



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

**Village Hall – 675 Village Court  
August 2, 2021  
6:30pm**

**1. CALL TO ORDER AND ROLL CALL**

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

**2. CONSIDER ADOPTION OF THE JULY 12, 2021 ZONING BOARD OF APPEALS MEETING MINUTES.**

**3. CONSIDERATION OF ONE VARIATION FROM THE ZONING CODE TO ALLOW A DECK TO ENCROACH INTO THE REQUIRED REAR YARD SETBACK AT 710 BLUFF STREET.**

**4. CONSIDERATION OF TWO VARIATIONS FROM THE ZONING CODE TO ALLOW A POOL TO ENCROACH INTO THE REQUIRED FRONT YARD SETBACK AND TO BE CLOSER TO THE STREET THAN ONE HALF LOT DEPTH AT 1085 BEINLICH COURT.**

**5. CONSIDERATION OF ONE VARIATION FROM THE ZONING CODE TO ALLOW AIR CONDITIONER UNITS TO ENCROACH INTO THE REQUIRED SIDE YARD SETBACK AT 715 VALLEY ROAD.**

**6. CONSIDERATION OF ONE VARIATION FROM THE ZONING CODE TO ALLOW AN AIRCONDITIONER UNIT TO ENCROACH INTO THE REQUIRED SIDE YARD SETBACK AT 1035 BLUFF ROAD.**

**7. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**8. ADJOURN**

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



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

Village Hall Council Chamber  
675 Village Court  
Monday, July 12, 2021 – 6:00 PM

**1. CALL TO ORDER AND ROLL CALL**

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by Chairman Scott Novack at 6:00 p.m. on July 12th, 2021, held in the Council Chamber at Glencoe Village Hall.

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

**2. PUBLIC COMMENT FOR NON-AGENDA ITEMS**

Chairman Novack opened the meeting for public comment on non-agenda items. No comments were made.

**3. CONSIDERATION OF MINUTES OF THE JUNE 7, 2021 ZBA MEETING**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Novack, Elsasser, Kaplan, Satter, Ruderman, Kuppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	Friedman (only for this vote)

**4. CONSIDER VARIATION REQUEST AT 271 MARY STREET**

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking two variations from the zoning code to allow for the construction of a new single-family home at 271 Mary Street:

1. Section 3-111(C) – To reduce the required front yard setback from 50 feet to 45 feet, a variation of 10%.
2. Section 3-111(G)(14) – To increase the allowable intersection of the wall of the structure with the west setback plane from 0 feet to 43.5 feet.

Mr. Baxter then swore in the applicants and those looking to provide public comment. Michael Segretto, a resident who currently resides at 375 Madison Avenue and the owner of the vacant lot at 271 Mary Street, stated that his family likes to spend time outdoors and they chose this home for its proximity to the Green Bay Trail, which also maximizes their privacy. Mr. Segretto also clarified that the setback plane encroachment will have minimal impact as it only impacts the open space area directly west of the lot.

**PUBLIC COMMENT**

Chairman Novack asked if Village Staff received any comments from the public. No comments were submitted to Staff, but Mr. Bruce Sokol of 270 Wentworth provided comment at the hearing. Mr. Sokol had questions about the setbacks on the side and rear of the proposed home and he did not state support or opposition to the proposed variances.

Chairman Scott Novack stated that without any objections from the neighbors or community, the proposed variances do not seem controversial.

**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(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 to allow a setback plane encroachment at 271 Mary Street be granted as shown in the drawings or plans submitted by the owner and made part of the record.

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

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

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

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Novack, Elsasser, Friedman, Kaplan, Satter, Ruderman, Kuppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

### 5. CONSIDER VARIATION REQUEST AT 228 WOODLAWN AVENUE

Mr. Baxter provided a brief overview of the case, stating that the applicants are requesting one variation to allow for a deck extension at 228 Woodlawn Avenue:

1. Section 3-111(C) – To reduce the required side yard setback from 12 feet to 9.65 feet, a variation of 19.6%.

Due to a recent transition from solely videoconference meetings to in-person hearings because of the COVID-19 pandemic, the applicants stated that they were planning on attending the meeting “virtually” via videoconference, so they were unable to attend the meeting in-person. As a result, the applicants provided a written comment to the ZBA:

*“Thanks for reading the following to the board as we are currently out of the state.*

*Thanks for considering our variance. As shown in the diagram, we are requesting to extend our deck by ~5.5 feet south on our property. The extension will maintain the same side setback as the existing deck. We have spoken to our neighbor Pam Nickel on the West side of our home and she encourages us to pursue the project. Our property is a pie shape. It is wide at the street and*



*narrows towards the back of our lot. It is a tricky shape to be able to enjoy the outdoor space since our back yard is behind the garage. This is why we would like to expand and make the most of our deck. With the entire family home more often, the variance would help provide a comfortable space for our family to gather that would not affect our neighbors. As you can see, it is a small extension that maintains the same side setback as our house and existing deck. Thanks again! We apologize that we couldn't be there in person to discuss the matter with you. We hope that this is a sufficient enough explanation.*

- Danielle and Stephen Wylie"

Chairman Novack then asked staff questions about the narrowing lot with regards to setbacks. Mr. Baxter clarified that the home and deck appear to be parallel with the lot line, resulting in consistent side yard setbacks. Board Member Michael Koppersmith asked if there was a variance applied for the deck when it was built, and Mr. Baxter responded that staff did not find any variances in the house file.

### **PUBLIC COMMENT**

Chairman Novack asked if there were any additional public comments. No additional comments were made. Chairman Novack noted that without any opposition that he is inclined to vote in favor of the variance. A motion was made and seconded to approve the requested variance.

### **FINDINGS**

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
  - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
  - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C) of the Glencoe Zoning Code as applied to the lot in question.
  - c. The plight of the owner is due to unique circumstances.
  - d. The requested variation will not alter the essential character of the locality.
  - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
  - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

## RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to reduce the side yard setback at 228 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.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Novack, Elsasser, Friedman, Kaplan, Satter, Ruderman, Kuppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

### 6. CONSIDER VARIATION REQUEST AT 246 BEACH ROAD

Richard McGowan gave a brief overview of the case, stating that the applicants are one variation from the zoning code to allow for the installation of two air conditioning units in the side yard setback at an existing single-family residence:

1. Section 3-111(C) – To reduce the side yard setback from 12 ft. to 10 ft., a variation of 16.66%.

Mr. McGowan noted that the applicant has stated that the proposed location will be more cost effective for the installation and longevity of the units and will also be more environmentally sensitive as they will use less energy. Mr. McGowan also noted that the applicant told staff his neighbor closest to the requested variance (240 Beach Road) supports it. Mr. Baxter then swore in those looking to provide comment.

Mr. Steve Best of 246 Beach Road stated that the alternative locations for the units are not suitable as the rear yard of 246 Beach Road abuts a church memorial, and if they were to locate them in the other side yard it would be more expensive and consume more energy.

Board Member Kuppersmith and Board Member David Friedman asked Mr. Best if it would be possible to install the units in their existing location on the west side of the home. Mr. Best responded, stating that there are other reasons other than cost and energy, such as the proximity to the boiler room. Mr. Best noted that the Engineer for his project stated that the

existing location of the units will create more issues with heat transfer and could significantly increase his utility bill. Chairman Novack noted that there seems to be a consistent theme lately for requesting setback variances for air conditioning units, though it was good that the neighbor directly east of 246 Beach Road supports the proposed variance. Board Member Satter added that since there is also an operational need it makes sense to support the variance.

### **PUBLIC COMMENT**

Chairman Novack asked if there were any additional public comments. No additional comments were made. Chairman Novack noted that without any opposition that he is inclined to vote in favor of the variance. A motion was made and seconded to approve the requested variance.

### **FINDINGS**

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
  - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
  - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C) of the Glencoe Zoning Code as applied to the lot in question.
  - c. The plight of the owner is due to unique circumstances.
  - d. The requested variation will not alter the essential character of the locality.
  - e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
  - f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

### **RESOLUTION**

NOW THEREFORE BE IT RESOLVED that the request to reduce the side yard setback at 246 Beach Road 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.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Novack, Elsasser, Friedman, Kaplan, Satter, Ruderman, Kuppersmith
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

**7. ADJOURN**

Prior to adjourning, Chairman Novack thanked the audience and asked staff if there is an exact date for the next Zoning Commission meeting, since the Zoning Commission meeting scheduled for tonight was postponed. Mr. Baxter confirmed that the Zoning Commission and Zoning Board of Appeals meetings will be held on the same night on September 13, 2021, starting at 6:00 p.m., and the next Zoning Board of Appeals meeting will be on August 2, 2021 at 6:30 p.m.

Chairman Novack noted that other than the meetings on September 13, 2021, the meeting start time of 6:30 p.m. will remain.

The meeting adjourned at 6:35 p.m.



# VILLAGE OF GLENCOE MEMORANDUM

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## Zoning Board of Appeals Memorandum

**DATE:** July 23, 2021

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Consideration of a variation to allow a deck to encroach into the required rear yard setback at 710 Bluff Street

**Background:** The applicants are requesting a variation from the Zoning Code to allow a deck to encroach into the required rear setback at 710 Bluff Street. 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(C) – To reduce the required side yard setback from 38.4 feet to 34.75 feet, a variation of 9.5%.*

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

	Existing	Required	Proposed	Variation %
Rear yard setback	15.55 ft (house)	38.4 ft	34.75 ft	9.5%

There is an existing deck on the property that is approximately 3.65 feet further from the rear property line than the proposed deck. Per the applicant's plans, the existing deck would be replaced with the proposed deck.

**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 a variation is needed to construct an enlarged deck. They have stated that the deck would not have any significant impact on neighboring or nearby properties.

- 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 only unique physical condition on the lot is the location of the house, which is toward the rear of the property. The house is 15.55 feet from the rear property line, although this encroachment into the rear setback appears to have been allowed for an attached garage. The 106.17-foot front setback is more than double the maximum required setback in the RB district of 50 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.*

Per Village records, the house has been on the property since the 1920s.

- 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 and the requested variation is not due to an 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 purpose of the rear setback requirement in the zoning code is to provide adequate separation between single-family residences. While the proposed deck would be approximately 45 feet from the nearest neighboring house, it would not be significantly larger or more visible than the existing deck on the 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. While the deck would be approximately 3.6 feet closer to the property to the west than the existing deck, screening vegetation would be likely to mitigate potential impacts.

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.

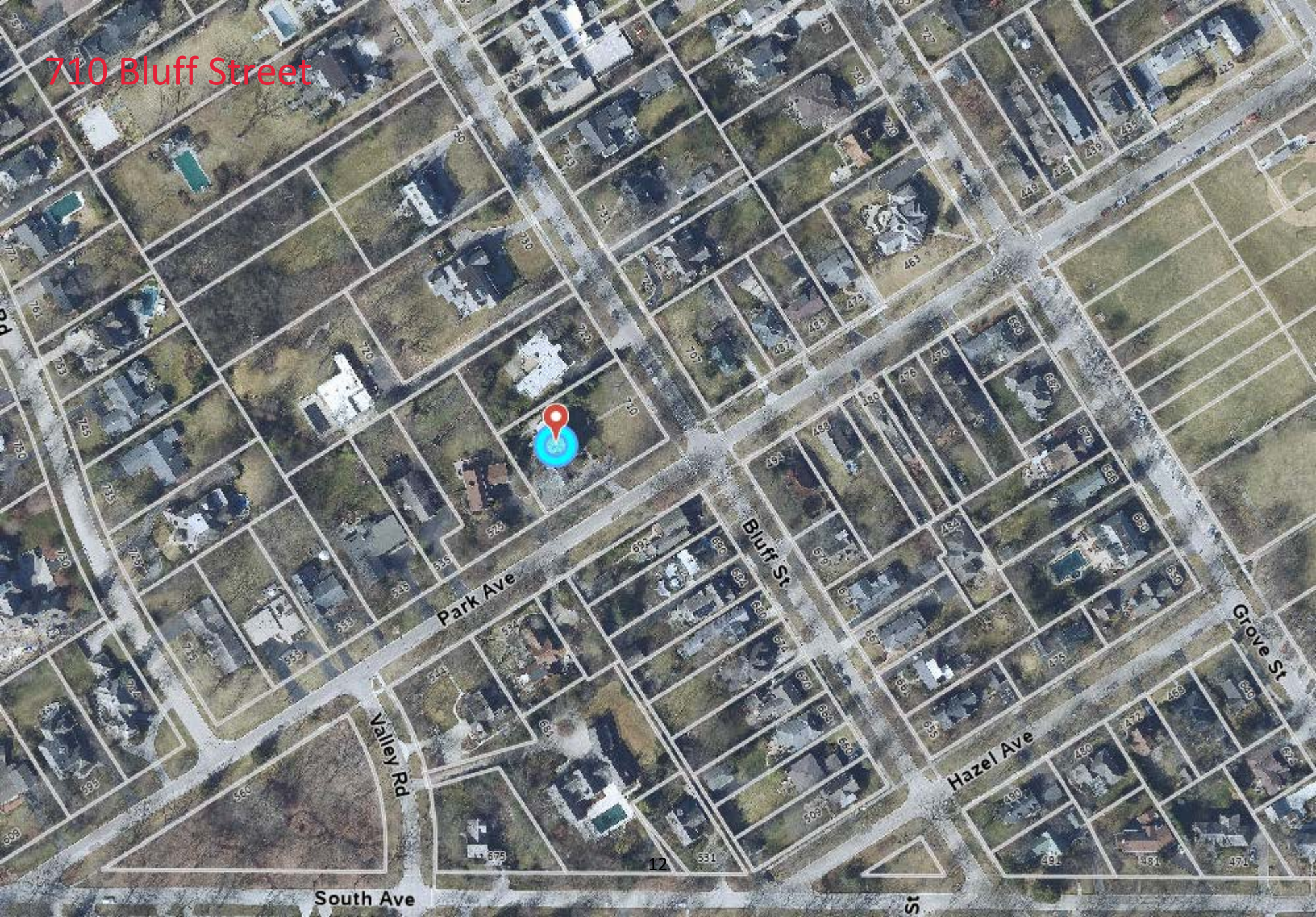
**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

**Move to accept/deny the request for a variation to a deck to encroach into the required rear setback at 710 Bluff Street, per the plans provided with this application.**



710 Bluff Street







# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### 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

710 Bluff St.

Subject property address: \_\_\_\_\_

Applicant name: Justin and Neelam Kelly Applicant phone: 773-351-5199

Applicant email: neels97@hotmail.com

Owner name (if different from applicant): same

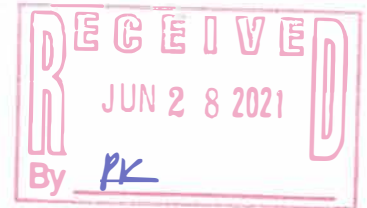
Owner phone: same Owner email: same

Brief description of project:

Replace existing deck with larger deck

Variation request(s):

Rear yard setback encroachment of 3.65 feet into required 38.40 setback





# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### 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.

Our home is located on the north west corner of Bluff St and Park Avenue. We are seeking a 3.65 foot rear yard setback variation to replace our existing deck that is off the kitchen and family room in our legally non conforming house.

We are seeking this variation due to hardship and unique circumstances. The house was built in the 1920's and a garage addition was constructed in the 1970's by prior owners. The house is on a corner lot, and is now sited in the rear half of the lot. It was the original home on a much larger lot that has since been subdivided into several adjacent properties. The garage setback is 15.55' from the west property line, the house is 38.05'. The requirement is 38.40'.

The existing deck is approximately 30 years old and is in poor condition. We wish to demolish the existing deck and build a slightly larger deck in it's place, at the same height as currently exists. It will project 3.65' into the required 38.40' setback. It will not be visible from either Park Avenue or Bluff Street. It is completely screened by our house, garage and mature landscaping to the north and west.

With the location of the house on the site, this is our only private yard space and the best location for the deck. The current deck is only 10.0 deep, the new deck will be 13.65' and have steps down to our existing patio. It will not impair the light or air to any of our adjacent neighbors as it is 38" off the ground and does not have a roof.

Thank you for your consideration.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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

The proposed deck is completely screened from view from both Bluff Street and Park Avenue. The larger deck will have no impact to the neighbors to the west or north. Our garage projects 18.85' closer to the west neighbor than the deck will, and our kitchen similarly is approximately 10' further north than the deck will be. There is no roof or higher element to impact the light or air to the adjacent properties.

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

We have reviewed with both neighbors and as the mature vegetation completely screens our rear yard from their properties, there is no issue with either.

### Section C: Petition for Appeal

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



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

For a Village of Glencoe application form, please visit [www.villageofglencoe.org](http://www.villageofglencoe.org) or call (847) 854-1111. To follow the most recent

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section D: Acknowledgement and Signature



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

*Justin Kelly*

Applicant's signature

6/28/21

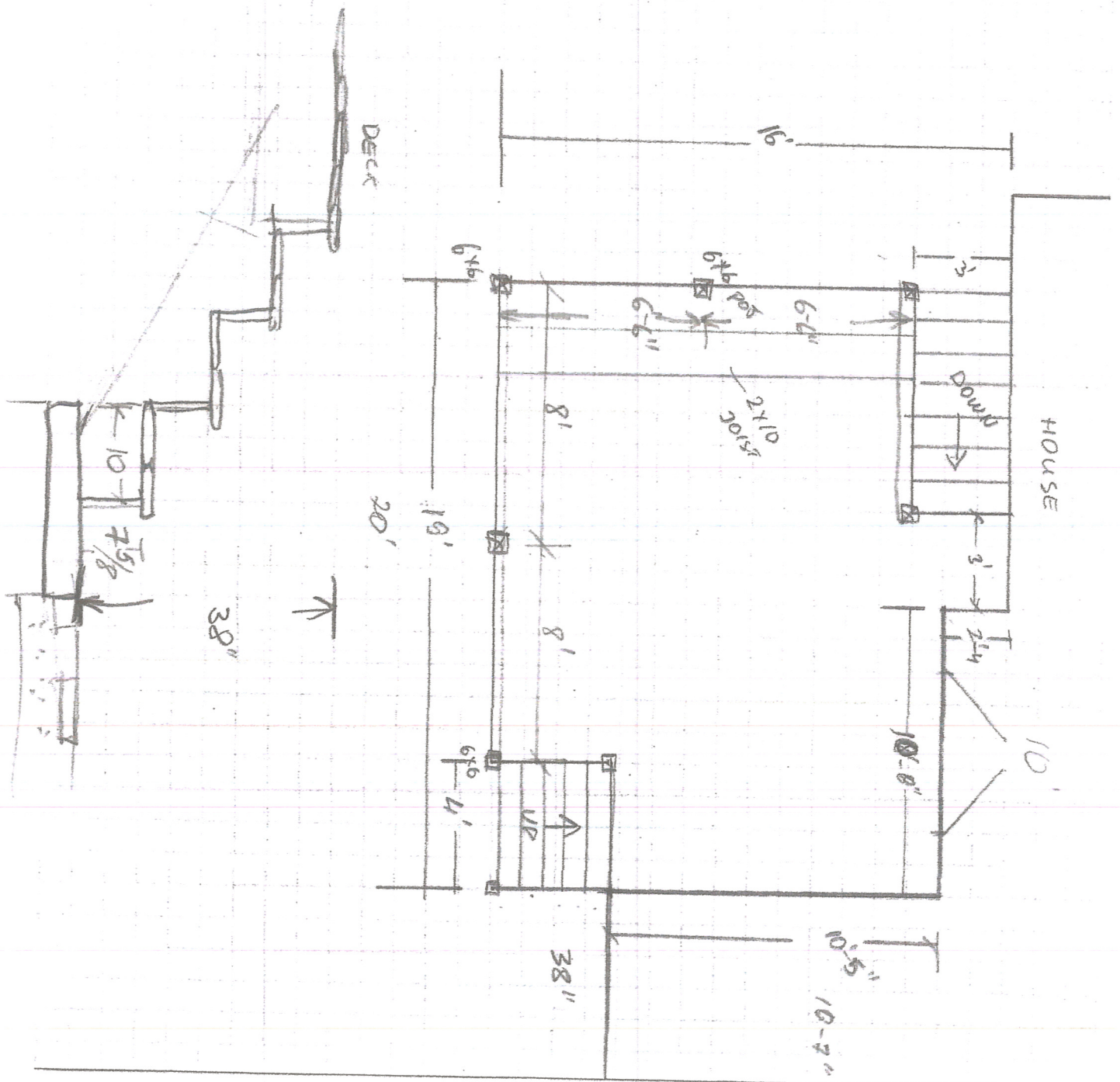
Date

Owner's signature (if different than applicant)

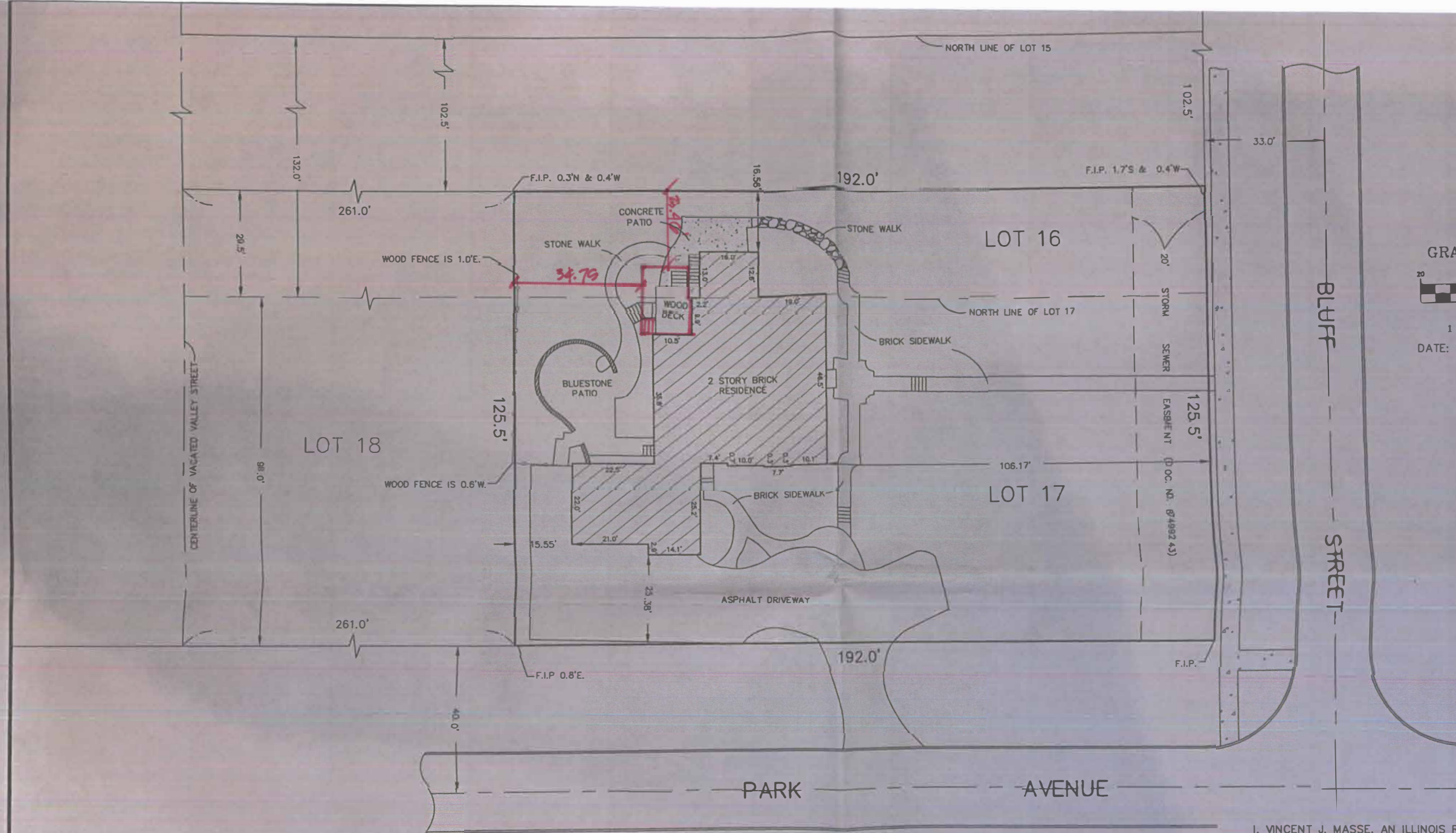
Date











## NOTES:

- COMPARE YOUR DESCRIPTION AND SITE MONUMENTS WITH THIS PLAT AT ONCE AND REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.
- BUILDING LINE RESTRICTIONS AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION. REFER TO YOUR DEED, ABSTRACT AND OR TITLE POLICY.
- ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, AND ARE NOT TO BE ASSUMED BY SCALING.
- NO WELL OR SEPTIC IMPROVEMENTS SHOWN HEREON
- THIS PLAT IS NOT CERTIFIED UNLESS AN IMPRESSED SEAL IS AFFIXED HEREON.

F.I.P. DENOTES FOUND IRON PIPE  
F.I.R. DENOTES FOUND IRON ROD  
S.I.R. DENOTES SET IRON ROD

## PLAT OF SURVEY

OF  
THAT PART OF LOTS 15, 16 AND 17 LYING EASTERLY OF A LINE DRAWN 261.0 FEET (RIGHT ANGLE MEASURE) EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF VACATED VALLEY STREET, (EXCEPT THE NORTHWESTERLY 102.5 FEET THEREOF) ALL IN BLOCK 36 IN GLENCOE, A SUBDIVISION OF PART OF SECTIONS 5, 6, 7 AND 8 IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 710 BLUFF STREET; GLENCOE, ILLINOIS

PREPARED FOR:  
KAREN M. PATTERSON, P.C.  
2400 RAVINE WAY, SUITE 200  
GLENVIEW, ILLINOIS 60025  
847-724-5150

I, VINCENT J. MASSE, AN ILLINOIS REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT ABOVE IS A CORRECT REPRESENTATION OF SAID SURVEY.

Vincent J. Masse  
VINCENT J. MASSE, LAND SURVEYOR # 2854  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



P.D.F. # 184-004041 LICENSE EXPIRES 11/30/20

## CHAMBERLIN / MASSE ENGINEERING

LAND SURVEYORS ~ PLANNERS ~ ENGINEERS  
14048 W. PETRONELLA DRIVE, SUITE 102  
LIBERTYVILLE, ILLINOIS 60048  
(847) 362-8444 ~ cmasse.eng@gmail.com

DRAWN BY: VJM	JOB # 219009	DRAWING #
CHECKED BY: VJM	F.B. PG.	1 OF 1





# VILLAGE OF GLENCOE MEMORANDUM

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## Zoning Board of Appeals Memorandum

**DATE:** July 23, 2021

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Consideration of two variations to reduce the required front yard setback for an in-ground pool at 1085 Beinlich Court

**Background:** The applicants are requesting two variations from the Zoning Code to reduce the required front yard setback and to allow an accessory structure to be less than 50% of the lot depth from the street for the construction of an in-ground pool at an existing single-family residence at 1085 Beinlich Court in the RB zoning district. The lot is a corner lot abutting Beinlich Court and Dundee Road.

Requested variations:

1. *Section 3-111(C)– To reduce the required front yard setback from 50 feet to 40 feet, a variation of 20%;*
2. *Section 5-101(E) – To allow an accessory structure to be nearer to the street than one-half of the lot depth.*

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

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Front setback (from the lot line)	50 ft	40 ft	20%	20%
One-half of the lot depth (from the street)	62.55 ft	51.75 ft	17.27%	N/A

This is a unique lot with existing conditions that significantly limit where an accessory structure can be constructed without a variance. The applicant is looking to construct an in-ground pool in the rear of their home, however, per the definition of a “corner lot”, the front lot line is along Dundee Road and the rear lot line is the northernmost lot line from Dundee Road, abutting 1091 Beinlich Court.



According to Article V, Section 5-101(E), an accessory building (or in-ground pool in this case) is required to be at least half of the “lot depth” from the “street”, or paved portion of Dundee Road, which is 62.55 feet.

The typical rear yard setback for an accessory structure on a non-corner lot is a minimum 5 feet from the rear lot line. Because the subject property is a corner lot that has a rear lot line that is also the side lot line of an adjacent parcel, additional restrictions apply. The structure must be at least 10 feet from the rear lot line, and at least 25 feet from the corner side lot line. If the applicant proposed a 5-foot rear yard setback, it would be required to be at least 50 feet from the corner side lot line. The ability to meet these additional requirements is limited due to the existing conditions of the lot.

The applicants have also received three letters of support from neighbors directly to the north (1091 Beinlich Ct.), east (669 Dundee Rd.), and west (1080 Beinlich Ct.). Per the applicant, the lot is already fully fenced-in and the perimeter is lined with thick landscaping.

**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 variations would allow the pool to be constructed in the rear of their home and would allow them to maximize their yard space. Additionally, the applicant has noted that the corner lot and existing conditions limit their ability to construct a pool without a variance.

- 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 lot meets the minimum lot width and lot area requirements for the RB district. However, it is a corner lot where what is technically the front yard is in the rear of the home which leads to much greater setback requirements for an accessory structure compared to a typical lot where the front yard is usually in the front of the home. Additionally, the location of the existing structures limits the ability to construct an in-ground pool without a variance.

- 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 conditions on the lot is not self-created and the home was built in 2004.

- 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 variations is not based exclusively on a desire to make more money from the property. Because of the unique physical conditions on the lot, it is unlikely that the granting of the variations would be considered a special privilege.

- 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 purpose of the front setback requirement is to provide relatively uniform appearance along a block frontage. The subject property is located on a corner lot where the rear of the home is oriented towards what is technically the front yard. Given the orientation of the four homes on Beinlich Court and existing screening at 1085 Beinlich Court, the variation is unlikely to be out of harmony with the purposes of the code.

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

The proposed 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 variations to reduce the required front yard setback and to allow an accessory structure to be less than 50% of the lot depth from the street for the construction of an in-ground pool at an existing single-family residence at 1085 Beinlich Court, per the plans provided with this application.**



# 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: 1085 Beinlich Ct

Applicant name: Brad Friedman Applicant phone: 312-550-5927

Applicant email: btfriedman@gmail.com

Owner name (if different from applicant): \_\_\_\_\_

Owner phone: \_\_\_\_\_ Owner email: \_\_\_\_\_

Brief description of project:

I would like to install a pool in my backyard, just to the east of my home. See the attached plans for reference.

Variation request(s):

I am requesting a 20% reduction from the required setback for a pool from Dundee Road. If approved, this would allow the pool to be 49.9 feet from the STREET (not the lot line).



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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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.

Without the variance the set back makes a pool not possible. The goal is to put the pool behind (to the east) of the house so as to maximize yard space. The variance will allow us to do that. I believe that the variance is warranted because where we are requesting to put the pool is clearly our back yard, but it is considered our front yard currently due to the fact that the house is on a corner lot.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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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.

If the variance is approved, the pool would still be contained to behind the house, and not cause any detriment to adjacent properties. The yard is fully fenced in and the perimeter lined with thick trees.

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?

From speaking to my direct neighbors no one has any objections to the proposed variance or plan.

### Section C: Petition for Appeal

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



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

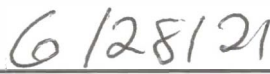
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### Section D: Acknowledgement and Signature

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

  
Applicant's signature

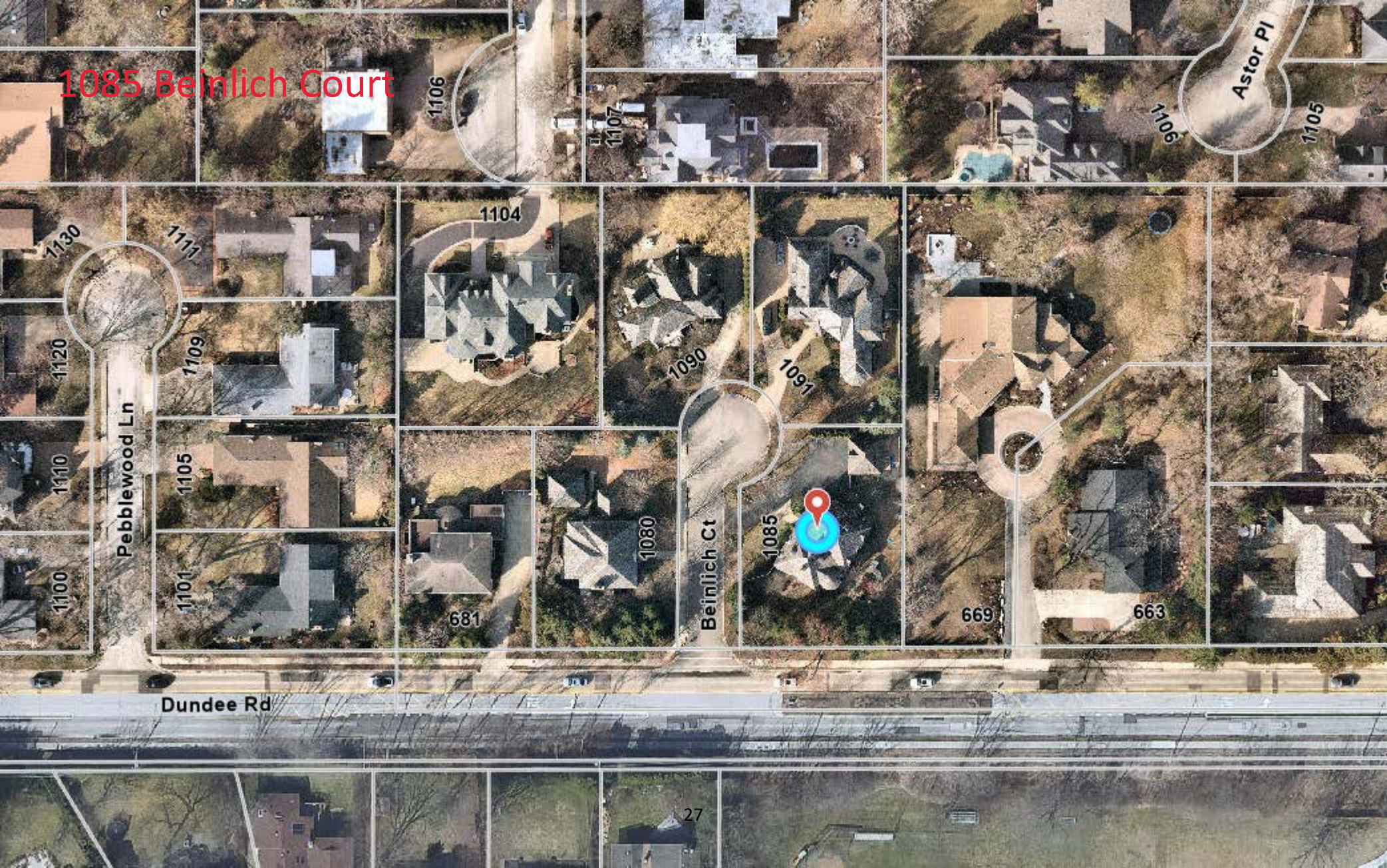
  
Date

Owner's signature (if different than applicant)

Date



1085 Beinlich Court





www.boilini.com

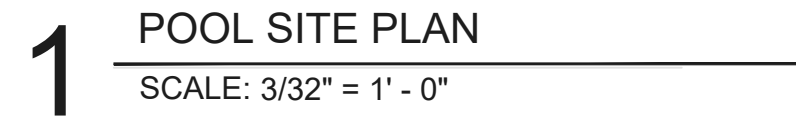
**PRIVATE RESIDENCE**

## POOL CONSTRUCTION

**CLIENT:**

ALL DOCUMENTS UNDER THIS STAMP BEAR THE SAME  
ISSUE DATE AS THE SEALED COPY.

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS  
PRIOR TO PROCEEDING WITH CONSTRUCTION AND NOTIFY  
ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR  
CONFLICTS. DO NOT SCALE DRAWINGS.



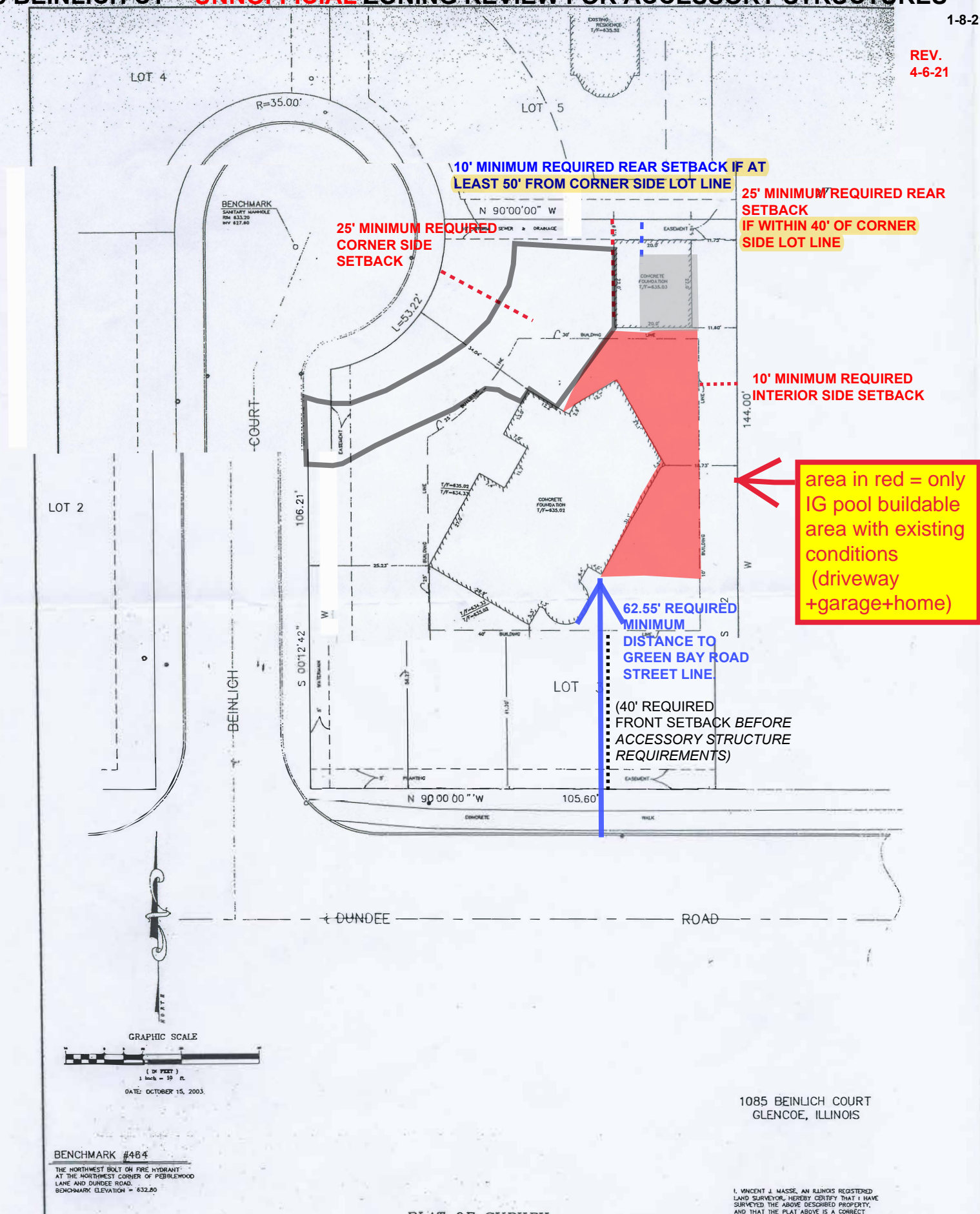
01 of 03



1085 BEINLICH CT - **UNOFFICIAL** ZONING REVIEW FOR ACCESSORY STRUCTURES

1-8-21

REV.  
4-6-21





Brad Friedman &lt;btfriedman@gmail.com&gt;

---

**669 Dundee neighbor**

---

**Yevgeny Goncharov** [REDACTED]  
To: btfriedman@gmail.com

Wed, Jun 30, 2021 at 9:50 PM

Hi Braid,  
sure, I don't mind you building a pool in your East yard (or any other yard). Let me know if you need some official letter or anything of this sort.  
I am sure you and your family will have a lot of fun!  
Yevgeny Goncharov  
[669 Dundee rd](#)  
[Glencoe, IL](#)



Brad Friedman &lt;btfriedman@gmail.com&gt;

---

**Pool Variance**

1 message

**Carrie Rose** [REDACTED]

Wed, Jun 30, 2021 at 3:39 PM

To: Brad Friedman &lt;btfriedman@gmail.com&gt;, "Seth A. Rose" [REDACTED]

Dear Brad,

Carrie and Seth Rose, the owners of 1091 Beinlich Court, have no objection to the owners of 1085 Beinlich Court building a pool. In fact, we think it will be a lovely addition and support any variance.

Please feel free to have the Village contact us with any questions and/or let us know how we can be of any additional assistance. Best,

Carrie and Seth Rose

Carrie Rose, Esq. | **OAK STREET HEALTH** | (847) 909-7225

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Brad Friedman &lt;btfriedman@gmail.com&gt;

---

**Pool**

1 message

**Deepali Agarwal** [REDACTED]

Wed, Jun 30, 2021 at 6:47 PM

To: btfriedman@gmail.com

Cc: Maddy [REDACTED]

Hi Brad,

We heard that you are thinking to add a pool in your backyard. How exciting!  
We have no objections to this addition. Good luck with the construction.

Thanks,

Deepali & Mike Agrawal  
1080 Beinlich Ct  
Glencoe

Sent from my iPhone



# VILLAGE OF GLENCOE MEMORANDUM

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## Zoning Board of Appeals Memorandum

**DATE:** July 23, 2021

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Consideration of a variation to reduce the required side yard setback for air conditioning units at 715 Valley Road

**Background:** The applicants are requesting one variation from the Zoning Code to reduce the required side yard setback to allow for the installation of three air conditioning units at a new single-family residence under construction at 715 Valley Road in the RA zoning district.

Requested variations:

1. *Section 3-111(C)– To reduce the required side yard setback from 12 feet to 10 feet, a variation of 20%;*

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

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Side setback	12 ft	10 ft	20%	20%

The air conditioning units are proposed for a new home under construction on a relatively undersized corner lot. Per the applicants, they would add sound blankets or fencing to reduce any noise emanating from the units. In addition to the Village's neighbor notifications, the applicants have noted that they met with the neighbors that the units would be closest to and the neighbors do not have any objections.

**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.*

Per the applicants, placing the air conditioning units in the rear yard would be detrimental to the future owner's use and enjoyment of their property. The applicants have also noted that units in the rear yard would have to be placed directly on the rear patio and would create a nuisance.

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

This lot does not meet the minimum lot width of 100 feet and lot area of 20,000 sq. ft. for the RA zoning district. It is also a corner lot which further increases setback requirements.

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

The size and width of the lot are not self-created, although the home is currently under construction by the applicants.

- 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 variations is not based exclusively on a desire to make more money from the property. Because of the unique physical conditions on the lot, it is unlikely that the granting of the variations would be considered a special privilege.

- 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.*

It appears that the units would not be highly visible from Park Avenue and will not be visible from Valley Road. Given their proposed location, the variation is unlikely to be out of harmony with the purposes of the code, provided that any noise concerns are adequately addressed.

- 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 variations to reduce the required side yard setback to allow for the installation of air conditioning units at a new single-family residence at 715 Valley Road, per the plans provided with this application.**



# 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: 715 Valley Road

Applicant name: Steven Aisen Applicant phone: 773-505-2556

Applicant email: Steve@newgardhomes.com

Owner name (if different from applicant): Nader Elrashidy, Dina Elrashidy  
312-907-5331 Nader

Owner phone: 248-840-6823 Dina Owner email: Nader@elrashidy.net

Brief description of project:

detrash@gmail.com

New SFR

Variation request(s):

Reduce side yard setbacks from 12' to 10'  
only for AC condensers. The building conforms to  
the required side yard setback of 12'





# VILLAGE OF GLENCOE

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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.

Placing the AC units outside the side yard setback (in the rear yard) would be detrimental to the future owner's use and enjoyment of their property. The units would almost certainly have to be placed directly on their rear patio, and would create a nuisance that is easily avoidable.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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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.

We propose to add sound blankets or Fencing to reduce the noise emanating from the AC units, if allowed to locate them partially in the side yard setback, as requested

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?

~~None yet~~ Owner met with neighbors and they approved our request to place AC units in the side yard setback

### Section C: Petition for Appeal

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



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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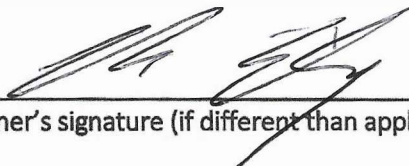
[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section D: Acknowledgement and Signature

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

  
Applicant's signature

6-25-2021  
Date

  
Owner's signature (if different than applicant)

6/28/21  
Date



715 Valley Rd

Valley Rd

Park Ave

Bluff St

Hazel Ave

South Ave 40







LEGAL DESCRIPTION:

[illegible]

062.067021  
REGISTERED  
PROFESSIONAL  
ENGINEER  
OF  
ILLINOIS

By J. H. Bay

July 2, 2021  
Illinois Professional Engineer  
Certificate No. 062.067021  
Expiration date: 11-30-2021

<div style="text-align: center;">    Sheet </div>	Scale	1" = 15'	Project	Client Name and Address:		Firm Name and Address:				No.	Revision/Issue	Date
				Newgard Custom Homes		Fluenta Consulting						
				666 Dundee Rd #308,		201 E. Lakeside Dr.,						
				Northbrook, IL 60062		Vernon Hills, IL 60061						
				Tel: (224) 261-8940		Tel: 773-349-5881						

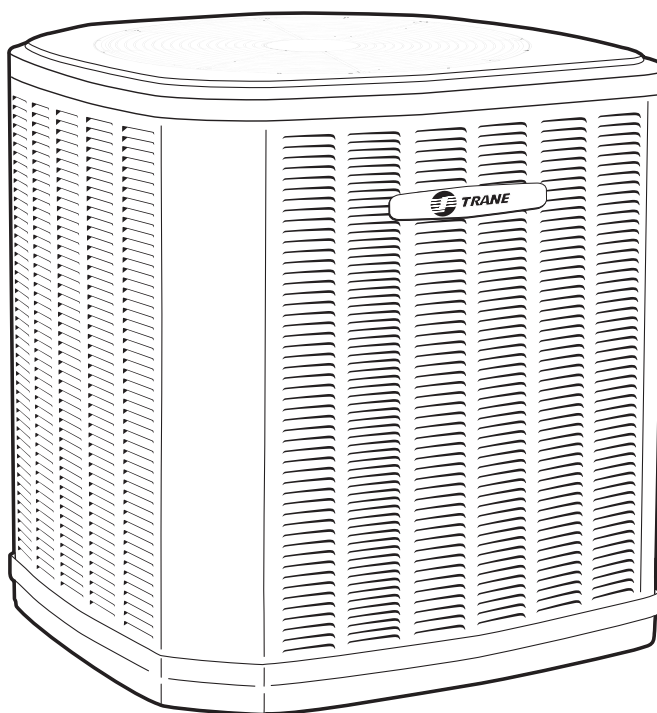


# Split System Cooling Product Data

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**XR17  
4TTR7**

**2, 3, 4 & 5 Tons**



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**PUB. NO. 22-1884-01**





## Features and Benefits

---

- **CLIMATUFF™** 2-stage scroll compressor
- Efficiency up to **18.0 SEER**
- All Aluminum **SPINE FIN™** coil
- **DURATUFF™** weather proof and rust proof base
- **COMFORT "R"™** mode approved for better comfort indoors
- **QUICK-SESS™** cabinet, service access and refrigerant connections with full coil protection
- **WEATHERGUARD™** fasteners
- Glossy corrosion resistant finish tarpaulin gray cabinet with anthracite gray top
- Internal compressor high/low pressure & temperature protection
- Liquid line filter/drier
- Low sound with advanced PSC fan motor
- Service valve cover
- R-410A refrigerant
- From 70 to 100% capacity modulation
- 100% run test in the factory
- Low ambient cooling to 55° as shipped
- **Extended warranties available**

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# General Data

## Product Specifications

Model No. ①	4TTR7024A1000B	4TTR7036A1000B	4TTR7048A1000A	4TTR7060A1000A
Electrical Data V/Ph/Hz ②	208/230/1/60	208/230/1/60	208/230/1/60	208/230/1/60
Min Cir Ampacity	18	24	28	41
Max Fuse Size (Amps)	20	35	45	60
Compressor	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL	CLIMATUFF® - SCROLL
No. Compress. – No. Stages	1 -2	1-2	1-2	1-2
RL AMPS - LR AMPS	13.0 - 52	17.0 - 82	21.2 - 104	32.1 - 152.9
Outdoor Fan FL Amps	0.74	0.74	1.00	1.30
Fan HP	1/8	1/8	1/5	1/4
Fan Dia (inches)	27.6	27.6	27.6	27.6
Coil	Spine Fin™	Spine Fin™	Spine Fin™	Spine Fin™
Refrigerant R-410A	9/13-LB/OZ	9/13-LB/OZ	12/9-LB/OZ	12/9-LB/OZ
Line Size - (in.) O.D. Gas ③	5/8	3/4	7/8	1-1/8
Line Size - (in.) O.D. Liquid ③	3/8	3/8	3/8	3/8
Dimensions H x W x D (Crated)	46.4 x 35.1 x 38.7	51.0 x 35.1 x 38.7	51.0 x 35.1 x 38.7	51.0 x 35.1 x 38.7
Weight - Shipping	276	283	308	312
Weight - Net	240	245	271	275
Start Components	NO	NO	NO	NO
Sound Enclosure	NO	NO	NO	NO
Compressor Sump Heat	NO	NO	NO	NO
<b>Optional Accessories: ④</b>				
Rubber Isolator Kit	BAYISLT101	BAYISLT101	BAYISLT101	BAYISLT101
Snow Leg - Base & Cap 4" High	BAYLEGS002	BAYLEGS002	BAYLEGS002	BAYLEGS002
Snow Leg - 4" Extension	BAYLEGS003	BAYLEGS003	BAYLEGS003	BAYLEGS003
Hard Start Kit Scroll	BAYKSKT260	BAYKSKT260	BAYKSKT263	BAYKSKT263
Crankcase Heater Kit	BAYCCHT301	BAYCCHT301	BAYCCHT301	BAYCCHT301
Extreme Condition Mounting Kit	BAYECMT004	BAYECMT004	BAYECMT004	BAYECMT004
Vertical Discharge Air Kit Base 4	BAYVDTA003	BAYVDTA004	BAYVDTA004	BAYVDTA004
Auto Charge Solenoid Kit	BAYCAKT001	BAYCAKT001	BAYCAKT001	BAYCAKT001
Refrigerant Lineset ⑤	TAYREFLN9*	TAYREFLN7*	TAYREFLN3*	TAYREFLN4*

① Certified in accordance with the Air-Source Unitary Heat Pump Equipment certification program which is based on AHRI Standard 210/240.

② Calculated in accordance with N.E.C. Only use HACR circuit breakers or fuses.

③ Standard line lengths - 60'. Standard lift - 25' Suction and Liquid line.  
For Greater lengths and lifts refer to refrigerant piping software Pub# 32-3312-01. (\*denotes latest revision)

④ For accessory description and usage, see page 5.

⑤ \* = 15, 20, 25, 30, 40 and 50 foot lineset available.

## Sound Power Level

Model	A-Weighted Sound Power Level [dB(A)]	Full Octave Sound Power [dB]							
		63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz
4TTR7024A1	72	70	69	63	66	60	56	53	48
4TTR7036A1	72	64	67	65	64	60	56	54	50
4TTR7048A1	73	70	67	68	66	63	56	53	49
4TTR7060A1	74	68	70	66	69	66	57	57	53

Note: Rated in accordance with AHRI Standard 270-2008

# General Data

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## Accessory Description and Usage

**Rubber Isolators** — 5 rubber donuts to isolate condensing unit from mounting frame or pad. Use on any application where sound transmission needs to be minimized.

**Extreme Conditions Mounting Kit** — Bracket kits to securely mount condensing unit to a frame or pad without removing any panels. Use in areas with high winds, or on commercial rooftops, etc.

**Low Ambient Cooling** — For low ambient cooling below 55° see Application Guide APP-APG013-EN.

## AHRI Standard Capacity Rating Conditions

### AHRI STANDARD 210/240 RATING CONDITIONS —

- (A) Cooling 80°F DB, 67°F WB air entering indoor coil, 95°F DB air entering outdoor coil.
- (B) High Temperature Heating 47°F DB, 43°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- (C) Low Temperature Heating 17°F DB, 15°F WB air entering outdoor coil, 70°F DB air entering indoor coil.
- (D) Rated indoor airflow for heating is the same as for cooling.

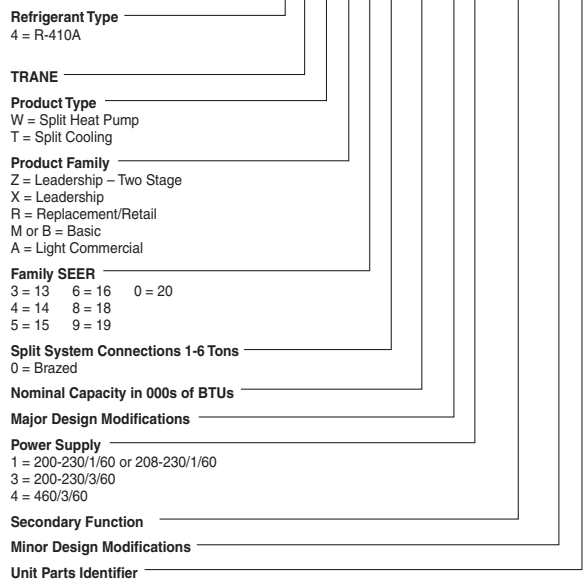
**AHRI STANDARD 270 RATING CONDITIONS** — (Noise rating numbers are determined with the unit in cooling operation.) Standard Noise Rating number is at 95°F outdoor air.



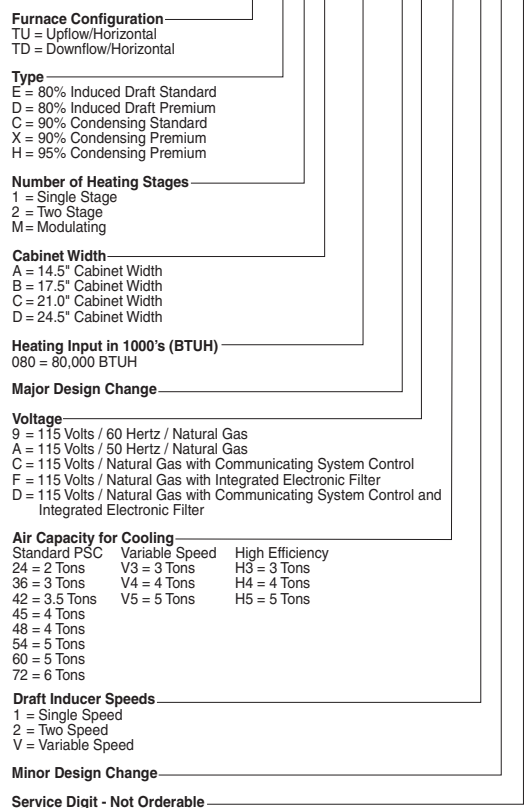


# Model Nomenclature

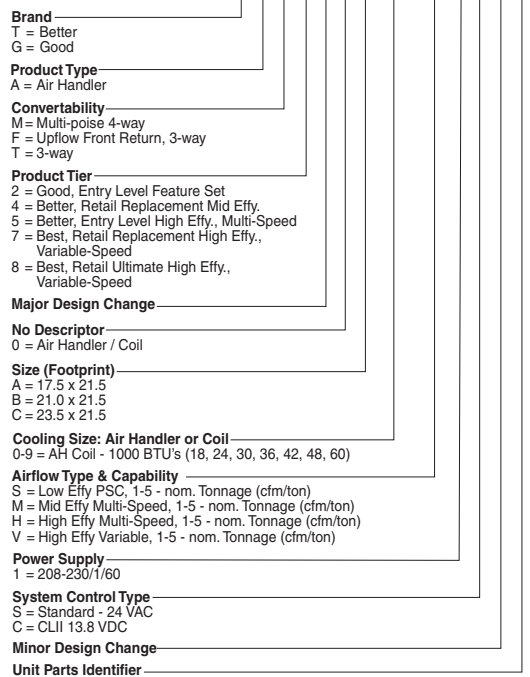
## Outdoor Units



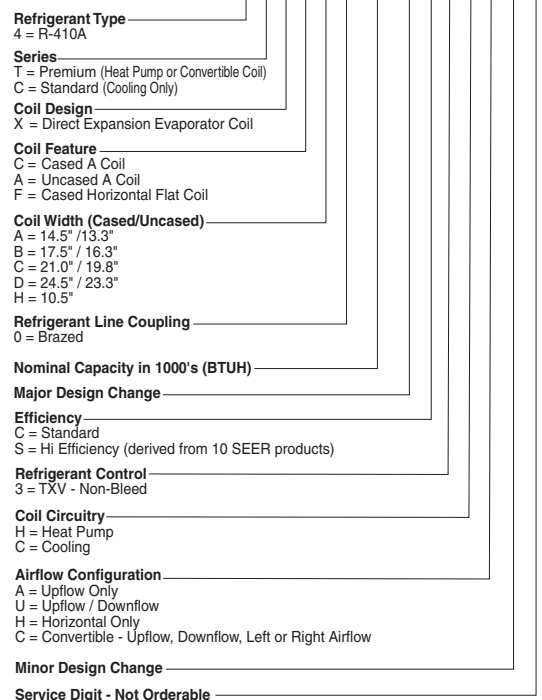
## Gas Furnaces



## Air Handler



## Heat Pump/ Cooling Coils

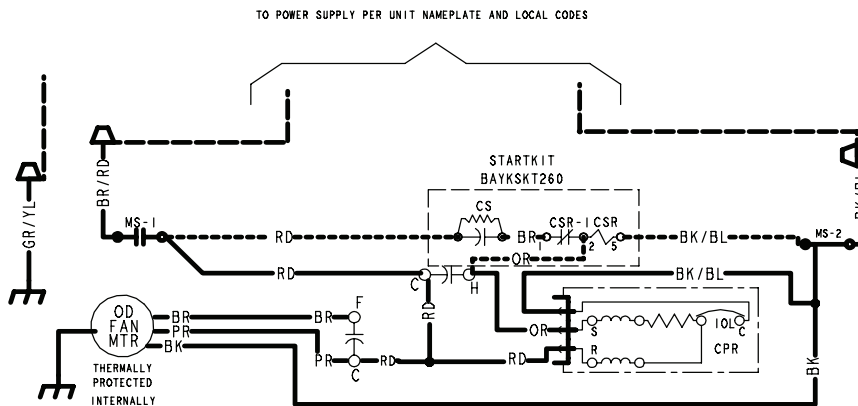


# Electrical Data

## Schematic Diagrams

(SEE LEGEND)

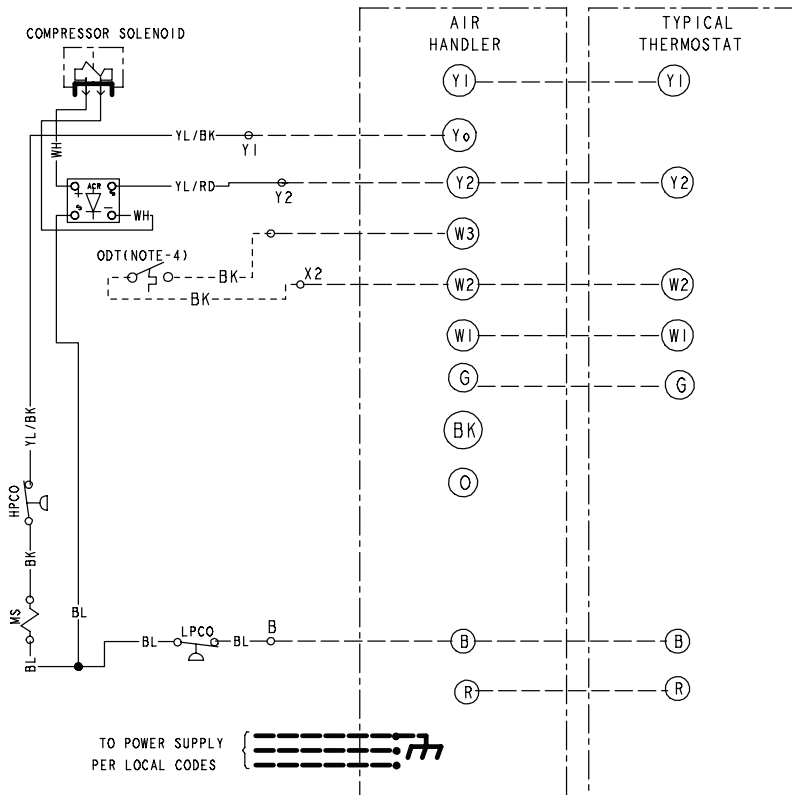
### 4TTR7024A, 036A



ACR A/C RECTIFIER  
CF FAN CAPACITOR  
CN WIRECONNECTOR  
CPR COMPRESSOR  
CR RUN CAPACITOR  
CS STARTING CAPACITOR  
CSR CAPACITOR SWITCHING RELAY  
F INDOOR FAN RELAY  
HPCO HIGH PRESSURE CUTOOUT SWITCH  
IOL INTERNAL OVERLOAD PROTECTOR  
LPCO LOW PRESSURE CUTOOUT SWITCH  
SM SYSTEM ON-OFF SWITCH  
MS COMPRESSOR MOTOR CONTACTOR  
ODA OUTDOOR ANTICIPATOR  
OFT OUTDOOR FAN THERMOSTAT  
ODS OUTDOOR TEMPERATURE SENSOR  
ODT OUTDOOR THERMOSTAT  
SC SWITCH OVER VALVE SOLENOID  
TDL DISCHARGE LINE THERMOSTAT  
TDR TIME DELAY RELAY(5 SEC DELAY ON)  
TNS TRANSFORMER

— COLOR OF WIRE  
BK/BL — COLOR OF MARKER

BK BLACK RD RED OR ORANGE  
BL BLUE WH WHITE GR GREEN  
BR BROWN YL YELLOW PR PURPLE  
PK PINK



#### ⚠ WARNING

HAZARDOUS VOLTAGE!  
DISCONNECT ALL ELECTRICAL POWER  
INCLUDING REMOTE DISCONNECTS  
BEFORE SERVICING.  
Failure to disconnect power  
before servicing can cause severe  
personal injury or death.

#### ⚠ CAUTION

USE COPPER CONDUCTORS ONLY!  
UNIT TERMINALS ARE NOT DESIGNED  
TO ACCEPT OTHER TYPES OF CONDUCTORS.  
Failure to do so may cause damage  
to the equipment.

- NOTES:
1. BE SURE POWER SUPPLY AGREES WITH EQUIPMENT NAMEPLATE.
  2. POWER WIRING AND GROUNDING OF EQUIPMENT MUST COMPLY WITH LOCAL CODES.
  3. LOW VOLTAGE WIRING MUST BE 18 AWG MINIMUM CONDUCTOR.
  4. IF OUTDOOR THERMOSTAT IS NOT USED, CONNECT W2 TO W3.
  5. WITH Y1 ENERGIZED, INDOOR FAN IS 1ST STAGE AIRFLOW.
  6. WITH Y1 & Y2 ENERGIZED, INDOOR FAN IS 2ND STAGE AIRFLOW.
  7. SEE AIR HANDLER INSTALLER GUIDE FOR DIP SWITCH CONFIGURATIONS.

FOR CANADIAN INSTALLATIONS  
POUR INSTALLATIONS CANADIENNES

CAUTION: NOT SUITABLE FOR USE ON  
SYSTEMS EXCEEDING 150V-TO-GROUND  
ATTENTION: NE CONVIENT PAS AUX  
INSTALLATIONS DE PLUS DE 150 V A  
LA TERRE



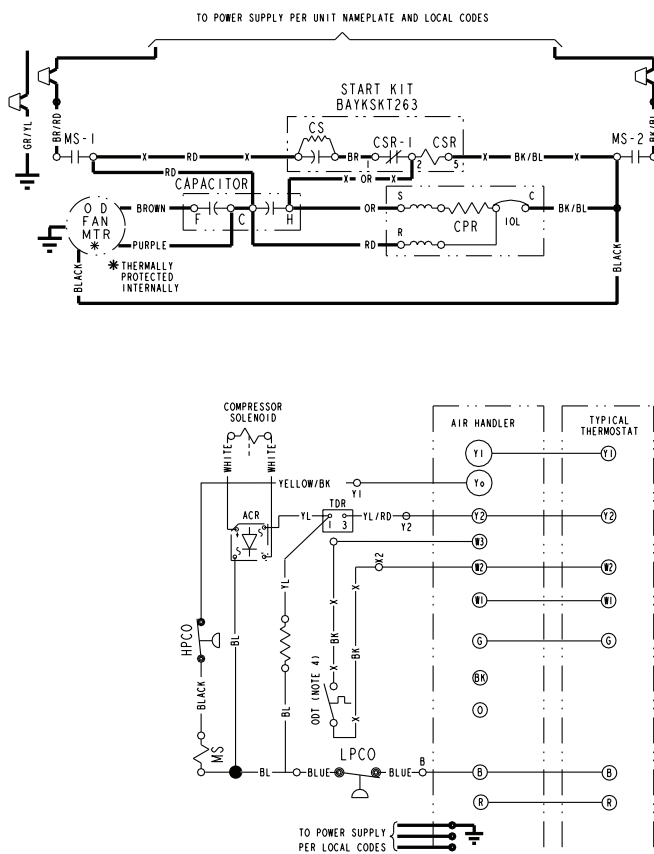


# Electrical Data

## Schematic Diagrams

(SEE LEGEND)

### 4TTR7048A, 060A
























# Electrical Data

## Schematic Diagrams

### LEGEND

COLOR OF WIRE					
BK/BL BLACK WIRE WITH BLUE MARKER					
COLOR OF MARKER					
BK	BLACK	OR	ORANGE	YL	YELLOW
BL	BLUE	RD	RED	GR	GREEN
BR	BROWN	WH	WHITE	PR	PURPLE

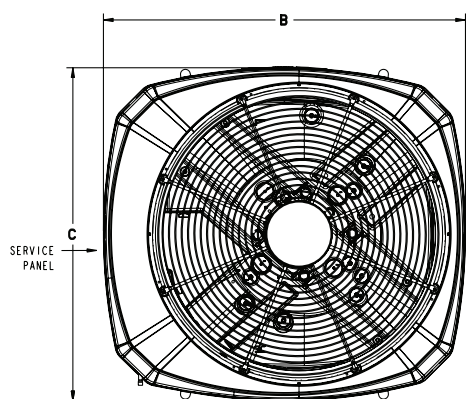
	24 V.	} FACTORY WIRING
	LINE V.	
	24 V.	} FIELD WIRING
	LINE V.	
	FIELD INSTALLED FACTORY WIRING	
	GROUND	
	JUNCTION	
	WIRE NUT OR CONNECTOR	
	COIL	
	CAPACITOR	
	RELAY CONTACT (N.O.)	
	RELAY CONTACT (N.C.)	
	THERMISTOR	
	INTERNAL OVERLOAD PROTECTOR	
	PRESSURE ACTUATED SWITCH	
	TEMP. ACTUATED SWITCH	
	POL. PLUG FEMALE HOUSING (MALE TERM.)	
	POL. PLUG MALE HOUSING (FEMALE TERM.)	
	RESISTOR OR HEATING ELEMENT	
	MOTOR WINDING	
	TERMINAL	

CA	COOLING ANTICIPATOR	LPCO	LOW PRESSURE CUTOUT SW.
CBS	COIL BOTTOM SENSOR	MS	COMPRESSOR MOTOR CONTACTOR
CF	FAN CAPACITOR	ODA	OUTDOOR ANTICIPATOR
CN	WIRE CONNECTOR	OFT	OUTDOOR FAN THERMOSTAT
CPR	COMPRESSOR	ODS	OUTDOOR TEMPERATURE SENSOR
CR	RUN CAPACITOR	ODT	OUTDOOR THERMOSTAT
CS	STARTING CAPACITOR	RHS	RESISTANCE HEAT SWITCH
CSR	CAPACITOR SWITCHING RELAY	SC	SWITCHOVER VALVE SOLENOID
DFC	DEFROST CONTROL	SM	SYSTEM "ON-OFF" SWITCH
F	INDOOR FAN RELAY	TDL	DISCHARGE LINE THERMOSTAT
HA	HEATING ANTICIPATOR	TNS	TRANSFORMER
HPCO	HIGH PRESSURE CUTOUT SW.	TS	HEATING-COOLING THERMOSTAT
IOL	INTERNAL OVERLOAD PROTECTOR	TSH	HEATING THERMOSTAT

# Dimensions

## 4TTR7 Outline Drawing

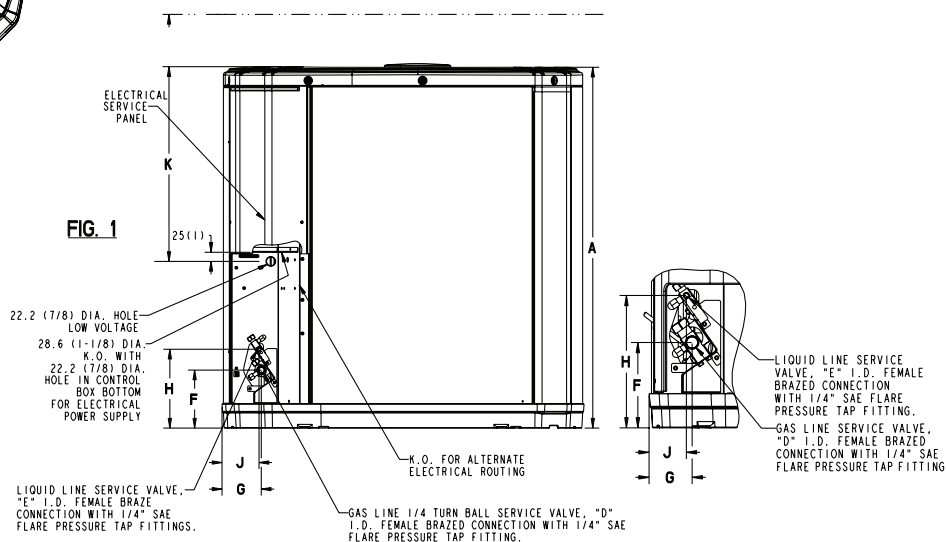
Note: All dimensions are in MM (Inches).



TOP DISCHARGE AREA SHOULD BE UNRESTRICTED FOR AT LEAST 1524 (5 FEET) ABOVE UNIT. UNIT SHOULD BE PLACED SO ROOF RUN-OFF WATER DOES NOT POUR DIRECTLY ON UNIT, AND SHOULD BE AT LEAST 305 (12") FROM WALL AND ALL SURROUNDING SHRUBBERY ON TWO SIDES. OTHER TWO SIDES UNRESTRICTED.

ELECTRICAL AND REFRIGERANT COMPONENT CLEARANCES PER PREVAILING CODES.

**FIG. 1**



MODELS	BASE	A	B	C	D	E	F	G	H	J	K
4TTR7024A	4	1045 (41 1/8)	946 (37-1/4)	870 (34-1/4)	5/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	711 (28)
4TTR7036A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	3/4	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TTR7048A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	7/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)
4TTR7060A	4	1147 (45 1/8)	946 (37-1/4)	870 (34-1/4)	1-1/8	3/8	152 (6)	98 (3-7/8)	219 (8-5/8)	86 (3-3/8)	813 (32)

# Mechanical Specifications

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## General

The 4TTR7 is fully charged from the factory for matched indoor section and up to 15 feet of piping. This unit is designed to operate at outdoor ambient temperatures as high as 115°F. Cooling capacities are matched with a wide selection of air handlers and furnace coils that are AHRI certified. The unit shall be certified to UL 1995. Exterior is designed for outdoor application.

## Casing

Unit casing is constructed of heavy gauge, G60 galvanized steel and painted with a weather-resistant powder paint on all louvers and panels. Corrosion and weatherproof CMBP-G30 DuraTuff™ base.

## Refrigerant Controls

Refrigeration system controls include condenser fan, compressor contactor and high pressure switch. High and low pressure controls are inherent to the compressor. A factory installed liquid line drier is standard.

## Compressor

The Climatuff® 2-stage compressor features internal over temperature and pressure protection and hermetic motor. Other features include: centrifugal oil pump and modular plugs for electrical connections.

## Condenser Coil

The outdoor coil provides low airflow resistance and efficient heat transfer. The coil is protected on all four sides by louvered panels.

## Low Ambient Cooling

As manufactured, this unit has a cooling capability to 55°F. For low ambient cooling below 55° see Application Guide.





Trane  
[www.trane.com](http://www.trane.com)

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05/13

*Trane has a policy of continuous product and product data improvement **and** it reserves the right to change design and specifications without notice.*





# VILLAGE OF GLENCOE MEMORANDUM

675 Village Court, Glencoe, Illinois 60022  
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## Zoning Board of Appeals Memorandum

**DATE:** July 23, 2021

**TO:** Zoning Board of Appeals

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

**SUBJECT:** Consideration of a variation to reduce the required side yard setback for an air conditioning unit at 1035 Bluff Road

**Background:** The applicants are requesting one variation from the Zoning Code to reduce the required side yard setback to allow for the installation of an air conditioning unit at a new single-family residence at 1035 Bluff Road in the RB zoning district.

Requested variations:

1. *Section 3-111(C)– To reduce the required side yard setback from 10 feet to 8.67 feet, a variation of 13.3%;*

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

Variation	Required/Allowed	Proposed	Variation %	Max. Allowable Variation %
Side setback	10 ft	8.67 ft	13.3%	20%

The air conditioning unit is proposed for a new home at 1035 Bluff Road. Per the applicants, a 16-foot Arbor Vitae tree and six-foot fence separate the area that the unit is proposed from the neighbor directly to the south at 1025 Bluff Road. The applicants have also noted that the neighbors at 1025 Bluff Road support the requested variance, and there will be no change to the streetscape.

**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.*

Per the applicants, the owners' HVAC contractor advised them that alternative locations are impractical to run cooling pipes from the north elevation and across the house from north to south, as it could lead to condensation damage. Alternative locations also would not allow for the south portion of the home to be sufficiently cooled per the applicant and could lead to additional functional issues for the unit.

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

This lot meets the minimum lot width and lot area requirements.

- 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.*

There are no unusual physical conditions on the lot.

- 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 variations is not based exclusively on a desire to make more money from the property.

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

Per the applicants, a 16-foot Arbor Vitae tree and six-foot fence separate the area that the unit is proposed from the neighbor directly to the south at 1025 Bluff Road. Given the proposed location, the variation is unlikely to be out of harmony with the purposes of the code, provided that any noise concerns are mitigated.

- 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, provided that any noise concerns are mitigated.

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.

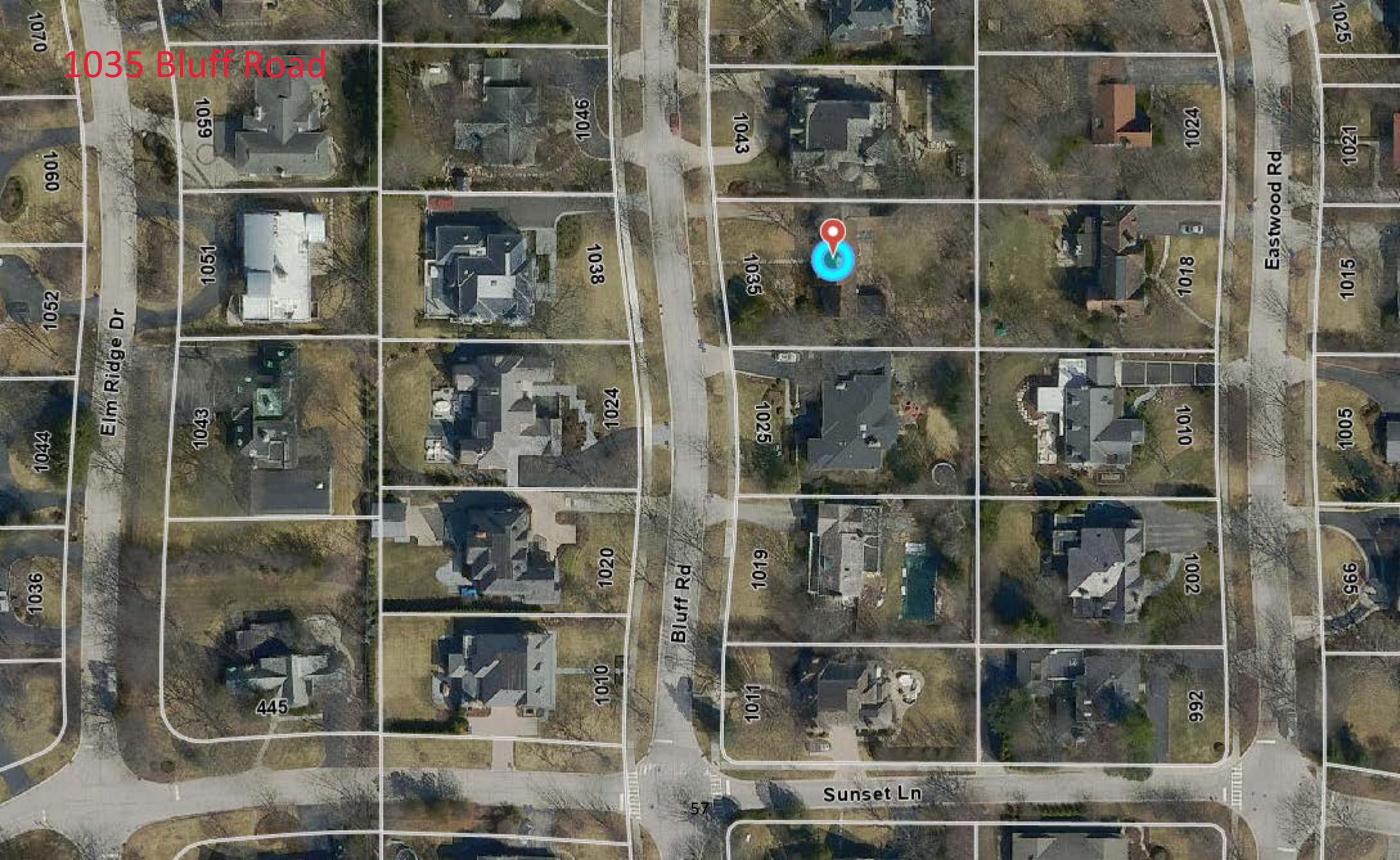
**Recommendation:** Based on the materials presented and the public hearing, it is the recommendation of staff that the variation request of be accepted or denied.

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

**Move to accept/deny the request for a variation to reduce the required side yard setback to allow for the installation of an air conditioning unit at a new single-family residence at 1035 Bluff Road, per the plans provided with this application.**



1035 Bluff Road







# 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: 1035 Bluff Road, Glencoe, Illinois

Applicant name: Ira Chaplik Applicant phone: (847) 644-8964

Applicant email: ike582@gmail.com / cbernstein@sambernlaw.com

Owner name (if different from applicant): See attached Deed.

Owner phone: \_\_\_\_\_ Owner email: \_\_\_\_\_

Brief description of project:

Construction of a new single family home

Variation request(s):

To encroach 1.33 feet into the south required side yard to install an air conditioner condenser.





# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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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.

See attached.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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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.

See attached.

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?

See attached.

### Section C: Petition for Appeal

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



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

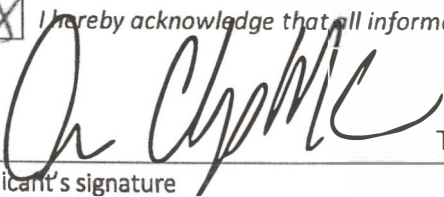
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[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Section D: Acknowledgement and Signature



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

  
Applicant's signature

Trustee

6/28/21

Date

Owner's signature (if different than applicant)

Date

CT

195700678VH  
CUB 1 of 1

WARRANTY DEED

THIS DEED, made upon this day, March 14, 2019, between RICHARD O. RASHMAN, , a single person, 679 Plum Tree Road, Barrington, IL 60010, party of the first part, and IRA CHAPLIK , as trustee of the Ira Chaplik Revocable Trust dated January 25, 2011, and SUSAN CHAPLIK, as trustee of the Susan Chaplik Revocable Trust dated January 25, 2011, 867 Thackeray Drive, Highland Park, IL 60035-4052, parties of the second part.

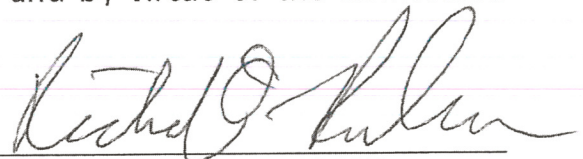
RECORDED ELECTRONICALLY	
ID 1907857030	County Cook
Date 3/19/19	Time 9:35AM
simplifile www.simplifile.com 800.460.5657	

The party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby conveys and warrants a one-half interest to IRA CHAPLIK, as trustee of the Ira Chaplik Revocable Trust dated January 25, 2011, and a one-half interest to SUSAN CHAPLIK, as trustee of the Susan Chaplik Revocable Trust dated January 25, 2011, the primary interest of said trusts being held by Ira Chaplik and Susan Chaplik, husband and wife, as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Lot 23 in McGuire and Orr's Skokie Heights, a subdivision of part of the West 1/2 of the Southwest 1/4 of Section 06, Township 42 North, Range 13, East of the Third Principal Meridian, according to the plat recorded February 9, 1922, as Document 7399007 in Book 166 of Plats, Pages 32, 33 and 34, in Cook County, Illinois.

Permanent Tax No: 05-06-307-004-0000  
Commonly known as: 1035 Bluff Road  
Glencoe, IL 60022

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

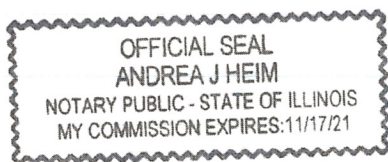


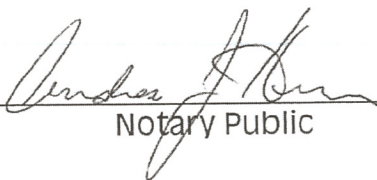
RICHARD O. RASHMAN

State of Illinois                    )  
  ) SS.  
County of Lake                    )

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that RICHARD O. RASHMAN, a single personm, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the said instrument was signed, sealed and delivered as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal upon this day, March 14, 2019.



  
Notary Public

Prepared by:

Ross C. Heim, 21335 W. Cliffside Dr., Kildeer, IL 60047

Send Tax Bill to:

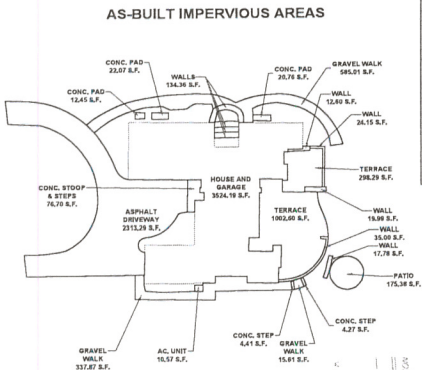
Ira Chaplik, ~~1035 Bluff Road, Glencoe, IL 60022~~

867 Thackeray Drive, Highland Park, IL 60035

Return to:

Rebecca Baim, 30 N. LaSalle, #1520, Chicago, IL 60602





1035 Bluff, Glencoe, IL

Existing Lot Size: 16947.0		Existing Impervious	Proposed Impervious	As-Built Impervious
House	2685.7	2685.7	3524.2	3524.2
Driveway	291.2	291.2	2313.3	2313.3
Patio, Deck, Porch	327.4	327.4	1440.0	1479.3
Walk/Stoops/Walls/Shed	355.0	355.0	1558.8	1207.8
Window Walk/AC Units	55.1	55.1	191.2	65.9
<b>TOTAL</b>	<b>4415</b>	<b>4415</b>	<b>8455</b>	<b>8047</b>
% of Lot	26.05	26.05	49.89	51.03
C-Factor Allowed	0.600	Existing C-Factor	Proposed C-Factor	As-Built C-Factor
		0.617	0.725	0.730

INVRD (MOD. RATIONAL METHOD)  
 BUILDING 10 YEAR ALL 100 YEAR 4 STORM  
 Project: 1035 Bluff, Glencoe, IL  
 Date: 4/12/2021

Existing Site Area	16947 SF	Area	Area	Percentage
As-Built Impervious	4415	16947	0.100	51.7%
As-Built Grass & Landscaping	12532	16947	0.900	48.3%
Composite Characteristic	0.73	16947	0.389	100.0%

To = 10 min  
 1.3 Yr = 4.36 min  
 Allowed C-Factor = 0.62  
 Release Rate = 1.162 in/hr  
 Release Rate = 1.162 in/hr

Storm Duration (min)	Storm Intensity (in/hr)	Peak Runoff (cfs)	Release Rate (cfs)	Storage Required (cu ft)	Storm Intensity (in/hr)
5	0.08	10.82	3.10	1.05	2.1
10	0.17	21.64	6.20	2.10	4.2
15	0.25	32.46	9.30	3.15	6.3
20	0.33	43.28	12.40	4.20	8.4
25	0.40	54.10	15.50	5.25	10.5
30	0.47	64.92	18.60	6.30	12.6
35	0.54	75.74	21.70	7.35	14.7
40	0.61	86.56	24.80	8.40	16.8
45	0.68	97.38	27.90	9.45	18.9
50	0.75	108.20	31.00	10.50	21.0
55	0.82	119.02	34.10	11.55	23.1
60	0.89	129.84	37.20	12.60	25.2
65	0.96	140.66	40.30	13.65	27.3
70	1.03	151.48	43.40	14.70	29.4
75	1.10	162.30	46.50	15.75	31.5
80	1.17	173.12	49.60	16.80	33.6
85	1.24	183.94	52.70	17.85	35.7
90	1.31	194.76	55.80	18.90	37.8
95	1.38	205.58	58.90	19.95	39.9
100	1.45	216.40	62.00	21.00	42.0
105	1.52	227.22	65.10	22.05	44.1
110	1.59	238.04	68.20	23.10	46.2
115	1.66	248.86	71.30	24.15	48.3
120	1.73	259.68	74.40	25.20	50.4
125	1.80	270.50	77.50	26.25	52.5
130	1.87	281.32	80.60	27.30	54.6
135	1.94	292.14	83.70	28.35	56.7
140	2.01	302.96	86.80	29.40	58.8
145	2.08	313.78	89.90	30.45	60.9
150	2.15	324.60	93.00	31.50	63.0
155	2.22	335.42	96.10	32.55	65.1
160	2.29	346.24	99.20	33.60	67.2
165	2.36	357.06	102.30	34.65	69.3
170	2.43	367.88	105.40	35.70	71.4
175	2.50	378.70	108.50	36.75	73.5
180	2.57	389.52	111.60	37.80	75.6
185	2.64	400.34	114.70	38.85	77.7
190	2.71	411.16	117.80	39.90	79.8
195	2.78	421.98	120.90	40.95	81.9
200	2.85	432.80	124.00	42.00	84.0
205	2.92	443.62	127.10	43.05	86.1
210	2.99	454.44	130.20	44.10	88.2
215	3.06	465.26	133.30	45.15	90.3
220	3.13	476.08	136.40	46.20	92.4
225	3.20	486.90	139.50	47.25	94.5
230	3.27	497.72	142.60	48.30	96.6
235	3.34	508.54	145.70	49.35	98.7
240	3.41	519.36	148.80	50.40	100.8
245	3.48	530.18	151.90	51.45	102.9
250	3.55	541.00	155.00	52.50	105.0
255	3.62	551.82	158.10	53.55	107.1
260	3.69	562.64	161.20	54.60	109.2
265	3.76	573.46	164.30	55.65	111.3
270	3.83	584.28	167.40	56.70	113.4
275	3.90	595.10	170.50	57.75	115.5
280	3.97	605.92	173.60	58.80	117.6
285	4.04	616.74	176.70	59.85	119.7
290	4.11	627.56	179.80	60.90	121.8
295	4.18	638.38	182.90	61.95	123.9
300	4.25	649.20	186.00	63.00	126.0
305	4.32	660.02	189.10	64.05	128.1
310	4.39	670.84	192.20	65.10	130.2
315	4.46	681.66	195.30	66.15	132.3
320	4.53	692.48	198.40	67.20	134.4
325	4.60	703.30	201.50	68.25	136.5
330	4.67	714.12	204.60	69.30	138.6
335	4.74	724.94	207.70	70.35	140.7
340	4.81	735.76	210.80	71.40	142.8
345	4.88	746.58	213.90	72.45	144.9
350	4.95	757.40	217.00	73.50	147.0
355	5.02	768.22	220.10	74.55	149.1
360	5.09	779.04	223.20	75.60	151.2
365	5.16	789.86	226.30	76.65	153.3
370	5.23	800.68	229.40	77.70	155.4
375	5.30	811.50	232.50	78.75	157.5
380	5.37	822.32	235.60	79.80	159.6
385	5.44	833.14	238.70	80.85	161.7
390	5.51	843.96	241.80	81.90	163.8
395	5.58	854.78	244.90	82.95	165.9
400	5.65	865.60	248.00	84.00	168.0
405	5.72	876.42	251.10	85.05	170.1
410	5.79	887.24	254.20	86.10	172.2
415	5.86	898.06	257.30	87.15	174.3
420	5.93	908.88	260.40	88.20	176.4
425	6.00	919.70	263.50	89.25	178.5
430	6.07	930.52	266.60	90.30	180.6
435	6.14	941.34	269.70	91.35	182.7
440	6.21	952.16	272.80	92.40	184.8
445	6.28	962.98	275.90	93.45	186.9
450	6.35	973.80	279.00	94.50	189.0
455	6.42	984.62	282.10	95.55	191.1
460	6.49	995.44	285.20	96.60	193.2
465	6.56	1006.26	288.30	97.65	195.3
470	6.63	1017.08	291.40	98.70	197.4
475	6.70	1027.90	294.50	99.75	199.5
480	6.77	1038.72	297.60	100.80	201.6
485	6.84	1049.54	300.70	101.85	203.7
490	6.91	1060.36	303.80	102.90	205.8
495	6.98	1071.18	306.90	103.95	207.9
500	7.05	1082.00	310.00	105.00	210.0
505	7.12	1092.82	313.10	106.05	212.1
510	7.19	1103.64	316.20	107.10	214.2
515	7.26	1114.46	319.30	108.15	216.3
520	7.33	1125.28	322.40	109.20	218.4
525	7.40	1136.10	325.50	110.25	220.5
530	7.47	1146.92	328.60	111.30	222.6
535	7.54	1157.74	331.70	112.35	224.7
540	7.61	1168.56	334.80	113.40	226.8
545	7.68	1179.38	337.90	114.45	228.9
550	7.75	1190.20	341.00	115.50	231.0
555	7.82	1201.02	344.10	116.55	233.1
560	7.89	1211.84	347.20	117.60	235.2
565	7.96	1222.66	350.30	118.65	237.3
570	8.03	1233.48	353.40	119.70	239.4
575	8.10	1244.30	356.50	120.75	241.5
580	8.17	1255.12	359.60	121.80	243.6
585	8.24	1265.94	362.70	122.85	245.7
590	8.31	1276.76	365.80	123.90	247.8
595	8.38	1287.58	368.90	124.95	249.9
600	8.45	1298.40	372.00	126.00	252.0
605	8.52	1309.22	375.10	127.05	254.1
610	8.59	1320.04	378.20	128.10	256.2
615	8.66	1330.86	381.30	129.15	258.3
620	8.73	1341.68	384.40	130.20	260.4
625	8.80	1352.50	387.50	131.25	262.5
630	8.87	1363.32	390.60	132.30	264.6
635	8.94	1374.14	393.70	133.35	266.7
640	9.01	1384.96	396.80	134.40	268.8
645	9.08	1395.78	399.90	135.45	270.9
650	9.15	1406.60	403.00	136.50	273.0
655	9.22	1417.42	406.10	137.55	275.1
660	9.29	1428.24	409.20	138.60	277.2
665	9.36	1439.06	412.30	139.65	279.3
670	9.43	1449.88	415.40	140.70	281.4
675	9.50	1460.70	418.50	141.75	283.5
680	9.57	1471.52	421.60	142.80	285.6
685	9.64	1482.34	424.70	143.85	287.7
690	9.71	1493.16	427.80	144.90	289.8
695	9.78	1503.98	430.90	145.95	291.9
700	9.85	1514.80	434.00	147.00	294.0
705	9.92	1525.62	437.10	148.05	296.1
710	9.99	1536.44	440.20	149.10	298.2
715	10.06	1547.26	443.30	150.15	300.3
720	10.13	1558.08	446.40	151.20	302.4
725	10.20	1568.90	449.50	152.25	304.5
730	10.27	1579.72	452.60	153.30	306.6
735	10.34	1590.54	455.70	154.35	308.7
740	10.41	1601.36	458.80	155.40	310.8
745	10.48	1612.18	461.90	156.45	312.9
750	10.55	1623.00	465.00	157.50	315.0
755	10.62	1633.82	468.10	158.55	317.1
760	10.69	1644.64	471.20	159.60	319.2
765	10.76	1655.46	474.30	160.65	321.3
770	10.83	1666.28	477.40	161.70	323.4
775	10.90	1677.10	480.50	162.75	325.5
780	10.97	1687.92	483.60	163.80	327.6
785	11.04	1698.74	486.70	164.85	329.7
790	11.11	1709.56	489.80	165.90	331.8
795	11.18	1720.38	492.90	166.95	333.9
800	11.25	1731.20	496.00	168.00	336.0
805	11.32	1742.02	499.10	169.05	338.1
810	11.39	1752.84	502.20	170.10	340.2
815	11.46	1763.66	505.30	171.15	342.3
820	11.53	1774.48	508.40	172.20	344.4
825	11.60	1785.30	511.50	173.25	346.5
830	11.67	1796.12	514.60	174.30	348.6
835	11.74	1806.94	517.70	175.35	350.7
840	11.81	1817.76	520.80	176.40	352.8
845	11.88	1828.58	523.90	177.45	354.9
850	11.95	1839.40	527.00	178.50	357.0
855	12.02	1850.22	530.10	179.55	359.1
860	12.09	1861.04	533.20	180.60	361.2
865	12.16	1871.86	536.30	181.65	363.3
870	12.23	1882.68	539.40	182.70	365.4
875	12.30	1893.50	542.50	183.75	367.5
880	12.37	1904.32	545.60	184.80	369.6
885	12.44	1915.14	548.70	185.85	371.7
890	12.51	1925.96	551.80	186.90	373.8
895	12.58	1936.78	554.90	187.95	375.9
900	12.65	1947.60	558.00	189.00	378.0
905	12.72	1958.42	561.10	190.05	380.1
910	12.79	1969.24	564.20	191.10	382.2
915	12.86	1980.06	567.30	192.15	384.3
920	12.93	1990.88	570.40	193.20	386.4
925	13.00	2001.70	573.50	194.25	388.5
930	13.07	2012.52	576.60	195.30	390.6
935	13.14	2023.34	579.70	196.35	392.7
940	13.21	2034.16	582.80	197.40	394.8
945	13.28	2044.98	585.90	198.45	396.9
950	13.35	2055.80	589.00	199.50	399.0
955	13.42	2066.62	592.10	200.55	401.1
960	13.49	2077.44	595.20	201.60	403.2
965	13.56	2088.26	598.30	202.65	405.3
970	13.63	2099.08			

June 28, 2021

Village of Glencoe  
675 Village Court  
Glencoe, Illinois 6002

Re: Application for Zoning Variance, 1035 Bluff Road, Glencoe, Illinois

Dear Zoning Board of Appeals:

Please be advised that I am acting as the representative of the owners of 1035 Bluff Road, in Glencoe. The owners purchased the property and recently completed construction of their new home. The home's original plan called for the air conditioner condensers to be installed on the north side of the home within the allowable building envelope. However, during construction, the owners' HVAC contractor advised them that it was impractical to run cooling pipes from the north elevation and across the house from north to south, as such a set-up would lead to condensation damage from such a long run. Consequently, such a design would not allow the south portion of the new home to be sufficiently cooled and could lead to chronic issues for the system. Therefore, the HVAC contractor recommended that one of the condensers be moved from the north elevation to the south to remedy this unsustainable condition. In order to properly install the air conditioner condenser, certain spacing from the home is required to insure proper ventilation. This spacing has caused the one condenser installed on the south side to encroach a little over a foot into the required south side yard. To minimize the impact on the neighboring home, 16-foot Arbor Vitae trees and a six-foot cedar fence separate this area of the home from the southern neighbor. Furthermore, the new condenser adopts the new ultra-quiet technology. Thus, every effort has been made to mitigate the impact.

After installation, the owners discovered that that in order to make the above improvements, they must obtain relief from the Zoning Board of Appeals. The owners desire a variation in the application of the regulations of this ordinance and there are the following practical difficulties or particular hardships in carrying out the strict letter of the Glencoe Zoning ordinance in that:

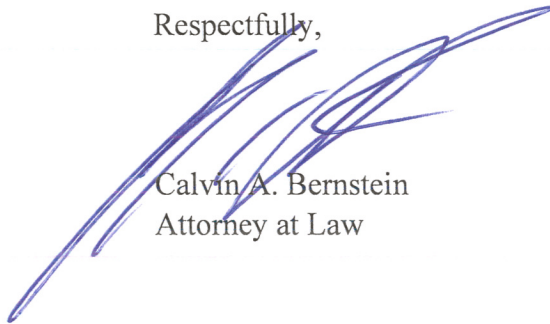
1. A unique circumstance exists herein. As discussed above, the only way to have properly functioning HVAC is to place one of the condensers south of the home. Due to the unit's manufacturer's spacing requirements, installation of the condenser causes a small side yard encroachment. The owners have made significant efforts to mitigate the impact of the encroachment and shared this information with the neighbor directly to the south. After their review, the southern neighbor advised us that they support the variation request. In sum, installing the condenser to the south is the only viable way to cool that area of the home.



2. The request has the support of the neighbor closest to the condenser. Their support combined with all the mitigation efforts results in no negative impact to adjacent or nearby properties or the public good.
3. As stated above, the owners met with their southern neighbor and they support the request.
4. The request does not create a special privilege. Instead, the owners requested variation is the only practicable alternative to allow for working HVAC in the home.
5. The request would support the general intent and spirit of the Code when the home was constructed. The home has been carefully designed to match the existing streetscape.
6. The proposed plan conforms to the essential character of the area and, in particular, as it will not change the existing character of the neighborhood. As set forth above, the home has designed to work seamlessly with the block.
7. There will be no change to the existing streetscape.

For all of the above reasons we respectfully submit this request for a variation from the ordinance.

Respectfully,

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a stylized representation of the name Calvin A. Bernstein.

Calvin A. Bernstein  
Attorney at Law