

VILLAGE OF GLENCOE  
ZONING COMMISSION

PUBLIC HEARING  
NOVEMBER 7, 2011

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 8:40 p.m. Monday, November 7, 2011 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Chair, Barbara Miller

Members: James Clark, David Friedman, Ed Goodale, Jim Nyeste,  
Howard Roin and Steve Ross

The following were absent:

None.

The following Village staff were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. PUBLIC HEARING TO REVIEW AND MAKE RECOMMENDATION TO THE VILLAGE BOARD FOR AMENDMENTS TO DEFINE AND ESTABLISH REGULATIONS FOR THE USE, PLACEMENT, CONSTRUCTION, AND MAINTENANCE OF ARBORS WHICH COULD INCLUDE SIMILAR STRUCTURES SUCH AS PERGOLAS, TRELLISES, LATTICE STRUCTURES AND THE LIKE IN RESIDENTIAL DISTRICTS.

The Chair opened the public hearing with background material that was provided to members and made available to the public as follows:

**Background:** Arbors/trellises/lattice structures are often constructed as garden or sideyard walkway features and are often used to support climbing vines. These arbor structures are typically located in the side or rear yard of a home where the Zoning Code limits their location with zoning setbacks and their size with FAR (floor area ratio) limits.

**Analysis:** Based on the general acceptance of these types of structures, with some reasonable limitations, staff believes that it warrants a targeted review with the Zoning Commission to see what recommendations for possible amendments to the Zoning Code might be considered.

**Recommendation:** Study and survey results: Staff photographed a number of arbors/trellises/lattice structures in Glencoe over the past

month. Detailed measurements were also made of the structures and are shown on photographs previously circulated. A survey of neighboring communities was done both for these types of structures and for pergolas. Pergolas are usually square or rectangular open lattice/trellis structures that are attached to the rear of a house over a patio area. All of these structures have been required to adhere to zoning setbacks and have been counted in the FAR (floor area ratio) calculations.

A review of the arbor/trellis/lattice structure sizes and the survey data from neighboring communities had lead staff to summarize possible conclusions based on this data for review and discussion purposes by the Zoning Commission. These were also noted on the bottom line of a comparison chart.

Staff noted that the Commission may want to limit to one the arbor/trellis/lattice structure that is exempt from side setback and floor area ratio requirements if it is sized under each of the following size parameters: 9 feet maximum height, 6 feet maximum width, 3 feet maximum depth, and 50% open on all sides and top.

For pergolas, staff noted that these structures possibly should be required to meet all setback requirements but that a maximum of 250 square feet be exempt from FAR (floor area ratio) requirements if it is 50% open on all sides not adjoining the house and top. Most such structures staff has reviewed in the past appear to be this size or smaller.

As Zoning Code amendments require public hearing and consideration by the Zoning Commission, the Village Board approved a Resolution at its September 15, 2011 meeting referring the Zoning Commission to conduct a review of Residential Arbor/Pergola Requirements.

As specified in the referral Resolution, the Zoning Commission was requested to conduct the appropriate review and public hearing and deliver its recommendation to the Village Board by December 6, 2011.

Notice of the November 7, 2011 public hearing was published in the October 20, 2011 Glencoe News.

At the November 7, 2011 Zoning Commission hearing members discussed the comparison table in detail and heard testimony from Ellen Bryant, 538 Oakdale, in favor of permitting arbors such as the one she recently had constructed with fence sections on each side of it.

The Zoning Commission requested the Village Attorney draft a zoning code amendment for arbors, trellises, and lattice structures with the following parameters:

1. Limit of one per zoning lot
2. May not exceed any of the following dimensions: 9 feet high, 6 feet wide, 3 feet deep.
3. Sides and top are each to be 50% open.
4. Excluded from FAR limits.
5. May be located anywhere on the property except the zoning required front yard and corner sideyard.
6. Provide 1 to 2 feet set back from lot line.

The Commission also requested a draft Zoning Code amendment for pergolas that are attached to the house that would have the following limitations:

1. Limit one per zoning lot.
2. Maximum 250 square feet.
3. Must follow all zoning setbacks.
4. The sides not forming the house walls and roof must EACH be 50% open.
5. Excluded from FAR.

4. PUBLIC HEARING TO REVIEW AND MAKE A RECOMMENDATION TO THE VILLAGE BOARD FOR AMENDMENTS TO DEFINE AND ESTABLISH REGULATIONS FOR THE USE, LOCATION, AND OPERATION OF GENERATOR EQUIPMENT AND RELATED SCREENING ELEMENTS WITHIN OR OUT OF REQUIRED YARDS IN RESIDENTIAL DISTRICTS.

The Chair opened the public hearing with background material that was provided to members and made available to the public as follows:

**Background:** There have been 75 generator permits issued since July 1, 2011, following the storm-related power outages in the Village this summer. Mechanical units, such as emergency generators (similar to air conditioning units), are considered structures that must meet zoning code requirements which does not allow them to be located in zoning setback areas.

Some homes, primarily in subdivisions with shallow lot depths west of Forestway Drive, which were built in the 1950s, have been more affected by these restrictions. Many of these homes were built on lots that were only 130 feet deep and the houses were built at the required rear setback at the time which does not allow them to install a generator unit in the rear of some homes.

Given the hardships experienced by many properties in the Village during the summer of 2011 as a result of repeated

electrical reliability issues, a review of the Zoning Code regulating the location and operation of emergency generators is warranted.

**Analysis:**

Study and survey results: A survey of neighboring communities was done for generators. A review of the survey data had lead staff to summarize possible conclusions based on this data for review and discussion purposes by the Zoning Commission. These were noted on the bottom line of the comparison chart.

Staff noted that the Commission may want to start discussion with the following items:

1. That, generators continue to be required to meet the minimum sideyard setback requirement, but be excluded from meeting the total sideyard requirement. The total sideyard requirement can end up being more than the minimum on the side of the house a generator is proposed to be installed.
2. The rear setback be 20 feet for a generator next to the rear of a house instead of the current rear yard requirement minimum of 30 feet or 20% of lot depth, whichever is greater.
3. Currently staff reviews sound control on generators over 20kW Generac and possibly Kohler, now make larger units in their "Quiet" series that emit about the same sound as units 20kW or smaller. Staff recommends that proper sound control, if needed, be made based on staff review. Staff in the past has required metal sound baffles mounted on the interior side of a masonry wall as sound control for some larger, noisier generator units.
4. Except for emergency power outages, staff proposes that the code clarify that the weekly testing for generator timers be required to be set between the hours of 7 am and 6 pm weekdays. This is typically the time frame that generator timers have been set at.

As Zoning Code amendments require public hearing and consideration by the Zoning Commission, the Village Board approved a Resolution at its September 15, 2011 meeting referring the Village Zoning Commission to conduct a review of generator requirements.

As specified in the referral Resolution, the Zoning Commission was requested to conduct the appropriate review and public hearing and deliver its recommendation to the Village Board by December 6, 2011.

Notice of the November 7, 2011 public hearing was published in the October 6, 2011 Glencoe News.

At the November 7, 2011 Zoning Commission hearing members discussed the comparison table in detail and heard technical testimony from the following generator installers and suppliers in response to their questions: Jan Grevers, Highland Park Electric; Brian Lamberg, North Shore Electric; and Phil Paulas, Powertron Steiner Electric.

The Zoning Commission requested the Village Attorney draft a zoning code amendment for generators with the following parameters:

1. Testing period time limit weekdays 9am to 12 pm but no holidays.
2. Maximum unit size 20kW
3. The exterior of the generator enclosure may not be more than three feet from the side or rear wall of the principal building located in the required zoning lot side yard or rear yard.
4. Limit of one unit.

There being no further discussion on these items, the Zoning Commission hearing was continued to the December 5, 2011 date and the meeting was adjourned at 9:45 P.M.

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John Houde, Secretary