THEIR WORK. ALL CONTRACTORS SHALL CLEAN UP AFTER THEIR WORK AND TAKE PRECAUTION IN NOT DAMAGING OTHER WORK OR MATERIALS. CLEAN UP SHALL BE BROOM CLEAN. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SURPLUS MATERIAL AND PURBISH PERTAINING TO THEIR WORK AND LEGALLY THEREOF.

DRAWING INDEX

SP - GENERAL NOTES, SITE PLAN, AREA CALC.

S1 - TYP. WALL SECTIONS,

A1 - FOUNDATION PLAN,

CONCRETE, EXCAVATION NOTES

STRUCTURAL DETAILS,

A2 - BASEMENT PLAN,

THERMAL BLDG ENVELOPE

A3 - FIRST FLOOR PLAN,

-DETACHED GARAGE FLOOR PLAN & SECTION

-FRAMING AND BRACING NOTES & DETAILS

A4 - SECOND FLOOR PLAN, GARAGE WALL BRACING DETAIL

-STAIRS NOTES AND DETAIL

GENERATOR DETAIL AND NOTES,

A5 - ROOF PLAN

A6 - EAST ELEVATION, VENTILATION DATA

WINDOW SCHEDULE AND NOTES

A7 - NORTH ELEVATION, DETACHED GARAGE ELEVATIONS

A8 - SOUTH AND WEST ELEVATIONS, WINDOW'S NOTES

P1 - PLUMBING DIAGRAMS AND NOTES

GAS PIPE SCHEMATICS

E1 - BSMT FLOOR ELECTRICAL

PLAN AND ELEC. NOTES, RADON CONTROL SYSTEM

E2 - 1-ST & 2-ND FLOORS ELECTRICAL PLANS

-DETACHED GARAGE ELECTRICAL PLANS

M1 - HVAC BSMT PLAN, HVAC NOTES

M2 - 1-ST & 2-ND AND ATTIC FLOOR HVAC PLANS,

CONSTRUCTION FENCING:

PROVIDE AND MAINTAIN A CONSTRUCTION 6' HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.

DUMPSTERS:

CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES.

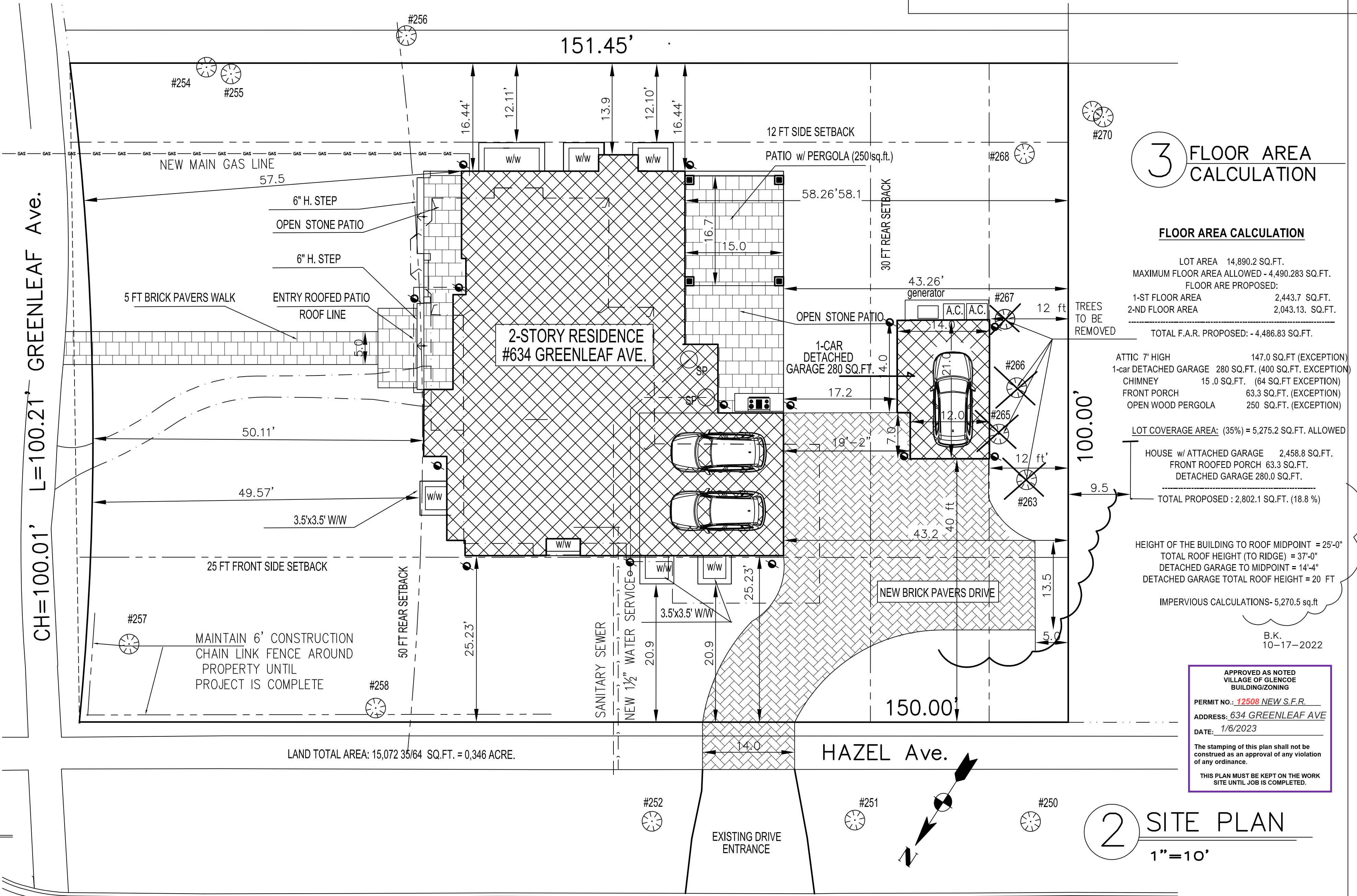
CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT, AND SHALL BE WITHIN A DUMPSTER, STRUCTURE OR CONTAINER THAT CAN BE COVERED TO PREVENT WIND-BLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.

ADDRESS DISPLAY:

ARABIC NUMERALS, AT LEAST 3 INCH. IN HEIGHT, SHALL BE PLACED ON THE BUILDING IN A CONSPICUOUS PLACE AND SHALL BE OF A COLOR WHICH CAN BE CLEARLY SEEN AGAINST THE BACKGROUND FROM THE STREET.

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH REQUIRED BUILDING CODE AND INSPECTION PROCEDURES WITHOUT RECOURSE TO OWNER OR ARCHITECT. GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS FEES, LICENSES ETC. AS REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE THAT ALL SUBCONTRACTORS LIKEWISE PAY FOR ALL SUBSEQUENT PERMITS FEES LICENSES ETC.

ALL CONTRACTORS SHALL CARRY THEIR OWN WORKMEN COMPENSATION AND GENERAL LIABILITY INSURANCE AND SHALL PROTECT THE OWNER, ARCHITECT AND THEIR AGENTS AND/OR THEIR EMPLOYEES AGAINST ALL CLAIMS AND DAMAGES RESULTING FROM THE PERFORMANCE OF THEIR WORK. ALL CONTRACTORS SHALL CLEAN UP AFTER THEIR WORK AND TAKE PRECAUTION IN NOT DAMAGING OTHER WORK OR MATERIALS. CLEAN UP SHALL BE BROOM CLEAN. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL SURPLUS MATERIAL AND PURBISH PERTAINING TO THEIR WORK AND LEGALLY THEREOF.



NEW SINGLE FAMILY RESIDENCE at 634 GREENLEAF Ave. VILLAGE OF GLENCOE

3 FLOOR AREA CALCULATION

FLOOR AREA CALCULATION

LOT AREA	14,890.2 SQ.FT.
MAXIMUM FLOOR AREA ALLOWED - 4,490.283 SQ.FT.	
FLOOR ARE PROPOSED:	
1-ST FLOOR AREA	2,443.7 SQ.FT.
2-ND FLOOR AREA	2,043.13 SQ.FT.
TOTAL F.A.R. PROPOSED -	4,486.83 SQ.FT.

ATTIC 7' HIGH	147.0 SQ.FT. (EXCEPTION)
1-car DETACHED GARAGE	280 SQ.FT. (400 SQ.FT. EXCEPTION)
CHIMNEY	15.0 SQ.FT. (64 SQ.FT. EXCEPTION)
FRONT PORCH	63.3 SQ.FT. (EXCEPTION)
OPEN WOOD PERGOLA	250 SQ.FT. (EXCEPTION)

LOT COVERAGE AREA: (35%) = 5,275.2 SQ.FT. ALLOWED

HOUSE w/ ATTACHED GARAGE	2,458.8 SQ.FT.
FRONT ROOFED PORCH	63.3 SQ.FT.
DETACHED GARAGE	280.0 SQ.FT.
TOTAL PROPOSED :	2,802.1 SQ.FT. (18.8 %)

HEIGHT OF THE BUILDING TO ROOF MIDPOINT = 25'-0"
TOTAL ROOF HEIGHT (TO RIDGE) = 37'-0"
DETACHED GARAGE TO MIDPOINT = 14'-4"
DETACHED GARAGE TOTAL ROOF HEIGHT = 20' FT

IMPERVIOUS CALCULATIONS- 5,270.5 sq.ft

B.K.
10-17-2022

APPROVED AS NOTED
VILLAGE OF GLENCOE
BUILDING DIVISION
PERMIT NO.: 12508 NEW S.F.R.
ADDRESS: 634 GREENLEAF AVE
DATE: 1/6/2023
The stamping of this plan shall not be construed as an approval of any violation of any ordinance.
THIS PLAN MUST BE KEPT ON THE WORK SITE UNTIL JOB IS COMPLETE.

2 SITE PLAN

1"=10'

THE FOLLOWING CODES AND AMENDMENTS ARE STRICTLY ADHERED TO AND THAT FINAL CONSTRUCTION AND INSTALLATIONS MUST BE IN CONFORMANCE WITH THESE CODES.

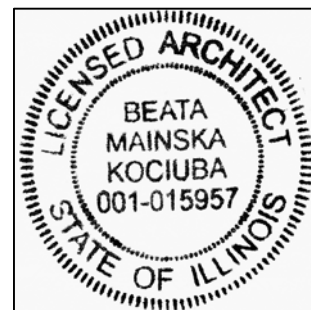
ADOPTED BUILDING CODES:
2015 INTERNATIONAL RESIDENTIAL CODE w/ AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE w/ AMENDMENTS
2014 NATIONAL ELECTRICAL CODE
2014 STATE OF ILLINOIS PLUMBING CODE
2018 STATE OF ILLINOIS ENERGY CONSERVATION CODE w/ AMENDMENTS
PLUS VILLAGE OF GLENCOE AMENDMENTS TO ALL ABOVE CODES

DESIGN CRITERIA

MIN. APPLICABLE STRUCTURAL LIVE LOADS:	
ROOF	= 30PSF
FLOORS	= 40PSF
ATTIC W/STORAGE	= 20PSF
ATTIC NO STORAGE	= 10PSF
DECKS	= 40PSF
BALCONIES	= 60PSF
STAIRS	= 40PSF

FROST DEPTH - 42"
ULTIMATE DESIGN WIND SPEED - 90 Vmph
WIND EXPOSURE CATEGORY - B
FLAME SPREAD INDEX:
1.WALL AND CEILING FINISHES shall have a flame spread index not greater than 200
2.WALL AND CEILING FINISHES shall have a smoke-developed index of not greater than 450
3. INSULATION MATERIALS, INCLUDING FACINGS, SUCH A VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING, ROOF/ CEILING AND WALL ASSEMBLIES CRAWLS SPACE AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450.

B.K.
09-17-2022



Beata Kociuba

BEATA M. - KOCIUBA

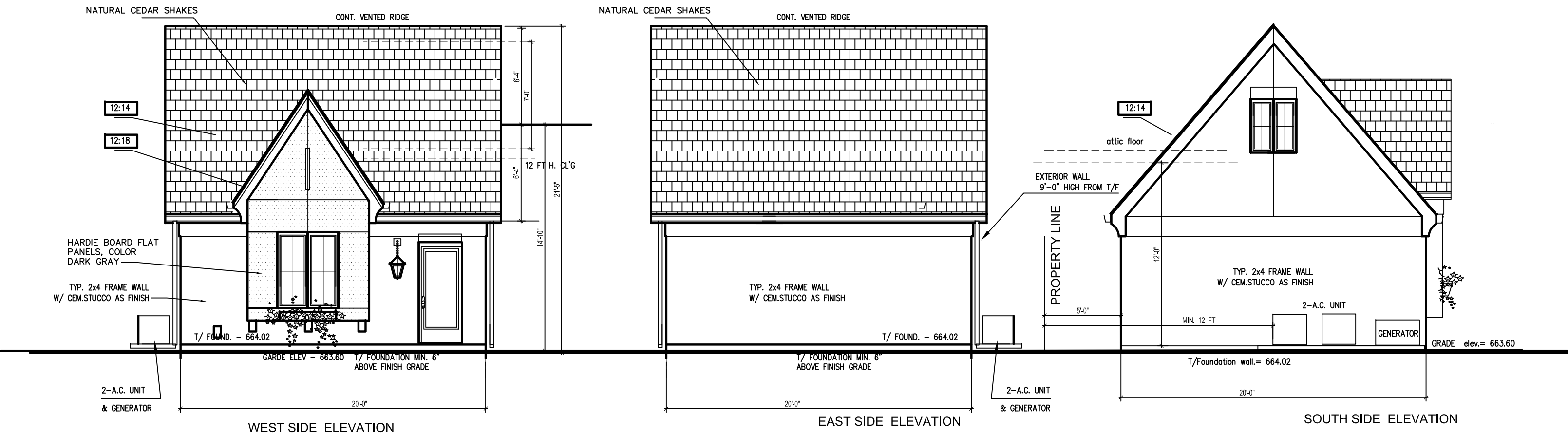
B.K. ARCHITECT CO.
100 NICHOLS AVE., SUITE 205
PARK RIDGE, IL 60068
CELL: 847 877 6255
PHONE: 847-823-1801
E-MAIL: sbkbuilds@gmail.com

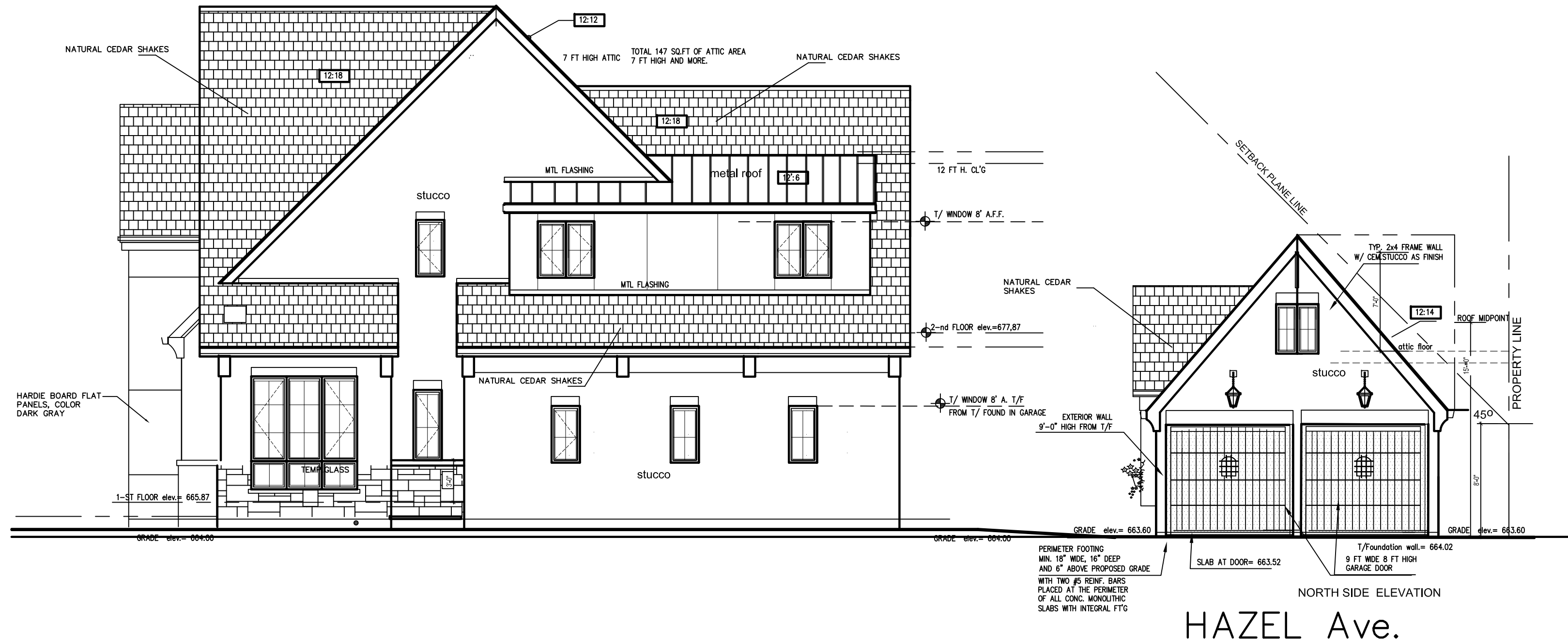
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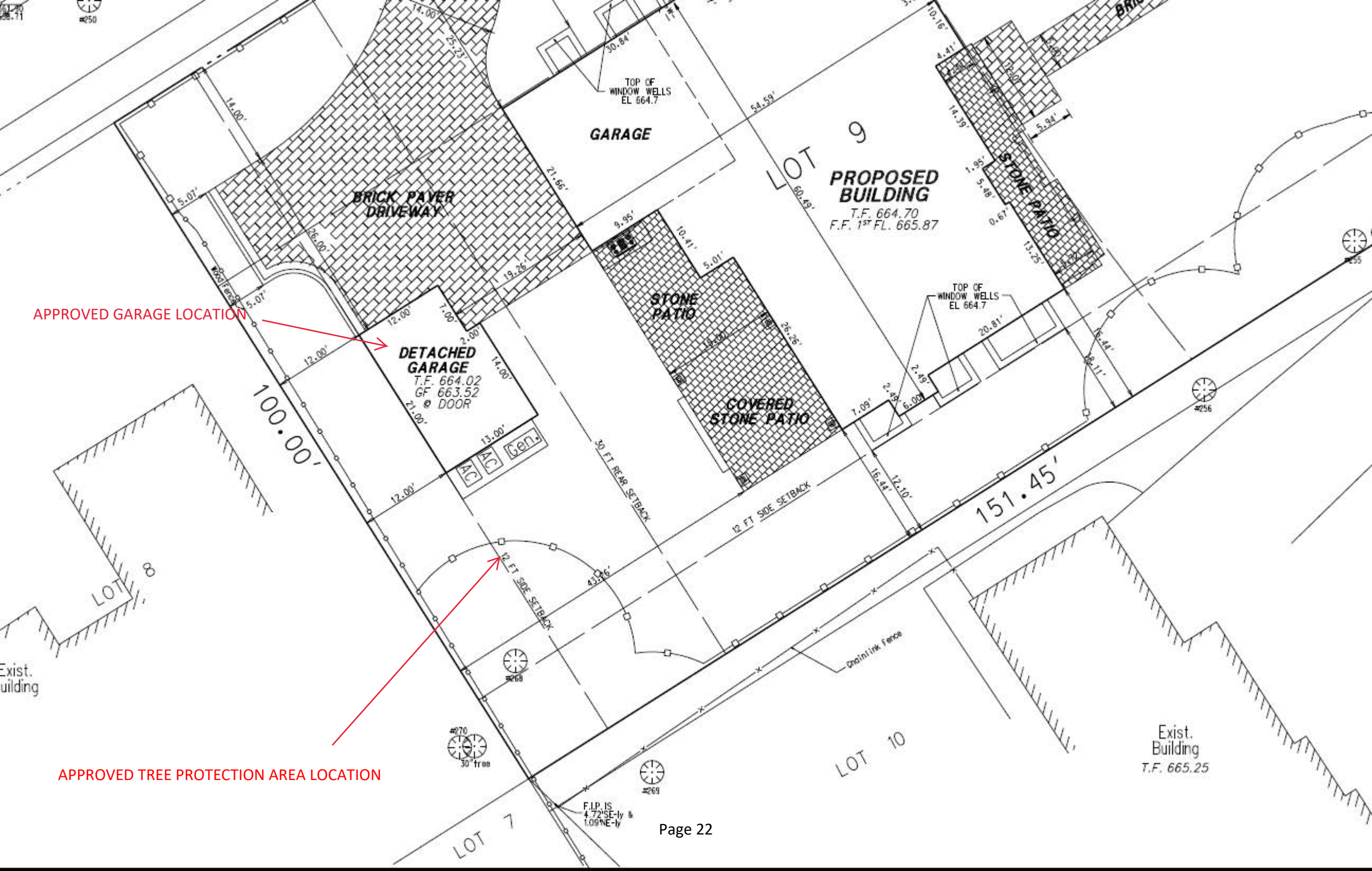
[illegible]

LAND TOTAL AREA: 15,072 35/64 SQ.FT. = 0,346 ACRE.

EXISTING DRIVE
ENTRANCE







Statement from Village Engineer James Tighe re: 634 Greenleaf Avenue garage variation request

April 21, 2023

The reduced front setback and increased gross floor area do not present any new stormwater related concerns. Revised engineering plans will need to be submitted for the proposed changes. As currently approved, the engineering improvements on the property include the installation of 5 storm sewer inlets, 1,100 cubic feet of stormwater detention and grading to accept drainage along property lines. The currently approved engineering plans collect drainage on the 634 Greenleaf property and also accept any drainage that crosses the property line from adjacent properties. Any revised engineering plans will be required to follow these parameters. Topographic survey indicates there are areas on adjacent properties that are at lower elevations than the 634 Greenleaf property. Due to these exiting elevations, even with the proposed improvements on the subject property adjacent properties will still experience standing water in those low areas.

Public Comments received on or before April 24, 2023

1.

Received by email on April 19, 2023

Taylor, I am writing in response to the letter I received from you regarding the variance request for 634 Greenleaf Ave. I cannot attend the zoning meeting on May 1 (I'm out of town for work) but i would ask the ZBA to read this email. I, along with other neighbors, have a real concern about the flooding issues on Hazel Ave and its sidewalks. The flooding on Hazel Ave even made the news on April 4th (see attached photo). This flooding has ocured countless times since I moved in in 2013 and it has only gotten worse. The storm water after a modest rain is not only closing down the Hazel Ave/ Green Bay Rd viaduct but is also flooding neighbors yards and sidewalks for several days after a typical storm.

Also, It's clear from the illinoisfloodmaps.org website (see attached photo of the topographic wetness index map) that where this garage is to be located is prone to flood frequently and it has a significant impact on the neighborhood around it. Anyone can take a look at this website, walk down Hazel Ave or sidewalks after a storm, or turn on their local news to see how bad the flooding is. Therefore, whether this garage is moved one foot or twelve feet, it will have an impact on where the storm water goes. When the garage is built it can't be moved again. Therefore, the village should take a hard look at the impact on the neighbors, and in the meantime, not allow variances in the middle of a development.

<https://illinoisfloodmaps.org/twi.as>

Sincerely,

Sean Henrick
255 Hazel Avenue



2.

Received by email April 24, 2023

Rich and Taylor:

I am Steven Buckman. My wife Wendi and I have lived at 199 Hazel Avenue for 23 years. Our home is next door to the Methodist Church on the northeast corner of Hazel and Greenleaf. I would like to voice my objections to the variance requested by the property owner at 634 Greenleaf Avenue which is on the southwest corner of Hazel and Greenleaf.

1. The variance request is for a detached garage that seeks setback requirements which are extreme. Indeed—the **rear setback** request, from 12 feet to 5 feet is **MORE THAN HALF** of what the code requires. That rear setback is on the west half of the property. The west half of 634 Greenleaf is the area in which flooding is a significant
2. I share my neighbors' concerns that the granting of this variance will exacerbate what is already a perilous flooding situation on Hazel. The Hazel viaduct is not only pivotal for public safety—it is also the route that many children take as they walk to Central School. Indeed, the Hazel viaduct has appeared in CBS news reports and there is everyday evidence of this issue—to the best of my knowledge the Hazel viaduct is the only street in Glencoe that has "Closed due to flooding" signs ready to go at every rainstorm. Though we are told that improvements are planned, those improvements will not be started before the contemplated variance would be completed.
3. Even more importantly, the 634 Greenleaf property owner's past actions have indicated that he has agreed that the situation does not warrant a variance.
 - a. The 634 Greenleaf property owner initially sought a variance during August-September, 2022. At that time, the house on the property had not been torn down. During this time frame, my neighbors and I voiced our flooding concerns not only to the property owner but to the Village.
 - b. Immediately prior to the applicable Zoning Board of Appeals hearing, the 634 Greenleaf property owner with drew his request for a variance.
 - c. Instead, the 634 Greenleaf property owner submitted alternative plans to the Village that were completely compliant with the Code. The Village issued a permit to demolish the existing property and to build a new structure that was consistent with the Code.
 - d. In other words, the 634 Greenleaf property owner by submitting the compliant plans and withdrawing the non compliant plans agreed that it was economically viable for him to build a house consistent with the compliant plan.
 - e. Indeed, based upon the compliant plan, the 634 owner demolished the existing house and construction has been going on at the property for the past several months.

f. There has been no natural disaster or intervening geographic event that has taken place between the time where the 634 Greenleaf property owner submitted and agreed to the compliant plan to what exists today.

g. Section 7-403(B) states the following:

*“relief may be granted from particular applications of this **Code** that create practical difficulties or particular hardships for which no other remedy is available.”*

h. It is inconceivable that the 634 Greenleaf property owner has suffered any “practical difficulties or particular hardships for which no other remedies is available” in that:

- (1) He attempted to get this variance in the fall of 2022 and knew that there were objections to this plan,
- (2) He withdrew the variance request in light of this opposition,
- (3) He submitted new plans that did not require a variance,
- (4) He agreed to the Village’s approval of the plans,
- (5) He demolished the existing house and is in the midst of building a new one.
- (6) By agreeing to those initial plans he should not be allowed to “try again” just because he is under construction. By starting construction he has admitted that there are no difficulties or particular hardships that the Code requires.