

VILLAGE OF GLENCOE  
FENCE BOARD OF APPEALS

MONDAY, November 7, 2011  
7:30 P.M.  
Regular Meeting  
Village Hall Council Chamber  
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and 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) 835-4111, or please contact the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

A G E N D A

1. CALL TO ORDER AND ROLL CALL

Barbara Miller, Chair  
James Clark  
David Friedman  
Ed Goodale  
Jim Nyeste  
Howard Roin  
Steve Ross

2. PUBLIC COMMENT TIME.

3. PUBLIC HEARING TO CONSIDER A REQUEST OF MEEGAN MCMILLAN, 186 WOODLAWN TO INCREASE THE ALLOWABLE HEIGHT FOR A FENCE BEING RECONSTRUCTED IN HER FRONT/CORNER SIDE YARD.

The Agenda Supplement is attached on orchid paper.

4. ADJOURNMENT

VILLAGE OF GLENCOE  
ZONING COMMISSION

MONDAY, NOVEMBER 7, 2011  
7:30 P.M.  
Regular Meeting  
Village Hall Council Chamber  
675 Village Court

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A G E N D A

1. CALL TO ORDER AND ROLL CALL

Barbara Miller, Chair  
James Clark  
David Friedman  
Ed Goodale  
Jim Nyeste  
Howard Roin  
Steve Ross

2. 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 Agenda Supplement for this request is attached on goldenrod paper.

3. PUBLIC HEARING TO REVIEW AND MAKE A 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 Agenda Supplement for this request is attached on orchid paper.

4. ADJOURNMENT



## Village of Glencoe

### Zoning Commission Agenda Memorandum

**DATE PREPARED:** October 27, 2011

**MEETING DATE:** November 7, 2011

**AGENDA SUBJECT:** Referral from Village Board to hold a public hearing to hear public testimony and to make a recommendation to the Village Board on proposed amendments to the Zoning Code regarding generator requirements in residential districts.

**RECOMMENDATION:** That the Zoning Commission hold a Public Hearing and make recommendations back to the Village Board.

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**Background:** There have been 67 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 has lead staff to reach the following recommendations for review and discussion purposes by the Zoning Commission. These are also noted on the bottom line of the comparison chart.

Staff recommends the following:

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 20 kW Generac and possibly Kohler, now make larger units in their "Quiet" series that emit about the same sound as units 20 kw 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.

ZBA member Steve Ross noted it may be helpful to have a generator supplier representative at the November 7 public hearing. Jude Pierson, area sales representative for Generac has indicated a likely conflict to be at the November 7, meeting but expected to be able to be there on December 5. Staff is currently attempting to reach another generator representative to attend the November 7 meeting date.

As Zoning Code amendments require public hearing and consideration by the Zoning Commission, the Village Board approved the attached 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.

**Recommendation:**

Staff recommends that the Zoning Commission hear public comment, discuss testimony and make a recommendation

to the Village Board concerning Zoning Code Generator Amendments.

**Attachments:**

Referral Resolution

Area Survey of Residential Generator Requirements



## Village of Glencoe

### Zoning Commission Agenda Memorandum

**DATE PREPARED:** October 27, 2011

**MEETING DATE:** November 7, 2011

**AGENDA SUBJECT:** Referral from Village Board to hold a public hearing to hear public testimony and to make a recommendation to the Village Board on proposed amendments to the Zoning Code regarding arbor/trellis/pergola requirements in residential districts.

**RECOMMENDATION:** That the Zoning Commission hold a Public Hearing and make recommendations back to the Village Board.

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**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 has 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 the attached photographs. 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 has lead staff to

reach the following recommendations for review and discussion purposes by the Zoning Commission. These are also noted on the bottom line of the comparison chart.

Staff recommends that one arbor/trellis/lattice structure be 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 recommends that these structures 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 the attached Resolution at its September 15, 2011 meeting referring the Village 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.

**Recommendation:**

Staff recommends that the Zoning Commission hear public comment, discuss testimony and make a recommendation to the Village Board concerning Zoning Code arbor/trellis/lattice/pergola structure requirements.

**Attachments:**

Referral Resolution  
Area Survey of Residential Arbor/Pergola Requirements