



VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4114 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Virtual Meeting Information

The December 13, 2021 Zoning Board of Appeals meeting will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's Executive Order 2021-30. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: (312) 626-6799
Webinar ID: 835 9810 2052

By Zoom Video Conference:

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

Public Comment Submittal Options

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

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments that are received by 5:30 p.m. or one hour before the start of the meeting will be read during the meeting under Public Comment. All e-mails received will be acknowledged. Public comments that are read during the meeting are limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "December 13th Zoning Board of Appeals Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

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



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

**Virtual Meeting
December 13, 2021
6:30pm**

1. CALL TO ORDER AND ROLL CALL

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

2. CONSIDER ADOPTION OF THE NOVEMBER 1, 2021 ZONING BOARD OF APPEALS MEETING MINUTES

3. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO ALLOW THE FOR A DECK TO ENCROACH INTO THE REAR SETBACK AT 711 ELDER COURT.

4. CONSIDERATION OF A REQUEST FOR A VARIATION FROM THE ZONING CODE TO ALLOW FOR THE REPLACEMENT OF A DETACHED GARAGE WITHIN THE SIDE SETBACK AT 243 WALLEN DRIVE.

5. PUBLIC COMMENTS ON NON-AGENDA ITEMS

6. ADJOURN

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



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

Village Hall Council Chamber and Videoconference
675 Village Court
Monday, November 1, 2021 – 6:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order by Chairman Scott Novack at 6:37 p.m. on November 1, 2021, held virtually via Zoom web videoconference.

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

2. CONSIDERATION OF MINUTES OF THE OCTOBER 4, 2021, ZBA MEETING

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

3. CONSIDER VARIATION REQUEST AT 550 SOUTH AVENUE

Taylor Baxter gave a brief overview of the case, stating that the applicants are seeking two variations to allow for the replacement of existing air conditioning units within the required front setback at an existing single-family residence at 550 South Avenue:

1. Section 3-111(C)– To reduce the required front yard setback from 50 feet to 43.8 feet, a variation of 12.4%.
2. Section 5-101(E) – To allow an accessory structure to be nearer to the street (66.6 feet) than one-half of the lot depth (91.2 feet), a variation of 27%.

Mr. Baxter explained that is an existing single-family residence that recently received a building permit for a single-family addition and clarified that the ZBA may typically only grant setback variations by up to 20%, however, the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. Mr. Baxter added that the applicant stated that moving the air conditioning units to the back half of the property would cause practical hardships and would diminish the use and enjoyment of that part of their property, and the existing/proposed location of the units are over 100 feet from the nearest neighbor's residence.

Mr. Baxter then swore in the applicants, Shivani Desai and Marvin Mendez, the homeowners of 550 South Avenue. Chairman Scott Novack asked the applicants if they had anything they would like to add in addition to Mr. Baxter's presentation and if they had received any comments from neighbors. The applicants reiterated most of Mr. Baxter's presentation and added that the units will be screened from adjacent neighbors and the units have features that significantly reduce the noise output. Mr. Baxter confirmed that the Village did not receive any comments regarding this proposal.

PUBLIC COMMENT

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

FINDINGS

1. The requested variation is within the jurisdiction of the Zoning Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Zoning Board determines that:
 - a. The requested variation is in harmony with general purpose and intent of the Glencoe Zoning Code.
 - b. There are practical difficulties and there is a hardship in the way of carrying out the strict letter of Section 3-111(C) and Section 5-101(E) of the Glencoe Zoning Code as applied to the lot in question.
 - c. The plight of the owner is due to unique circumstances.
 - d. The requested variation will not alter the essential character of the locality.

- e. The requested variation will not set a precedent unfavorable to the neighborhood or to the Village as a whole.
- f. The spirit of the Zoning Code will be observed, public safety and welfare will be secured, and substantial justice will be done if the requested variation is granted.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request to reduce the required front yard at 550 South 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
AYES:	Novack, Kaplan, Satter, Ruderman, Koppersmith
NAYS:	None
ABSENT:	Elsasser

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

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

5. ADJOURN

The meeting adjourned at 6:54 p.m.

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



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: December 1, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow for an addition to an existing deck to encroach into the rear setback at 711 Elder Court

Background: The applicant is requesting one variation from the Zoning Code to reduce the required rear yard setback to replace and expand a deck at an existing single-family residence 711 Elder Court in the RA zoning district.

Requested variations:

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

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

Variation	Required	Existing	Proposed	Variation %	Max. Allowable Variation %
Rear setback	30 ft	Approx. 28.6 ft	26 ft	13.3%	20%

The applicant has stated that their existing deck is in a state of disrepair and a does not offer enough space for the homeowner. The applicant has also noted that the proposed deck will be slightly higher than the existing deck and will be screened from neighbors due to the existing shrubbery along the lot line.

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.*

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

This corner lot appears to be undersized in terms of lot width and lot area which present a unique physical condition. The lot width is roughly 89.5 feet wide, which does not meet the minimum lot width for the RA district of 100 feet. The lot area is approximately 11,483 square feet, while the minimum lot area for the RA district is 20,000 square feet. The house and encroaching deck encroach into the rear setback, meaning that any expansion toward the rear property line would require a variation.

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

The size and shape 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 requested variations is not based exclusively on a desire to make more money from the property. Because of the 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.*

Due to the location of the existing deck and landscape screening along the lot lines, as well as the relatively small scale of the project, the proposed replacement deck is unlikely to result in a development that is not in harmony with the general and specific purposes of the zoning 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 be detrimental to the enjoyment of the adjacent properties due to the location of the existing deck and landscape screening along the lot lines.

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 rear yard setback to allow for an addition to an existing deck at an existing single-family residence at 711 Elder Court, per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



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FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:



Request for variation(s) from the zoning code



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

Subject property address: 711 Elder Ct

Applicant name: Jimmy Tinaglia

Applicant phone: 847-980-1614

Applicant email: jim@erdmannexteriors.com

Owner name (if different from applicant): Renee Richart

Owner phone: 847-254-0711

Owner email: rrichart711@comcast.net

Brief description of project:

Reconstruct and expand existing rear deck towards the rear of the property. Existing dimension is 15' wide x 12.5' deep. We are proposing to rebuild to the dimensions of 15' wide x 16' deep.

Variation request(s):

We are requesting the rear yard setback minimum to be decreased to 26', as opposed to the existing minimum requirement of 30'. This is a variation of 4' at the deepest point of the deck, which is a 13.33% decrease in the rear yard setback requirement. As described on page 1 of this packet, this is within the stated 20% maximum reduction of required yards.



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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 homeowner currently has a deck that abides by the zoning regulations. This deck is in need of repair, and does not offer substantial space for the homeowner due to the regulations. They are unfortunately limited on their width dimension by a concrete stairwell up to ground level from their basement. Due to the nature of the house and the property, the existing location of the deck is the only option for a new deck to be placed. They are also limited by the fact that the existing deck is built to the maximum allowed rear yard setback. With both width and depth limitations due to obstructions and regulations, the homeowner would be unable to expand the footprint of their deck if abiding by the zoning regulations. In short, the homeowner would be facing the hardship of being stuck with a deck that is sized the same as existing, which has been stated as being not large enough for them.



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

The proposed variation would not be detrimental to adjacent properties or nearby properties or the public good. The scope of this variation is minimal, due to the nature of the deck. At its highest point, the existing deck is under 14" above grade. The proposed deck will be slightly higher at its deepest point due to grade sloping away from the house, but the change will be minimal. Also, the rear neighbors are highly sheltered from any developments at this property due to thick shrubbery along the lot line. Finally, the change to the existing deck dimension that we are requesting is only that of 3.5'. With that said, we do not see this variation as detrimental to any neighbors.

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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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

10/18/2021

Date

Owner's signature (if different than applicant)

10/18/2021

Date

145 E. Algonquin Road
Arlington Heights, IL 60005
Phone: 708-228-0668

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077

218 N. County Street
Waukegan, IL 60085
Phone: 708-336-2473

373 S. County Farm Road
Wheaton, IL 60189
Phone: 708-690-3733

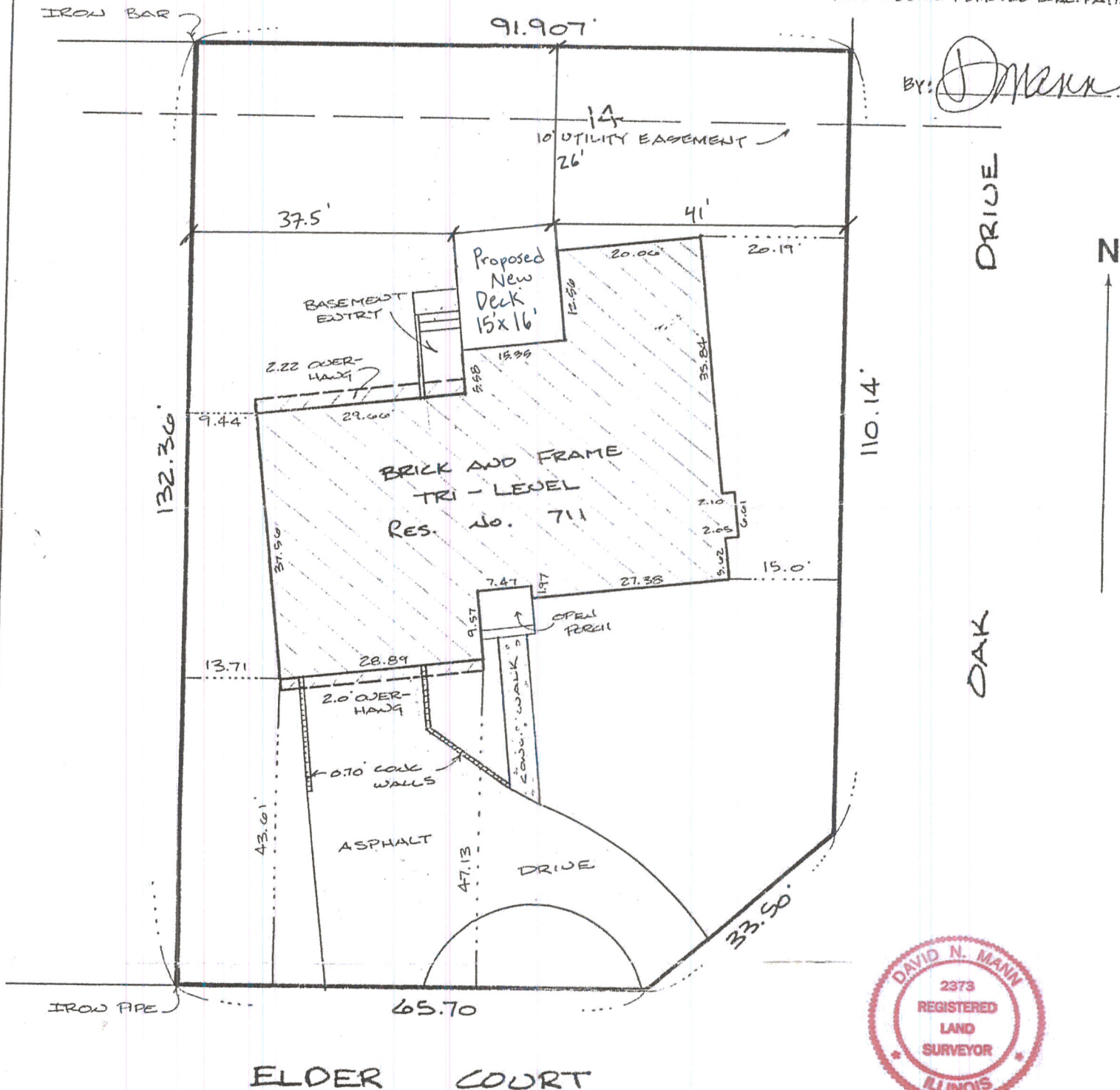


PLAT OF SURVEY

Proposed

LOT 14 IN J.W. PRASSAS FOREST VIEW ADDITION TO GLENCOE 2ND UNIT, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

* RE-INSPECTED 1/7/94 AS NEW JOB NO. 101006.
CHANGED REAR OF HOUSE, ADDED WOOD DECK & REMOVED CONC. PATIO.



STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated 2/8 19 91

MID AMERICA SURVEY COMPANY*

By

DMann

Registered Illinois Land Surveyor

P.I.N.: 04-12-211-014

All distances shown are in feet & decimal parts thereof.

Scale 1" = 20'

Job No. 88565/101006

Ordered By HARRIS BANK

NOTE: Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements.

No angles or distances are to be determined by scaling.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

COPYRIGHT 1991 MID AMERICA SURVEY COMPANY

145 E. Algonquin Road
Arlington Heights, IL 60005
Phone: 708-228-0668

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077

218 N. County Street
Waukegan, IL 60085
Phone: 708-336-2473

373 S. County Farm Road
Wheaton, IL 60189
Phone: 708-690-3733

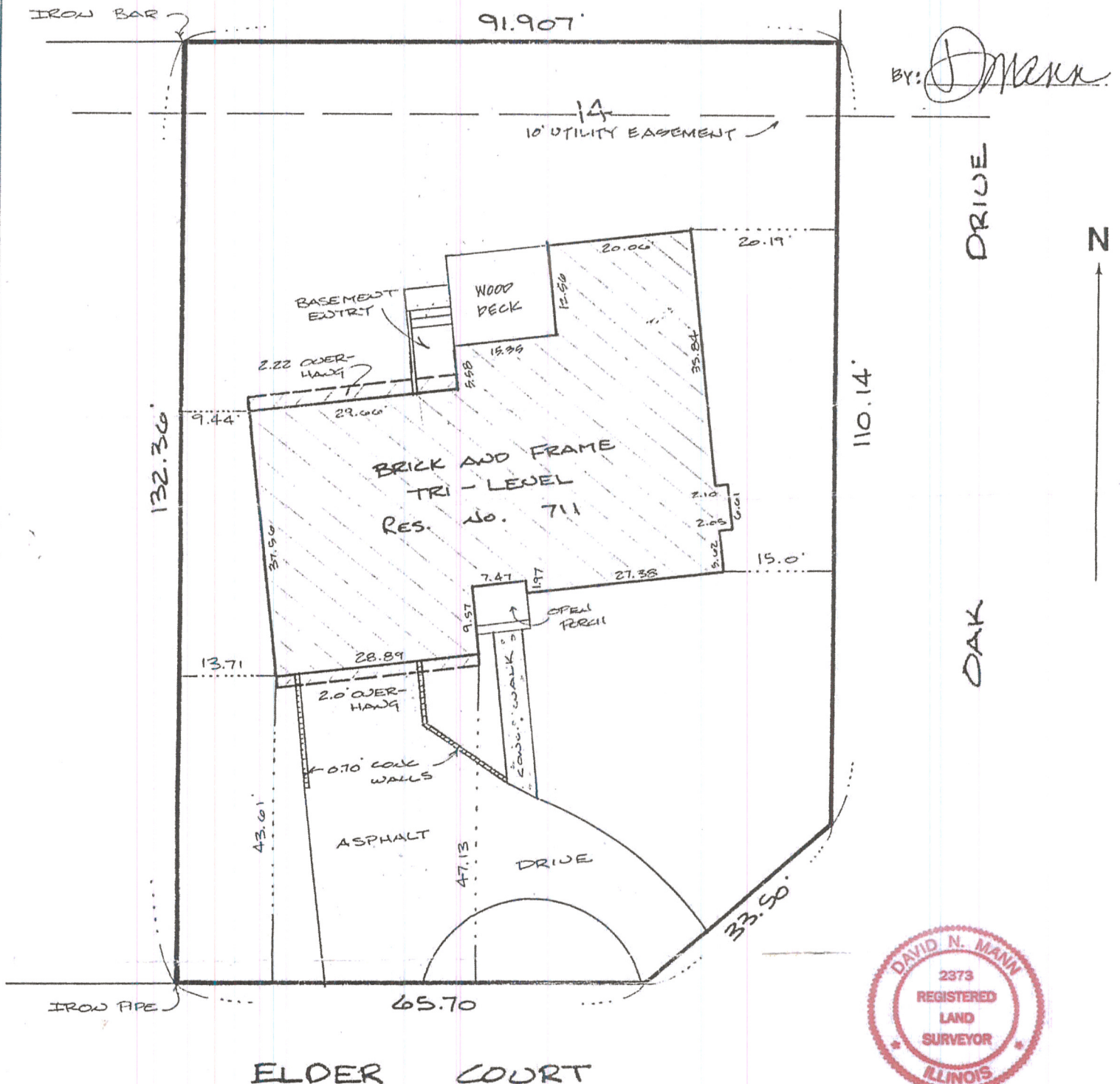


PLAT OF SURVEY

Existing

LOT 14 IN J.W. PRASSAS FOREST VIEW ADDITION TO GLENCOE 2ND UNIT, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

* RE-INSPECTED 1/7/94 AS NEW JOB NO. 101006.
CHANGED REAR OF HOUSE, ADDED WOOD DECK & REMOVED CONC. PATIO.



STATE OF ILLINOIS)
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated 2/8 19 91

MID AMERICA SURVEY COMPANY*

By

D. Mann

Registered Illinois Land Surveyor

P.I.N.: 04-12-211-014

All distances shown are in feet & decimal parts thereof.

Scale 1" = 20'

Job No. 88565/101006

Ordered By HARRIS BANK

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No angles or distances are to be determined by scaling.

Compare your description and site markings with this plat and at once report any discrepancies which you may find.

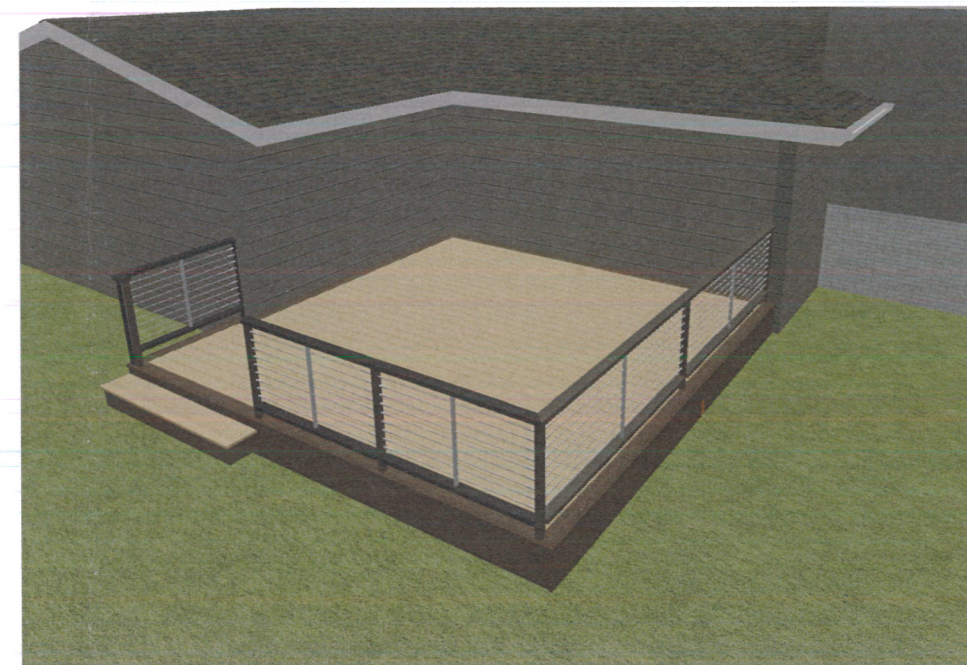
COPYRIGHT 1991 MID AMERICA SURVEY COMPANY

RICHART DECK PROJECT SCOPE

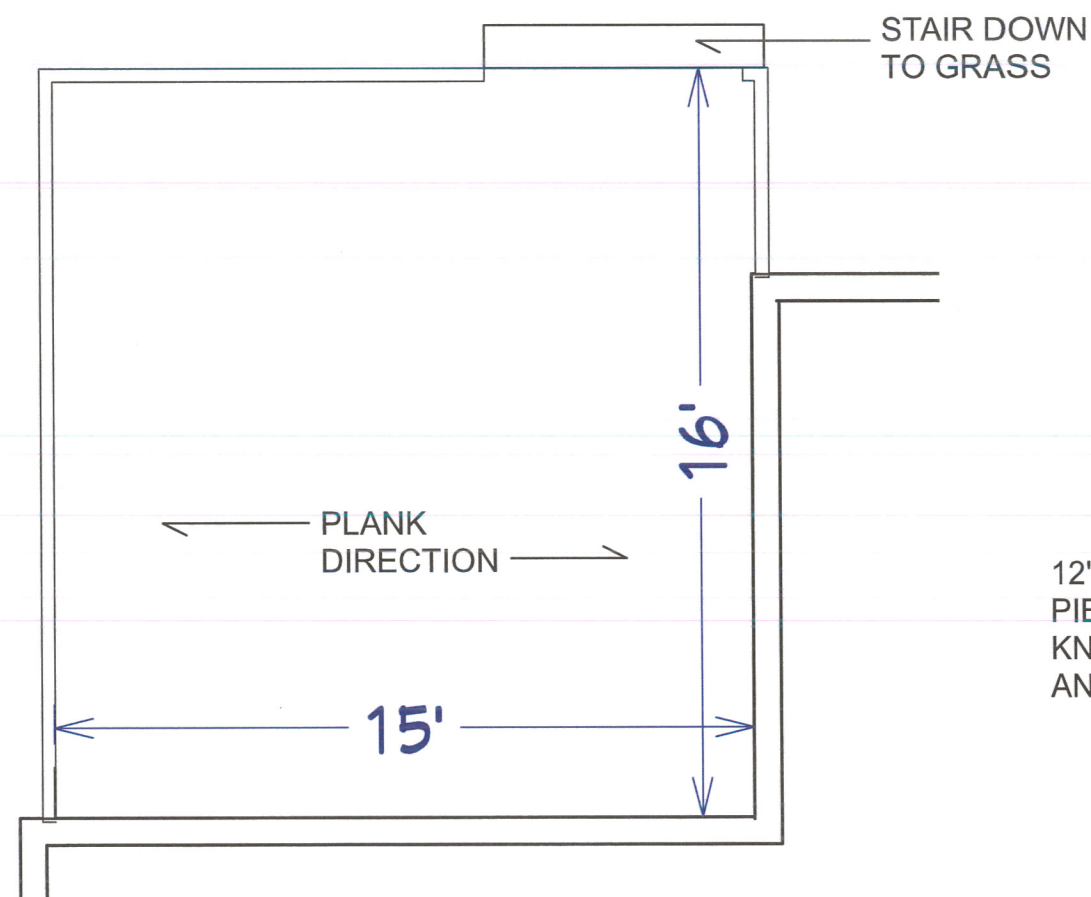
WE ARE BUILDING A NEW DECK WITH NEW FRAMING AND CONCRETE PIERS. THERE WILL BE RAILINGS ON THREE SIDES OF THE DECK, EXCEPT FOR THE STAIRS. THE DECK BOARDS WILL RUN PARALLEL WITH THE HOUSE WITH A SINGLE BORDER.

NOTES

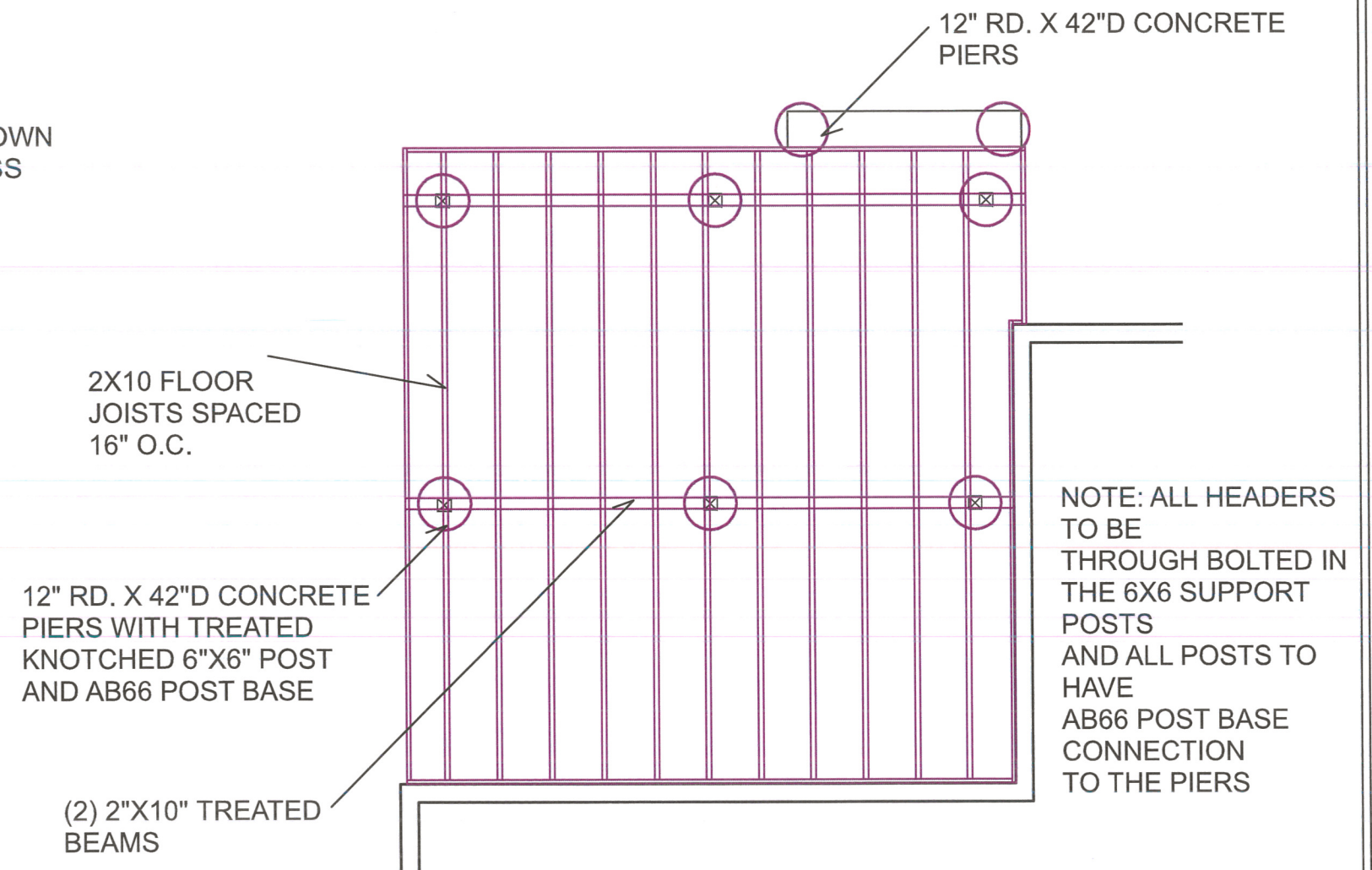
- USE 2" X 10" TREATED FLOOR JOISTS SPACED 16" O.C.
- REFER TO DETAIL SHEETS FOR MORE INFORMATION
- REFER TO DETAIL SHEETS FOR PIER DETAILS
- FIELD DECKING MATERIAL AND TREADS: TIMBERTECH VINTAGE - WEATHERED TEAK
- BORDER/FASCIA/SKIRT: TIMBERTECH VINTAGE - DARK HICKORY
- RAILING: FEENEY CABLE RAIL DESIGN EXPRESS RAIL WITH CABLE INFILL WITH DESIGN RAIL LOW PROFILE TOP RAIL (ALL IN OIL RUBBED BRONZE)



3D RENDERING



FLOOR PLAN VIEW



FRAMING PLAN









VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: December 1, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow an existing detached garage to be replaced within the required side setback at 248 Walden Drive.

Background: The applicant is requesting a variation from the Zoning Code to allow for the replacement of an existing detached garage within the required side setback at 243 Walden Drive in the RA zoning district. The existing one-car garage is 4.48 feet from the east side property line at its closest point. The footprint of the existing garage within the setback is 152 square feet. The proposed new two-car garage would not be any closer to the side property line than the existing garage and would reduce the footprint within the setback to 141 square feet. The height of the garage within the setback would not be increased.

For new construction, the ZBA can reduce the required side setback by no more than 20%. However, the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. In this case, the part of the new garage within the required setback is in the same location as the existing garage and would not increase the degree of non-conformity, allowing the ZBA to grant a variation for a setback reduction of more than 20%.

Requested side setback variation:

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

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

Variation	Required/Allowed	Proposed	Variation %	Max. Variation %
Side setback	12 feet	4.48 feet	62.7%	N/A

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.*

Without the granting of a variation, the applicant would need to locate a new detached garage either 12 feet off of the side property line or to the rear 25% of the lot, where the required side setback would be reduced to 4 feet. Due to the location of the house, the garage could not be moved to the west to meet the 12-foot setback requirement without also being moved further toward the rear of the lot.

- 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 location of the existing garage is a somewhat unique physical condition. Locating a new garage entirely out of the required side setback would not be possible without extending the driveway and moving the garage toward the rear of the property.

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

The existing garage was built long before the current owners purchased the property.

- 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 requested variation is not based exclusively on a desire to make more money from the property and, if a variation were granted, the replacement of the garage in the same location would not likely be considered a special privilege not available to other property owners.

- 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 expansion of the garage outside of the required setback would comply with the requirements of the Code. The Code allows four-foot side setbacks for detached garages without a variation, but only in the rear 25% of the lot, which prevents accessory structures from being built close to side

property lines in the part of the lot where principal structures are most likely to be located. However, the Code also includes a provision to allow the replacement of non-conforming accessory structures with a variation from the ZBA.

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

The proposed garage is unlikely to have a significant impact on the essential character of the area. The part of the proposed garage within the setback would be nearly identical in size and location to the existing garage, and the expanded part of the garage would comply with the requirements of the Zoning Code.

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

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

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

Move to accept/deny the request for a variation to allow the replacement of an existing detached garage within the required side setback , per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



VILLAGE OF GLENCOE MEMORANDUM

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Zoning Board of Appeals Memorandum

DATE: December 1, 2021

TO: Zoning Board of Appeals

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

SUBJECT: Consideration of a variation to allow an existing detached garage to be replaced within the required side setback at 248 Walden Drive.

Background: The applicant is requesting a variation from the Zoning Code to allow for the replacement of an existing detached garage within the required side setback at 243 Walden Drive in the RA zoning district. The existing one-car garage is 4.48 feet from the east side property line at its closest point. The footprint of the existing garage within the setback is 152 square feet. The proposed new two-car garage would not be any closer to the side property line than the existing garage and would reduce the footprint within the setback to 141 square feet. The height of the garage within the setback would not be increased.

For new construction, the ZBA can reduce the required side setback by no more than 20%. However, the Zoning Code states that a nonconforming accessory structure may be replaced in the same location if the ZBA grants a variation. In this case, the part of the new garage within the required setback is in the same location as the existing garage and would not increase the degree of non-conformity, allowing the ZBA to grant a variation for a setback reduction of more than 20%.

Requested side setback variation:

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

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

Variation	Required/Allowed	Proposed	Variation %	Max. Variation %
Side setback	12 feet	4.48 feet	62.7%	N/A

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.*

Without the granting of a variation, the applicant would need to locate a new detached garage either 12 feet off of the side property line or to the rear 25% of the lot, where the required side setback would be reduced to 4 feet. Due to the location of the house, the garage could not be moved to the west to meet the 12-foot setback requirement without also being moved further toward the rear of the lot.

- 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 location of the existing garage is a somewhat unique physical condition. Locating a new garage entirely out of the required side setback would not be possible without extending the driveway and moving the garage toward the rear of the property.

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

The existing garage was built long before the current owners purchased the property.

- 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 requested variation is not based exclusively on a desire to make more money from the property and, if a variation were granted, the replacement of the garage in the same location would not likely be considered a special privilege not available to other property owners.

- 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 expansion of the garage outside of the required setback would comply with the requirements of the Code. The Code allows four-foot side setbacks for detached garages without a variation, but only in the rear 25% of the lot, which prevents accessory structures from being built close to side

property lines in the part of the lot where principal structures are most likely to be located. However, the Code also includes a provision to allow the replacement of non-conforming accessory structures with a variation from the ZBA.

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

The proposed garage is unlikely to have a significant impact on the essential character of the area. The part of the proposed garage within the setback would be nearly identical in size and location to the existing garage, and the expanded part of the garage would comply with the requirements of the Zoning Code.

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

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

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

Move to accept/deny the request for a variation to allow the replacement of an existing detached garage within the required side setback , per the plans provided with this application. The Board may include conditions of approval as determined to be appropriate.



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

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Zoning Board of Appeals (ZBA) Application

Section A: Application Information

Check all that apply:

☐

Request for variation(s) from the zoning code

☐

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

Subject property address: 243 Walden Drive

Applicant name: Vineeth Gossain Applicant phone: 3125239480

Applicant email: VINNYGOSSAIN@GMAIL.COM

Owner name (if different from applicant): _____

Owner phone: _____ Owner email: _____

Brief description of project:

Removal and rebuild of current garage in existing footprint with a 12x22 extension.

Variation request(s):



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Section B: Standards for Variations

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

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

Garage's current roof and concrete are beyond repair with a non functioning side entry door. Need to protect cars from elements and house in secure location to keep family warm and safe.



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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 plan allows for parking of two vehicles and storage without detriment to nearby 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?

Have spoken with 249 Walden, 252 Walden and 241 Walden Drive. All are aware and do not object to proposed garage 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.



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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

10.26.2021

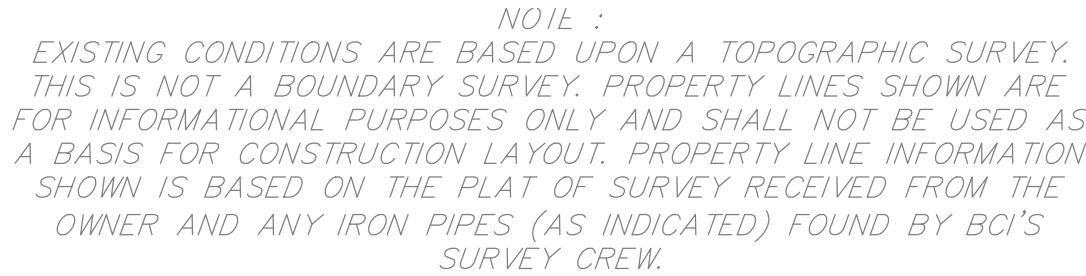
Date

Owner's signature (if different than applicant)

Date

1. THE SITE MUST BE KEPT FREE OF ALL LITTER AND DEBRIS AT ALL TIMES ON A DAILY BASIS.
2. GRASS AND WEEDS ON PRIVATE PROPERTY AND ON THE PARKWAY MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, INCLUDING THOSE AREAS FENCED FOR TREE PROTECTION.
3. ALL HEAVY MUD, GRAVEL, AND OTHER DEBRIS LEFT ON THE STREET OR SIDEWALK MUST BE CLEANED UP IMMEDIATELY. THE STREET AND SIDEWALK MUST BE SWEEP AT THE END OF EACH WORKING DAY.
4. DUST PARTICLES MUST BE CONTROLLED AT ALL TIMES. ALL MASONRY SAWS MUST BE EQUIPPED WITH WATER FEED ATTACHMENTS. NO DRY CUTTING OF BRICK, STONE, OR PAVERS IS PERMITTED.
5. TRAFFIC CONTROL IS REQUIRED FOR ANY EXCAVATION OR PERMIT WORKING IN THE PUBLIC RIGHT-OF-WAY. AT A MINIMUM, TYPE II BARRICADES ARE REQUIRED. ADVANCED WARNING SIGNS MAY BE REQUIRED BASED ON THE VILLAGE ENGINEER'S REVIEW. NO STREET ACCESS CAN BE CLOSED WITHOUT WRITTEN VILLAGE APPROVAL.
6. NO METAL PLATES MAY BE USED BETWEEN NOVEMBER 15 AND MARCH 15 FOR ANY PAVEMENT OPENING. PLATES MAY BE USED WITH ADEQUATE TRAFFIC CONTROL TO PROTECT A PAVEMENT OPENING FOR NO MORE THAN 72 HOURS AFTER A UTILITY CUT HAS BEEN MADE.
7. TEMPORARY PAVEMENT RESTORATION SHOULD CONSIST OF MINIMUM OF 4 INCHES (6 INCHES IF WORK IS ON GREEN BAY ROAD, SHERIDAN ROAD, OR DUNDEE ROAD) OF CONCRETE, PLACED OVER COMPACTED TRENCH BACKFILL, ROUGH BROOM FINISH, MATCHING THE EXISTING PAVEMENT ELEVATION. COLD PATCH (COLD BITUMINOUS MATERIAL) MAY BE USED ONLY WITH APPROVAL FROM THE VILLAGE.
8. ALL PUBLIC SIDEWALK OR CURB THAT IS REMOVED AS A RESULT OF A UTILITY CONNECTION WILL BE TEMPORARILY PATCHED (WITH CONCRETE) WITHIN 48 HOURS OF EXCAVATION. NO PUBLIC SIDEWALK WILL BE UNAVAILABLE FOR PUBLIC USE AT ANY TIME EXCEPT WHEN SUCH SIDEWALK IS REQUIRED TO BE REPAIRED.
9. ANY TRENCHES IN THE PUBLIC PARKWAY SHOULD BE BACKFILLED AND JETTED TO ACCELERATE SETTLEMENT AND COMPACTION. THE PARKWAY SHOULD BE FILLED AND LEVELED TO MATCH EXISTING GRADE WITHIN 48 HOURS OF EXCAVATION.
10. HAUL ALL SPOILS & DEMOLITION DEBRIS OFFSITE.
11. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.

1. INSTALL TEMPORARY CONSTRUCTION & SILT FENCE FOR EROSION CONTROL IN THE AREAS SHOWN ON THE DRAWING. NO WOOD CHIPS OR MULCH SHALL BE PLACED WITHIN 10' RADIUS OF ANY CHAIN LINK FENCE.
2. A TEMPORARY 6' HIGH CHAIN LINK FENCE WITH DRIVEN POSTS IS REQUIRED AROUND PROPERTY PERIMETER TO MAKE SITE SECURE DURING CONSTRUCTION.
3. A TEMPORARY 6' HIGH CHAIN LINK FENCE IS REQUIRED TO PROTECT TREES.
4. DO NOT INSTALL ANY REQUIRED FENCING WITHOUT CONSULTING VILLAGE APPROVED PLAN FIRST.
5. ALL TREE PROTECTION, CONSTRUCTION AND SILT FENCE MUST BE INSTALLED PRIOR TO BUILDING PERMIT ISSUANCE.



PROPERTY BOUNDARY INFORMATION SHOWN HEREON
IS TAKEN FROM OFFICIAL PLATS AND RECORDS

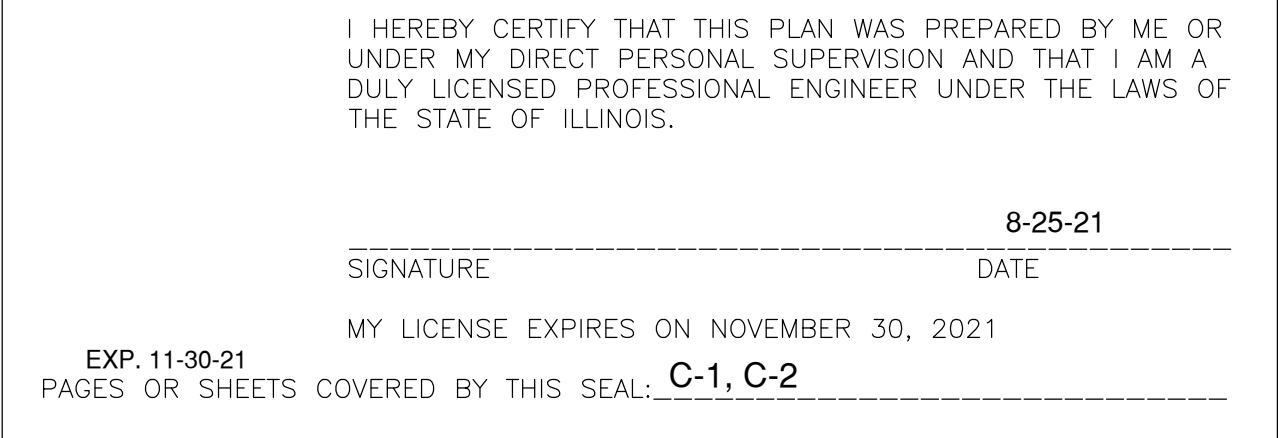
LOCATION OF UNDERGROUND UTILITIES WHERE NOT
SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN
FROM RECORDS NORMALLY CONSIDERED RELIABLE.
NO RESPONSIBILITY FOR THEIR ACCURACY IS
ASSUMED BY THE SURVEYOR.

FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E. @
1-800-892-0123 BEFORE DIGGING

LOCATIONS OF EXISTING UTILITY SERVICES
ARE BASED ON VISUAL OBSERVATIONS.
CONTRACTOR MUST CONFIRM LOCATION AND
CONDITION OF ALL UTILITY SERVICES TO REMAIN.

OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 243 WALDEN DRIVE, GLENCOE, ILLINOIS.



<div><div><div>BCI</div><div>BONO CONSULTING, INC.</div><div>CIVIL ENGINEERS</div></div><div>PH : (647) 923-3300 1018 BUSSE HIGHWAY PARK RIDGE, IL. 60068 bono@bonoconsulting.com</div></div>		<table><tr><th colspan="2">PROJECT STAFF</th><th>ISSUE</th><th>REVISIONS</th><th>DATE</th></tr><tr><td>PROJECT MANAGER:</td><td>B. KENN P.E.</td><td>1</td><td>PERMIT DRAWINGS</td><td>9-25-2021</td></tr><tr><td>ENGINEER:</td><td>B. KENN P.E.</td><td></td><td></td><td></td></tr><tr><td>ENGINEER:</td><td>W. HERSBURN</td><td></td><td></td><td></td></tr><tr><td>TECHNICIAN:</td><td></td><td></td><td></td><td></td></tr></table>	PROJECT STAFF		ISSUE	REVISIONS	DATE	PROJECT MANAGER:	B. KENN P.E.	1	PERMIT DRAWINGS	9-25-2021	ENGINEER:	B. KENN P.E.				ENGINEER:	W. HERSBURN				TECHNICIAN:				
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<div><div>EXISTING CONDITIONS & DEMOLITION PLAN</div><div>NEW GARAGE FOR EXISTING SFR</div><div>243 WALDEN DR., GLENCOE, IL. 60022</div></div>		<div><div>COPYRIGHT: THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY THE ENGINEER.</div><div>PROJECT NO.: 21386</div><div>BASE FILE:</div><div>SHEET FILE:</div><div>ISSUE DATE: SEP. 21, 2021</div><div>SCALE: 1"=10'</div></div>	<div>SHEET NUMBER</div> <div>C-1</div>																								

- NOTES:
1. CALL JULIE 1-800-892-0123 BEFORE EXCAVATING.
 2. A SPOT SURVEY IS REQUIRED TO BE APPROVED PRIOR TO FRAMING.
 3. PROPOSED GROUND ELEVATION AT FOUNDATIONS AS NOTED ON PLANS. PROPOSED ELEVATIONS ARE TOP OF SOD OR PAVEMENT FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD. SLOPE AREA TO DRAIN AWAY FROM HOUSE.
 4. CONTRACTOR TO PROMPTLY REMOVE ANY EXCAVATED MATERIAL NOT REQUIRED FOR SITE BACKFILL.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE VILLAGE AND THE OWNER, OR REPLACED.
 6. ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
 7. CONTRACTOR IS RESPONSIBLE FOR KEEPING THE ROADS FREE OF EXCESSIVE DEBRIS AT ALL TIMES.
 8. ALL BUILDING LAYOUTS SHOULD BE DONE BY A REGISTERED LAND SURVEYOR AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.
 9. BOND CONSULTING ASSUMES NO LIABILITY FOR ANY ONSITE ACTIVITIES. PROPER SAFETY MEASURES SHALL BE TAKEN BY THE CONTRACTOR.
 10. CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEER'S PLAN TO ARCHITECT'S PLAN. ANY DISCREPANCIES MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.

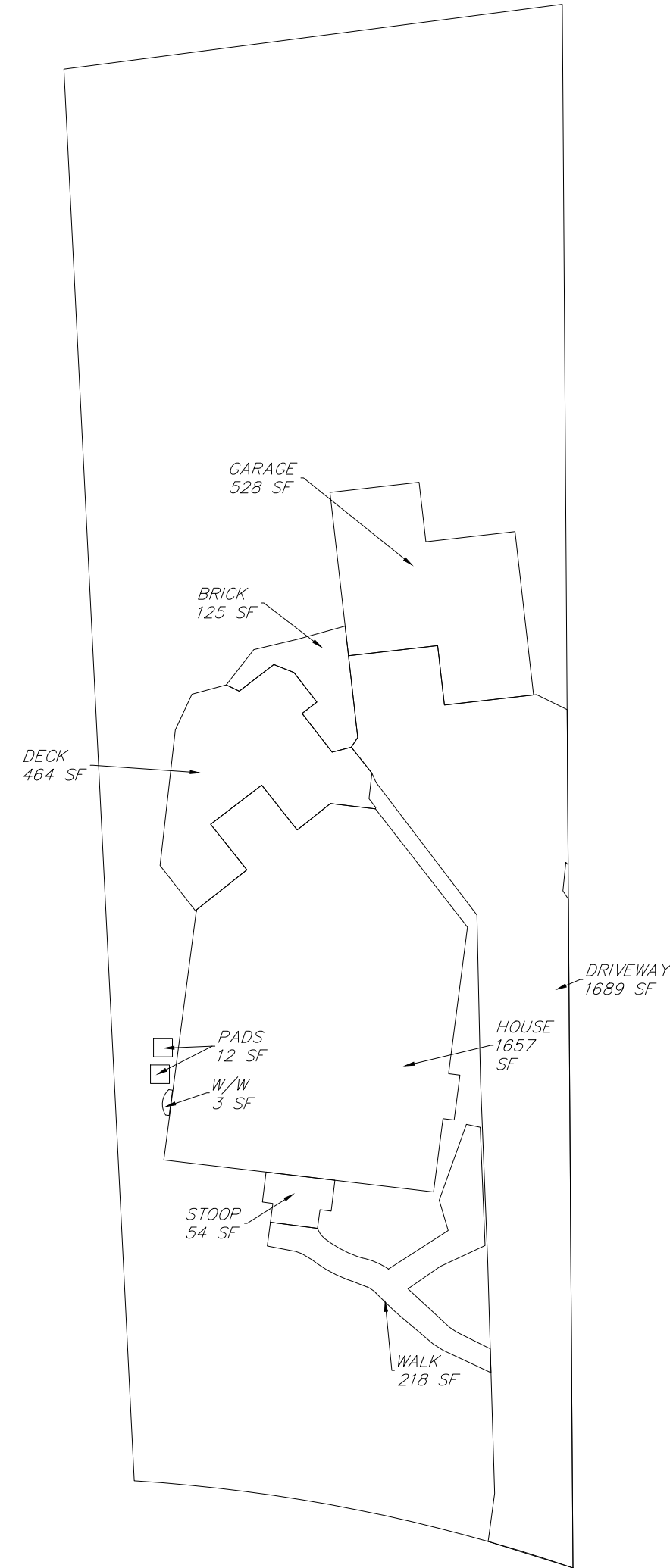
- BCI NOTES:
1. REAR/FRONT YARD BASINS MAY EXPERIENCE STANDING WATER DURING HEAVY RAIN EVENTS.
 2. ALL STORM SEWERS ARE TO BE WATER TIGHT WITHIN 10 FEET OF A BUILDING FOUNDATION.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. STANDARDS.
 4. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.
 5. ALL BUILDING LAYOUTS SHOULD BE BY A REGISTERED LAND SURVEYOR AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.

GENERAL NOTES FOR ALL SITES:

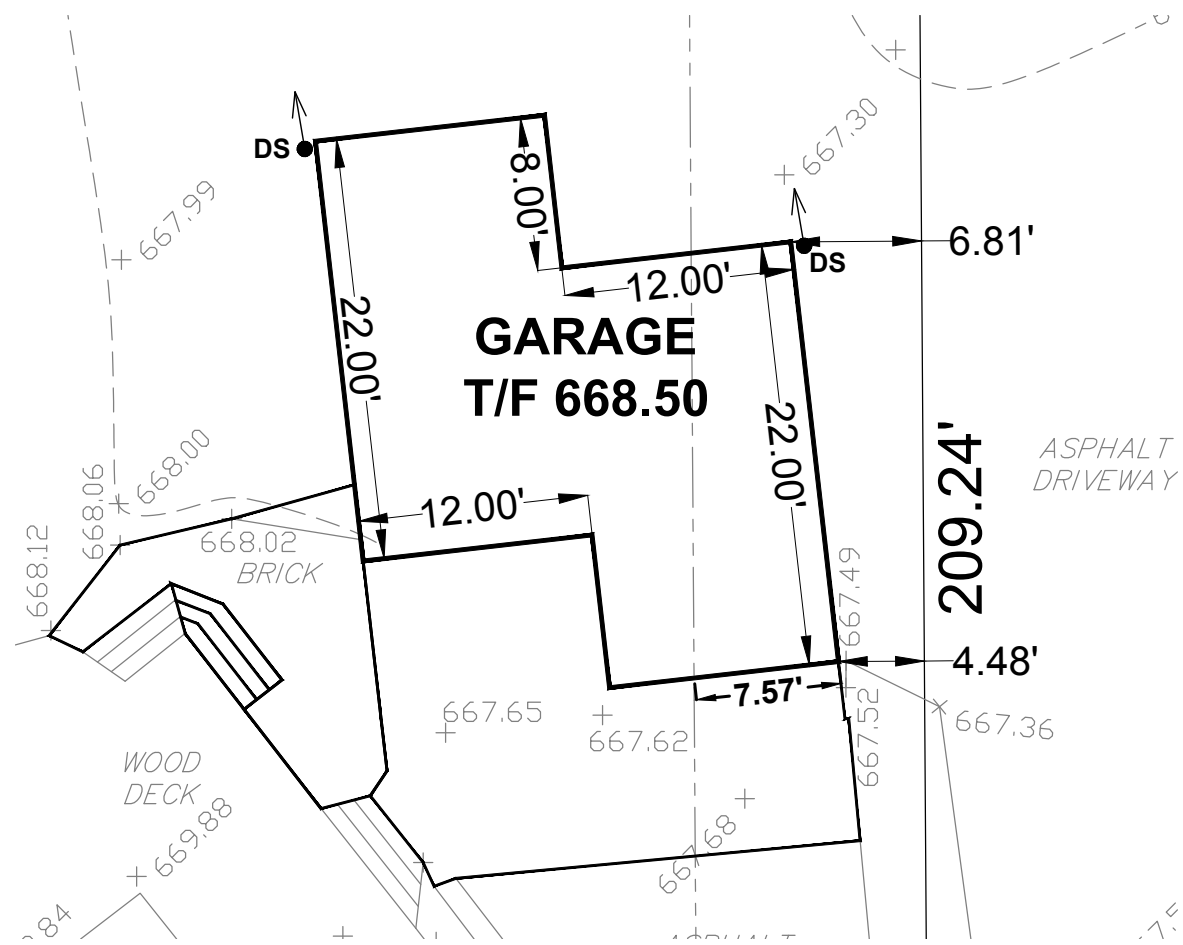
1. LITTER CONTROL - THE SITE MUST BE KEPT FREE OF ALL LITTER AND DEBRIS AT ALL TIMES AND MONITORED ON A DAILY BASIS.
2. GRASS MAINTENANCE - GRASS AND WEEDS ON PRIVATE PROPERTY AND ON THE PARKWAY MUST BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS, INCLUDING THOSE AREAS FENCED FOR TREE PROTECTION.
3. STREET & SIDEWALK CLEANING - ALL HEAVY MUD, GRAVEL, AND OTHER DEBRIS LEFT ON THE STREET OR SIDEWALK MUST BE CLEANED AND REMOVED IMMEDIATELY. THE STREET AND SIDEWALK MUST BE SWEEP AT THE END OF EACH WORKING DAY.
4. DUST CONTROL - DUST MUST BE CONTROLLED AT ALL TIMES. ALL MASONRY SAWS MUST BE EQUIPPED WITH WATER FEED ATTACHMENTS. NO DRY CUTTING OF BRICK, STONE, OR PAVERS IS PERMITTED.
5. RIGHT-OF-WAY SAFETY & RESTORATION
 - 5.1. TRAFFIC CONTROL IS REQUIRED FOR ANY EXCAVATION OR UTILITY WORK IN THE PUBLIC RIGHT-OF-WAY. TYPE II BARRICADES WITH FUNCTIONING LIGHTS ARE REQUIRED. ADVANCED WARNING SIGNS MAY BE REQUIRED BASED ON THE VILLAGE ENGINEER'S REVIEW. NO VILLAGE STREET ACCESS CAN BE CLOSED WITHOUT PRIOR WRITTEN VILLAGE APPROVAL.
 - 5.2. NO METAL PLATES MAY BE LEFT ON THE STREET PAVEMENT BETWEEN NOVEMBER 15 AND MARCH 15 FOR ANY UTILITY PAVEMENT EXCAVATION. PLATES MAY BE USED WITH ADEQUATE TRAFFIC CONTROL TO PROTECT A PAVEMENT OPENING FOR NO MORE THAN 72 HOURS AFTER A UTILITY CUT HAS BEEN MADE.
 - 5.3. TEMPORARY PAVEMENT RESTORATION SHOULD CONSIST OF A MINIMUM OF:
 - 5.3.1. 2 INCHES HMA SURFACE COURSE
 - 5.3.2. 4 INCHES HMA BINDER COURSE (LIFT 2)
 - 5.3.3. 4 INCHES HMA BINDER COURSE (LIFT 1)
 - 5.3.4. 4 INCHES AGGREGATE BASE COURSE (CA-6)
 - 5.4. ANY PUBLIC SIDEWALK OR CURB THAT IS REMOVED AS A RESULT OF A UTILITY EXCAVATION MUST BE TEMPORARILY PATCHED WITHIN 48 HOURS OF EXCAVATION. NO PUBLIC SIDEWALK WILL BE UNAVAILABLE FOR PUBLIC USE AT ANY TIME EXCEPT WHEN SUCH SIDEWALK IS REMOVED OR REPLACED; AND
 - 5.5. ANY TRENCHES IN THE PUBLIC PARKWAY SHOULD BE BACKFILLED AND JETTED TO ACCELERATE SETTLEMENT AND COMPACTION. THE PARKWAY SHOULD BE FILLED AND LEVELED TO MATCH EXISTING GRADE WITHIN 48 HOURS OF EXCAVATION. FINAL RESTORATION SHOULD INCLUDE A MINIMUM OF 6-INCHES OF TOPSOIL AND SEED.
 - 5.6. NOTE ON PLANS: "REMOVE AND REPLACE SIDEWALK PER DIRECTION OF VILLAGE STAFF." VILLAGE STAFF WILL ASSESS THE CONDITION OF THE SIDEWALK ALONG THE LENGTH OF THE PROPERTY PRIOR TO CONSTRUCTION. ANY SIDEWALK DAMAGED AND/OR DETERIORATED AS A RESULT OF CONSTRUCTION WILL NEED TO BE REPLACED BY THE CONTRACTOR.
 - 5.7. NOTE ON PLANS: "REMOVE AND REPLACE CURB AND GUTTER PER DIRECTION OF VILLAGE STAFF." VILLAGE STAFF WILL ASSESS THE CONDITION OF THE CURB AND GUTTER ALONG THE LENGTH OF THE PROPERTY PRIOR TO CONSTRUCTION. ANY CURB AND GUTTER DAMAGED AND/OR DETERIORATED AS A RESULT OF CONSTRUCTION WILL NEED TO BE REPLACED BY THE CONTRACTOR.
 - 5.8. CONTRACTOR IS FULLY RESPONSIBLE FOR THE PROTECTION OF VILLAGE STREET SURFACES DURING DELIVERY AND PICKUP OF HEAVY EQUIPMENT TO AND FROM THE SITE.

243 WALDEN DR., GLENCOE			
Existing Lot Size:		12386	S.F.
	Existing Impervious Area	Proposed Impervious Area	Proposed Semi-Impervious Area
House + Garage	1959	2187	0
Driveway	1555	1594	0
Porch, Patio, Deck	691	634	0
Walks, Stoops, Steps	272	272	0
W/W, A/C, SHED	15	15	0
TOTAL	4492	4702	0
% of Lot	36.27%	37.96%	0.00%
INCREASE IN IMPERVIOUS		210.00	SF

IMPERVIOUS AREAS EXHIBIT N.T.S.



GEOMETRIC PLAN: 1" = 10'



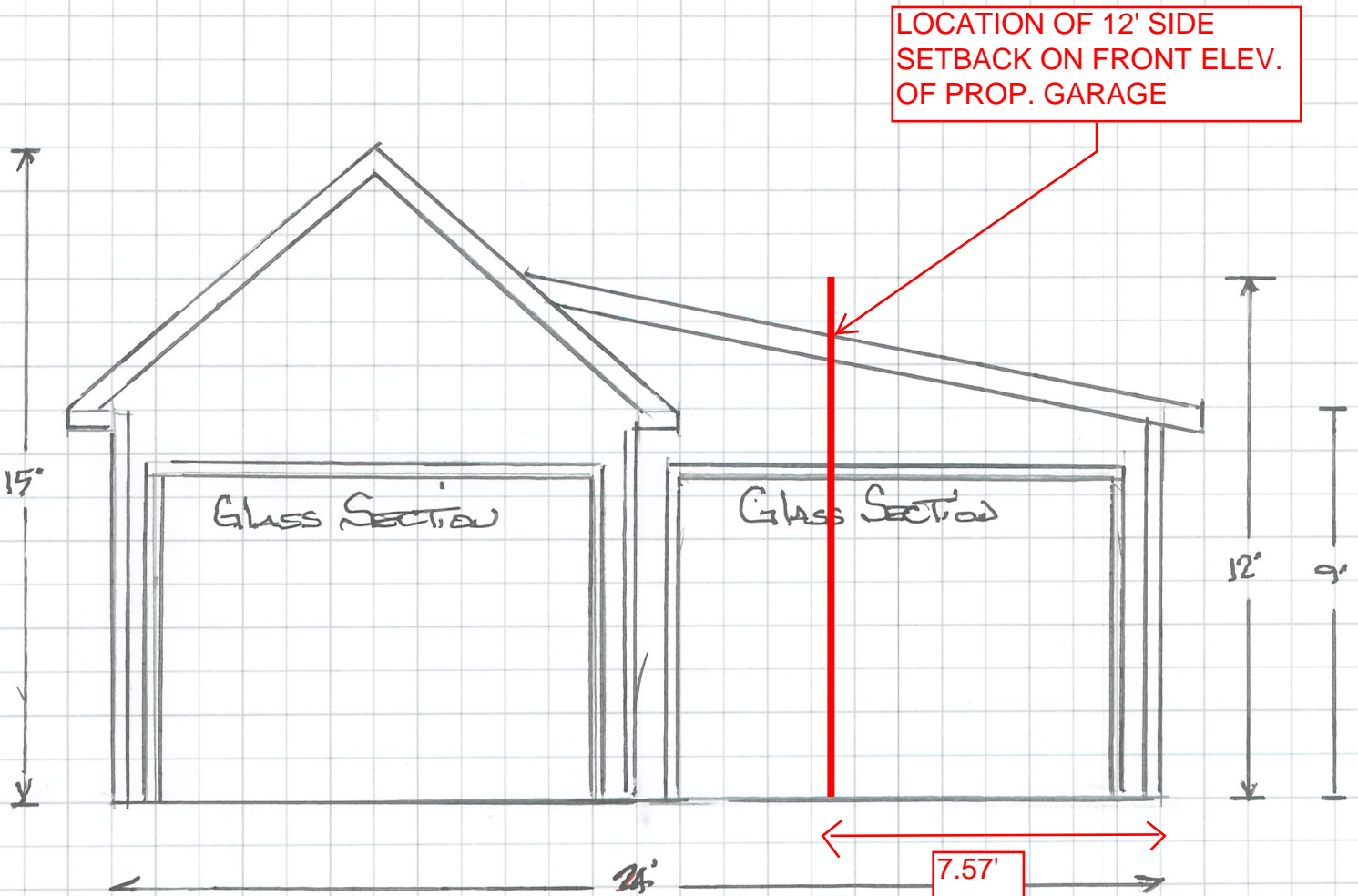




DATE 10/18/2021

JOB GOSSAIN GARAGE PROJECT

CALCULATED BY GARY OWEN



(708) 4-GARAGE (708-442-7243) or (708) 343-5200
Fax (708) 343-4014 • chicagolandgaragebuilders.com

THE ORIGINAL
CHICAGOLAND[®]
GARAGE BUILDERS

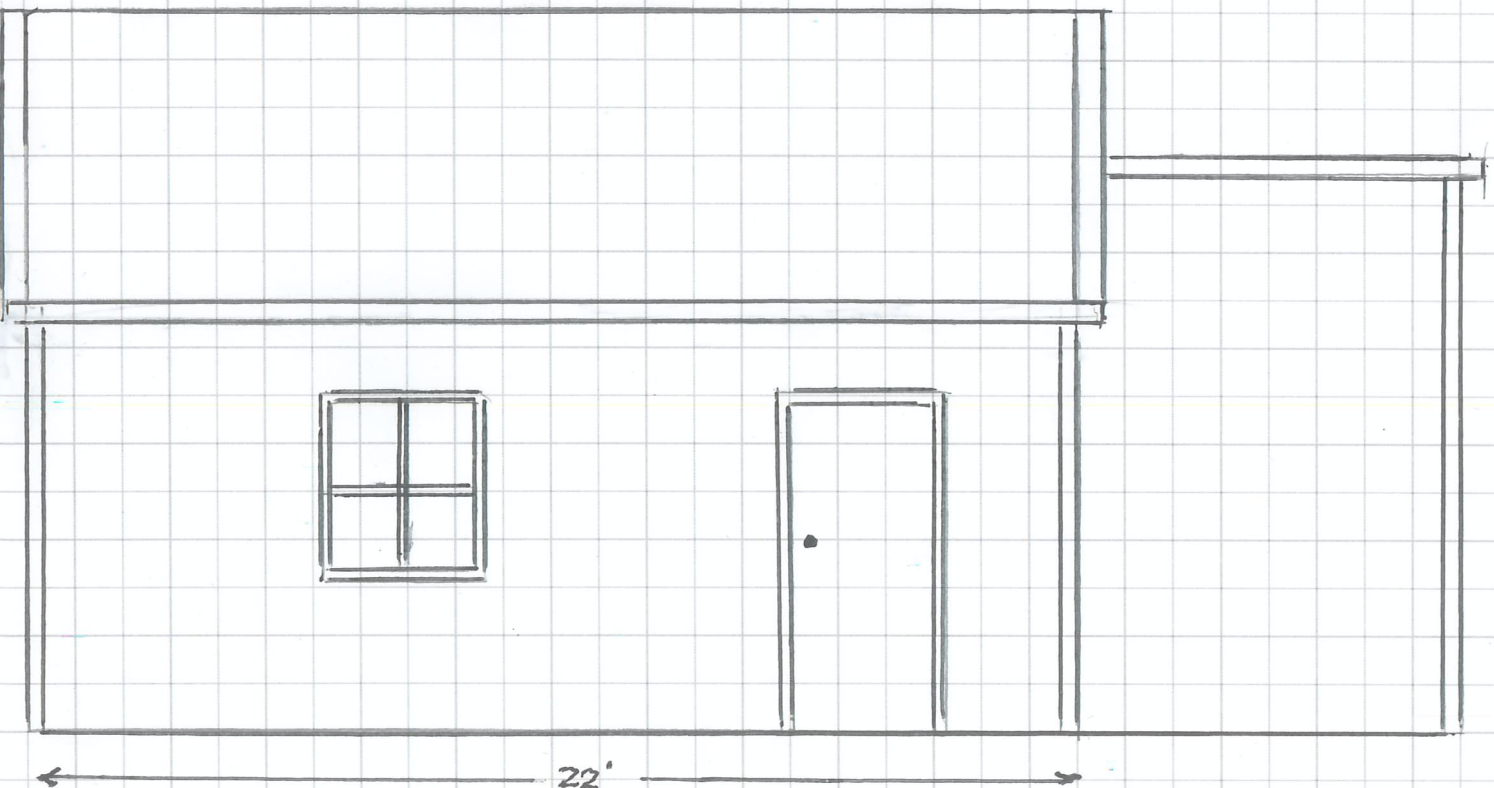


DEMO | DESIGN | BUILD
We do it all!
1969 Cornell Ct. • Melrose Park, IL 60160

DATE 10/21/2021

JOB Garage Project

CALCULATED BY Greg Olsen



WEST ELEVATION

