

VILLAGE OF GLENCOE
ZONING COMMISSION

MONDAY, DECEMBER 5, 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

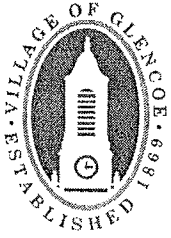
2. CONTINUATION OF PUBLIC HEARING TO REVIEW AND MAKE A RECOMMENDATION TO THE VILLAGE BOARD FOR AMENDMENTS TO DEFINE AND ESTABLISH REGULATIONS FOR THE USE, PLACEMENT, CONSTRUCTION, AND MAINTENANCE OF ARBORS WHICH COULD INCLUDE SIMILAR STRUCTURES SUCH AS PERGOLAS, TRELLISES, LATTICE STRUCTURES, AND THE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

The Agenda Supplement for this request is attached.

3. CONTINUATION OF 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.

4. ADJOURNMENT



Village of Glencoe

Zoning Commission Agenda Memorandum

DATE PREPARED: November 23, 2011

MEETING DATE: December 5, 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 continue its Public Hearing and make recommendations back to the Village Board.

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.

Study and survey results: Staff has photographed a number of arbors/trellises/lattice structures in Glencoe over the past months. Detailed measurements were also made of the structures and the photographs were previously distributed. 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 noted on the bottom line of the comparison chart.

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

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 1-2 feet set back from lot line.

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

1. Limit one per zoning lot.
2. Maximum 250 square feet.
3. Must follow all zoning setbacks.
4. When attached to the house, the sides not forming the house walls and roof must EACH be 50% open.

5. When detached it must meet accessory structure requirements and all four sides and top must EACH be 50% open.
6. Excluded from FAR.

Recommendation:

Staff recommends that the Zoning Commission continue to hear public comment, discuss testimony and made 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
Draft Ordinance Amendment

VILLAGE OF GLENCOE

RESOLUTION NO. R-18-2011

**A RESOLUTION REFERRING PROPOSED ZONING CODE
AMENDMENTS TO THE VILLAGE ZONING COMMISSION
REGARDING ARBORS IN THE "R" RESIDENTIAL DISTRICTS**

WHEREAS, the Village's Zoning Code authorizes certain accessory structures and uses in required yards within the "R" Residential Districts of the Village; and

WHEREAS, it is recognized that many residents within the Village desire to construct and maintain arbors in required yards within the "R" Residential Districts of the Village for purposes that are complementary to their residences, such as the creation of decorative elements or the display or support of climbing vines, flowers, or other plants; and

WHEREAS, although arbors generally are regulated as accessory structures, the Village's Zoning Code does not specifically define arbors and the Village's existing accessory structure regulations do not specifically address the unique concerns that relate to the location, construction, and maintenance of arbors; and

WHEREAS, the Board of Trustees of the Village of Glencoe has determined that the public interest may now be advanced by amending the Zoning Code to define arbors and to specifically regulate their location, construction, and maintenance within residential districts of the Village; and

WHEREAS, the Village Board of Trustees believes that such proposed amendments to the Zoning Code have merit and therefore warrant public hearings and recommendations for possible amendments by the Glencoe Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COUNTY OF COOK, STATE OF ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference as findings of the Village Board of Trustees of the Village of Glencoe.

SECTION TWO: REFERRAL TO ZONING COMMISSION. The President and Board of Trustees hereby authorize and direct the Zoning Commission to conduct a public hearing and thereafter to make recommendations on (a) possible amendments to the Zoning Code to create a new definition of "arbors" and (b) possible amendments to the Zoning Code to specifically authorize and regulate the location, construction, and maintenance of arbors structures within residential districts in the Village.

SECTION THREE: ACTION TIMETABLE. The Zoning Commission shall conduct the public hearings on possible amendments to the Zoning Code to define arbors and to specifically regulate their location, construction, and maintenance within residential districts of the Village at its earliest opportunity and shall deliver its recommendation to the Village Board expeditiously, but in no event later than December 6, 2011.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS 15th DAY OF SEPTEMBER, 2011.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th DAY OF SEPTEMBER, 2011.

Scott M. Feldman
Village President

ATTEST:

Paul M. Harlow
Village Clerk

GLENCOE COMPARISON CHART FOR ARBORS/ TRELLISES/ LATTICE STRUCTURES

ARBORS, TRELLISES, LATTICE STRUCTURES			PERGOLAS		
Location	Must it follow house Setbacks ?	Is it a FAR counted area?	Must it follow zoning house setbacks	Is it a FAR counted area?	Is its size limited?
Glencoe	Yes, same as for house	Yes	Yes	Yes	Yes, same as for house
Highland Park	Yes, same as for house	Yes	Yes	Yes	Yes, same as for house
Deerfield	No	No	No	No	No
Lake Forest	Yes, same as for house	Yes, but can be part of 10% of allowed FAR exempted design elements for arbors, pergolas, porches, bay windows	Yes	Yes, but can be part of 10% of allowed FAR exempted design elements for arbors, pergolas, bay windows	Yes, same as for house
Northbrook	No	No	Yes, same as for house	No	No
Northfield	Yes, but 5 foot to any lot line if 8 foot or less high	Yes	Yes, but 5 foot setback if 10 feet high or less.	Yes	Yes, same as for house
Wilmette	No, if equal or less than 9ft high, 6ft wide, 3ft deep, must be 50% open; all others to follow house setbacks	No, if under excluded size limit group for zoning setbacks	Yes, same as house	Yes	Yes, same as for house
Winnetka	No, one allowed if equal or less than 8 ft high, 6ft wide, 3 ft deep, must be 50% open, 2ft from r.o.w. line and nothing in corner lot sight triangle	No, if 50% open	Yes, same as for house	No, if 50% open	
Possible conclusions based on comparison data	No, but only if at or under max sizes of 9ft high, 6ft wide, 3ft deep and 50% open top and sides	No, but only if under all exempted size maximums for required side setback exclusion	Yes	No, if 50% open and 250 sq ft max	Yes, 250 sq ft

VILLAGE OF GLENCOE

ORDINANCE NO. 2011-_____-_____

AN ORDINANCE AMENDING SECTIONS 5-101 and 8-302
OF THE GLENCOE ZONING CODE
RELATING TO ARBORS, PERGOLAS,
AND THE USE OF EMERGENCY GENERATORS

WHEREAS, Section 5-101 of the Glencoe Zoning Code regulates accessory structures and uses in all districts of the Village; and

WHEREAS, the regulation of accessory structures and uses is essential to supporting the objectives of the Zoning Code and the Comprehensive Plan, to preserve and enhance the appearance and safety of the Village, and to protect the property values of Glencoe; and

WHEREAS, the Village Board referred to the Zoning Commission proposed amendments to the Village's Zoning Code regarding the location, construction, and maintenance of arbors and the location and operation of emergency generators within required yards in residential districts of the Village; and

WHEREAS, pursuant to notice duly published in the *Glencoe News*, the Zoning Commission of the Village of Glencoe did on November 7, 2011 commence a public hearing on possible modifications to the Glencoe Zoning Code regarding Arbors and Emergency Generators, which public hearing concluded on December 5, 2011; and

WHEREAS, based on the evidence presented at that public hearing, the Zoning Commission recommended approval of amendments to the Zoning Code regarding Arbors and Emergency Generators; and

WHEREAS, having considered the recommendations of the Zoning Commission, the President and Board of Trustees have determined that the best interests of the Village and its residents will be served by amending the Village's Zoning Code as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glencoe, County of Cook, State of Illinois, as follows:

SECTION ONE: **Recitals.** The foregoing recitals are by this reference made a part of this Ordinance as if fully set forth in this Section.

SECTION TWO: **Amendments to Section 8-302 of the Glencoe Zoning Code.**

Section 8-302, entitled "Definitions," of Article VIII, entitled "Applicability, Scope, and Construction," of the Glencoe Zoning Code, shall be and is hereby amended by adding A new definition for the terms "Arbor," "Emergency Generator," and "Pergola" in correct alphabetical order within Section 8-302 as follows:

"ARBOR: A structure used for the creation of decorative elements or the display or support of climbing vines, flowers or other plants as a complementary use to a residential structure."

"EMERGENCY GENERATOR: An electromechanical machine used to supplement existing electricity supply to a residential structure in the event of a power failure or other emergency that converts mechanical energy into electrical energy and generates electrical power either as an alternating current, an alternator, or as a direct current, a dynamo."

"PERGOLA: A structure usually consisting of parallel colonnades supporting an open roof of girders and cross rafters that may be attached to a residential structure."

SECTION THREE: **Amendments to Section 5-101D of the Glencoe Zoning Code.**

Subsection D, entitled "Special Regulations Applicable to Particular Accessory Structures and Uses," of Section 5-101, entitled "Accessory Structures and Uses," of Article 5, entitled "Regulations of General Applicability," of the Glencoe Zoning Code, shall be and is hereby amended to add a new paragraph 14, entitled "Arbors", which new paragraph hereafter will be and read as follows:

"(14) Arbors. Arbors are permitted in the Residential Districts. An arbor will be exempt from the regulations in the Zoning Code, and will not be included in the floor area calculations for a residential structure, if the arbor complies with all of the following conditions:

- a. Only one arbor is located on the zoning lot;**
- b. The arbor is located no closer than [one foot/two feet] from the side lot line of any adjacent property;**

- c. The arbor is no more than nine feet in height, six feet in width, and three feet in depth;
- d. The top and sides of the arbor are no less than 50 percent open and the front and rear of the arbor are no less than 100 percent open; and
- e. The arbor is not located in a front yard or corner lot side yard."

SECTION FOUR: Amendments to Section 5-101D of the Glencoe Zoning Code.

Subsection D, entitled "Special Regulations Applicable to Particular Accessory Structures and Uses," of Section 5-101, entitled "Accessory Structures and Uses," of Article 5, entitled "Regulations of General Applicability," of the Glencoe Zoning Code, shall be and is hereby amended to add a new paragraph 15, entitled "Pergolas", which new paragraph hereafter will be and read as follows:

- "(15) Pergolas. Pergolas shall be permitted in the Residential Districts. A pergola will be exempt from the regulations in the Zoning Code, and will not be included in the floor area calculations for a residential structure, if the pergola complies with all of the following conditions:
- a. Only one pergola is located on the zoning lot;
 - b. The pergola is no more than 250 square feet in area.
 - c. Open Top and Sides. If attached to a residential structure, those portions of the pergola that are not comprised of the walls of the residential structure or the support columns for the pergola must each be no less than 50 percent open. The roof of the pergola must also be no less than 50 percent open.
 - d. The pergola must comply with all applicable setback requirements.

SECTION FIVE: Amendments to Section 5-101D of the Glencoe Zoning Code.

Subsection D, entitled "Special Regulations Applicable to Particular Accessory Structures and Uses," of Section 5-101, entitled "Accessory Structures and Uses," of Article 5, entitled "Regulations of General Applicability," of the Glencoe Zoning Code, shall be and is hereby

amended to add a new paragraph 16, entitled "Emergency Generators," which new paragraph hereafter will be and read as follows:

"(16) Emergency Generators. Emergency Generators shall be permitted in the Residential Districts. An emergency generator will be exempt from the regulations in the Zoning Code, and will not be included in the floor area calculations for a residential structure, if the emergency generator complies with all of the following conditions:

- a. This exemption applies only to one emergency generator.
- b. The emergency generator does not exceed 20 kw in power.
- c. The emergency generator is located in the rear yard or the required minimum side yard and is not further than three feet from the side or rear wall of the building or structure that the emergency generator serves. The total side yard requirement will not apply to the emergency generator.
- d. The emergency generator is located within an enclosure that consists of a five to six foot solid wall that is paneled on each side facing the generator with metal sound attenuation paneling in a form approved by the Village, and that complies with the manufacturer's operating requirements concerning the proximity of the emergency generator to the walls of the enclosure.
- e. The operation of the emergency generator may be tested only between 9:00 a.m. and 12:00 p.m. on weekdays, excluding holidays."

SECTION SIX: **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, publication in pamphlet form, and posting in the manner provided by law.

PASSED THIS ____ DAY OF _____, 2011.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS ____ DAY OF _____, 2011.

Village President

ATTEST:

Village Clerk

Published in pamphlet form this ____ day of _____, 2011.

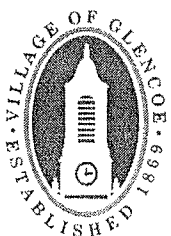
Village Clerk

Posted this ____ day of _____, 2011.

Village Clerk

Approved as to form.

Village Attorney



Village of Glencoe

Zoning Commission Agenda Memorandum

DATE PREPARED: November 23, 2011

MEETING DATE: December 5, 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 continue its Public Hearing and make recommendations back to the Village Board.

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 has 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.

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

Staff reviewed the Zoning Commission's findings in detail. An element of the Village Board referral was that visual and sound screening should be carefully considered as a basis for allowing generator units closer to the lot line than has been permitted. Staff has studied this in more detail and finds that a reasonable way to address this, because of the complexity of the decibel noise issue, is to include a requirement for solid fencing on three sides of the generator with metal insulator sound reducing acoustic panels on the generator side of the fencing.

Recommendation:

Staff recommends that the Zoning Commission continue to hear public comment, discuss testimony and make a recommendation to the Village Board concerning Zoning Code Generator Amendments.

Attachments:

Draft Zoning Code Amendments
Area Survey of Residential Generator Requirements

VILLAGE OF GLENCOE

RESOLUTION NO. R-19-2011

**A RESOLUTION REFERRING PROPOSED ZONING CODE
AMENDMENTS TO THE VILLAGE ZONING COMMISSION
REGARDING THE LOCATION OF EMERGENCY GENERATORS
IN THE "R" RESIDENTIAL DISTRICTS**

WHEREAS, it is recognized that many residents within the Village operate and maintain emergency generators in required yards adjacent to their residences for the purposes of providing emergency power to those residences; and

WHEREAS, the location of Emergency Generators are subject to the regulations in the Village's Zoning Code concerning bulk and setback requirements, but those requirements do not currently specifically address Emergency Generators; and

WHEREAS, the use and location of Emergency Generators raises unique concerns including, without limitation, the potential that operational requirements for such equipment necessitate locating the equipment in specific locations, and the potential need for mitigation of noise or other adverse impacts on surrounding properties caused by the operation of such equipment, that may benefit from providing a degree of flexibility in the permitted locations for such equipment; and

WHEREAS, the Board of Trustees of the Village of Glencoe has determined that the public interest may now be advanced by amending the Zoning Code to specifically regulate the location and operation of Emergency Generators within required yards in residential districts of the Village; and

WHEREAS, the Village Board of Trustees believes that such proposed amendments to the Zoning Code have merit and therefore warrant public hearings and recommendations for possible amendments by the Glencoe Zoning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COUNTY OF COOK, STATE OF ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference as findings of the Village Board of Trustees of the Village of Glencoe.

SECTION TWO: REFERRAL TO ZONING COMMISSION. The President and Board of Trustees hereby authorize and direct the Zoning Commission to conduct a public hearing and thereafter to make recommendations on possible amendments to the Zoning Code to specifically regulate the location and operation of Emergency Generators (as well as related screening elements) within required yards in residential districts of the Village.

SECTION THREE: ACTION TIMETABLE. The Zoning Commission shall conduct the public hearings on possible amendments to the Zoning Code to specifically regulate the location and operation of Emergency Generators (as well as related screening elements) within required yards in residential districts of the Village at its earliest opportunity and shall deliver its recommendation to the Village Board expeditiously, but in no event later than December 6, 2011.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS 15th DAY OF SEPTEMBER, 2011.

AYES:

NAYS:

ABSENT:

APPROVED THIS 15th DAY OF SEPTEMBER, 2011.

Scott M. Feldman
Village President

ATTEST:

Paul M. Harlow
Village Clerk

GLENCOE GENERATOR COMPARISON CHART

Location	Required Side Setbacks	Required Rear Setback	Screening/Sound Control Required
Glencoe	Yes, same as for house 8, 10, or 12 feet	20% of lot depth or 30 feet whichever is greater	No, on small units Yes, for larger units
Highland Park	Yes, same as for house 6, 9, 12 feet for comparable zones	20% of lot depth or 30 ft/35 ft whichever is greater	No
Deerfield	Yes, same as for house 8, 10 feet for comparable zones	Can extend 4 feet into required rear yard. Required rear yard is 25, 40, or 50 feet for comparable zones.	No
Lake Forest	Yes, same as for house 6, 10, 12 feet for comparable zones	*reduced to 20 feet instead of 20% of lot depth or 30 feet whichever is greater	Subject to staff review of location
Northbrook	Yes, same as for house 6, 9, 10 feet for comparable zones	40 feet in all districts	No, but larger units can be required to be fenced per noise ordinance
Northfield	10 feet from any lot line	10 feet from lot line	Yes, solid fence or wall
Wilmette	Yes, 15 feet from side lot line for all lot sizes	20% of lot depth or 25 feet whichever is greater	No, if under 70 dB at lot line
Winnetka	Yes, same as for house 6, 6, 12 feet for comparable zones	15% of lot depth (10 ft. minimum and 25 ft. maximum) (except larger lots 50 ft. maximum).	Yes, solid fence or wall
Possible conclusions based on comparison data	Keep same as for house; minimum of 8, 10, 12 feet but exclude from total sideyard requirement when required to be larger than the minimum.	Revise to 20 feet instead of 30 feet/20% of lot depth requirement	Yes, for units exceeding 20KW with solid fence or masonry wall based on staff review of sound level


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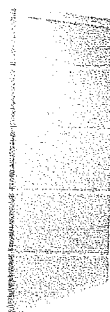


INDUSTRIAL NOISE Acoustic Panel, Encased, White, 12.5sq.ft.

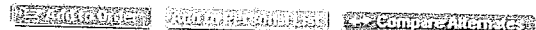
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Acoustic Panel, Width 30 In., Length 5 ft., Thickness 2 In., Color White, Noise Reduction Coefficient (NRC) 1.05, Material 22 ga. Zinc Coated Perforated Steel Panel Shell Encasing a 3 lb. Density Rigid Fiberglass Noise Absorbing Core, Temp. Range -30 to 250 Degrees F, Resistant To Abrasion, Dust, Moisture, Oils, Most Chemicals, Coverage 12.5 sq. ft., Standards ASTM E84 Class I Fire Rating, Includes 2 In. Thick Ready To Mount Modules

Grainger Item # 4RC07
 Price (ea.) \$273.25
 Brand INDUSTRIAL NOISE
 Mfr. Model # PS/C/P/5
 Ship Qty. 1
 Sell Qty. (Will-Call) 1
 Ship Weight (lbs.) 33.0
 Usually Ships** 1-3 Days
 Catalog Page No. 2388
 Country of Origin USA
 (Country of Origin is subject to change.)



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Tech Specs	Additional Information	Compliance & Restrictions	MSDS	Required Accessories	Optional Accessories	Alternate Products	Repair Parts
Item		Acoustic Panel					
Width		30"					
Length		5 ft					
Thickness		2"					
Color		White					
Noise Reduction Coefficient (NRC)		1.05					
Material		22 ga. Zinc Coated Perforated Steel Panel Shell Encasing a 3 lb. Density Rigid Fiberglass Noise Absorbing Core					
Temp. Range		-30 to 250 Degrees F					
Resistant To		Abrasion, Dust, Moisture, Oils, Most Chemicals					
Coverage		12.5 sq. ft.					
Standards		ASTM E84 Class I Fire Rating					
Includes		2" Thick Ready To Mount Modules					
Application		Suitable for Production Facilities, Warehouses or Office Areas. Easily Mount on Walls, Ceilings or Partitions to Offer Superior Acoustical Performance. Panels Mount Directly to Walls, Ceilings or any Flat Surface via Bottom Mounting Channel and Top Header					

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

MONDAY, December 5, 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. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE NOVEMBER 7, 2011
FENCE BOARD OF APPEALS.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF TOM AND KATHLEEN BONNER, 604
WOODLAWN TO INCREASE THE ALLOWABLE HEIGHT FOR A FENCE REPLACEMENT
WEST OF THEIR HOME.

The Agenda Supplement is attached.

5. ADJOURNMENT

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

REGULAR MEETING

November 7, 2011

1. CALL TO ORDER.

A meeting of the Fence Board of Appeals of the Village of Glencoe was called to order at 7:30 p.m. Monday, November 7, 2011 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: David Friedman, Ed Goodale, Howard Roin, and Steve Ross

The following were absent:

James Clark and Jim Nyeste

The following Village Staff were also present:

John Houde, Building & Zoning Administrator

APPROVE MCMILLAN APPEAL AT 186 WOODLAWN.

The Chairman stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Meegan McMillan of a decision by the Building & Zoning Administrator to replace an existing fence along northwest side of her property. The proposed fence requires an increase in the allowable fence height from 2 ½ and 4 feet to 6 feet-3 inches for the fence sections and 6 feet-10 inches to the top of the posts. There are no percentage limits on variations the Fence Board of Appeals can grant.

The Chairman reported that notice of the public hearing was published in the October 20, 2011 GLENCOE NEWS and 15 neighbors were notified of the public hearing by mail and that one letter in favor of the variation was received from Steven and Lynn Belluardo, 171 Old Green Bay Road and no verbal inquiries had been received. The Chairman then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman noted the following items which the applicant previously submitted. Jeff Harting of FGH Architects, Northbrook, noted that the owner could not attend this meeting but that he would be able to address any questions for her. The following items were noted:

- 1) Implementing the current code restrictions for fences at the property line on a corner lot at a maximum of two and one half and four feet would create the following conditions of impracticality and hardship.
 - a. The homeowner purchased the home approximately 10 years ago with the existing fence in place which was an integral part of the overall exterior aesthetic and landscape at that time.
 - b. Since the initial purchase, the homeowner has taken great strides to better integrate the new and current landscape design and planting materials and selections into this significant architectural feature.
 - c. Reducing the fence height to the current code of two and one half and four feet would greatly impact the historical character of the home and overall streetscape and appearance.
 - d. The homeowner is not wishing to extend or add to the existing nonconformity but simply replace the current fence and posts in its same location, details and heights, materials, etc.
- 2) The unique physical lot conditions are as follows:
 - a. The current fence was constructed in approximately 1935 and was part of the conversion from a stable structure for a lakeside estate to a private home. This fence has been maintained, and repaired since its original construction.
 - b. The original fence, and subsequent repairs have maintained the original design and character.
 - c. This original fence is primarily open up to approximately 65 percent and is not a solid closed fence structure. Although the fence height is nonconforming, this primarily 65% open structure acts as a lattice screen and not as a solid walled fence.
 - d. It should be noted that a standard four foot fence could be solid and allow for no more additional air space and air circulation and be far less open in design.
- 3) As previously stated, the current homeowner, did not create the nonconformity as its dates back to the 1935 house and grounds conversion. The past and current homeowner(s) have merely maintained and repaired the existing fence as necessary. It is our client's desire to continue to maintain this

historic part of the existing home and replace lattice and posts in their entirety, due to the existing deteriorating conditions.

4) As previously mentioned this variation is to replace an existing fence structure that has been in place for approximately the past 75 years and is an integral part of the home and landscape design. The variation is strictly for the relief of the current height. It does not create any hazard to pedestrians, traffic or any other aspects that are detrimental to the neighborhood and Village.

5) The proposed variation would not result in a subsequent use or development of the property that would be inharmonious with the intent of this code. The proposed variation would only allow the existing use, character and fabric of the site and neighborhood to be continued as it has been since the original structures were built in circa 1935. It would not create any less green space, any additional paved area nor change any current landscaping, height restrictions, etc.

The Chair made part of the record, as additional testimony the Agenda Supplement, which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for a variance in the allowed fence height to 6 feet-3 inches for the fence sections and 6 feet- 10 inches for the fence posts be granted per the drawings presented, making findings and resolving as follows:

FINDINGS

1. The requested variation is within the jurisdiction of the Fence Board of Appeals.
2. Based on the totality of the relevant and persuasive testimony heard and presented, the Fence Board finds that it has been established that the request meets the standards necessary to permit the granting of a variation in that it would not:
 1. Alter the essential character of the locality;
 2. Be out of harmony with the general purpose and intent of the fence ordinance;
 3. Set an unfavorable precedent whether to the immediate neighborhood or to the Village as a whole; and
 4. Affect public safety.

RESOLUTION

NOW THEREFORE BE IT RESOLVED that the request, for an increase in the allowed fence height along the north rear line west of the house and along the northerly segment of the Old Green Bay lot line, be granted as shown in the drawings or plans submitted by the owners and made part of the record.

BE IT FURTHER RESOLVED that the decision of the Building & Zoning Administrator 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.

Adopted by the following vote:

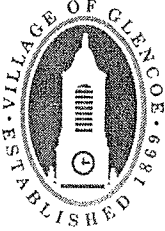
AYES: Friedman, Goodale, Roin, Ross, Miller (5)

NAYS: None (0)

ABSENT: Clark, Nyeste (2)

There being no further business to come before the Fence Board of Appeals, the meeting adjourned at 7:40 p.m.


Secretary



Village of Glencoe

Fence Board of Appeals Memorandum

TO: Fence Board of Appeals

MEETING DATE: December 5, 2011

SUBJECT: Consideration of Bonner Fence Variation Request

FROM: John Houde, Building & Zoning Administrator

Tom and Kathleen Bonner have requested permission to continue reconstruct fencing on the west side of their home at 604 Woodlawn. This property has a zoning front yard on the east Skokie Lane North side of their property (used as the garage access), a zoning front on the west Grove Avenue side of their property (used as their rear yard), and a zoning corner side yard on the north Woodlawn Avenue side of their property (used as their front entry). The proposed requires an increase in the allowable fence height from 4 feet to 6 feet. In consideration of staff's review comments, there would no longer be a nonconforming fence height in the Woodlawn/Grove corner sight line triangle. There are no percentage limits on variations the Fence Board of Appeals can grant.

Background: Our fence ordinance provides that the Fence Board may grant fence variations provided that such variations would **NOT**:

- 1) Alter the essential character of the locality.
- 2) Be out of harmony with the general purpose and intent of the fence ordinance.
- 3) Set an unfavorable precedent either to the immediate neighborhood or to the Village as a whole; or
- 4) Affect public safety.

A history of the fence ordinance follows: Prior to a 10 September 1981 amendment to the fence ordinance, the Village Board acted as the Fence Board of Appeals. Prior to 1952 a number of 6, 8, and 10-foot high fences had been erected in Glencoe without any regulations by the Village. The Village Board at that time had received a number of complaints about the potential traffic and pedestrian hazards caused by high fences and about their unsightliness. The Village Board recognized that these fences were detrimental to public safety.

Previous example of reasons that have led to a finding to grant variations included the following:

- (1) To screen a nonconforming business use from a single-family residential property;
- (2) To screen backyards and corner side yards (not front yards) of single-family residences from heavily traveled three-lane highways (such as Green Bay Road north of Maple Hill Road and Dundee Road west to Forestway Drive) where the back yards of residences are adjacent to the highway pavements;
- (3) To screen parking areas, such as those that might be adjacent to a place of worship, theater, business, or another residence;
- (4) To screen Commonwealth Edison electrical distribution and transformer stations;
- (5) To enclose tennis courts;
- (6) To allow higher than 4 foot entry columns but not higher perimeter fences in front yards;
- (7) To install a wrought iron fence having historical significance.

Previous Examples of requests with insufficient reasons for findings consistent with Section 9-79 include the following:

- (1) Desire to have a higher fence to provide greater privacy to houses, to patios and to other outside recreational and leisure areas on private property.
- (2) Desire to have a higher fence to screen out street noises and lights;
- (3) Desire to screen front yards from streets; and

- (4) Desire to have a higher fence to provide security and safety for children playing in a yard area.

Advantages. Granting the variation would have the following ADVANTAGES:
The owners note the following in favor of their request:

1. If granted the variation will not alter the essential character of this locality as the current fence has existed there for over 12 years in its current state. It would change the character of the locality to force the fence to conform to the new guidelines, altering the character of the streetscape along Grove Street.
2. Granting this variation is still in harmony with the general purpose and intent of the fence ordinance. It still maintains the reduced height of the fence to increase visibility for traffic approaching the intersections of Woodlawn Avenue and Grove Street.
3. This variation will not set any unfavorable precedents because it is only allowing for the replacement of the existing conditions with new materials to prevent failure. This variance will not create new non-conformities, just allow for existing conditions to remain with newer and safer materials.
4. This variation will not affect public safety as it is just replacing the existing failing fence with a more stable product in the same conditions as currently exists. The current fence condition is safe, even though it does not conform to the new fence ordinances.
5. The most visible north Woodlawn side of the fence would be a conforming 4-foot height.

The November 17, 2011 Glencoe News contained the notice of public hearing and 8 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated October 25, 2011, the Notice of Public Hearing, a list of neighbors notified, a map of the immediate area and a site plan are attached for your review.

Recommendation: Based on the materials presented and the public hearing, it is the recommendation of staff that the fence variation request of Tom and Kathleen Bonner be reviewed.

Motion: If the Fence Board of Appeals agrees with the recommendation of staff, a motion may be made as follows:

Move to accept/deny the variation request of Tom and Kathleen Bonner to construction fencing per their site plan for their home at 604 Woodlawn Avenue.

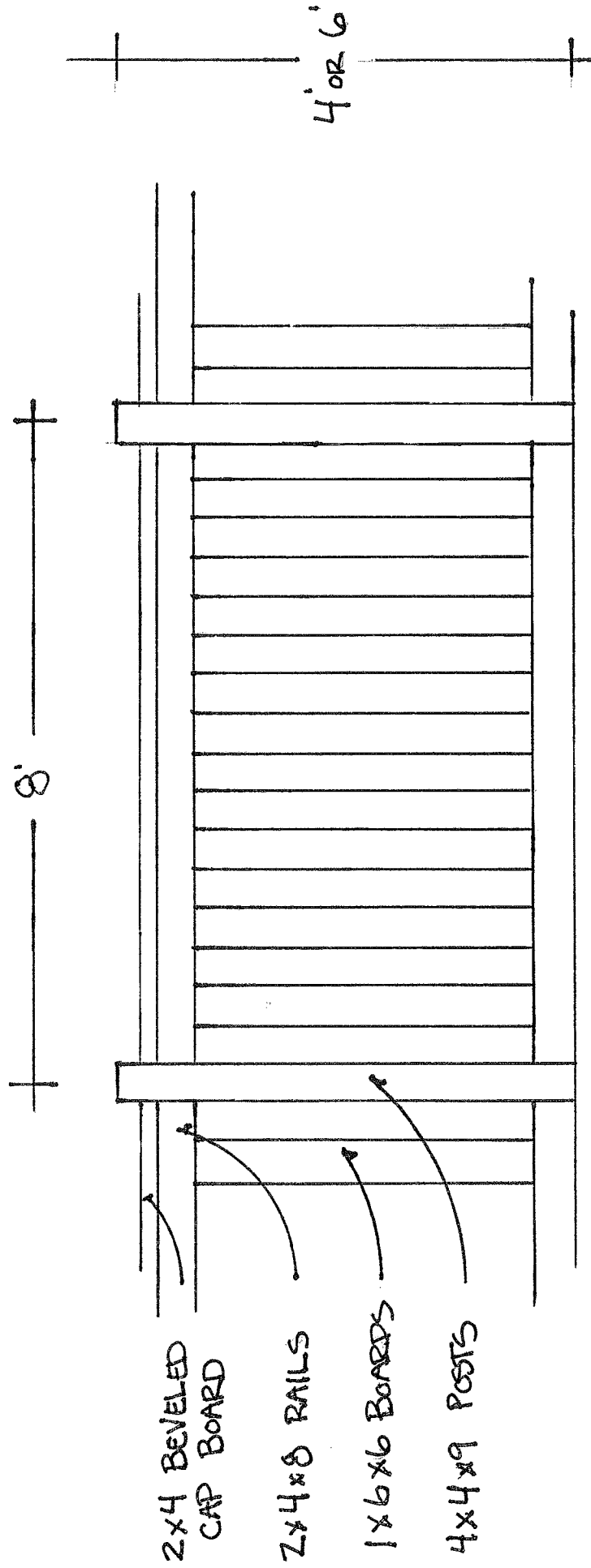
With Appeal to the Village of Glencoe Fence Board of Appeals:

Property Location: 604 Woodlawn Avenue

Proposed Fence: replace existing 6' and 4' fence with new fence at same heights and location as existing.

It is desired to replace existing fence with a replacement fence at the same heights as existing. This request is a fence variation increasing the allowable fence height from 2 ½ feet to 4 feet and 4 feet to 6 feet.

- a) If granted the variation will not alter the essential character of this locality as the current fence has existed there for over 12 years in its current state. It would change the character of the locality to force the fence to conform to the new guidelines, altering the character of the streetscape along Grove Street.
- b) Granting this variation is still in harmony with the general purpose and intent of the fence ordinance because it still maintains the reduced height of the fence to increase visibility for traffic approaching the intersections of Woodlawn Avenue and Grove Street.
- c) This variation will not set any unfavorable precedents because it is only allowing for the replacement of the existing conditions with new material to prevent failure. This variance will not create new non-conformities, just allow for existing conditions to remain with newer and safer materials.
- d) This variation will not affect public safety as it is just replacing the existing failing fence with a more stable product in the same conditions as currently exist. The current fence condition is safe, even though it does not conform to the new fence ordinances.



SOLID BOARD TRADITIONAL FENCE
TYP. ELEVATION (N.T.S.)

EXAMPLE



RE: 604 WOODLAWN



MRS. JOYCE DURRA
599 WOODLAWN AVENUE, GLENCOE, ILLINOIS 60022

11/3/11

To Whom It May Concern:

I am Tom & Kathy Bonnel's neighbor to the north. I live directly across the street from them on Woodlawn Ave. My husband, Richard, and I support their decision to replace their existing six foot fence with a similar fence.

Joyce Durra

Nov. 2, 2011

To Whom it may concern,

We are in favor of our neighbors,
the Bannels, request for a
variance on their fence.

We look forward to the
new structure.

Sincerely,

Debra and Richard Kotz

330 Skokie Lane N.
Glencoe, IL 60022

(847) 835-5128

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
FENCE BOARD OF APPEALS

Notice of Public Hearing
December 5, 2011

Notice is hereby given of a public hearing to be held by the Fence Board of Appeals of the Village of Glencoe, Cook County, Illinois at 7:30 P.M., local time on Monday, December 5, 2011 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider a request of Tom and Kathleen Bonnel, from a decision by the Building & Zoning Administrator in denying a permit for the replacement of a fence on an existing residence on Lot 2 in Skokie Lane, a subdivision of that part of Lot 5 in Robinson's Subdivision lying south of Woodlawn Avenue, also Lots 6 and 7 in said Robinson's Subdivision in the northwest ¼ of the northeast ¼ of Section 18, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 604 Woodlawn in the "R-B" Residence District (Permanent Real Estate Index Number 05-18-204-001).

The appeal requests that a variation be granted increasing the allowed fence height from 2½ feet in the corner sight line triangle to 4 feet and from 4 feet to 6 feet in the required front yard setback east of Grove Street.

All persons interested are urged to be present and will be given an opportunity to be heard.

Fence Board of Appeals
John Houde
Building & Zoning Administrator

November 17, 2011

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Neighbors

COUNTRY LANE

610 Mark Senkpiel / Alyssa Tabora

GROVE STREET

330 Matthew Burnham
340 Dan Pikely / Rebecca Hoffman
346 Liz Lefkofsky

SKOKIE LANE NORTH

330 Richard Kotz

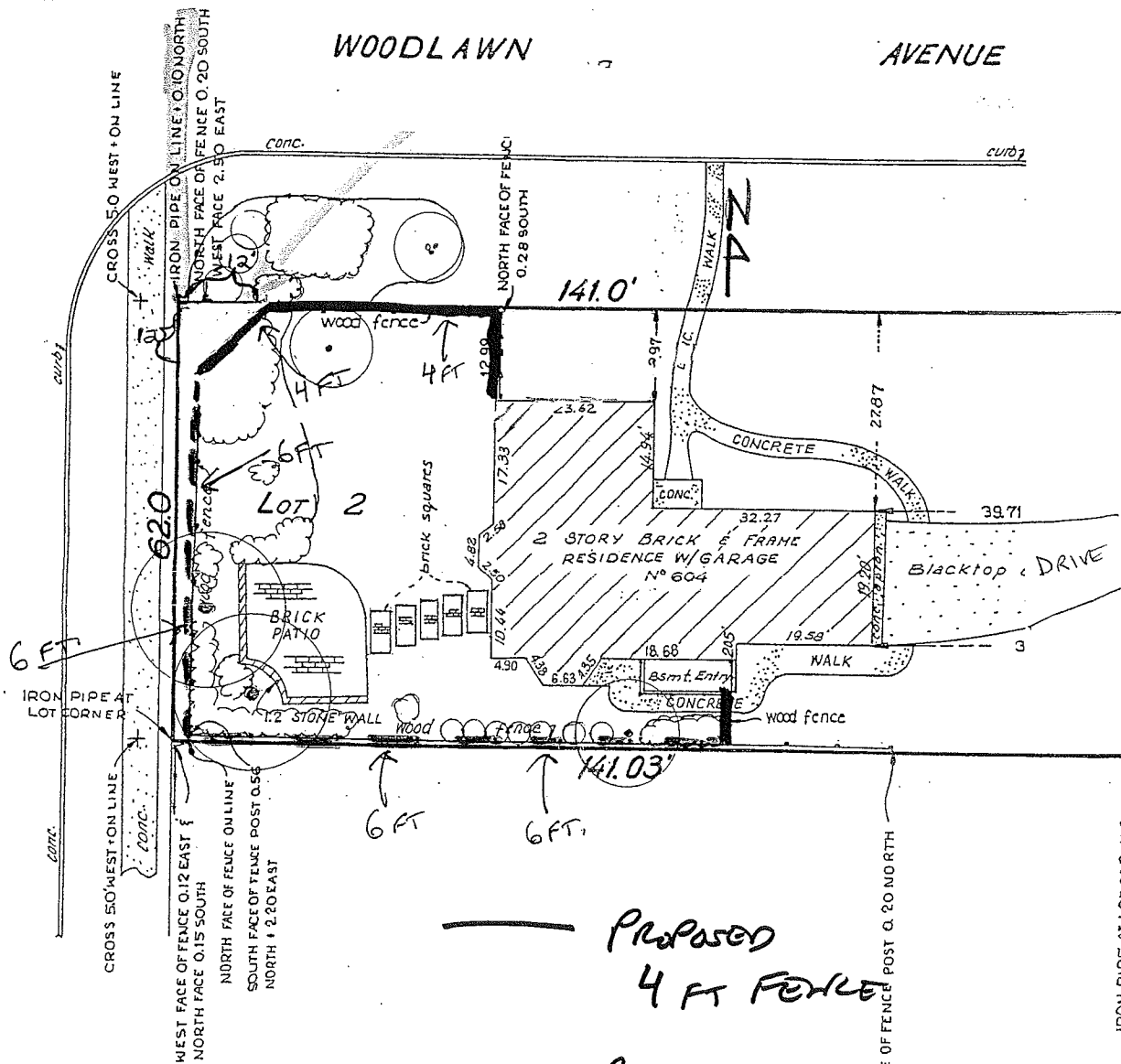
WOODLAWN AVENUE

582 Robert Harrison
587 Eddie Eisenberg
599 Richard Durra
604 Thomas Bonnel

GROVE

AVENUE

SKOKIE LANE NORTH



Proposed

4 FT FENCE

Proposen

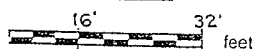
6 FT FENCE^{SOUTH} - NEEDS FENCE HEIGHT VARIATION

1 PLANT MATERIAL
ICE
ICE

ICE TO REPLACE EXISTING AT SAME HEIGHT

✓ BOX MEANS THIS SURVEY HAS BEEN
IN CONNECTION WITH A REAL ESTATE OR
✓ TRANSACTION AND IS NOT TO BE USED
TION.
E NOT TO BE ASSUMED FROM SCALING

9522



2-24-2004

Ron Cowgill

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Decimals of a foot and their equivalent in inches and fractions thereof.

.01 = 1/8"	.07 = 7/8"	.50 = 6"
.02 = 1/4"	.08 = 1"	.58 = 7"
.03 = 3/8"	.17 = 2"	.67 = 8"
.04 = 1/2"	.25 = 3"	.75 = 9"
.05 = 5/8"	.33 = 4"	.83 = 10"
.06 = 3/4"	.42 = 5"	.92 = 11"
		1.00 = 12"



COMPARE ALL POINTS BEFORE BUILDING BY SAME AND ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby cert
surveyed the above described property and that
drawn is a correct representation of said survey.

REG. IL

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

MONDAY, DECEMBER 5, 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. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE OCTOBER 3, 2011 ZONING BOARD OF APPEALS.

A copy of the October 3, 2011 meeting minutes is attached.

3. PUBLIC COMMENT TIME

4. PUBLIC HEARING TO CONSIDER A REQUEST OF JULIE BERNSTEIN, 95 BRENTWOOD, TO INCREASE THE ALLOWED GARAGE DOOR WIDTH FACING THE STREET FOR HER EXISTING HOME.

The Agenda Supplement for this request is attached.

5. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
October 3, 2011

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 7:30 P.M. Monday, October 3, 2011 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

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

The following were absent:

None.

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF SEPTEMBER 12, 2011 MINUTES.

The minutes of the September 12, 2011 meeting were approved by unanimous voice vote.

4. APPROVE GAVIN APPEAL AT 417 MADISON.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by JoAnn Gavin of a decision by the Building and Zoning Administrator in denying a permit to construct a front balcony at her home at 417 Madison in the "R-C" Residence District.

The proposed balcony requires a reduction in the required front building line setback from 46 feet to 36.8 feet. This variation is authorized by Section 7-403-E-1-(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the September 15, 2011 GLENCOE NEWS and 10 neighbors were notified of the public hearing by mail and that no letters or verbal inquiry had been received.

The Secretary then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked Ms. Gavin and her architect Healy Rice, to proceed. They noted:

1. The front of the owner's house is featureless and box-like. Breaking open the south wall with sliding doors and installing a balcony will allow her to take better advantage of the southern exposure and improve the look of the house.
2. The owner feels she is at a disadvantage because the average setback on her block is skewed against her. Since her house was built in 1978 newer homes have been built farther back than needed resulting in a greater front yard setback for her home since it was built.

The Chair made part of the record, as additional testimony the Agenda Supplement and letters from Peter and Lynn Holstein, 426 Madison; Thomas and Sara Weaver, 405 Madison; James and Colleen Groves, 411 Madison; and Charles and Cynthia Billington, 404 Madison; all in favor of the variation which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for a variance in the front yard be granted per the drawings presented, making findings and resolving as follows:

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 particular hardship in the way of carrying out the strict letter of Section 7-403-E-1-(a) 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 for 20% reduction in the required front yard from 46 feet to 36.8 feet for the property at 417 Madison 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 Building and Zoning Administrator 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.

Adopted by the unanimous vote of all the Zoning Board members present:

AYES: Miller, Clark, Friedman, Goodale, Nyeste, Roin, and Ross (7)

NAYS: None (0)

ABSENT: None (0)

5. APPROVE VANCE APPEAL AT 362JACKSON.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Susan Vance of a decision by the Building and Zoning Administrator in denying a permit to construct a detached garage in the rear of her home at 362Jackson Avenue in the "R-B" Residence District.

The proposed detached garage reconstruction requires a reduction in the required east side yard building line setback from 4 feet to the existing 2.7 foot setback and a reduction in the rear yard setback from 5 feet to the existing 1.21

foot rear setback of the existing garage. This variation is authorized by Section 7-403-E-1(f) of the Zoning Code. The existing non-standard garage would be rebuilt with a standard garage door height and roof height.

The Chair reported that notice of the public hearing was published in the September 15, 2011 GLENCOE NEWS and 11 neighbors were notified of the public hearing by mail and that no letters or verbal inquiry had been received. The Secretary then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked Susan Vance to proceed. That person noted:

1. At the present time her garage measures 19.19 feet in depth by 17.2 feet in width and the garage door has a height of 5 ft. 9 inches. Both her husband and son are over 5' 9" and on several occasions have bumped their heads on the entrance in addition to coming into contact with the overhead mechanism. The height of the garage door limits the models of cars they can purchase. Although a tight squeeze, the owner can park their 2 cars inside the garage, particularly when the weather is stormy to avoid damage to the vehicles. During the recent storms and subsequent power outages they were unable to get into the garage to manually open the door. There simply isn't enough room to park both cars and open the side door to gain entry.
2. The 10 foot setback requirement between the house and the garage does not allow the owners to move the garage forward and meet the 5 foot setback required from the south rear lot line. They do not want to move the garage further from the east lot line as it would be extremely difficult to back the cars out without damaging the house.

The Chair made part of the record, as additional testimony the Agenda Supplement which the Secretary was directed to preserve as part of the record in this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for a variance in the east side yard and rear yard setbacks be granted per the drawings presented, making findings and resolving as follows:

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 particular hardship in the way of carrying out the strict letter of Section 7-403-E-1-(f) 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 for a reduction in the required east side yard building line setback from 4 feet to the existing 2.7 foot setback and a reduction in the rear yard setback from 5 feet to the existing 1.21 foot rear setback of the exiting garage for the property at 362 Jackson 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 Building and Zoning Administrator 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.

Adopted by the unanimous vote of all the Zoning Board members present:

AYES: Miller, Clark, Friedman, Goodale, Nyeste, Roin, and Ross (7)

NAYS: None (0)

ABSENT: None (0)

6. APPROVE MACHLIN APPEAL AT 847 VALLEY.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Barry and Beth Machlin of a decision by the Building and Zoning Administrator in denying a permit to install a generator at their home at 847 Valley in the "R-B" Residence District. The proposed generator requires a 12.5% reduction in the required south building line setback from 10 feet to 8.75 feet. This variation is authorized by Section 7-403-E-1(a) of the Zoning Code.

The Chair reported that notice of the public hearing was published in the September 15, 2011 GLENCOE NEWS and 7 neighbors were notified of the public hearing by mail and that no letters or verbal inquiry had been received. Zoning Board of Appeals member Howard Roin noted a potential conflict of interest with Barry Machlin's firm and recused himself from this item and left the Council Chambers. The Secretary then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked Beth Machlin to proceed. That person noted:

1. The proposed location has direct proximity to necessary gas and electric panels; other locations would impose the requirement for additional extensive and costly work for such connections, including (depending on location) trenching/underground installation of gas and electric lines and fence relocation.
2. The proposed location locates the unit in an area which is adjacent to the solid brick (garage) wall with no residential walls or windows in the vicinity, enhancing safety; other locations would increase the proximity to the residence walls/windows with resulting reduction in safety of operation.
3. The proposed location is largely concealed from view and where other mechanicals are located, resulting in consistency of location; other locations would inconsistently distribute mechanicals.
4. The attached owner's addendum list of 7 items was distributed.

The Chair made part of the record, as additional testimony the Agenda Supplement and a letter from Jonathan Skelly, 541 Lincoln in favor of the variation which the Secretary was directed to preserve as part of the record in

this matter.

Following consideration of the testimony and discussion, a motion was made and seconded, that the request for a variance in the south side yard be granted per the drawings presented, making findings and resolving as follows:

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 particular hardship in the way of carrying out the strict letter of Section 7-403-E-1-(a) 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 for a 12.5% reduction in the required south side yard from 10 feet to 8.75 feet for the property at 847 Valley 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 Building and Zoning Administrator 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.

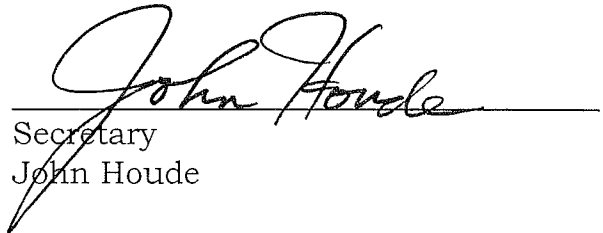
Adopted by the unanimous vote of all the Zoning Board members present:

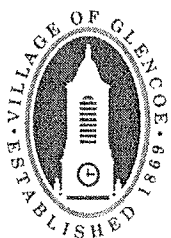
AYES: Miller, Clark, Friedman, Goodale, Nyeste, and Ross (6)

NAYS: None (0)

ABSENT: Roin (recused and left room for this item) (1)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:40 p.m.


Secretary
John Houde



Village of Glencoe

Zoning Board of Appeals Memorandum

TO: Zoning Board of Appeals

MEETING DATE: December 5, 2011

SUBJECT: Consideration of Bernstein Variation Request

FROM: John Houde, Building & Zoning Administrator

Background: Julie Bernstein has requested permission to install two 10 feet wide garage doors totaling 20 feet facing south at her home at 95 Brentwood in the R-A Residence District. The existing garage is to be reconfigured to have the garage doors facing south for ease of access. The Zoning Code limits garage doors facing the street to 18 feet in the R-A District. The owner proposes to have two 10 feet wide doors totaling 20 feet. This variation is authorized by Section 7-403-E-1-(o) of the Zoning Code.

Analysis: Granting the variation would result in certain advantages and the owner notes the following in favor of her request:

1. The property, which was designed by a significant local architect, the late Tony Grunsfeld, currently has three garage bays that face the rear yard. This negatively impacts the property and the neighborhood in that:
 - a. There is excessive impervious pavement on the side dedicated to vehicular traffic.
 - b. The access to the existing rear garage requires that cars are driven along the side yard which skirts the side yard of the adjacent property and the rear yard of a second property.
 - c. The existing rear drive parking court and garage doors face the interior of the lot and the rear yards of 4 adjacent properties.
 - d. The use of this area of the rear yard makes it unavailable for use as a landscaped space.
2. The Owners believe that the spirit of this ordinance is intended to limit the visibility of vehicular doors from the public way in an effort to maintain the aesthetic quality of the Village. With this in mind the proposed design:
 - a. Seeks to improve the property within the existing footprint rather than add on or rebuild.

- b. The reconstructed drive will be located further to the west so that the view up the driveway will center on a wall without doors as it does today.
 - c. The landscaping will be extensively redone making use of the existing trees and providing an allee of linden trees, landscape walls and hedges along the drive and to provide screening of the drive, garage doors and drive court from the public way. It is important to note that the landscape plans calls for the betterment of the property along the frontages of both Brentwood Drive and Sheridan Road.
3. The owners are aware that garage door variations were previously allowed for the more visible corner properties of 600 Washington Avenue and 303 Shoreline Court, which were new construction.
 4. The alteration would permit interior remodeling to the home without major reconstruction or an addition.
 5. The garage door change would allow elimination of vehicular traffic in the rear yard area.

Staff notes that granting this variation would result in the following disadvantages:

1. None noted

The November 17, 2011 Glencoe News contained the notice of public hearing and 11 neighbors were notified. No letters or verbal inquires have been received.

The Notice of Appeal dated October 28, 2011, the Notice of Public Hearing, a list of neighbors notified, a map of the immediate area and a site plan are attached for your review.

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

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

Move to accept/deny the variation request of Julie Bernstein to allow a total garage door width of 20 feet facing Brentwood per plans reviewed at her home at 95 Brentwood Drive.

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

2ND

Notice of Appeal

Date 10/28/2011

Zoning Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Zoning Board of Appeals Member:

I have been aggrieved by the Officer charged with the enforcement of the Glencoe Zoning Ordinance.

It is my desire to (detail your request) THAT RELIEF BE GRANTED TO EXCEED THE
ALLOWABLE 18 FEET OF GARAGE DOOR BY 2 FEET SO THAT
2 GARAGE DOORS OF 10 FEET EACH BE RELOCATED TO
THE STREET SIDE ELEVATION OF THE EXISTING HOME

I require a zoning variation reducing the N/A yard setback from _____ feet to
_____ feet and _____ yard setback from _____ feet to _____ feet.

Therefore, I 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) CURRENT DOORS ARE A TOTAL OF 28 1/2 FEET WITHOUT RELIEF
THIS WILL BE GREATLY REDUCED.
- (2) WILL NOT ALLOW DOORS TO BE RELOCATED TO ~~REDOOR~~ ELIMINATE
VEHICULAR TRAFFIC IN THE REAR YARD (IN SIGHT OF SEVERAL NEIGHBORS)
- (3) RESTRICT THE OWNERS ABILITY TO UPDATE THE EXISTING
HOME WITHOUT MAJOR RECONSTRUCTION / ADDITION.
- (4) _____

The Zoning Board of Appeals, after a hearing, may authorize this variation because it does not exceed the maximum variation permitted in Article VII, Section 4 of the Ordinance.

I understand that the Zoning Board of Appeals may authorize a variation only where there are practical difficulties or where there is particular hardship in the way of carrying out the strict letter of this ordinance.

The permanent real estate index number (from real estate tax bill) for this property is 05062010700000
05062010710000

DAN HOFFMAN FAK JULIE BERNSTEIN

Appellant

95 BRENTWOOD, GLENCOE, IL.

773.525.2400

Telephone

Address

2/96

October 28, 2011

Zoning Board of Appeals

The Village of Glencoe
675 Village Court
Glencoe, Illinois 60022

r.e. Application for Zoning Variation
95 Brentwood Drive

To the Board,

We are requesting that the Board allow a variation for this corner property to allow the owners to relocate the existing garage doors from the rear (north elevation) to the street side (south elevation) of the residence. The Code of the Village of Glencoe allows variation for the construction of garages with vehicular doors extending more than 18 feet, or a single door more than 9 feet, but not in excess of 27 feet, along with the building front or corner building front. We are seeking relief to allow for two doors at 10 feet each for a total of 20 feet. There will be no change in the building footprint to make this modification.

The property, which was designed by a significant local architect, the late Tony Grunsfeld, currently has three garage bays that face the rear yard. This negatively impacts the property and the neighborhood in that:

- There is excessive impervious pavement on the site dedicated to vehicular traffic.
- The access to the existing rear garage requires that cars are driven along the side yard which skirts the side yard of the adjacent property and the rear yard of a second property.
- The existing rear drive parking court and garage doors face the interior of the lot and the rear yards of 4 adjacent properties.
- The use of this area of the rear yard makes it unavailable for use as a landscaped space.

The Owners believe that the spirit of this ordinance is intended to limit the visibility of vehicular doors from the public way in an effort to maintain the aesthetic quality of the Village. With this in mind the proposed design:

- Seeks to improve the property within the existing footprint rather than add on or rebuild. Seeks to reduce the area of impervious pavement on the site dedicated to vehicular traffic. Provides only 2 garage doors for access to what was a 3 car garage. This allows the doors to be pushed to the east to minimize their visibility from the public way. Therefore we are making a request that is substantially less than the maximum variation of 27 feet.
- The reconstructed drive will be located further to the west so that the view up the driveway will center on a wall without doors as it does today.
- The landscaping will be extensively redone making use of the existing trees and providing an alley of linden trees, landscape walls and hedges along the drive and to provide screening of the drive, garage doors and drive court from the public way. It is important to note that the landscape plan calls for the betterment of the property along the frontages of both Brentwood Drive and Sheridan Road.

We are aware that garage door variations were previously allowed for the more visible corner properties of 600 Washington Avenue, 120 Mary Street, and 303 Shoreline Court, which were new construction. Respectfully, we ask that the board provide the similar relief that we are seeking so that this wonderful property can be made into the home and landscape that the owners seek.

Sincerely,

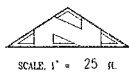
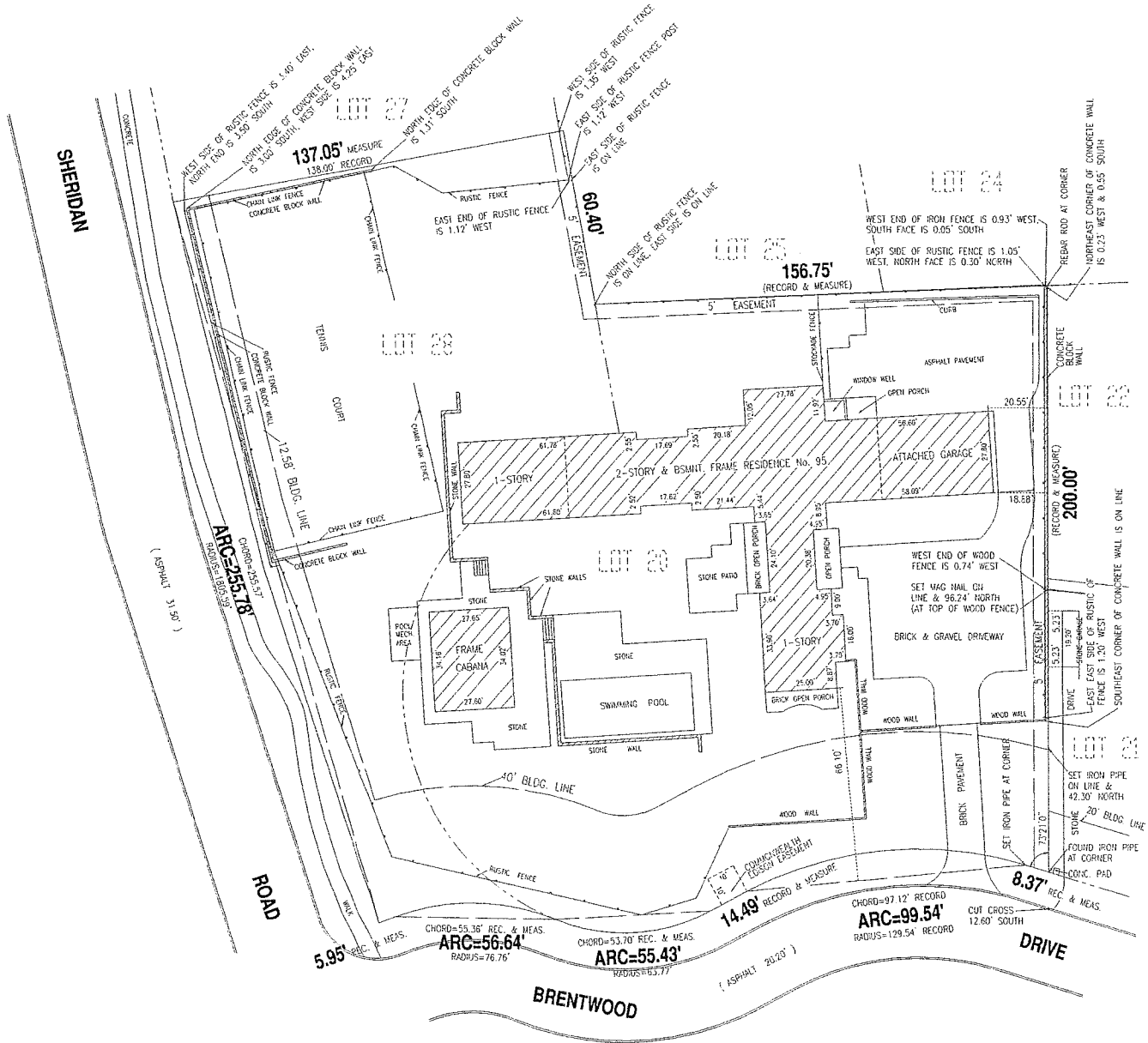


David Hoffman, AIA
MASSEY HOFFMAN ARCHITECTS

PLAT OF SURVEY

LOTS 20 AND 28 IN LAKE SHORE ESTATES SUBDIVISION, BEING A SUBDIVISION OF LOT 1 IN MELVILLE E. STONE'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER SECTION 6, LYING NORTH OF THE CENTER OF RAVINE, TOGETHER WITH THAT PART OF THE EAST 9.76 ACRES OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 6, (EXCEPT THAT PART THEREOF LYING SOUTH OF CENTER OF RAVINE), ALL IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 95 BRENTWOOD DRIVE, GLENCOE, ILLINOIS.



SCALE: 1" = 25 ft.

EVANSTON 20

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

We hereby certify that the buildings on lot shown are within boundary lines and that the adjoining improvements do not encroach on said premises, unless noted herein.

SURVEYOR

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey. This professional service conforms to the current Illinois Minimum Standards for a boundary survey.

B.H. SUHR & COMPANY, INC.
SURVEYORS

By _____
License Expiration Date 11/30/08
© 2007 B. H. Suhr & Company, Inc.
All rights reserved

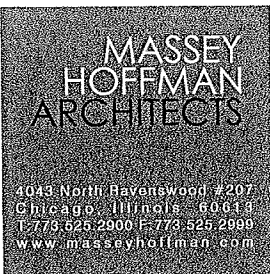
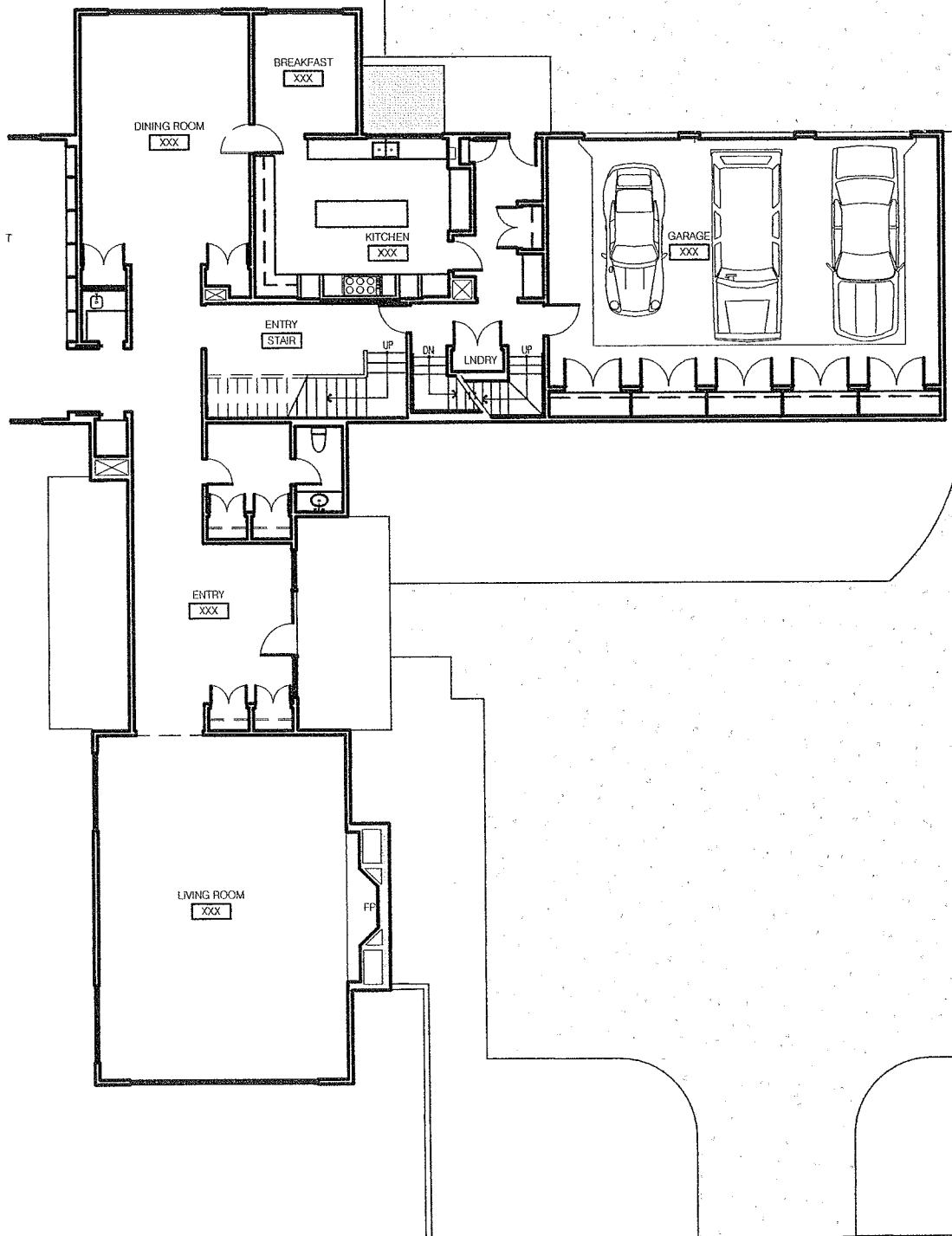
The description on this plat was provided to us by the client, and does not guarantee ownership, and should be compared to your Deed, Abstract or Certificate of Title. All building restrictions, building lines and easements may or may not be shown, check your Deed, Abstract, Title Report, and local ordinances, no responsibility is assumed by Surveyor.
Compare all points before building by name and report any discrepancy at once.
Dimensions are shown in feet and decimal parts thereof, no dimension is to be assumed by scaling.

AREA=60,523 SQ. FT.

NOTE: EAST LINE STAKED ONLY REMAINDER OF PROPERTY NOT SURVEYED.

FIELD MEASUREMENTS COMPLETED JULY 11, 20 07

B.H. SUHR & COMPANY, INC.			
R. R. HANSEN MEMBER: I.P.L.S.A. A.C.S.M. N.S.P.S.		SURVEYORS ESTABLISHED 1911 840 CUSTER AVENUE, EVANSTON, ILLINOIS 60022 CHICAGO TEL. (773) 273-5315 / EVANSTON TEL. (847) 864-6315 WWW.BHSUIR.COM / E-MAIL: SURVEYOR@BHSUIR.COM	
BOOK 07	PAGE 262	EVANSTON, JULY 11, 20 07	Professional Design Firm License No. 181-002071
ORDER No. 07-262		ORDERED BY: ABBE ARON	



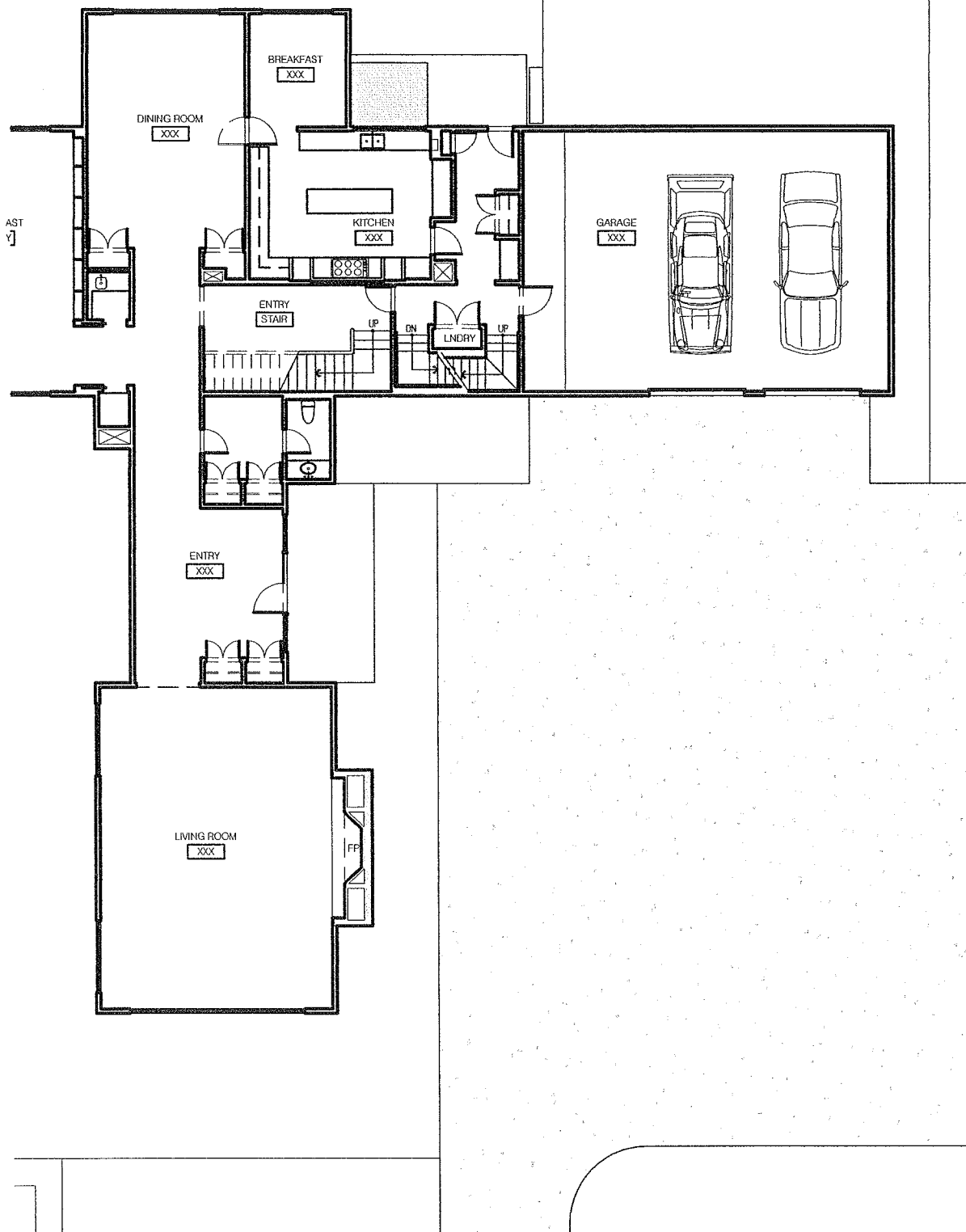
PROJECT NUMBER: 1112
 DRAWN BY: DH
 SCALE: 1/16" = 1'-0"
 DATE: 10.28.2011
 REF. SHEET #:

PRIVATE RESIDENCE

95 Brentwood
 Glencoe, Illinois

EXISTING
 GARAGE
 PLAN

A.3



**MASSEY
HOFFMAN
ARCHITECTS**

4043 North Ravenswood #207
Chicago, Illinois 60613
T: 773.525.2900 F: 773.525.2999
www.masseyhoffman.com

PROJECT NUMBER: 1112
DRAWN BY: DH
SCALE: 1/16" = 1'-0"
DATE: 10.28.2011
REF. SHEET #:

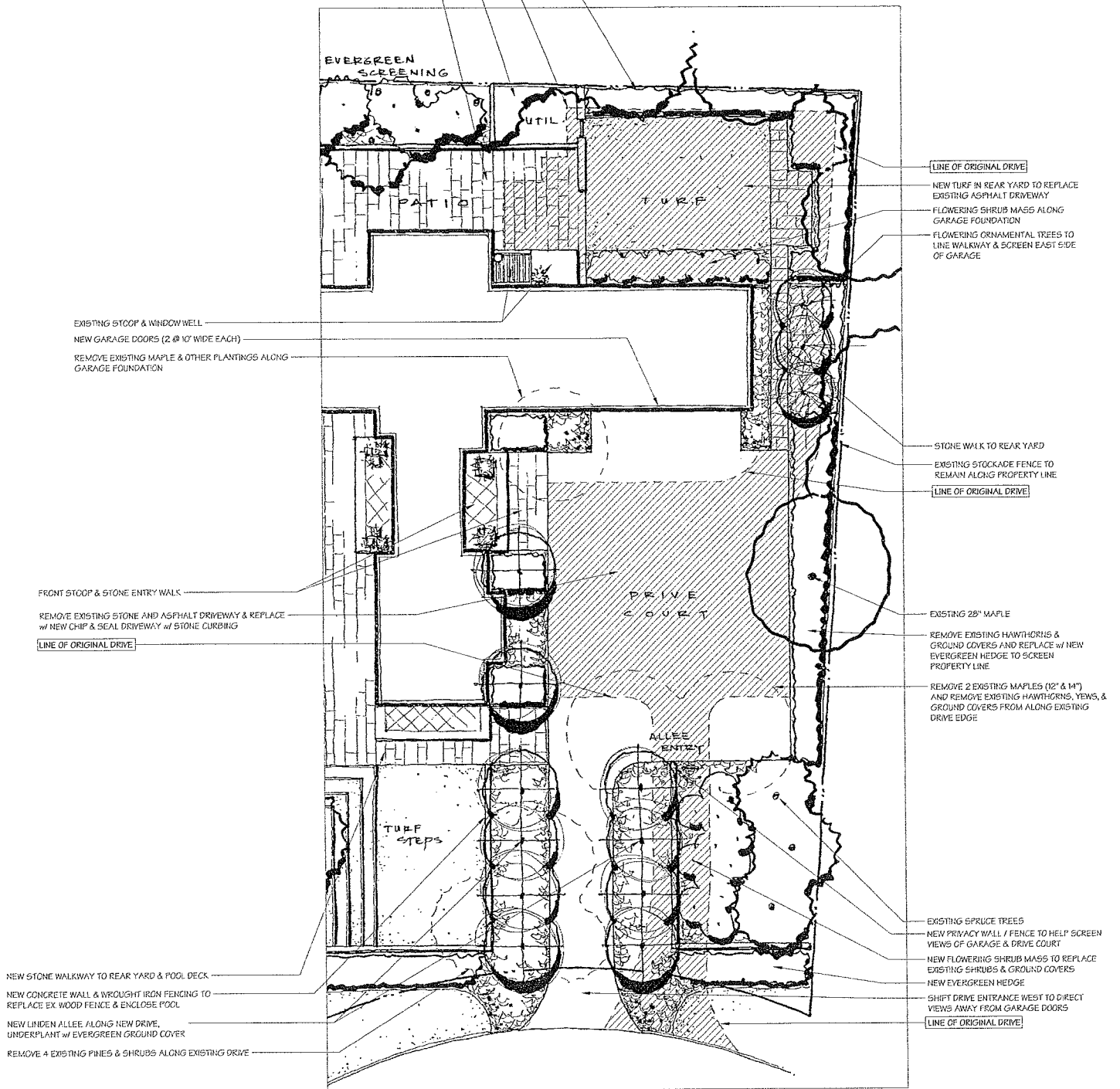
PRIVATE RESIDENCE

95 Brentwood
Glencoe, Illinois

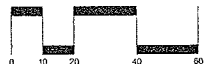
**PROPOSED
GARAGE
PLAN**

A.4

NEW EVERGREEN HEDGE ALONG PROPERTY LINE
HEDGE TO BE IN FRONT OF EXISTING STOCKADE FENCE
[LINE OF ORIGINAL DRIVE]
EXISTING UTILITY AREA
DRY LAID STONE PATIO @ EXISTING REAR STOOP



2 Driveway Area Enlargement
L.O.1 Scale: 3/32" = 1'-0"



**MASSEY
HOFFMAN
ARCHITECTS**
4043 North Ravenswood #207
Chicago, Illinois 60613
T: 773.525.2000 F: 773.525.2999
www.masseyhoffman.com

PROJECT NUMBER: 1112
DRAWN BY: DH
SCALE: NOT TO SCALE
DATE: 10.28.2011
REF. SHEET #:

PRIVATE RESIDENCE

95 Brentwood
Glencoe, Illinois

LANDSCAPE
PLANS

L.2

MASSEY
HOFFMAN
ARCHITECTS

303 Shoreline Court



MASSEY
HOFFMAN
ARCHITECTS

600 Washington



VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS

Notice of Public Hearing
December 5, 2011

Notice is hereby given of a public hearing to be held by the Zoning Board of Appeals of the Village of Glencoe, Cook County, Illinois at 7:30 P.M., local time on Monday, December 5, 2011 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider a request of Julie Bernstein, from a decision by the Building & Zoning Administrator in denying a permit for the construction of wider garage doors facing Brentwood Drive from the allowed 18 feet to 20 feet wide on an existing residence on Lot 20 and 28 in Lake Shore Estates Subdivision, being a subdivision of Lot 1 in Melville E. Stone's Subdivision of the south ½ of the northeast fractional quarter of Section 6, lying north of the center of ravine, together with that part of the east 9.76 acres of the south ½ of the northwest ¼ of said Section 6, (except that part thereof lying south of center of ravine), all in Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 95 Brentwood Drive in the "R-A" Residence District (Permanent Real Estate Index Number 05-06-201-070 and 05-06-201-071).

The appeal requests that a variation be granted increasing the allowed garage door widths facing Brentwood Drive from 18 feet wide to 20 feet wide.

All persons interested are urged to be present and will be given an opportunity to be heard.

Zoning Board of Appeals
John Houde
Building & Zoning Administrator

November 17, 2011

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Neighbors

BRENTWOOD DRIVE

70	Charles Lafevers
75	Dorota Ziaja
80	Ruth Bender
90	Emily J. Bernstein
95	Julie Bernstein
100	Tajwer Shadman

ESTATE DRIVE

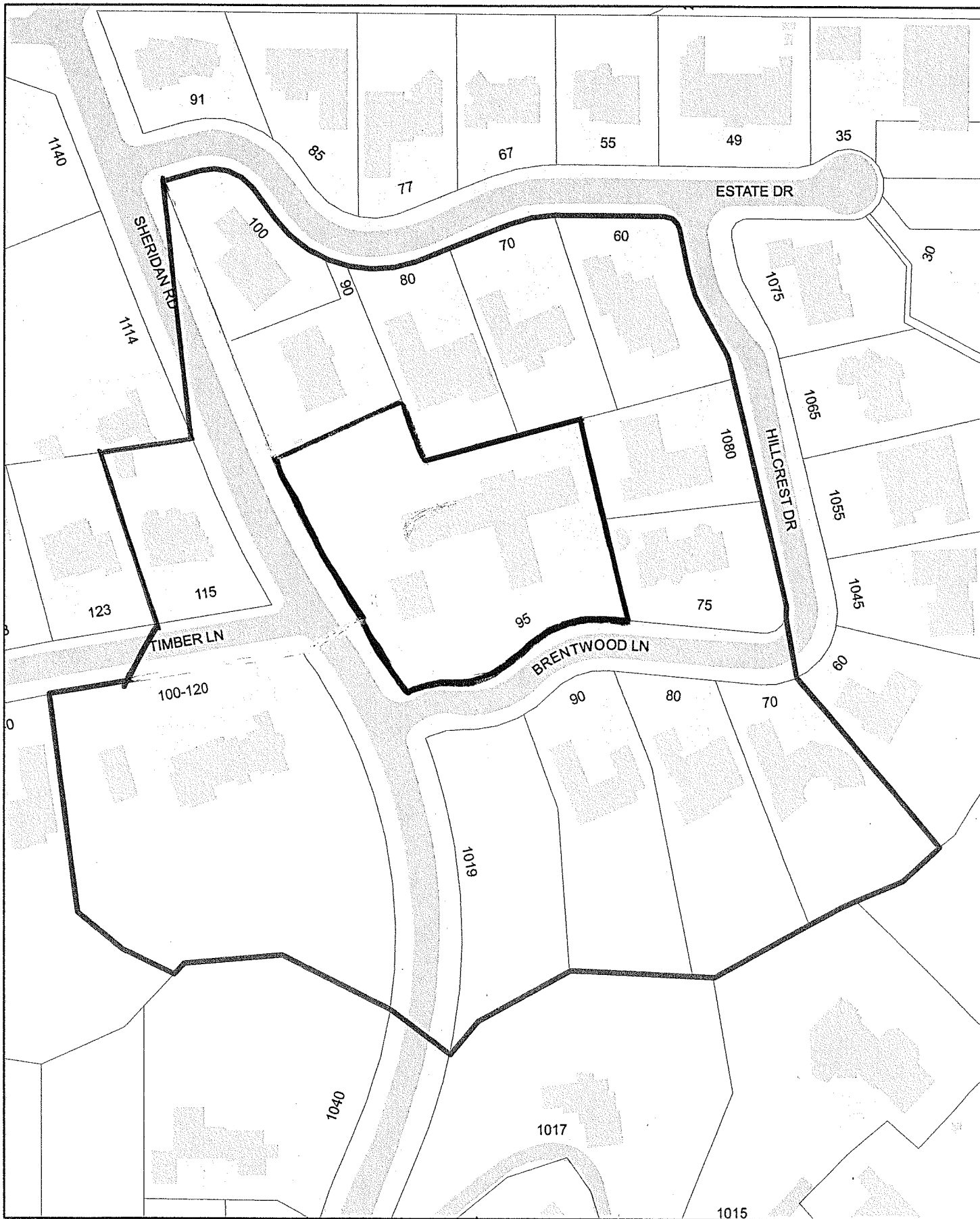
70	Donald A. Belgrad
80	Pearl B. Upton
90	Paul Miller / Rhonda Cass
100	S. Szymanska

HILLCREST DRIVE

1080	Janet Wertheimer
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TIMBER LANE

100-120	Sam Okner
115	Jordan Scher

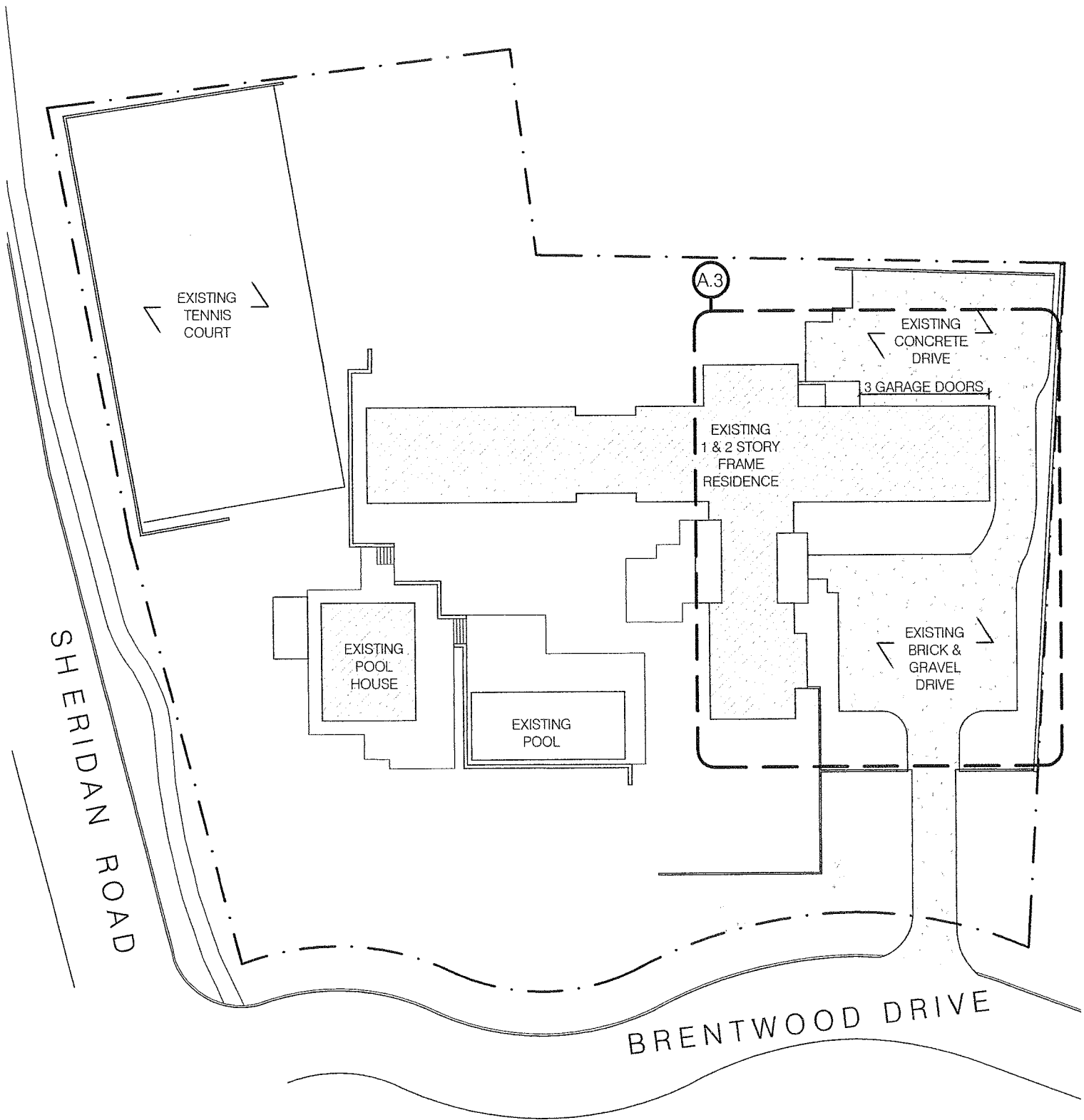


Village of Glencoe



0 50 100 200 Feet





EXISTING



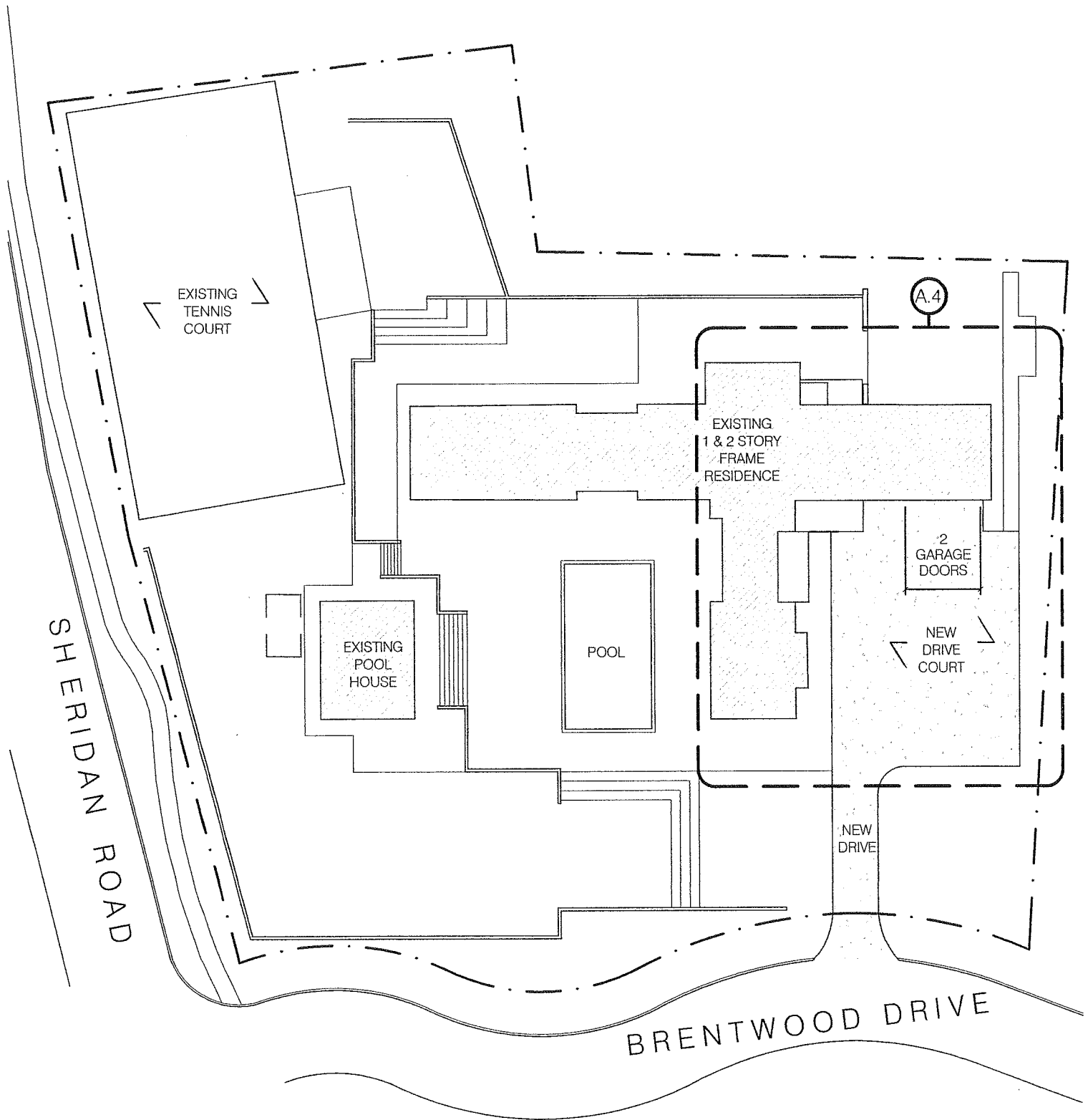
PROJECT NUMBER: 1112
 DRAWN BY: DH
 SCALE: 1" = 40'
 DATE: 10.28.2011
 REF. SHEET #:

PRIVATE RESIDENCE

95 Brentwood
 Glencoe, Illinois

**EXISTING
 SITE PLAN**

A.1



Proposed



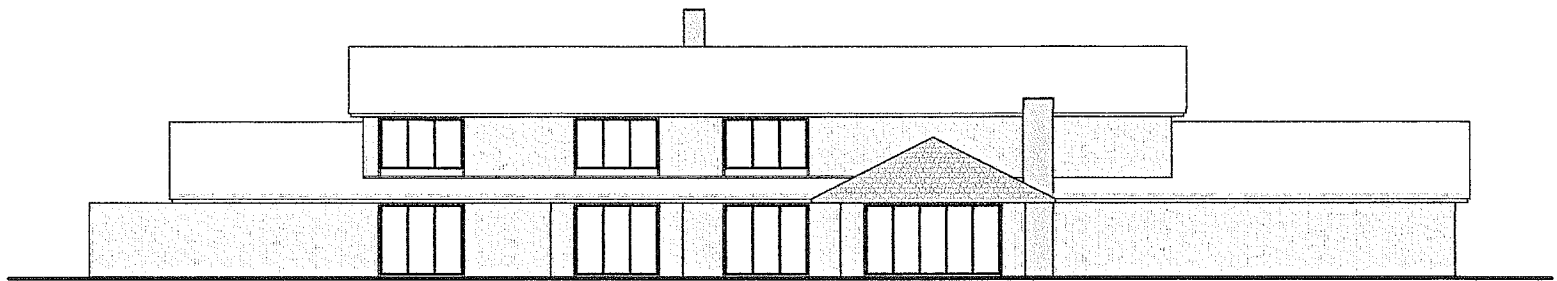
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PRIVATE RESIDENCE

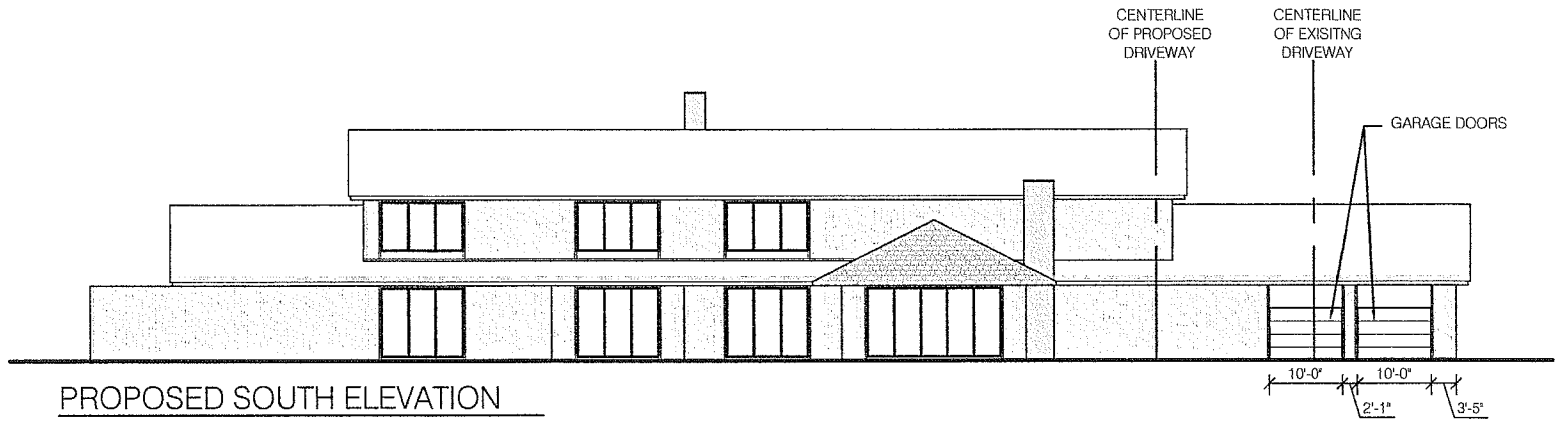
95 Brentwood
 Glencoe, Illinois

PROPOSED
 SITE PLAN

A.2



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



PROJECT NUMBER: 1112
 DRAWN BY: DH
 SCALE: NOT TO SCALE
 DATE: 10.28.2011
 REF. SHEET #:

PRIVATE RESIDENCE

95 Brentwood
 Glencoe, Illinois

EXISTING &
 PROPOSED
 ELEVATIONS

A.5