



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
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Virtual Meeting Information

As the Village of Glencoe and its partner agencies continue to follow social distancing requirements and Governor Pritzker's *Restore Illinois* Plan, the June 7, 2021 Zoning Board of Appeals meeting will be held virtually via telephone and video conference (individuals may participate either by telephone or by video conference). Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799

Webinar ID: 943 6700 3087

By Zoom Video Conference:

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

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

Public hearings and meetings are currently being held virtually due to Section 7(e) of the Open Meetings Act. Please be advised that if, prior to the scheduled public meeting date, Governor Pritzker rescinds, or does not extend, his current disaster declaration, the Village will be required to conduct the public meeting in the traditional in-person format only, at Village Hall, 675 Village Court, Glencoe, IL 60022. This will be the only notice of the meeting, and where and how the meeting will be conducted. Information regarding the location of the public meeting and instructions for participating in the public meeting will be posted on the Village's website and will include updates as needed. Please contact Taylor Baxter at (847) 461-1118 for confirmation of meeting location.

Public Comment Submittal Options

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

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

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

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

Option 2: Submit Comments by Phone Prior to Meeting

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



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

**Virtual Meeting
June 7, 2021
7:30pm**

1. CALL TO ORDER AND ROLL CALL

*Scott Novack, Chair
Sara Elsasser
David Friedman
Alex Kaplan
Michael Koppersmith
Debbie Ruderman
John Satter*

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

3. CONSIDER ADOPTION OF THE MAY 3, 2021 ZONING BOARD OF APPEALS MEETING MINUTES.

4. CONSIDER A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AT 551 MONROE AVE.

5. CONSIDER A REQUEST FOR A VARIATION TO INCREASE THE ALLOWABLE GROSS FLOOR AREA AT 921 SHERIDAN ROAD.

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.

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 the Chairman, at 7:30 p.m. on May 3rd, 2021, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
Village Board		
Howard Roin	ZBA Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
Scott Novack	Member	Present
John Satter	Member	Present
Village Staff		
Taylor Baxter	Development Services Manager	Present
Rich McGowan	Planner	Present

2. CONSIDERATION OF MINUTES OF THE APRIL 12, 2021 ZBA MEETING

RESULT:	ACCEPTED
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

3. CONSIDER VARIATION REQUEST AT 679 BIRCH ROAD

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking one variation from the zoning code to allow a second-floor addition to an existing single-family home at 360 Randolph Street:

1. Section 3-111(C)(2)(a)(ii) – To reduce the required corner side yard setback from 15 feet to 12.33 feet, a variation of 17.9%

Mr. Baxter stated that the existing single-family home is already nonconforming with regards to the corner side yard setback, and the variance would allow for a symmetrical addition to the residence. Mr. Baxter then swore in the applicant, Victor Melnikov.

Mr. Melnikov stated that by right they can build the addition with the amount of gross floor area available, however, if required to meet the corner side yard setback requirement, the addition would not be flush or symmetrical with the existing home.

Chairman Howard Roin asked if the home is already encroaching in the setback. Mr. Baxter clarified that it is.

PUBLIC COMMENT

Chairman Roin asked if Village Staff received any comments from the public. Mr. Baxter confirmed that the Village did not receive any comments. Chairman Roin then opened the discussion up for public comment, and no additional comments were made from the public.

Chairman Roin then stated that he believes the Board understands what the applicants are requesting, and that the addition will not affect the Village in any adverse way as the home is already in the corner side yard setback.

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C)(2)(a)(ii) 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 at 360 Randolph Street be granted as shown in the drawings or plans submitted by the owner and made part of the record.

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

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

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

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

4. CONSIDER VARIATION REQUEST AT 472 WOODLAWN AVENUE

Rich McGowan provided a brief overview of the case, stating that the applicants are requesting one variation to build a sunroom addition to an existing single-family residence at 472 Woodlawn Avenue:

1. Section 3-111(E) - To increase the maximum gross floor area from 2,808.30 sq. ft. to 2,997.89 sq. ft., a variation of 6.32%.

Mr. Baxter then swore in the applicants. Mr. Peter Gatsch, the General Contractor representing Ms. Betsy Thelen, the homeowner of 472 Woodlawn Avenue, stated that this addition will essentially be enclosing an existing patio, it will match the existing character of the home, and will protect the homeowner who has a severe allergy to mosquitos. Chairman Roin asked how much square footage this will be exceeding the maximum gross floor area, and Mr. McGowan clarified that it will exceed the maximum allowable gross floor area by about 35 square feet, and that this lot is undersized for its zoning district.

PUBLIC COMMENT

Chairman Roin asked if Village Staff received any comments from the public. Mr. McGowan stated that the Village received a comment from the neighbors directly to the west at 476 Woodlawn Avenue:

"I have reviewed the zoning variation application for the property located at 472 Woodlawn that is adjacent to our home at 476 Woodlawn Ave., Glencoe IL.. After reviewing the plans for the structure my wife and I have decided to object to the structure and the requested variance.

Although the Thelens did share with us that they were planning on building a sunroom, we were not aware of the size of this room. We first became aware of the dimensions when I searched the variance application on the Glencoe Zoning Board site. We are sure this was an oversight and not intentional, but nevertheless we have concerns about the size of the structure and its potential impact on our property value.

As you may know, the sizes of the lots on the south side of Woodlawn are small. The property at 472 Woodlawn has lot dimensions of 50 X 140'. The home at 472 Woodlawn is a new home and was subject to the current setback requirements. It is 45' deep and sits a little over eight feet from our property line. The proposed sunroom would add 14' or approximately 25% to the length of the house and 112 square feet of wall. This does not include the roof line. All of this additional structure would be visible from 476 Woodlawn since the structure is elevated to provide an entrance from the existing living area.

Our home, at 476 Woodlawn is older and was not subject to the setback required today. Since we sit forward on our property relative to 472 Woodlawn, the addition of the sunroom as proposed will be completely visible from our family room, patio, deck and back yard. We believe that this will be detrimental to our property's marketability, create an intrusion to backyard site lines and reduce the little privacy that one enjoys in their backyard.

Respectfully,

*John and Sandy Lyons
476 Woodlawn Ave.
Glencoe, IL."*

Ms. Betsy Thelen then added that this addition will essentially be all glass and they plan on adding arborvitae landscape screening to mitigate the impact to neighbors, and that the addition will not have as much of a visual impact as it appears.

Board Member David Friedman added that he is confused by the visual impairment noted by the neighbors at 476 Woodlawn Avenue as the addition will be closest to their driveway, not so much the existing home. Ms. Thelen stated that this addition will be closer to their rear yard than their side and front yards. Mr. Baxter then provided an aerial view of the lots to share the proximity of the two homes and the proposed addition.

Chairman Roin stated that he understands why the applicants are seeking a variance because the lot is undersized for its zoning district, and that he also respects the neighbor's objections. Chairman Roin added that it is a difficult decision when a neighbor objects and has concerns about property rights, but he agrees with Board Member Friedman's confusion regarding the proximity of the addition to the neighbors at 476 Woodlawn, adding that it will meet setback requirements. Chairman Roin thanked the neighbors at 476 Woodlawn for coming forward and

being honest but concluded that he believes the addition is modest and that the neighbors will not be as significantly impacted.

Chairman Roin asked if Village Staff received any comments from the public. No additional public comments were made.

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(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 maximum allowable gross floor area at 472 Woodlawn Avenue 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

5. CONSIDER VARIATION REQUEST AT 363 WASHINGTON AVENUE

Mr. Baxter gave a brief overview of the case, stating that the applicants are seeking three variations from the zoning code to allow for the construction of a new single-family residence at 363 Washington Avenue:

1. Section 3-111(C)(1)(a)(ii) – To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%; and
2. Section 3-111(G)(15) – To increase the allowable gross floor area from 3,200 square feet to 3,680 square feet, a variation of 15%; and
3. Section 3-111(G)(14) – To increase the allowable intersection of the structure with the east setback plane from 20 feet to 24.2 feet, a variation of 21%, and with the west setback plane from 20 feet to 24.64 feet, a variation of 23.2%.

Mr. Baxter shared the existing front setbacks along Washington and Vernon Avenue, which ultimately determine the required front yard setback for the new home at 363 Washington Avenue. Mr. Baxter then explained setback exceptions for front porches and then provided a visual to further explain the setback plane encroachment. Chairman Howard Roin stated that a lot of the zoning code requirements were created in order to prevent the “McMansion” look, and he may object a proposed development that may lead to this look.

Mr. Baxter then swore in Jeff Pavlatos, the General Contractor representing the homeowners of 363 Washington Avenue. Mr. Pavlatos then gave a brief overview of the proposed development and stated that both homeowners are working from home due to the pandemic and they also need to care for a parent who recently was diagnosed with cancer.

PUBLIC COMMENT

Chairman Howard Roin then asked if there were any public comments.

Na Zhang, the homeowner at 359 Washington Avenue stated that they did not have any objections, just questions. Ms. Zhang asked if the proposed home will be closer or further from their lot, and Mr. Pavlatos confirmed that it will be about four feet further from their existing locations. Ms. Zhang also asked if the property lines will be re-established, and Mr. Pavlatos confirmed that they will hire a surveyor to officially re-establish the lot lines. Ms. Zhang then asked if the dead trees will be removed and Mr. Pavlatos stated that they intend on doing so.

Mike and Wendy Chance of 505 Vernon Avenue stated that they did not have any objections, just questions. They wanted to verify the distance between the proposed home and the house to the west, and Mr. Pavlatos stated that it will be slightly further away from their existing home. Mr. Chance then asked about impacts to drainage, and Mr. Baxter clarified that the approval

tonight is just for the requested variances and the applicants will still need to provide engineering plans to be reviewed and approved by Village Staff.

Board Member Scott Novack then asked for clarification on the attic square footage. Mr. Pavlatos stated that they were confined by the lot size, gross floor area requirements for permanent staircases, and that they were playing out a couple of different scenarios to make it work without encroaching into the setback plane. Board Member Novack added that it would be helpful for the applicants to provide a bird's eye view to depict the setback plane interception as it is difficult to depict from a two-dimensional perspective.

Chairman Roin asked if this home could still be built without the encroachment on the setback plane. Mr. Pavlatos stated that it would be possible but he does not know how aesthetically pleasing it would be, and clarified that the actual height of the home can go taller than what is currently proposed without a variance. Chairman Roin added that the neighbors are not objecting but they are concerned with the new development, and by allowing the applicants to encroach in the setback plane, it will seem bulkier than what is typically allowed. Chairman Roin concluded that he is O.K. with the first two variance requests, but he finds the requested variance for the setback plane difficult to approve.

Board Member Sara Elsasser stated that she was nervous at first with three variance requests for a new home, but questioned whether the setback plane encroachment would change the way the new home is perceived, and added that it likely would not result in the "McMansion" aesthetic. Board Member Novack added that the ZBA has a code to uphold, and the specific request to encroach into the setback plane is a tough one to approve. Board Member John Satter asked what would happen to the attic space if the home was re-designed. Mr. Pavlatos stated that it would limit the attic space but more so the structure and shell of the proposed home as they cannot move the home further back due to its proximity to a proposed detached garage and existing easement. Board Member Satter added that it is difficult to approve the setback plane variance because the owners new what they were getting into when they bought the lot. Mr. Pavlatos clarified that he is the General Contractor and did not purchase the lot. Board Member David Friedman added that when there is a hardship on the aesthetic he has a hard time saying yes, and that his bias is more to the no than the yes. Board Member Alex Kaplan added that he echoes Board Member Friedman's sentiment and that when it comes to allowing a variance for the pitch of a roof, the ZBA may be creating a slippery slope. Chairman Roin then explained to Mr. Pavlatos that he can withdraw his entire request or proceed with the request and risk that some of it may not be approved. Mr. Pavlatos acknowledged this and stated that they would like to get moving on the project as soon as possible. Chris and Marissa Ellis, the homeowners of 363 Washington Avenue, then introduced themselves into the conversation and added that the need for the attic space is due to a mother-in-law who was recently diagnosed with cancer, and that their living space has drastically changed. Chairman Roin thanked the applicants and stated that the ZBA has no questions whether the applicants have met the requirement for the hardship. Ms. Zhang thanked the ZBA and homeowners and stated that she trusts the ZBA to make the right decision since she is not an Architectural expert.

Three separate motions were made and seconded for the three requested variances at 363 Washington Avenue:

1. Section 3-111(C)(1)(a)(ii) – To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%:

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

2. Section 3-111(G)(15) – To increase the allowable gross floor area from 3,200 square feet to 3,680 square feet, a variation of 15%:

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

3. Section 3-111(G)(14) – To increase the allowable intersection of the structure with the east setback plane from 20 feet to 24.2 feet, a variation of 21%, and with the west setback plane from 20 feet to 24.64 feet, a variation of 23.2%:

RESULT:	DENIED [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C)(1)(a)(ii), Section 3-111(G)(15), and Section 3-111(G)(14) 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 front yard setback and increase the maximum allowable gross floor area be granted, and the request to encroach in the setback plane be denied, as shown in the drawings or plans submitted by the applicant 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 [UNANIMOUS]
AYES:	Roin, Elsasser, Friedman, Kaplan, Novack, Satter
NAYS:	None
ABSENT:	None

6. ADJOURN

The meeting was adjourned at 9:30 p.m.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



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

Subject property address: 551 Monroe Ave

Applicant name: Isaac Plumb Applicant phone: 312-206-2528

Applicant email: isaac@iplumba.com

Owner name (if different from applicant): John Collins

Owner phone: 312-909-9111 Owner email: jcollins@clarkstreet.com

Brief description of project:

The proposed project would enclose an existing paved patio area, approximately 300 square feet, located in the back of the house by adding a roof, screened walls, and outdoor fireplace.

Variation request(s):

11.02% increase of maximum gross floor area to allow for the structure.



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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.

By enclosing the existing patio, the area would then be included and added to the total building area. The existing property is currently at it's maximum allowable area. Enclosing the patio would put the building over allowable FAR. The proposed variation will allow the family more adequate living and working space due to family members working from home in the pandemic.



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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 new structure to be erected as a result of the proposed variation is in the back of the home in an area surrounded by a landscape buffer. It is not visible from the street and will have minimal visual impact to the neighbor to the west, if any. The project is modest in size, approximately 300 square feet, and will be stylistically blend with the existing building.

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

Section C: Petition for Appeal

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



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Section D: Acknowledgement and Signature



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

Isaac Plumb

Digitally signed by Isaac Plumb
DN: C=US, E=isaac@iplumba.com, O="Isaac Plumb
Architect, LLC", CN=Isaac Plumb
Date: 2021.04.30 14:06:24-05'00'

4/30/21

Applicant's signature

Date

John E Collins

Digitally signed by John E Collins
Date: 2021.05.06 15:23:47 -05'00'

5/6/21

Owner's signature (if different than applicant)

Date



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: May 21, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the maximum allowable gross floor area to build a sunroom addition to an existing single-family residence

Background: The applicants are requesting a variation from the Zoning Code to increase the maximum allowable gross floor area to build a sunroom addition with a chimney onto an existing single-family residence at 551 Monroe Avenue. The subject property is in the RB Single-family Residential Zoning District.

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

1. *Section 3-111(E) – To increase the maximum gross floor area from 4,428.58 sq. ft. to 4,977 sq. ft., a variation of 11.02%.*

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

	Existing	Required	Proposed	Variation %
Gross Floor Area	4,628 sq. ft.	4,428.58 sq. ft.	4,977 sq. ft.	11.02%

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 applicants have stated that they are requesting the gross floor area variation to build a sunroom addition over an existing patio. The applicants note that the addition will allow for more adequate living and working space as the homeowners are working from home due to the COVID-19 pandemic, and that it will be invisible from Monroe Avenue and not highly visible to neighbors due to landscaping and distance from nearby homes. The existing gross floor area appears to exceed the

maximum allowable limit, but this is likely due to changes in the Village's Floor Area Ratio (F.A.R.) regulations since the last addition in 1997 by the former homeowners. No variances were necessary when this previous addition was approved. Regardless, the requested variance of 11.02% is within the maximum allowable limit of 15%.

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

The subject property appears to be conforming in terms of lot size and lot width for the RB District, as it is approximately 14,600 square feet in area and 80 feet wide. The average lot size of the six lots that 551 Monroe abuts is approximately 14,887 square feet.

- 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 lot size and width of the lot are not self-created.

- 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 purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the maximum gross floor area is not a right available to other property owners without the approval of a variance.

- 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 not result in a development significantly out of harmony with the purpose of the code as it will be invisible from Monroe Avenue and at least partially screened by a landscape buffer from nearby homes. It would match the existing character of the home.

- 6.) *Essential Character of the Area. The variation would not result in a use or development on the subject property that:*
(a) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or

- (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or*
- (c) Would substantially increase congestion in the public streets due to traffic or parking; or*
- (d) Would unduly increase the danger of flood or fire; or*
- (e) Would unduly tax public utilities and facilities in the area; or*
- (f) Would endanger the public health or safety.*

The proposed variation would have minimal impact on the essential character of the area and per the applicants the proposed addition would not be visible from the street. The proposed addition and chimney will be approximately 60-70 feet from the adjacent homes to the west.

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

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

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

Move to accept/deny the request for a variation to increase the maximum gross floor area at 551 Monroe Avenue.

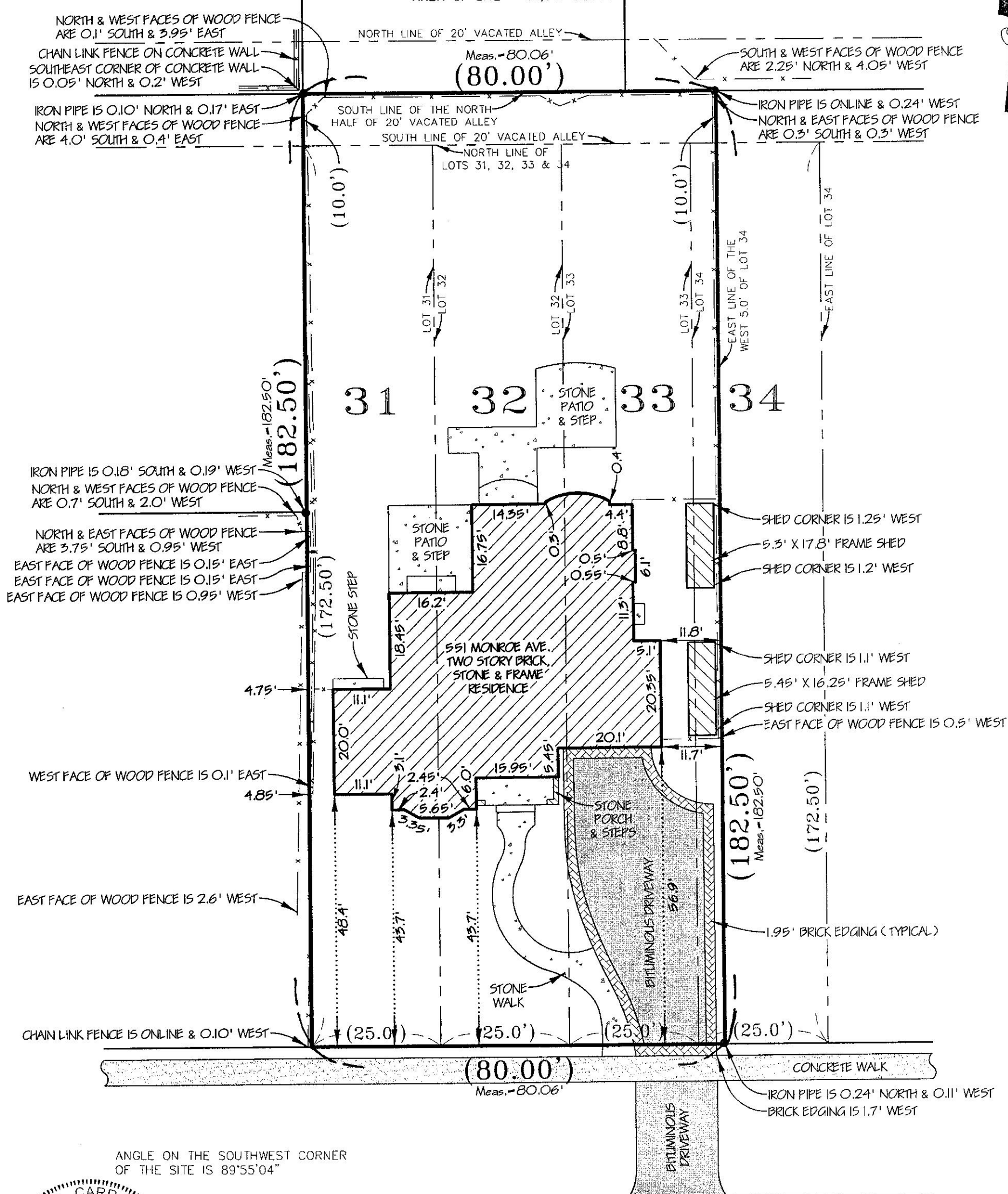
SURVEY LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X— Fence Line

PLAT OF SURVEY

LOTS 31, 32, 33 AND THE WEST 5.0 FEET OF LOT 34 IN BLOCK 3 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 31, 32 AND 33 AND THE WEST 5.0 FEET OF LOT 34 IN IRA BROWN'S ADDITION TO GLENCOE, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SITE = 14,611 SQ.FT.



ANGLE ON THE SOUTHWEST CORNER
OF THE SITE IS 89°55'04"

MONROE

AVENUE

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 7th DAY OF May, A.D. 2020

BY Allen D. Canadous ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
100 Bridge Street Suite 1, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com

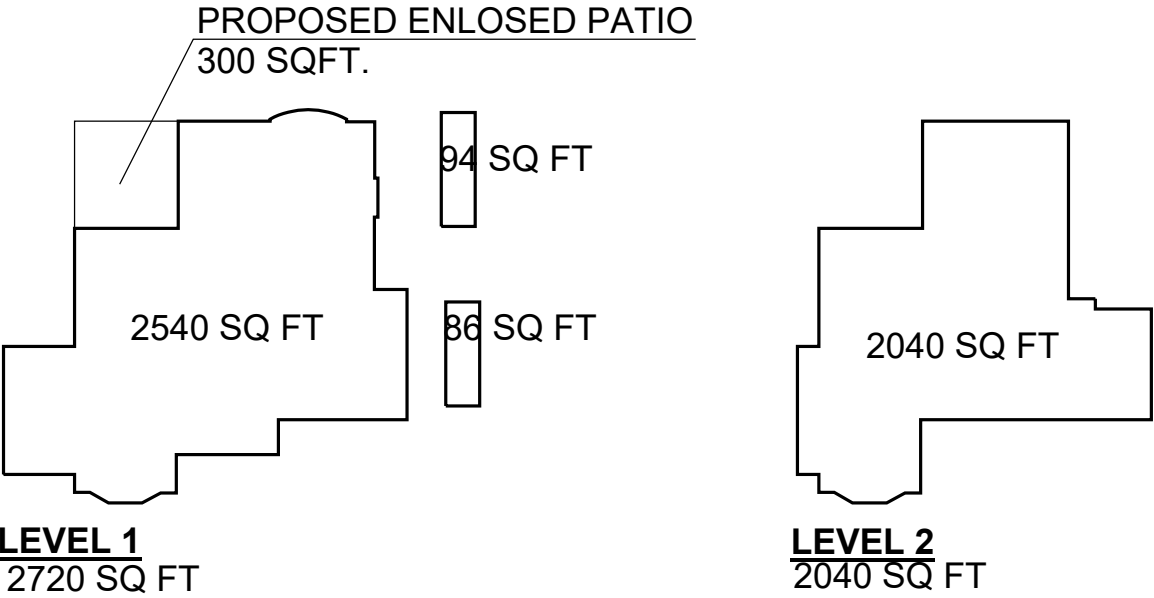
PREPARED FOR: LAW OFFICE OF DEBRA B. YALE, ESQ.

DRAWN BY: CMG	DATE OF FIELD WORK: 05/07/20	SCALE: 1" = 20'	FLD.BK. - PAGE 48-00	PROJECT NO. 33003
------------------	---------------------------------	--------------------	-------------------------	----------------------

551 MONROE AVE. - GLENCOE

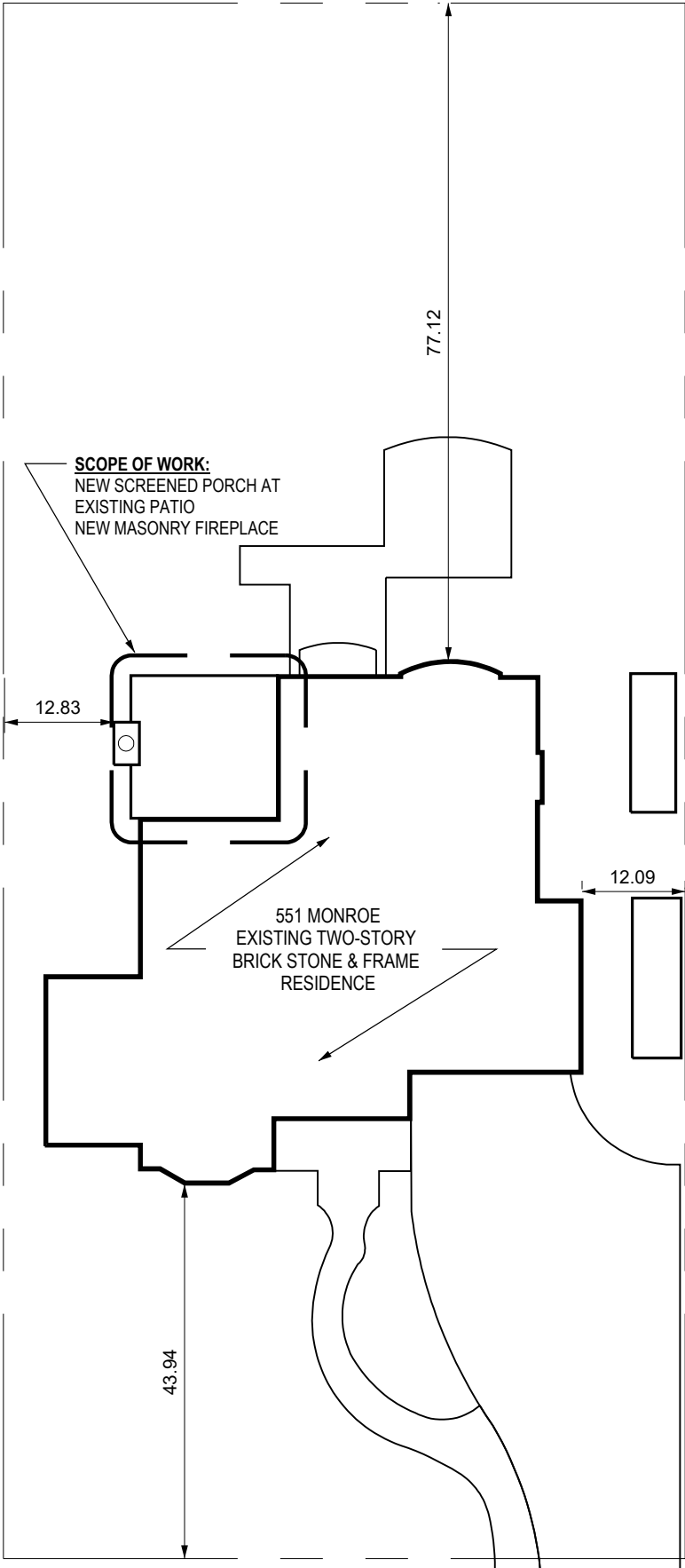
COVERED PATIO ADDITION

CONCEPT DESIGN - 4/09/21

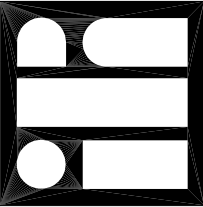


	EXISTING	PROPOSED	COMBINED	ALLOWABLE (FAR)
LEVEL 1	2720	+ 300	= 3020	
LEVEL 2	2040		2040	
TOTAL	4,760	300	5,060 SQ. FT.	4,429 SQ. FT.

○ AREA CALCULATIONS



1 SITE PLAN
1" = 20'-0"

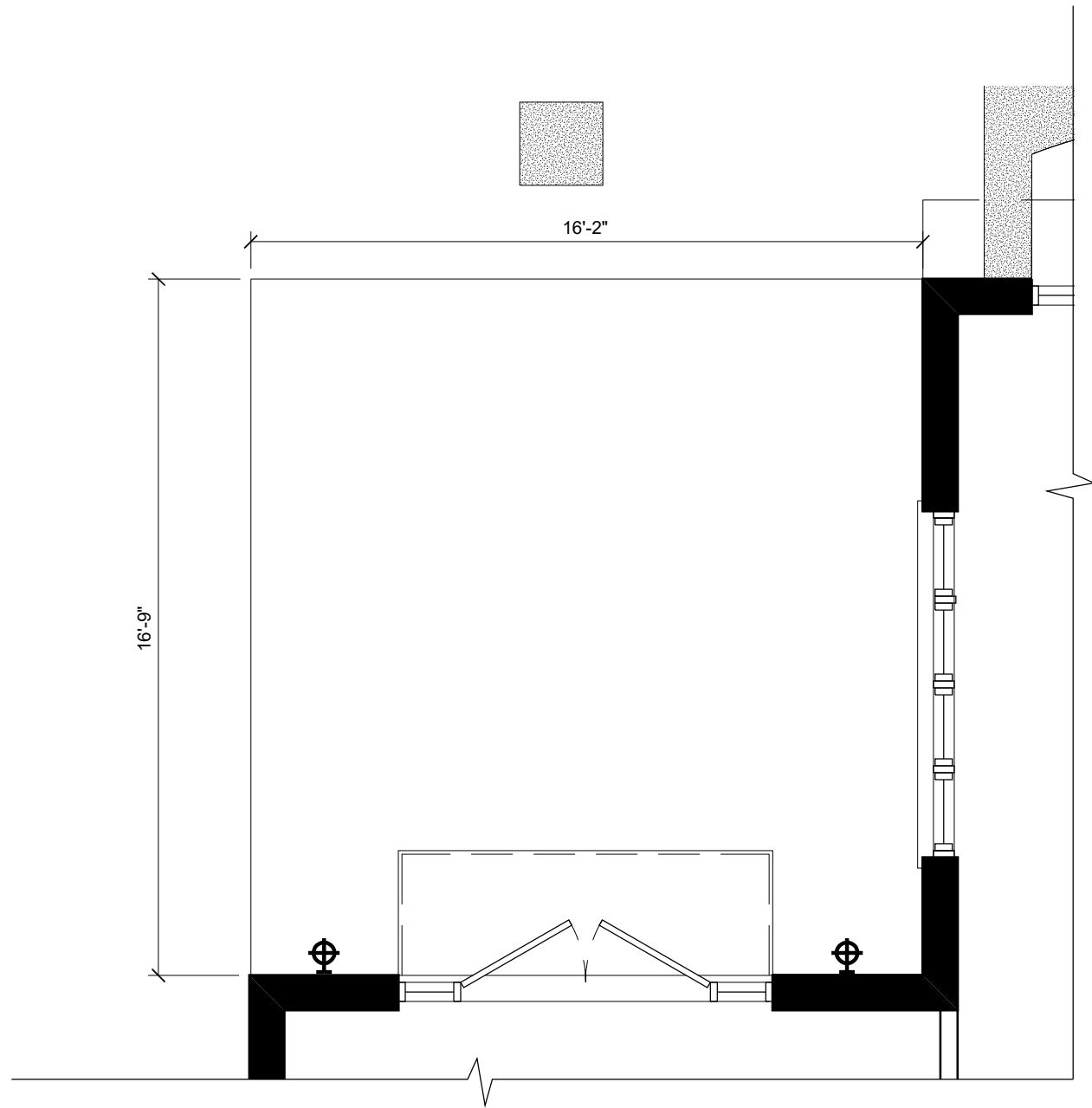


ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

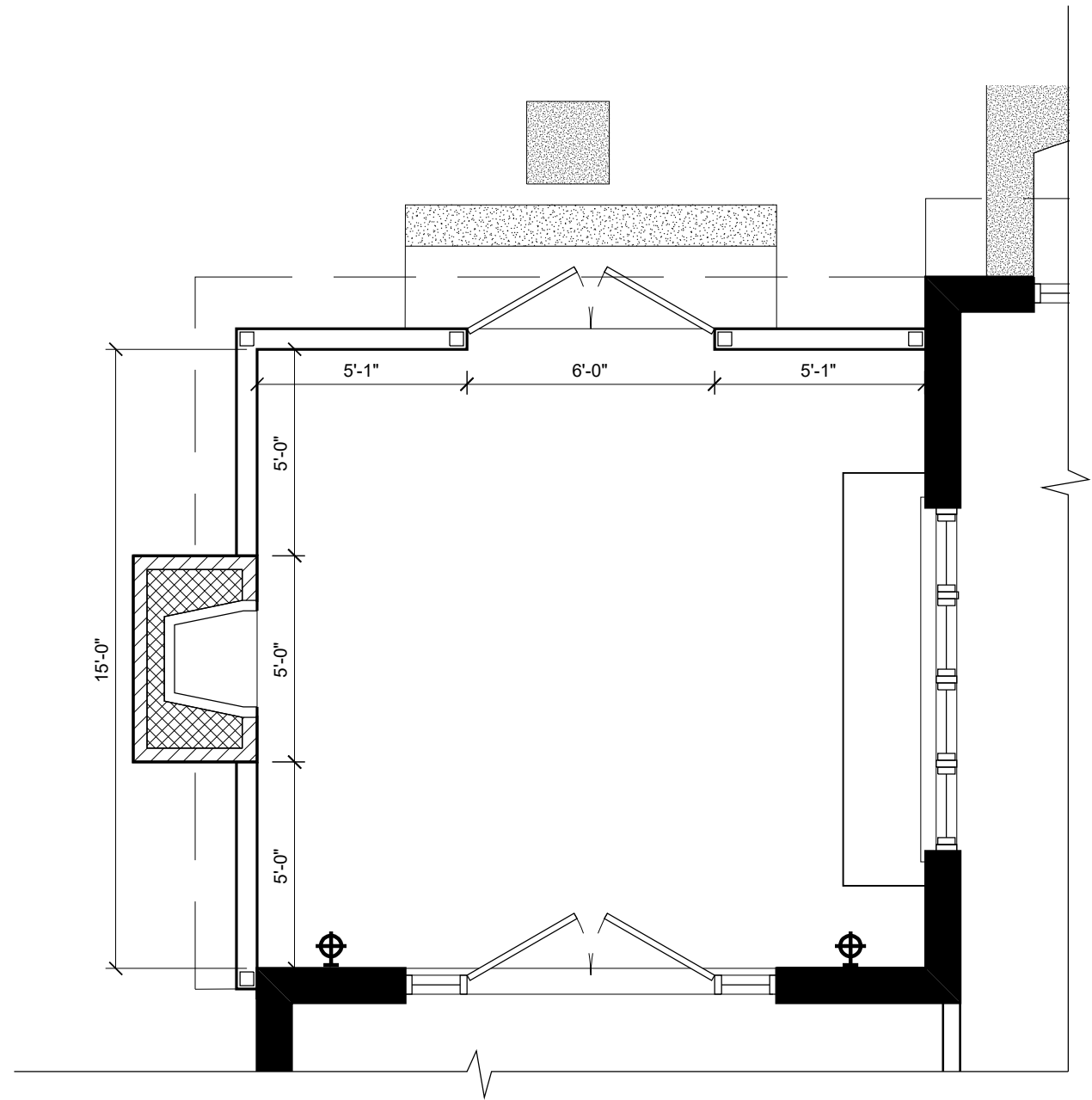
JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

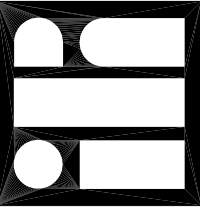
SK01



1 EXISTING FLOOR PLAN
1/4" = 1'-0"



2 NEW FLOOR PLAN
1/4" = 1'-0"



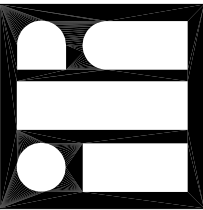
ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022

PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

SK02



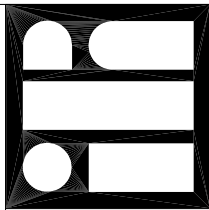
ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022

PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

SK03

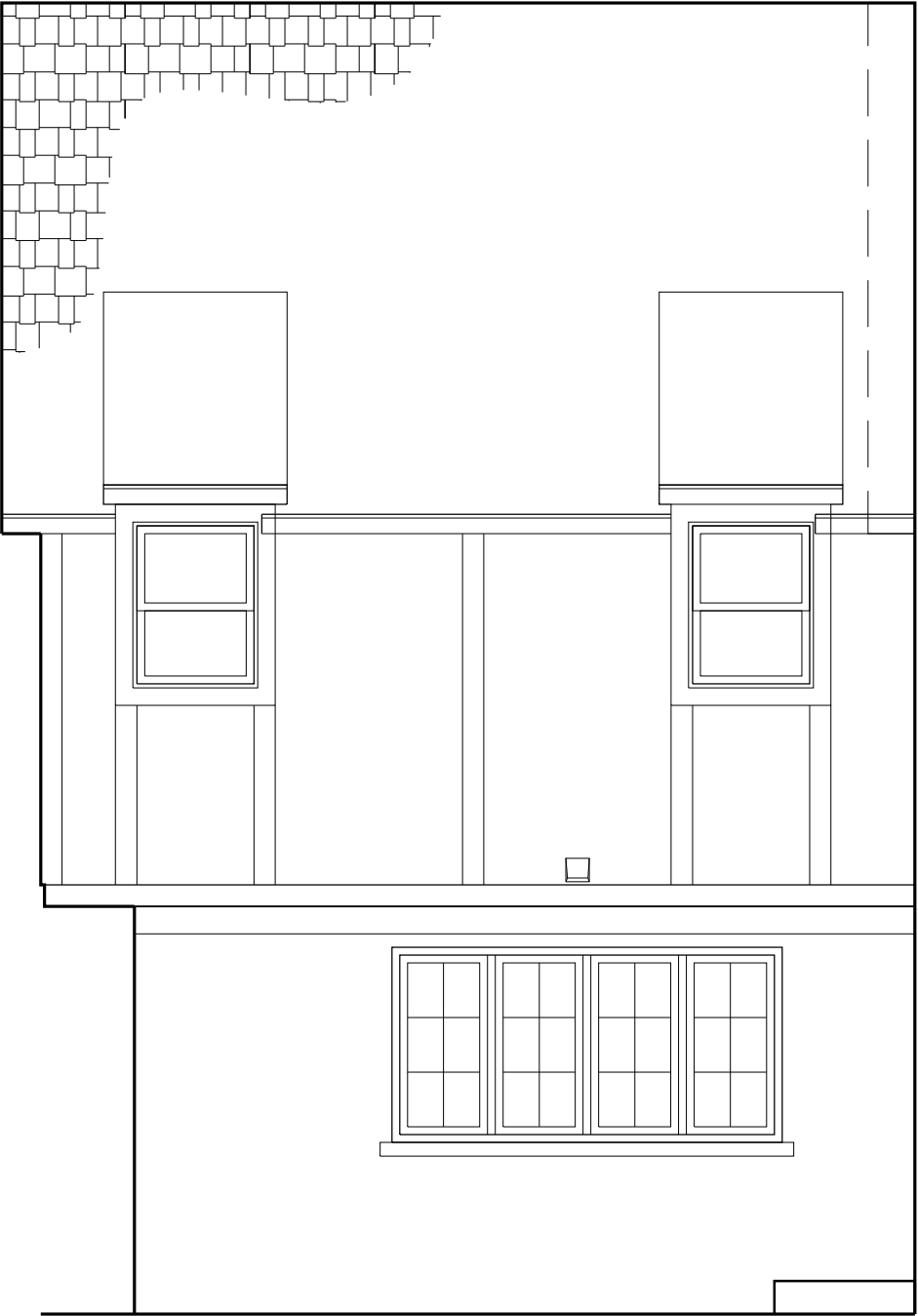


ISAAC PLUMB ARCHITECT, LLC
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

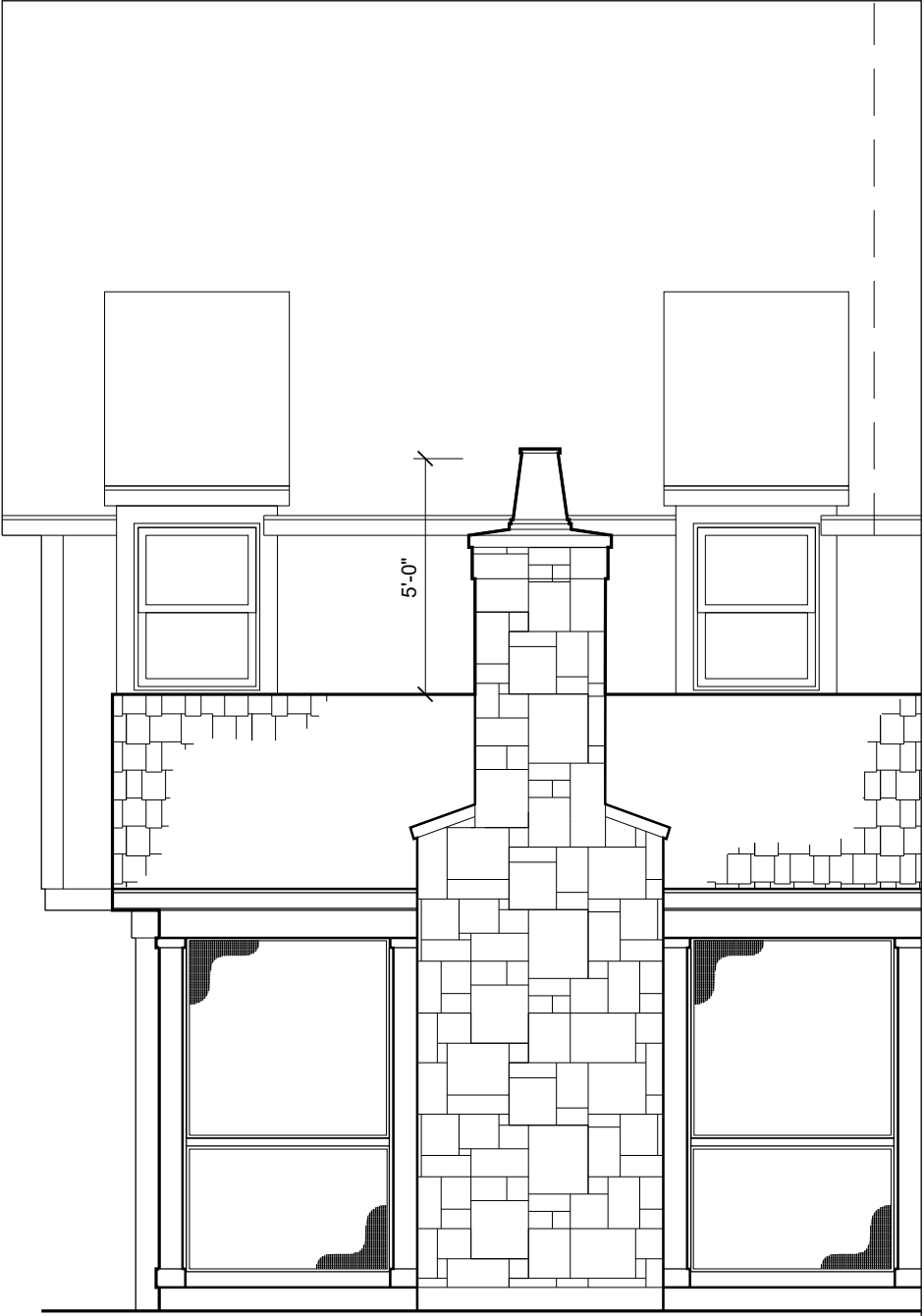
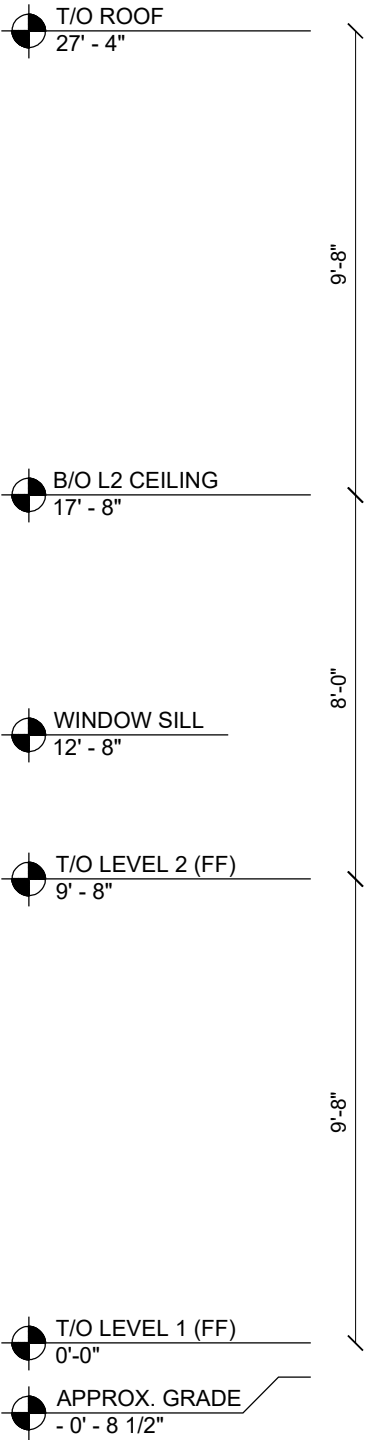
JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022
PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

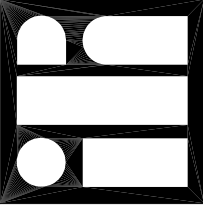
SK04



1 EXISTING ELEVATION
1/4" = 1'-0"



1 NEW ELEVATION
1/4" = 1'-0"



ISAAC PLUMB ARCHITECT, LLC

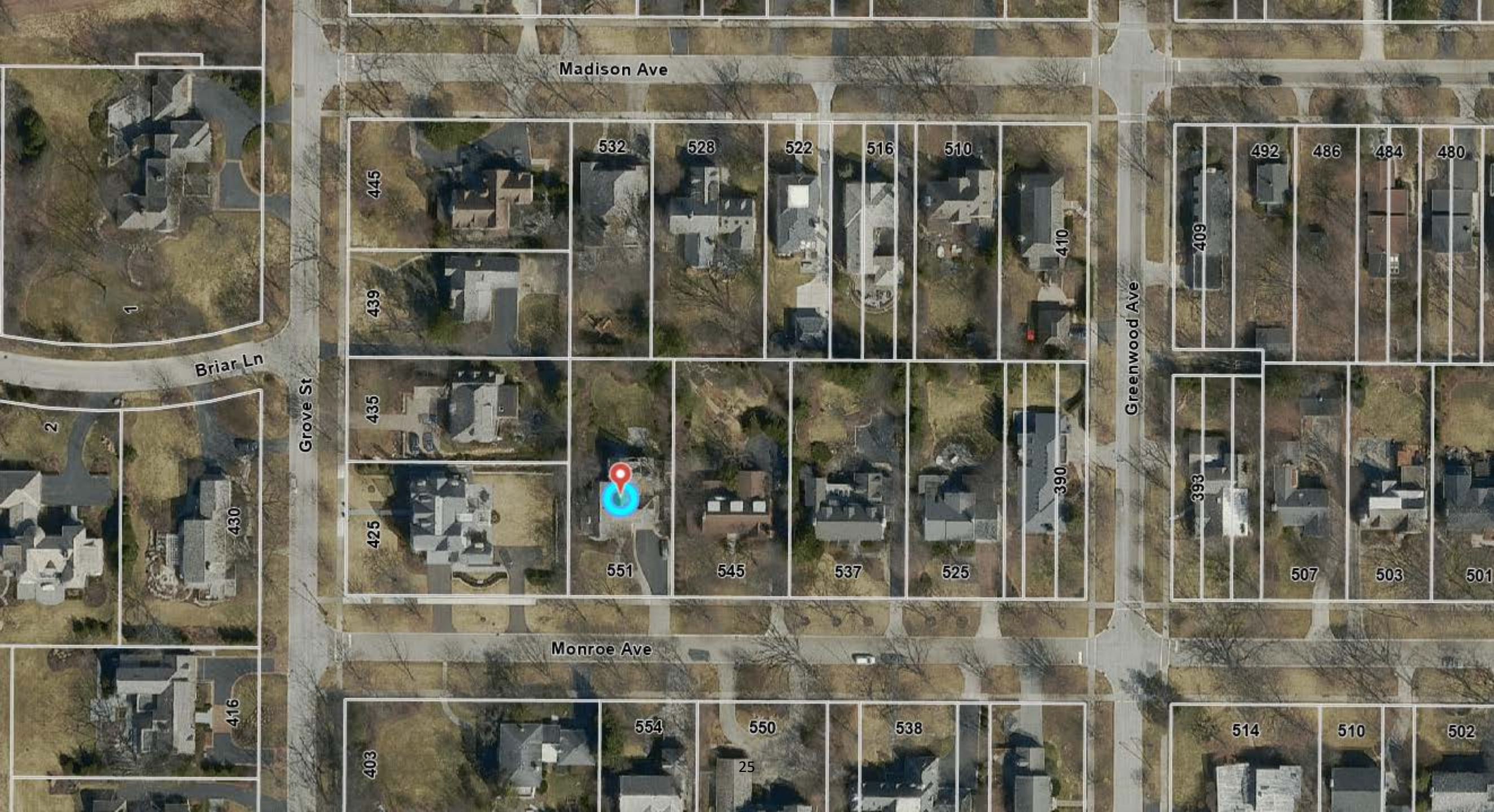
132 E. SAINT CHARLES RD. LOMBARD, IL 60148
PHONE: 312.206.2528
EMAIL: ISAAC@IPLUMBA.COM

JOHN COLLINS - COVERED PATIO
551 MONROE AVE - GLENCOE, IL 60022

PROJECT NUMBER: 210315.02

Date	
4/09/21	CONCEPT

SK05



Madison Ave

Briar Ln

Grove St

Greenwood Ave

Monroe Ave

403

554

550

25

538

514

510

502

425

435

439

445

551

545

537

525

390

393

507

503

501

410

510

516

522

528

532

492

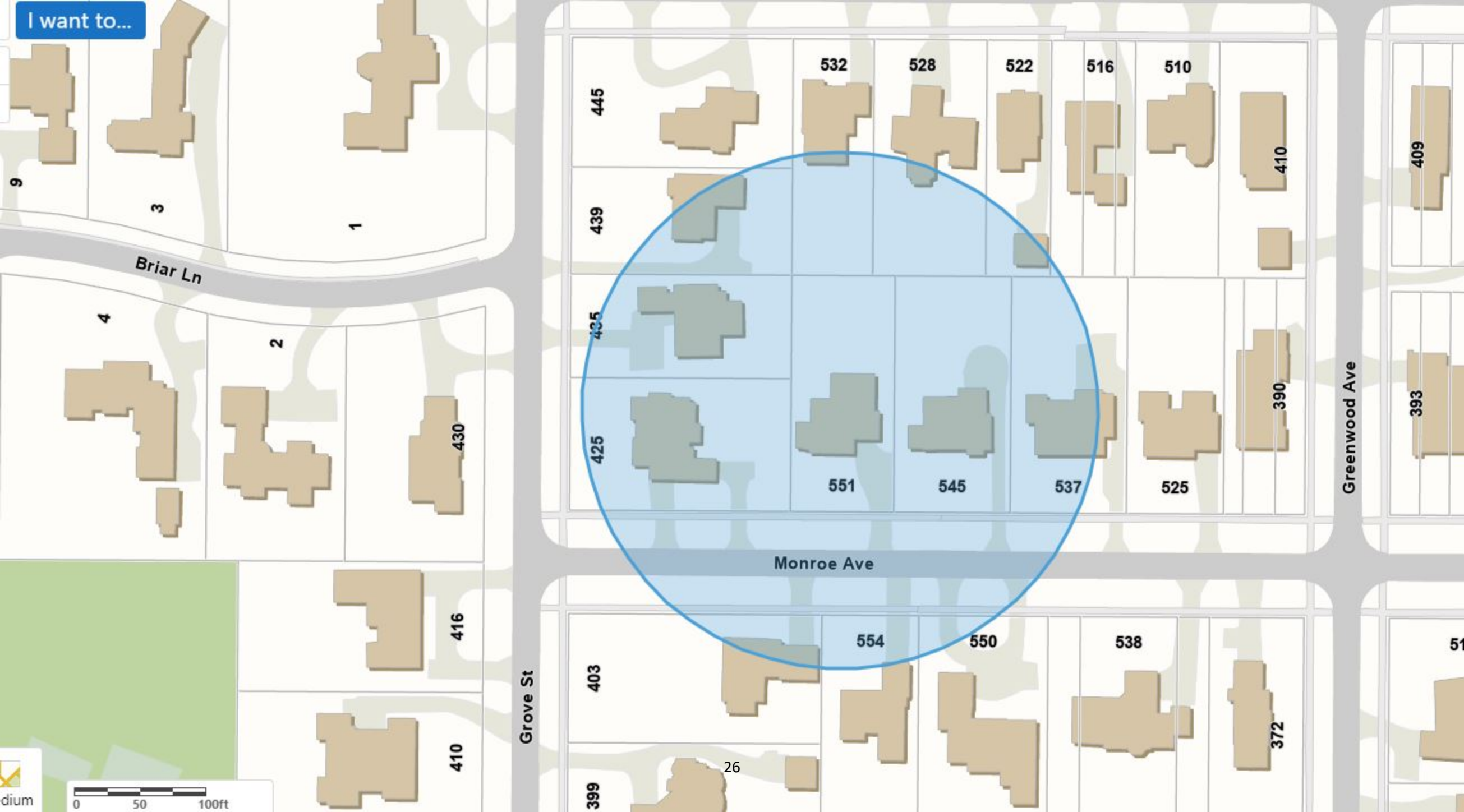
486

484

480

409

I want to...





VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



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

Subject property address: 921 SHERIDAN RD, GLENCOE, IL. 60022

Applicant name: BART PRZYJEMSKI Applicant phone: 773 202 9819

Applicant email: noahproperties2@gmail.com

Owner name (if different from applicant): 921 SHERIDAN, LLC

Owner phone: 773 202 9819 Owner email: noahproperties2@gmail.com

Brief description of project:

NEW CONSTRUCTION SINGLE FAMILY HOME; 2-STORY w/ BASEMENT AND ATTACHED GARAGE

Variation request(s):

REQUESTED VARIATION: 15% INCREASE TO MAXIMUM GROSS FLOOR AREA

CURRENT ALLOWABLE FLOOR AREA FOR THE LOT: 4,898 SQ. FT.
 $4,898 \times 0.15 = 734$ SQ. FT.

NEW ALLOWABLE FLOOR AREA w/ REQUESTED VARIATION: 5,632 SQ.FT.

NO OTHER VARIATIONS ARE REQUESTED. ALL SETBACKS / YARD SIZES, HEIGHT REQUIREMENTS, ETC. ARE EQUAL TO OR GREATER THAN ZONING CODE REQUIREMENTS.



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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 LOT AT 921 SHERIDAN ROAD IS AN EXISTING NONCOMFORMING SMALL LOT. THE LOT IS 85 FT WIDE (85% OF AVERAGE 100 FT LOT WIDTH FOR THE DISTRICT) AND 16,864 SQ. FT. IN AREA (84% OF MINIMUM 20,000 SQ. FT. LOT SIZE FOR THE DISTRICT. AS SUCH, BUILDING FLOOR AREA AND YARD SIZE REQUIREMENTS IMPOSE SIGNIFICANT RESTRICTIONS ON THE BUILDING FOOTPRINT CONFIGURATION FOR A HOME ON THE LOT.

THE DESIGN FOR THE NEW HOME HAS THE GARAGE LOCATED ON THE BACK HALF OF THE LOT AND SCREENED FROM STREET VIEW. IN ORDER TO ALLOW ENOUGH SPACE FOR DRIVEWAY AND VEHICLE BACKUP SPACE GIVEN THE NARROW LOT CONDITION, THE HOME IS DESIGNED SO THAT THE SECOND FLOOR IS OFFSET FROM THE FIRST FLOOR AND SERVES AS A PORTE-COCHERE FOR THE GARAGE AND FRONT ENTRY.

VILALGE ZONING CODE INTERPRETATION OF THE PORTE-COCHERE / OVERHANGING SECOND FLOOR DICTATES THAT THE DRIVEWAY AREA AND OPEN YARD BELOW BE COUNTED TOWARD TOTAL GROSS FLOOR AREA OF THE BUILDING. THIS AREA IS NOT ENCLOSED, AND CANNOT BE ENCLOSED AT ANY TIME IN THE FUTURE SINCE IT IS PART OF THE DRIVEWAY. INCLUSION OF THIS AREA IN THE TOTAL GROSS FLOOR AREA RESULTS IN A PROPOSED FLOOR AREA NUMBER EXCEEDING WHAT IS PERMITTED BY CODE FOR THE LOT.

THE 15% ADDITIONAL GROSS FLOOR AREA GRANTED THROUGH VARIANCE WILL ACCOUNT FOR THE EXTERIOR DRIVEWAY AND YARD SPACE BELOW THE SECOND FLOOR OF THE HOME. ALL OF THE INTERIOR SPACE OF THE HOME IS WITHIN THE CODE-DEFINED ALLOWABLE FLOOR AREA.

THE 15% AREA INCREASE WILL ALLOW THE DRIVEWAY TO PASS UNDER THE SECOND FLOOR OF THE HOME TO THE GARAGE ON THE REAR HALF OF THE LOT. THE FACADE OF THE PRIMARY BUILDING WILL BE ORIENTED TOWARD THE STREET AND ADDITIONAL FRONT YARD DEPTH WILL BE AVAILABLE FOR LANDSCAPING AND SCREENING. WITHOUT THE PORTE-COCHERE CONDITION ALLOWED BY THE 15% INCREASE, THE GARAGE WOULD NEED TO BE LOCATED ON THE FRONT HALF OF THE LOT, IN FRONT OF THE PRIMARY BUILDING.



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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 VARIATION ALLOWS THE GARAGE TO BE LOCATED ON THE REAR HALF OF THE LOT RATHER THAN IN THE FRONT, WHICH MAKES IT LESS VISIBLE FROM THE CURB. LOCATING THE GARAGE ON THE REAR OF THE LOT ALSO ALLOWS FOR ADDITIONAL FRONT YARD DEPTH FOR LANDSCAPING AND SCREENING.

ALL SETBACKS, YARD SIZE REQUIREMENTS, AND HEIGHT REQUIREMENTS AS DEFINED BY CODE WILL BE MET OR EXCEEDED.

ALL INTERIOR SPACE OF THE HOME IS WITHIN CODE-DEFINED MAXIMUM GROSS FLOOR AREA FOR THE LOT. THE 15% INCREASE COVERS THE EXTERIOR YARD AND DRIVEWAY SPACE BELOW THE SECOND FLOOR ONLY.

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?

ON 4/22/21, ARCHITECT AND REALTOR HAND-DELIVERED PACKETS WITH INFORMATION ON THE VARIATION REQUEST AS WELL AS ARCHITECT AND OWNER CONTACT DETAILS TO NEIGHBORS WITHIN A 200' RADIUS OF 921 SHERIDAN ROAD.

PACKETS WERE DELIVERED TO THE FOLLOWING ADDRESSES: 887 SHERIDAN RD, 905 SHERIDAN RD, 909 SHERIDAN RD, 918 SHERIDAN RD, 925 SHERIDAN RD, 926 SHERIDAN RD, 940 SHERIDAN RD, 110 MAPLE HILL RD, 115 MAPLE HILL RD, 133 MAPLE HILL ROAD.

FOR THOSE NEIGHBORS WHO WERE AT HOME WHEN PACKETS WERE DELIVERED, ARCHITECT AND REALTOR ALSO ANSWERED QUESTIONS AND DISCUSSED THE PROJECT AND VARIANCE REQUEST FACE-TO-FACE. THESE NEIGHBORS WERE: 133 MAPLE HILL, 909 SHERIDAN RD, 918 SHERIDAN RD, AND 940 SHERIDAN RD.

THOSE NEIGHBORS TO WHOM THE PROJECT TEAM SPOKE ON 4/22 HAD NO OBJECTION TO THE OVERHANGING SECOND FLOOR CONDITION, GIVEN THAT THE PROJECT WILL MEET ALL HEIGHT AND SETBACK REQUIREMENTS. THERE WAS A POSITIVE RECEPTION TO LOCATING THE GARAGE ON THE REAR HALF OF THE LOT AND MAINTAINING A SUBSTANTIAL AMOUNT OF THE EXISTING TREES AND LANDSCAPING ON THE SITE, WHICH THE PROPOSED PLAN WILL DO.

AS OF APPLICATION SUBMISSION (4/28/21), NO NEIGHBORS HAVE REACHED OUT TO ARCHITECT OR OWNER WITH QUESTIONS OR COMMENTS.

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

04/07/2021

Date



Owner's signature (if different than applicant)

04/07/2021

Date



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: May 21, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of variation to increase the maximum allowable gross floor area for a new single-family residence at 921 Sheridan Road

Background: The applicants are requesting a variation from the Zoning Code to increase the maximum allowable gross floor for a new single-family residence at 921 Sheridan Road. The subject property is in the RA Single-family Residential Zoning District.

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

1. *Section 3-111(E) – To increase the maximum gross floor area from 4,898 sq. ft. to 5,632 sq. ft., a variation of 15%.*

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

	Existing	Allowed	Proposed	Variation %
Gross Floor Area	New construction	4,898 sq. ft.	5,632 sq ft	15%

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 proposing to demolish the existing home on the property and build a new single-family residence. The proposed design of the house includes second-floor space over open spaces adjacent to the ground floor, including part of the driveway in front of the garage doors. Much of this area is required to be included in gross floor area totals as an “under eave”. The applicant has stated that the requested variation would allow for the construction of the house with the preferred design. If this “under-eave” area were not included in the gross floor area calculations, the

remaining structure would exceed the allowable gross floor area limit by 72 square feet. The interior spaces of the house are within the gross floor area limit.

- 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 size and width of the property are non-conforming per the requirements of the RA zoning district. At 16,864 square feet in size and approximately 85 feet in width, the lot is 84.3% of the minimum lot size and 85% of the minimum lot width in the district. The proposed gross floor area of 5,603 square feet exceeds that which would be allowed in a minimally conforming, 20,000-square-foot RA lot (5,508 square feet) by 95 square feet.

- 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 lot size and width of the lot are not self-created.

- 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 purpose of the variation is not based exclusively on a desire to make more money from the property. However, the right to increase the maximum gross floor area is not a right available to other property owners without the approval of a variance.

- 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 single-family residence would be unlikely to result in a structure that is significantly out of harmony with the general and specific purposes of the code. Approximately 988.5 square feet of space is outside of the walls of the house and under the overhanging second floor, of which 633.4 square feet count toward gross floor area totals. This exterior gross floor area space would add to the visible bulk of the structure less than enclosed space. However, the fact that the proposed design shifts a portion of the enclosed space from the ground floor to the second floor may increase the visible bulk of the structure relative to what would be allowed without a variation. Additionally, while a 5,362-square-foot house would not be allowed on a minimally conforming, 20,000-square-

foot lot, it would not be unusually large in the RA zoning district or in the neighborhood near the subject property.

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

The proposed variation is unlikely to result in a development that would be detrimental to the public welfare in any of the above-listed ways.

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

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

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

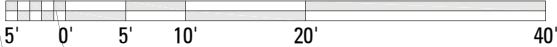
Move to accept/deny the request for a variation to increase the maximum gross floor area at 921 Sheridan Road.

925 SHERIDAN RD
SINGLE FAMILY HOME
(APPROXIMATE FOOTPRINT)



921 SHERIDAN RD: SITE PLAN

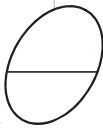
1/16" = 1'-0"



925 SHERIDAN RD
SINGLE FAMILY HOME
(APPROXIMATE FOOTPRINT)

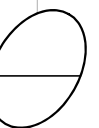
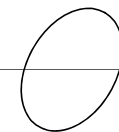


jSa
jonathan **SPLITT** architects ltd.
4001 north ravenswood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081



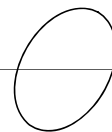


921 SHERIDAN RD:
2ND FLOOR OVERHANG AND GARAGE

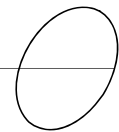




921 SHERIDAN RD:
OVERHEAD VIEW FROM SOUTH

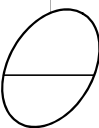


921 SHERIDAN RD:
OVERHEAD VIEW FROM NORTHEAST



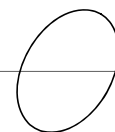
jSa
jonathan **SPLITT** architects ltd.
4001 north ravenwood avenue
suite 601
chicago illinois 60613-2576
773 883 1017 fax 773 883 3081

proj. 2040
NOAH PROPERTIES
SINGLE FAMILY RESIDENCE
921 SHERIDAN RD
GLENCOE, IL 60022
description 04/21/21; ISSUED FOR ZONING REVIEW

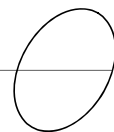




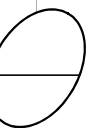
921 SHERIDAN RD:
OVERHEAD VIEW FROM NORTH

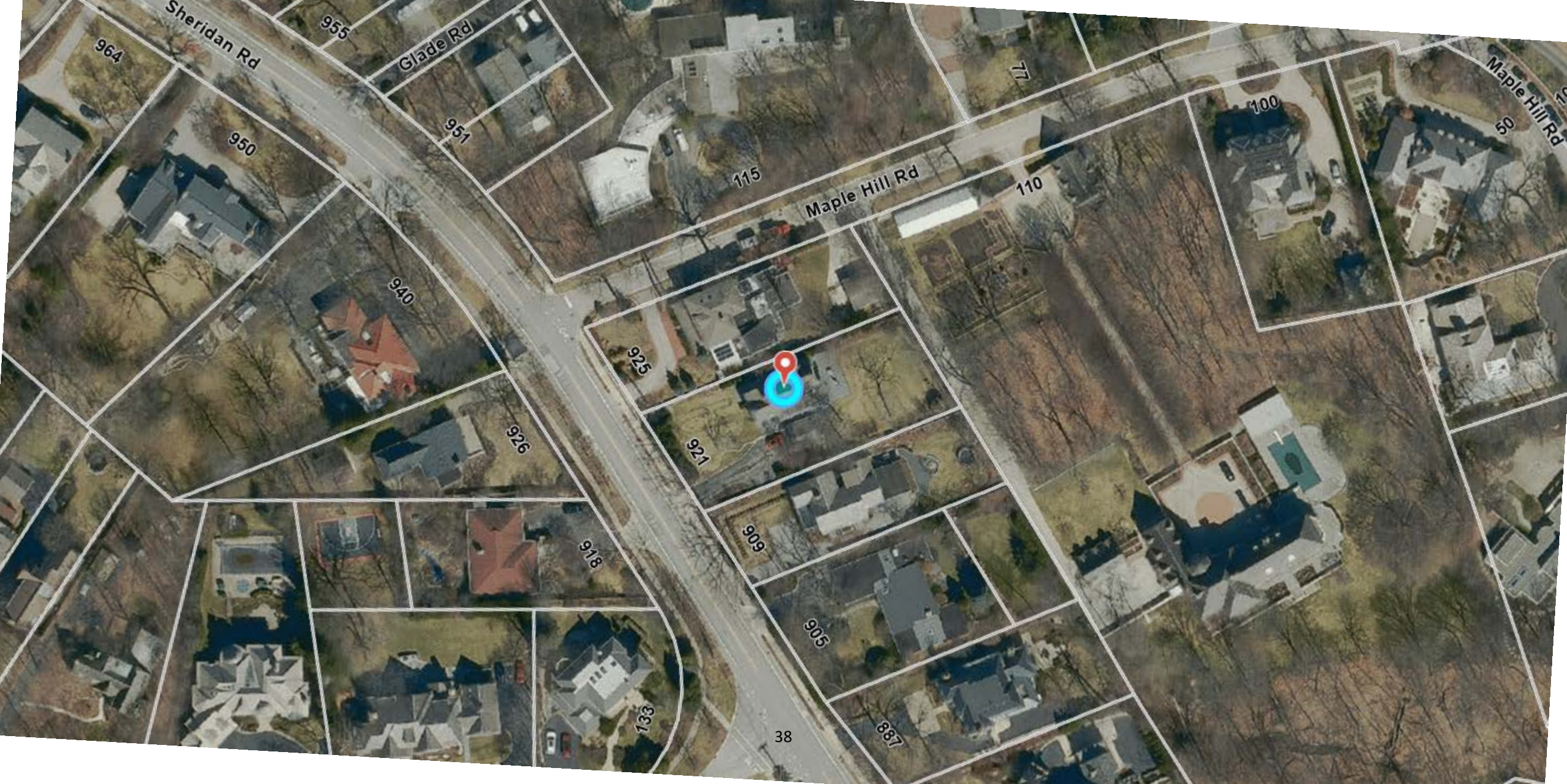


921 SHERIDAN RD:
VIEW FROM STREET



jSa
jonathan SPLITT architects ltd.
4001 north ravenswood avenue
suite 601
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Sheridan Rd

Glade Rd

Maple Hill Rd

Maple Hill Rd

964

955

950

951

115

117

110

100

940

925

921

926

909

905

918

38

887

133