

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

MONDAY, DECEMBER 3, 2012

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
Deborah Carlson
David Friedman
Ed Goodale
Jim Nyeste
Howard Roin
Steve Ross

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE OCTOBER 1, 2012 FENCE BOARD OF APPEALS.

A copy of the October 1, 2012 meeting minutes is attached.

3. PUBLIC HEARING TO CONSIDER A REQUEST OF LARRY AND JULIE BERNSTEIN, 95 BRENTWOOD, TO ALLOW AN EXISTING 10 FOOT HIGH TENNIS COURT FENCE TO BE REPLACED.

4. ADJOURNMENT.

VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS

REGULAR MEETING
OCTOBER 1, 2012

1. CALL TO ORDER.

A meeting of the Fence Board of Appeals of the Village of Glencoe was called to order at 7:45 p.m. Monday, October 1, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: Deborah Carlson, David Friedman, Ed Goodale, Jim Nyeste,

The following were absent:

Howard Roin and Steve Ross

The following Village Staff were also present:

John Houde, Building & Zoning Administrator

3. APPROVE MINUTES OF SEPTEMBER 10, 2012 MEETING.

4. APPROVE WINTER APPEAL AT 560 WESTLEY

The Chairman stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Carolyn Winter of a permit denial by the Building & Zoning Administrator to replace an existing 5 foot fence at the northwest corner of the property at 560 Westley. The proposed fence requires an increase in the allowable fence height from the 4 feet to 5 feet. 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 September 13, 2012 GLENCOE NEWS and 6 neighbors were notified of the public hearing by mail and that no letters or verbal inquiries had been received. The Chairman then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chairman read the following items which the applicant previously submitted. That person noted:

1. Currently, there is an existing 5 foot fence situated exactly where the homeowner is requesting variance. The fence is in general disrepair and not attractive to passers-by. The fence has been on the property since before the owners purchased the home in 1976.

A 5 foot fence has been situated on the lot since before Glencoe enacted a fence code. One other home on Westley Road that has a similar configuration with the backyard abutting the golf course, also a corner lot, has a 6 foot fence that rises approximately 8 feet in height due to Westley Road being 2 feet below the ground where the fence is placed.

2. It is the owner's understanding that the purpose and intent of the fence ordinance is to regulate the height and unsightliness of fences in the community. If the variance is granted, it would actually improve the streetscape by providing for a contemporary fence in good condition that is compatible with the home and area.

It is the homeowner's understanding that the Village has granted fence variations to screen a home from parking areas.

The backyard area of the Winter home is situated along Westley Road (north end of the property) in the westernmost 40 feet of the property. This area faces the golf course parking lot and the practice area/driving range of the golf course. As a result, the "backyard area" of the lot has substantial vehicular traffic and is the target of golf balls from the practice area.

A fence is appropriate to screen the backyard from the golf course parking lot/driving range to:

- a. Provide for privacy to the backyard area;
- b. Screen the backyard area from the well-traveled roadway during the golf season; and
- c. Screen the backyard during the winter from the large mounds of soiled snow removed from the business areas of the Village and stored on the pavement of the golf course parking lot which is visible from the owner's kitchen window.

3. There are no other properties that front on Westley Road that could request a similar variation. Additionally the Village has granted variances previously to screen the private areas of a homeowner's property from parking lots (behind the former Wienecke's and next to the AME Church) and from the golf course driving range (Westley and Hohlfelder)
4. Because the portion of the lot where the replacement fence would be situated is 80 feet west of the east end of the lot and almost 100 feet from Fairfield Road, no corner sightlines are impacted by the fence.

Mrs. Perlberg, 568 Westley, spoke in favor of the fence variation.

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 5-feet 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 at the northwest corner of the property, be granted as shown in the drawings and site plan submitted by the owner 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:

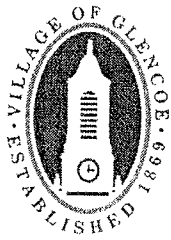
AYES: Carlson, Friedman, Goodale, Nyeste, and Miller (5)

NAYS: None (0)

ABSENT: Roin and Ross (2)

There being no further business to come before the Fence Board of Appeals, the meeting adjourned at 8:00 p.m.


Secretary



Village of Glencoe

Fence Board of Appeals Memorandum

TO: Fence Board of Appeals

MEETING DATE: December 3, 2012

SUBJECT: Consideration of Bernstein Variation Request

FROM: John Houde, Building & Zoning Administrator

Larry and Julie Bernstein have requested permission to replace a 10 foot high fence which surrounds most of their tennis court built in 1963 at 95 Brentwood. The proposed request requires an increase in the allowable fence height from the five foot open fence height limitation. 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 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.
- (8) To restore 75+ year old masonry brick fences.

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. The tennis court and its fencing are in a state of disrepair and require extensive work. The owners wish to resurface the court and to install new lighting in accordance with the Village Code (5-101-D-.1(b)).
2. The court is located in close proximity to Sheridan Road and the public sidewalk and was installed with a ten foot high fence along the full extent of the westerly half adjacent to Sheridan Road. The current zoning ordinance (5-101-D.1(a)) states that for a tennis court, "The back court areas may be enclosed with a fence not exceeding 10 feet in height, which fence may extend not more than 20 feet along each side of the back court areas. All other fencing shall comply with the general requirements of the Glencoe Village Code."
3. The property is a corner lot with the front yard on Brentwood Drive and the corner side yard on Sheridan Road. If the fence were replaced in conformance with the Code, there would be an area on the westerly side of the tennis court adjacent to Sheridan Road where the maximum allowable fence height would be 5 feet.
4. Due to the close proximity of a busy street and sidewalk, the owners are concerned about the danger of tennis balls leaving the court and causing a nuisance for vehicular and foot traffic in the public way. In order to maintain the safe operation of the existing tennis court they are requesting that they be permitted to reconstruct the existing fence at the existing full height of 10 feet at the existing fencing locations.

Staff notes the following:

1. Staff believes this 1963 court is one of a number of tennis courts built in the 1950s and early 1960s prior to Village requirements pertaining to setbacks, fence height limitations, and lot coverage limitations. This may be one of the few still remaining that were built under the previous regulations.
2. The attached regulations provide information on current restrictions for new tennis courts.

The November 8, 2012 Glencoe News contained the notice of public hearing and 11 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated October 18, 2012, 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 Larry and Julie Bernstein 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 Larry and Julie Bernstein to replace an existing 10 foot high fence surrounding most of their tennis court per permitted plans and site plan for their home at 95 Brentwood.

Notice of Appeal

2/96

October 18, 2012

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,

I am writing on behalf of Larry and Julie Bernstein, the Owners of 95 Brentwood Drive. We are requesting that the Board allow a variation for this corner property to allow the new Owners of 95 Brentwood to improve the condition of an existing tennis court at the northwest corner of the property.

The tennis court and its fencing are in a state of disrepair and require extensive work. The Owners wish to resurface the court and to install new lighting in accordance with the Village Code (5-101-D.1 (b))

The court is located in close proximity to Sheridan Road and the public sidewalk and was installed with a ten foot high fence along the full extent of its west side (adjacent to Sheridan Road). The current zoning ordinance (5-101-D.1 (a)) states that for a tennis court, *"The back court areas may be enclosed with a fence not exceeding 10 feet in height, which fence may extend not more than 20 feet along each side of the back court areas. All other fencing shall comply with the general requirements of the Glencoe Village Code"*.

The property is a corner lot with the front yard on Brentwood Drive and the corner side yard on Sheridan Road. If the fence were replaced in conformance with the code, there would be an area approximately 79 feet in length adjacent to Sheridan Road where the maximum allowable fence height would be 5 feet.

Due to the close proximity of a busy street and sidewalk, the Owners are concerned about the danger of tennis balls leaving the court and causing a nuisance for vehicular and foot traffic in the public way. In order to maintain the safe operation of the existing tennis court we are requesting that you allow the existing fence to be reconstructed at the full height of 10 feet along the west side of the court.

Sincerely,



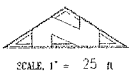
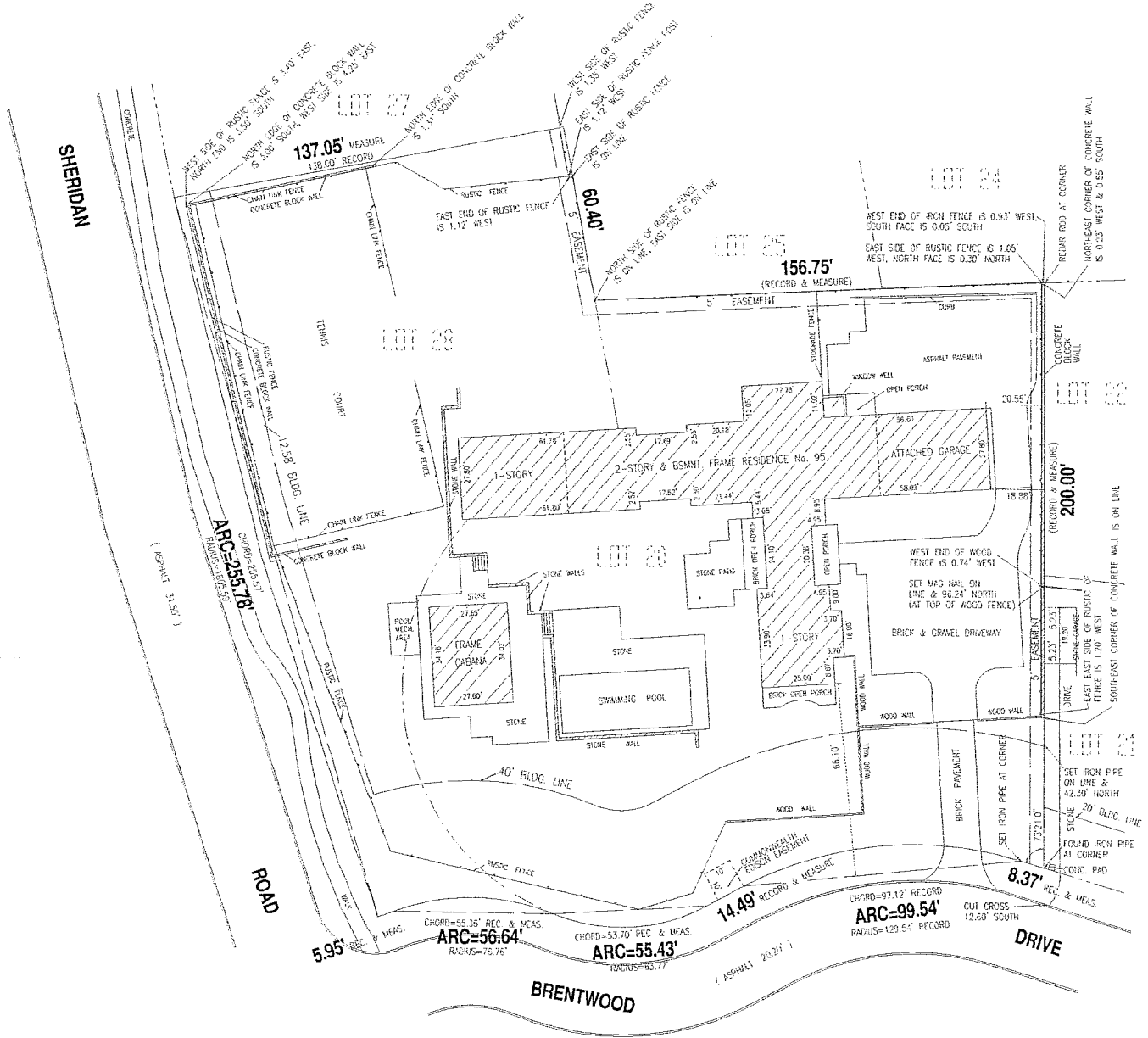
David Hoffman, AIA
MASSEY HOFFMAN ARCHITECTS



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 NORTH-EAST QUARTER OF 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' R

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

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 }
COUNTY OF COOK } ss.
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 11/23/08
© 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, 2007

B.H. SUHR & COMPANY, INC.		SURVEYORS ESTABLISHED 1911	
R. R. HANSEN MEMBER: I.P.S.A. A.C.S.M. N.S.P.S.		840 CUSTER AVENUE, EVANSTON, ILLINOIS 60120 CHICAGO TEL. (773) 273-5315 / EVANSTON TEL. (847) 864-6315 WWW.BHSUHR.COM / E-MAIL: SURVEYOR@BHSUHR.COM	
BOOK 07 PAGE 262		EVANSTON, JULY 11, 2007	
ORDER No. 07-262		ORDERED BY: ABBE ARON	
JUL 20			

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
FENCE BOARD OF APPEALS

Notice of Public Hearing
December 3, 2012

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 3, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider an appeal of Larry and Julie Bernstein from a decision by the Building and Zoning Administrator in denying a permit to replace tennis court fencing 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, 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) because of a proposed replacement of the existing 10 foot tall chain link fencing along the four sides of the tennis court located at the northwest side of the property. The fence ordinance would limit open type fencing in this area to 5 feet.

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 8, 2012

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Neighbors

BRENTWOOD DRIVE

70	Charles Lafevers
75	Dorota Ziaja
80	Ruth Bender
90	Joseph Bernstein
100	Tajwer Shadman

ESTATE DRIVE

70	Donald Belgrad
80	Arthur Upton
90	Paul Miller / Ronda Cass

HILLCREST ROAD

1080	Janet Wertheimer
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SHERIDAN ROAD

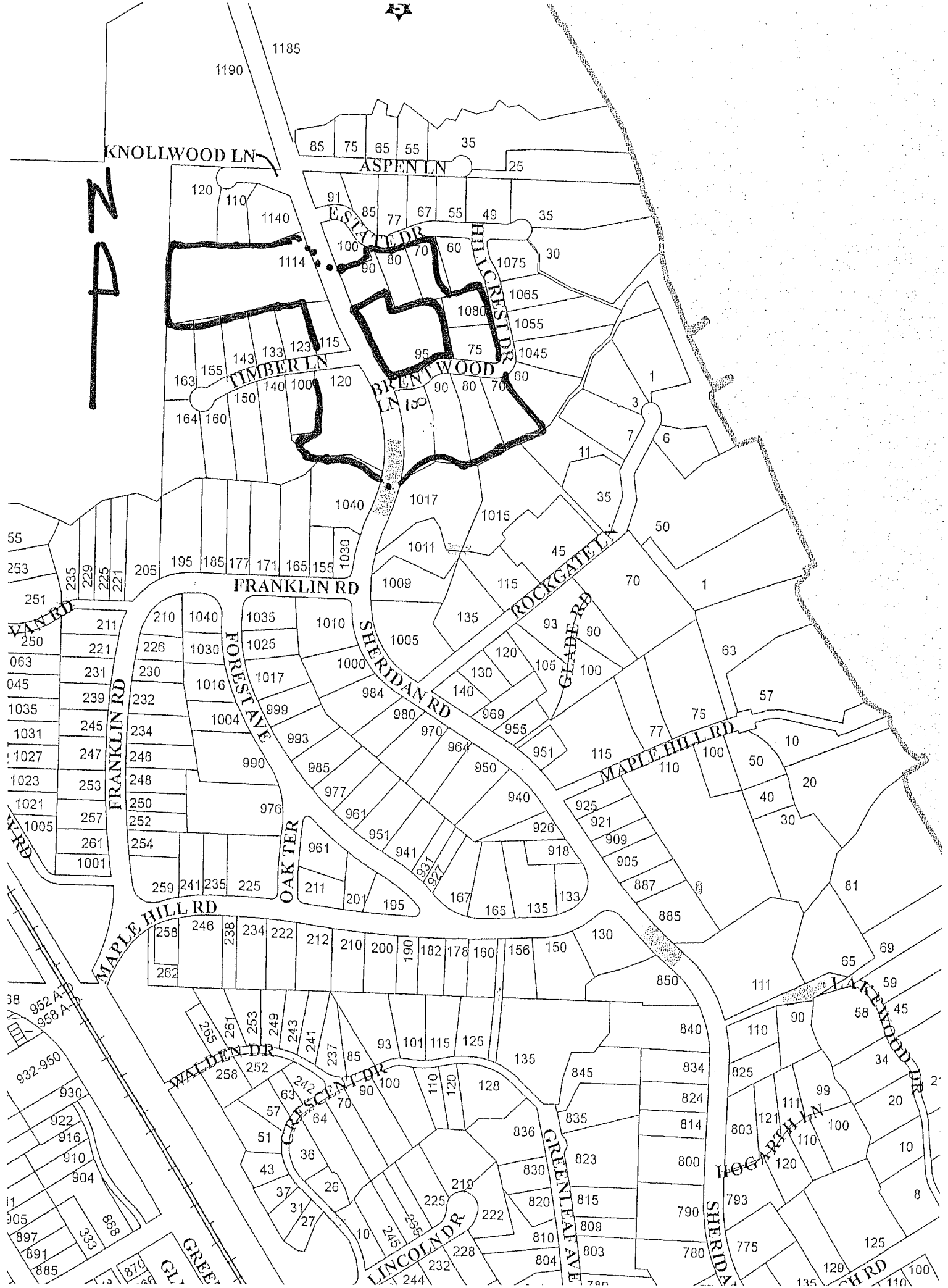
1114	Roger Stone
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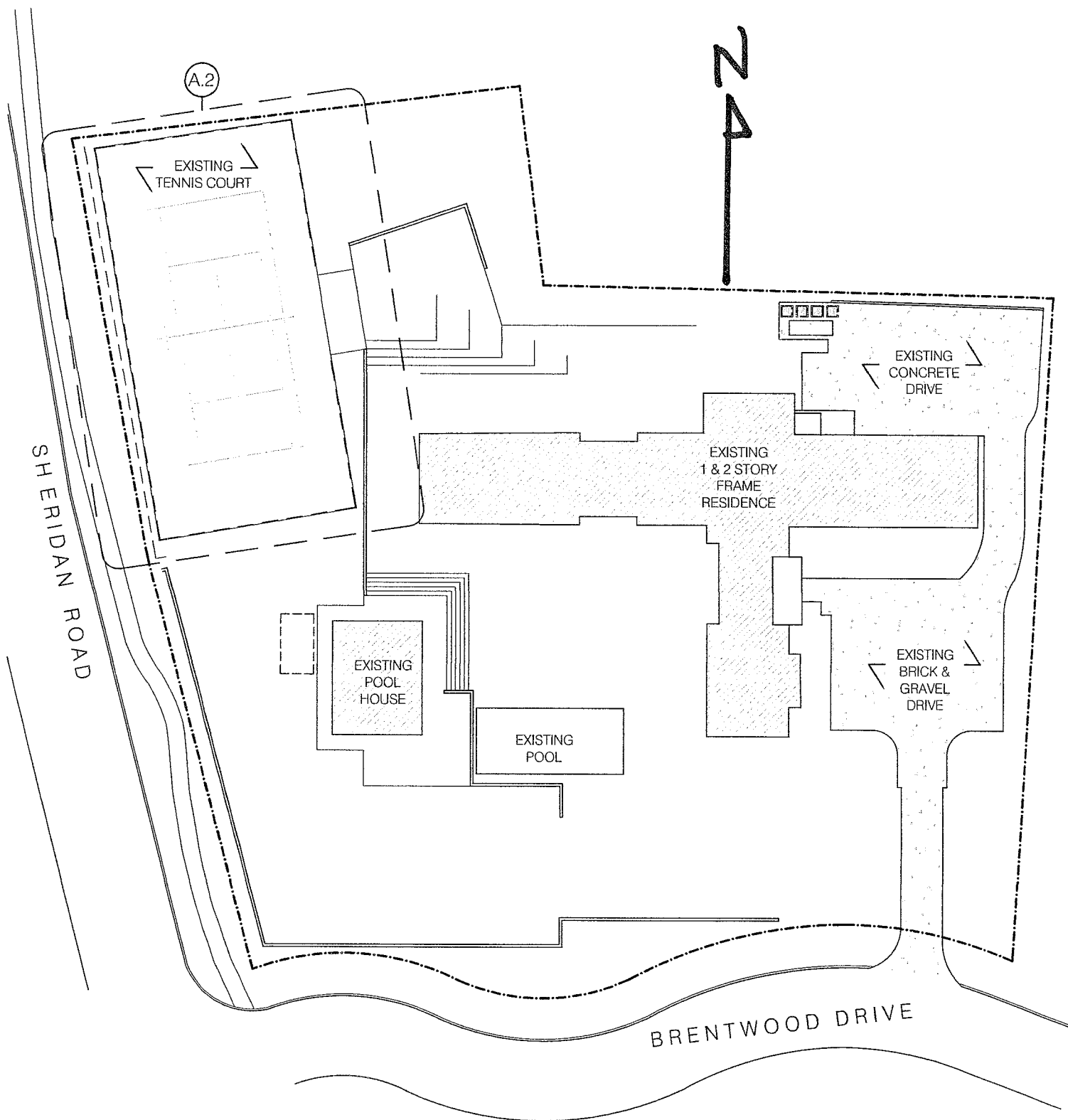
TIMBER LANE

115	Jordan Scher
120	Sam Okner



N
A
P





PROJECT NUMBER: 1112

DRAWN BY: DH

SCALE: 1" = 40'

DATE 10.18.2012

PRIVATE RESIDENCE

95 Brentwood
Glencoe, Illinois

EXISTING &
PROPOSED
SITE PLAN

SITE PLAN

A.1

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

MONDAY, DECEMBER 3, 2012

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
Deborah Carlson
David Friedman
Ed Goodale
Jim Nyeste
Howard Roin
Steve Ross

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE OCTOBER 1, 2012 ZONING BOARD OF APPEALS.

A copy of the October 1, 2012 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF JEFFREY AND HEATHER EISERMAN, 75 MAPLE HILL FOR A FLOOR AREA RATIO VARIATION FOR A TWO STORY GARAGE AND ROOM ADDITION.

The Agenda Supplement for this request is attached.

5. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
October 1, 2012

1. CALL TO ORDER

A meeting of the Zoning Board of Appeals of the Village of Glencoe was called to order at 7:35 P.M. Monday, October 1, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: Deborah Carlson, David Friedman, Ed Goodale, and Jim Nyeste

The following were absent:

Howard Roin and Steve Ross.

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF SEPTEMBER 10, 2012 MINUTES.

The minutes of the September 10, 2012 meeting as amended were approved by unanimous vote.

4. APPROVED DUSHMAN APPEAL AT 231 FRANKLIN.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Russel and Debbie Dushman of a decision by the Building and Zoning Administrator in denying a permit to reconstruct a garage storage addition at their home at 231 Franklin in the "R-A" Residence District

The proposed reconstruction requires a 4.2% increase in the floor area ratio from 4467 square feet to 4655 square feet.

The Chair reported that notice of the public hearing was published in the August 23, 2012 GLENCOE NEWS and 11 neighbors were notified of the public hearing by mail and that no letters or verbal inquiries had been received. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The Chair then asked the owner's architect, Lesa Rizzolo, to proceed. That person noted:

1. Due to the existing front yard setback of the location of the house (66.84'/68.26' versus 50' required) adding a detached garage behind the existing attached garage is not possible. There is not enough space for setbacks and a garage on the south side of the property.
2. Prior to the 2002 remodeling of this home, a detached garage sat in the northwest corner of the lot. The driveway was possible only through the use of the property to the north. With the remodeling by previous owners the garage was removed, and an attached garage was added on the south side of the property. Access does not allow a detached garage to be added on the north side of the property.
3. Tight dimensions of the existing garage, 20.85' exterior to exterior, makes parking tight, and makes any storage unavailable (increase in FAR request).
4. The relationship of the house, brick patio and garage makes the turning radius difficult at best. By increasing the footprint of the garage "forward" to the east, maneuvering a car would not be possible for a second spot in the garage. There is no available land to the south or west due to setback requirements – the only available land without setback issues to expanding the garage to the north, within the buildable setbacks.

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 floor area ratio 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-(i) 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 4.2% increase in the allowed floor area ratio from 4467 square feet to 4655 square feet for the property at 231 Franklin be granted as shown in the drawings or plans submitted by the owner and made part of the record and with the previously noted conditions;

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 following vote:

AYES: Carlson, Friedman, Goodale, Nyeste and Miller (5)

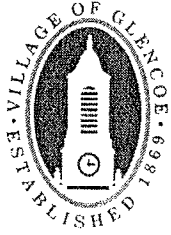
NAYS: None (0)

ABSENT: Howard Roin and Steve Ross (2)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 7:45 p.m.



Secretary
John Houde



Village of Glencoe

Zoning Board of Appeals Memorandum

TO: Zoning Board of Appeals

MEETING DATE: December 1, 2012

SUBJECT: Consideration of Eiserman Variation Request

FROM: John Houde, Building & Zoning Administrator

Background: Jeffrey and Heather Eiserman have requested permission to construct a two-story two-car garage and room addition in the front of their home at 75 Maple Hill in the "R-A" Residence District. The two car garage portion of the addition will supplement an existing two-car garage. The proposed addition requires a 14.9% increase in the floor area ratio (FAR) from 16,210.3 square feet to 18,633.7 square feet. This variation is authorized by Section 7-403-E-1-(i) of the Zoning Code.

Analysis: Granting the variation would result in certain advantages and the owners note the following in favor of their request:

- 1) This particular historic architecture designed by Howard Van Doren Shaw has an unusually large unfinished attic at 1,863.02 sq. ft., thereby reducing the allowable usable area on the first and second floors where living occurs. The roof pitches are steep and the top includes large flat roofed areas.
- 2) In addition, the historic architecture has approximately 643.30 sq. ft. of understory (area #22 and portions of areas #11 and #14 per attached survey) which further reduces the amount of usable area. This is part of the original home and is a covered courtyard adjacent to the existing two car garage. The home received local landmark designation in 2004.
- 3) The existing two car garage and proposed two car garage have a total of 1,449.64 sq. ft. on the second floor. The historic character of the home dictates a larger massing for garage elements to tie into the style of the original elevation as it wraps around the courtyard in lieu or, for example, a flat roof garage or a lower pitched roof over the garage.
- 4) The attached memo from the Glencoe Historic Preservation Commission indicates that conceptually the proposal will not jeopardize the local

landmark designation but is conditioned on their review of final elevations.

Staff notes that granting the variation would result in the following disadvantages.

- 1) There is no background history of floor area variations being granted for 4 car garages.
- 2) F.A.R. variations of 12% or less for existing pre-1990 homes have a history of being granted.

The November 8, 2012 Glencoe News contained the notice of public hearing and 14 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated October 30, 2012, 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 at the public hearing, it is the recommendation of staff that the variation request of Jeffrey and Heather Eiserman be accepted or denied.

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

Move to accept/deny the variation request of Jeffrey and Heather Eiserman to construct a two story two-car attached garage and room addition in the front of their home at 75 Maple Hill. If the motion is for acceptance, then it should be conditioned on the final approval of the building elevations by the Glencoe Historic Preservation Commission.

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
Notice of Appeal

10/30/2012
md

Date 10/30/12

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) enlarge the existing two-car garage to a four car garage

I require a zoning variation ~~reducing the~~ increasing the total GFA by 14.94% to 18,633.73 from 16,210.32 sq. ft.

~~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) This particular historic architecture designed by Howard Van Doren Shaw has an unusually large unfinished attic at 1,863.02 sq. ft., thereby reducing the allowable usable area on the first and second floors where living occurs. The roof pitches are steep and the top includes large flat roofed areas.
- (2) In addition, the historic architecture has approximately 643.30 sq. ft. of understory (area #22 and portions of areas #11 and #14 per attached survey) which further reduces the amount of usable area. This is part of the original home and is a covered courtyard adjacent to the existing two car garage.
- (3) The existing two car garage and proposed two car garage expansion have a total of 1,449.64 sq. ft. on the second floor. The historic character of the home dictates a larger massing for garage elements to tie into the style of the original elevation as it wraps around the courtyard in lieu of, for example, a flat roof garage or a lower pitched roof over the garage.

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 05-06-201-083-0000

312-927-0111

Telephone

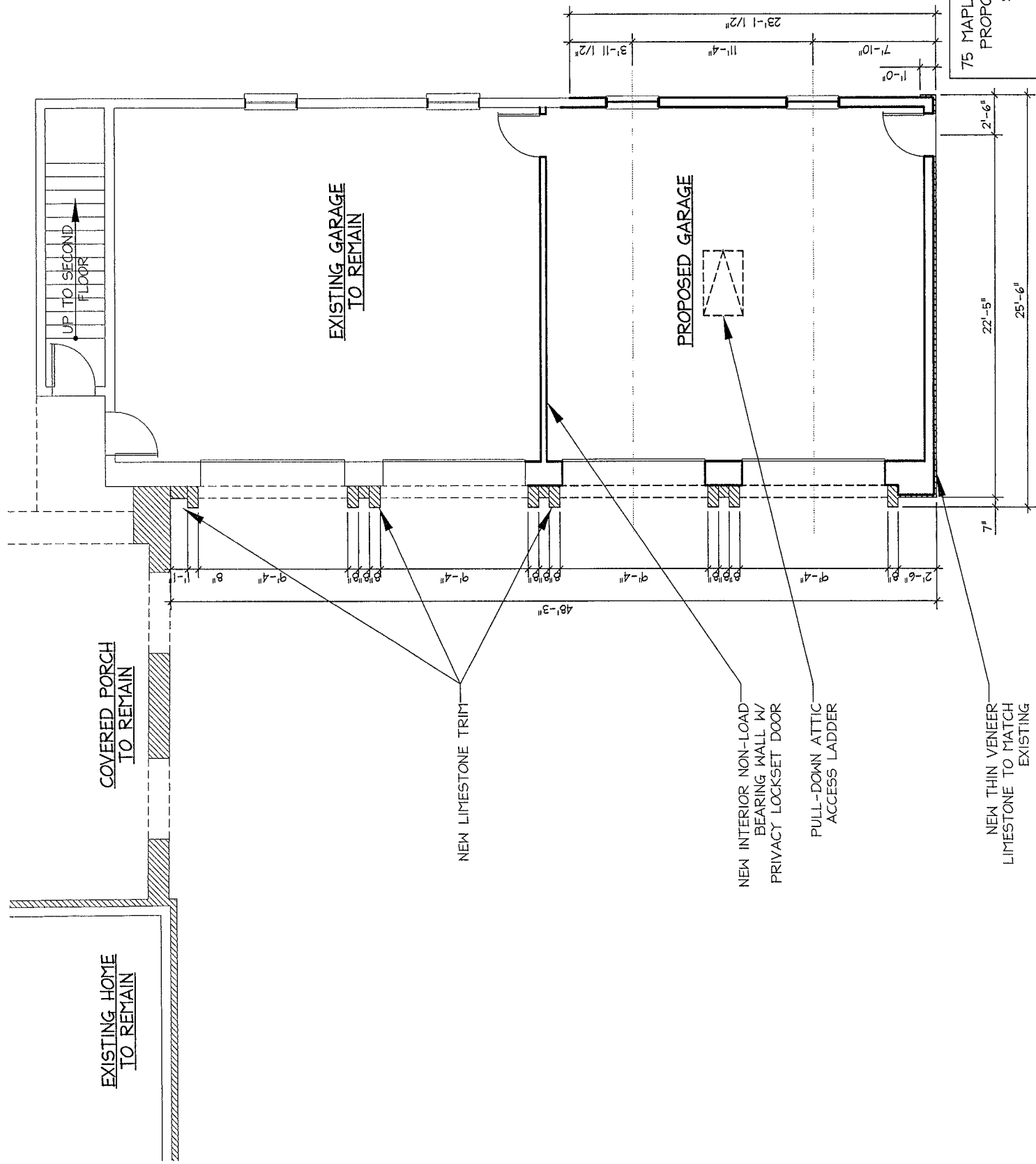

Appellant

75 Maple Hill Rd.

Address
2/96

24

75 MAPLE HILL RD, GLENCOE, IL
PROPOSED 1ST FLOOR PLAN
SCALE: 1/8"=1'-0"
10/23/2012



COVERED PORCH
TO REMAIN

EXISTING HOME
TO REMAIN

EXISTING GARAGE
TO REMAIN

PROPOSED GARAGE

NEW LIMESTONE TRIM

NEW INTERIOR NON-LOAD
BEARING WALL W/
PRIVACY LOCKSET DOOR

PULL-DOWN ATTIC
ACCESS LADDER

NEW THIN VENEER
LIMESTONE TO MATCH
EXISTING

EXTEND EXISTING ROOF LINE (SEE SIDE ELEVATIONS) AND MATCH EXISTING FASCIA/CROWN DETAIL

NEW LIMESTONE BLOCK TO MATCH EXISTING IN LIEU OF EXISTING STUCCO

NEW SLATE ROOF TO MATCH EXISTING

LIMESTONE TRIM TO MATCH EXISTING (TYP.)

REUSE EXISTING DOORS & WROUGHT IRON RAILING

EXISTING CONSTRUCTION NEW CONSTRUCTION

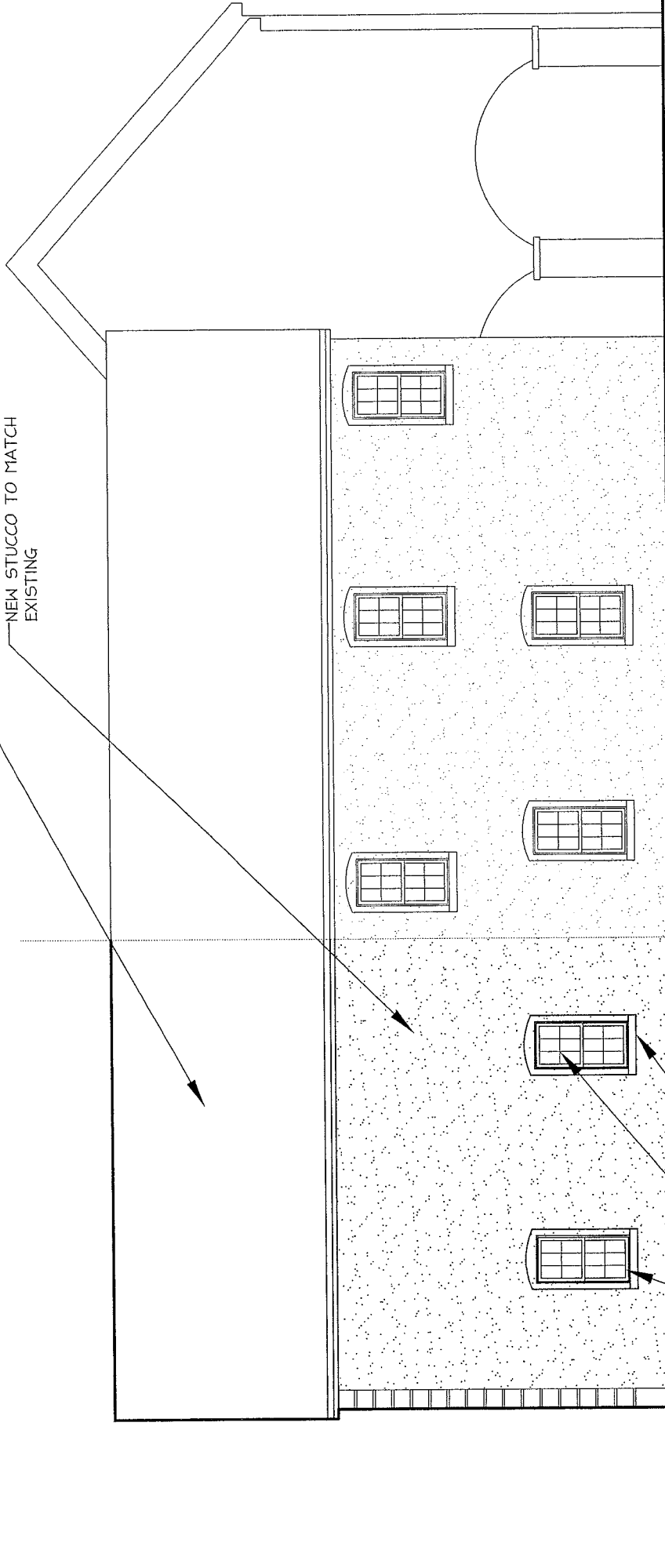
NEW LIMESTONE TRIM TO MATCH EXISTING ON NEW & EXISTING GARAGE DOORS

SOUTH ELEVATION

75 MAPLE HILL RD, GLENCOE, IL
SOUTH ELEVATION
SCALE: 1/8"=1'-0"
10/23/2012

NEW SLATE ROOF TO
MATCH EXISTING

NEW STUCCO TO MATCH
EXISTING



NEW WINDOWS TO
MATCH EXISTING

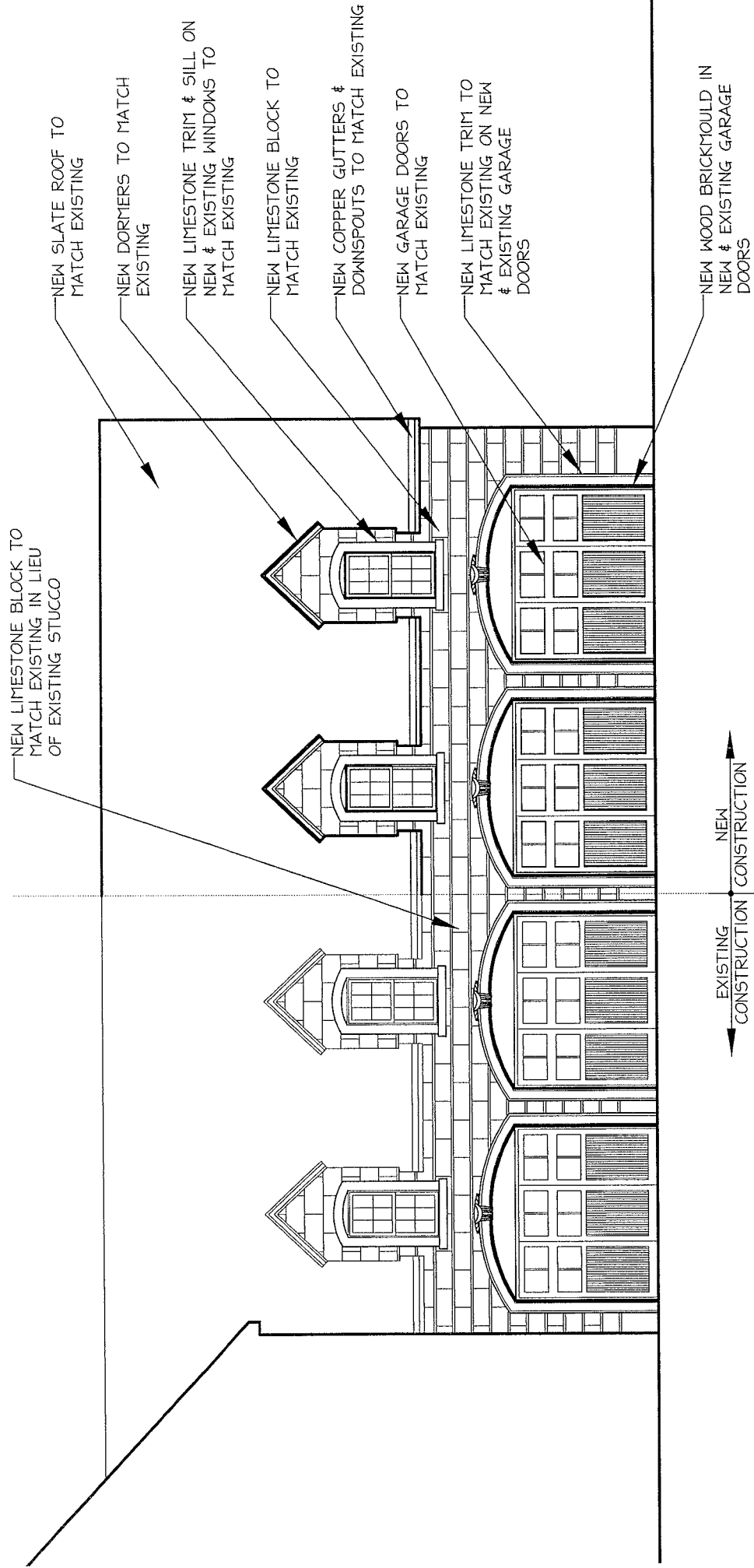
NEW SLOPED WOOD
SILLS & STUCCO
TRIM TO MATCH
EXISTING

NEW
CONSTRUCTION

EXISTING
CONSTRUCTION

EAST ELEVATION

75 MAPLE HILL RD, GLENCOE, IL
EAST ELEVATION
SCALE: 1/8"=1'-0"
10/23/2012



WEST ELEVATION

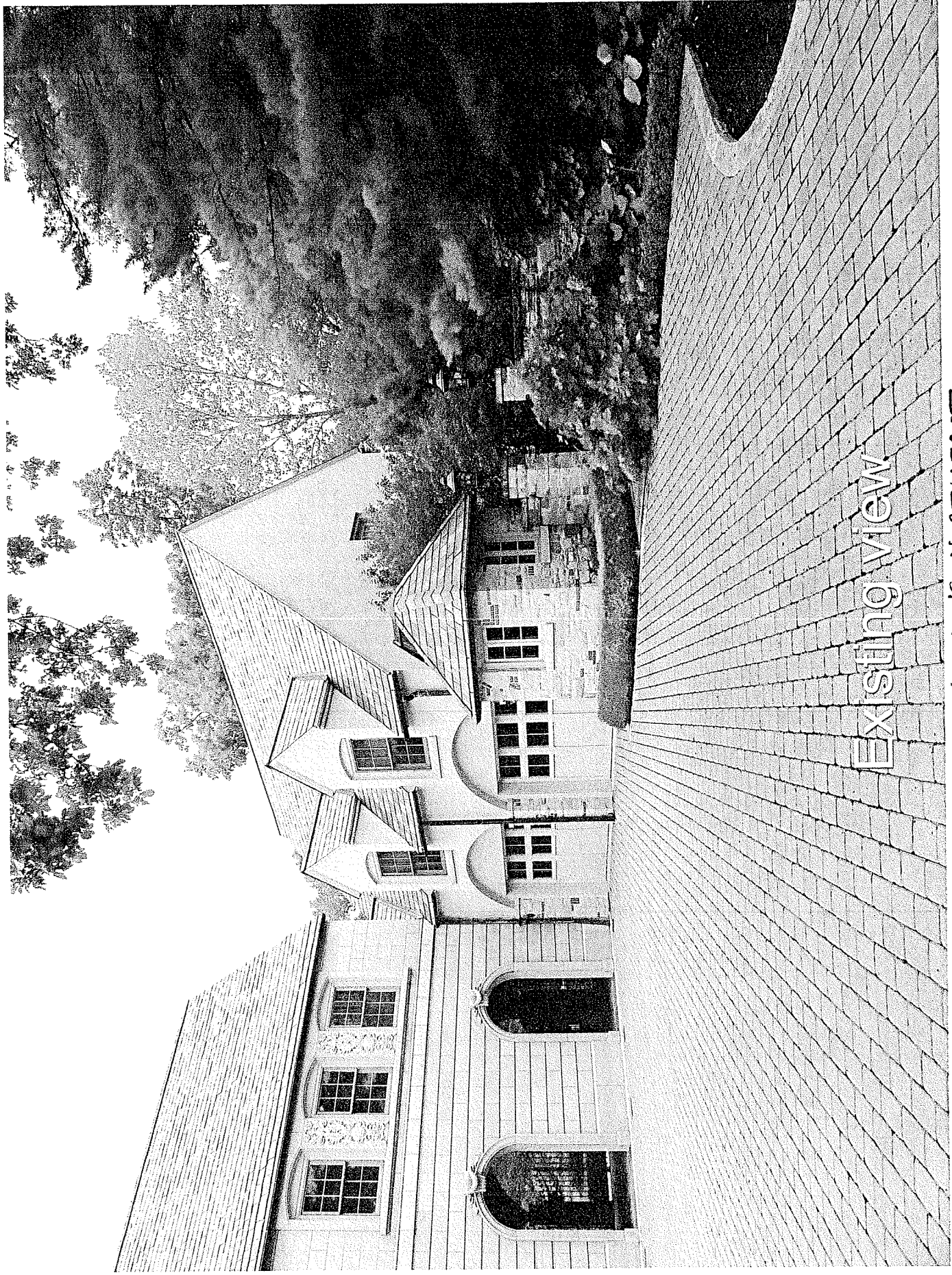
75 MAPLE HILL RD, GLENCOE, IL
 WEST ELEVATION
 SCALE: 1/8"=1'-0"
 10/23/2012



Area of proposed addition

STREET VIEW

75 MAPLE HILL



Existing view

LOOKING NORTHEAST

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS

Notice of Public Hearing
December 3, 2012

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 3, 2012 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider an appeal of Jeffrey and Heather Eiserman, 75 Maple Hill, from a decision by the Building & Zoning Administrator in denying a permit for the construction a two-story, two-car garage and room addition on an existing residence on Lot I in Ableson's Subdivision of part of Lot 4 in Born's Subdivision of Lot C (except parts thereof of dedicated or taken for highways) in the subdivision of all of Lots 1, 2, 3, and 4 and the north 24.7 feet of Lot 7 and parts of Lots 5 and 6, all in Owner's Subdivision of part of Section 6, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 75Maple Hill Road in the "R-A" Residence District (Permanent Real Estate Index Number 05-06-201-083) because of a proposed increase in the allowed floor area ratio (FAR) by 14.9% from 16,210.3 square feet to 18,633.7 square feet.

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 8, 2012

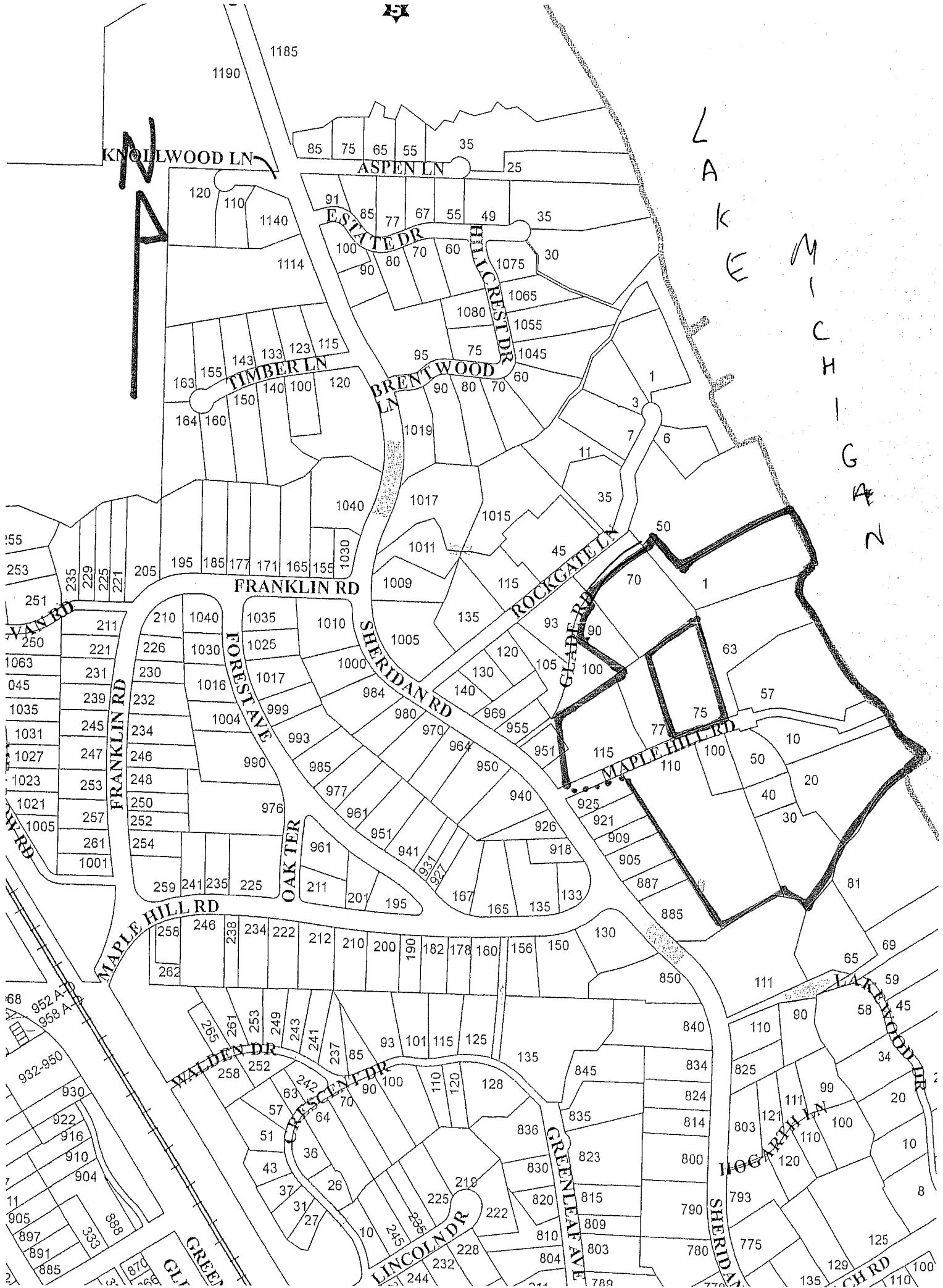
VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
List of Neighbors

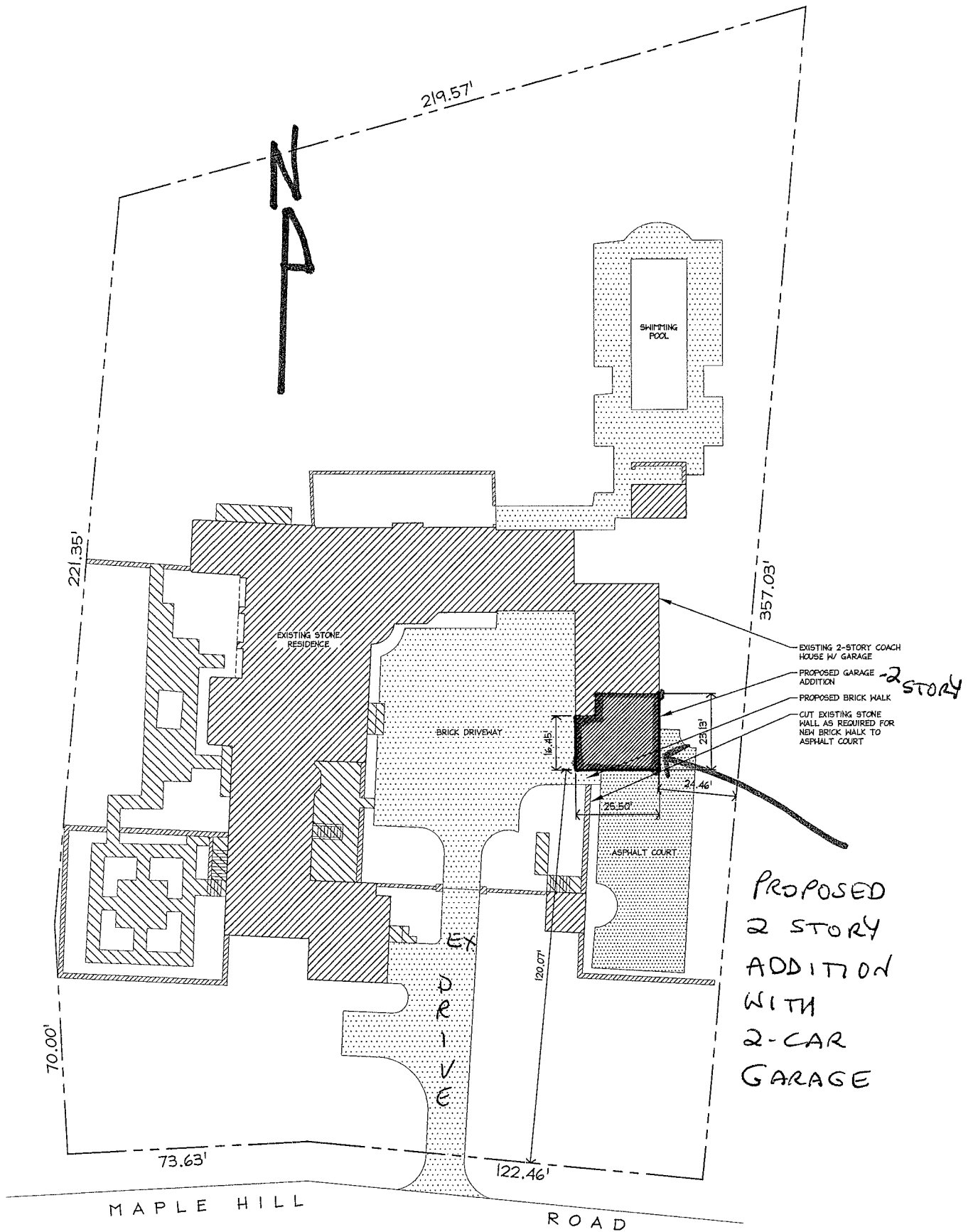
GLADE ROAD

1	Richard Don
70	Ross Laser
90	David Rosen

MAPLE HILL ROAD

10	Bruce D'Alba
20	Andrew Berlin
30	Sheldon Mann
40	Arthur Goldner
50	Richard Halpern
57	H. Stein
63	Edward Zale
75	Jeffrey Eiserman
77	Thomas Atkins/ Nancy Meyer
100	Brian Feltzin
110	Stephen Balsamo
115	Charles Reeder





SITE PLAN PROPOSED ADDITION

75 MAPLE HILL RD, GLENCOE, IL
PROPOSED SITE PLAN
SCALE: 1"=40'-0"
10/17/2012

VILLAGE OF GLENCOE
ZONING COMMISSION

MONDAY, DECEMBER 3 , 2012
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
Deborah Carlson
David Friedman
Ed Goodale
Jim Nyeste
Howard Roin
Steve Ross

2. CONSIDERATION OF THE MINUTES OF THE MEETING OF THE OCTOBER 1, 2012 ZONING COMMISSION.

A copy of the October 1, 2012 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. CONTINUATION OF PUBLIC HEARING FROM OCTOBER 1, 2012 TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE RELATED TO GROUND FLOOR USES IN BUSINESS DISTRICTS AND TO CONSIDER UPDATING THE USE CLASSIFICATION SYSTEM FROM THE STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC) TO THE NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS).

Attached is a draft Zoning Code amendment relating to items discussed at the September 10 public hearing. Also next week staff is expecting to have percentage data on retail and service uses for the central business district.

5. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING COMMISSION

PUBLIC HEARING
SEPTEMBER 10, 2012

1. CALL TO ORDER.

A meeting of the Zoning Commission of the Village of Glencoe was called to order at 8:00 p.m. Monday, September 10, 2012 in the Glencoe Village Hall, 675 Village Court, Glencoe, Illinois.

2. ROLL CALL

The following were present:

Chair: Barbara Miller

Members: Deborah Carlson, David Friedman, Ed Goodale, Jim Nyeste, Howard Roin, and Steve Ross

The following were absent:

None.

The following Zoning Commission staff liaison and Secretary were present:

John Houde, Building & Zoning Administrator

Andrew Fiske, Village Attorney's Office

3. CONTINUATION OF PUBLIC HEARING TO MAKE A RECOMMENDATION TO THE VILLAGE BOARD OF TRUSTEES TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE REALTED TO GROUND FLOOR USES IN BUSINESS DISTRICTS AND TO CONSIDER UPDATING THE USE CLASSIFICATION SYSTEM FROM THE STANDARD INDUSTRIAL CLASSIFICATION MANUAL (SIC) TO THE NORTH AMERICAN INDUSTRIAL CLASSIFICATION SYSTEM (NAICS).

The Chair opened the meeting to public comment but there was none. There was a general discussion among Commission members of the use list noting that many of the uses being reviewed are only allowed under special use provisions in the comparison communities. Also members reviewed some of the permitted ground floor business use minimum of 51% and whether this should be changed.

Carolyn Winter, 560 Westley Rd, spoke on past history when she was a Zoning Board of Appeals member. She noted that local demand is mainly for services, that vibrancy is important and that empty store fronts have a negative impact on the overall feel of the business district.

Members noted the use list may have been requested to be looked at because of the current economic times but that the use list should be looked at in terms of its long term impact on the business district and that allowed ground floor uses should not just be a short term reflection of the economy.

Carolyn Winter, 560 Westley Rd., noted the Commission could look at a limited time frame for certain service uses such as a 10 year limit or other time frame.

Members suggested going through the use list in the Village Board referral and reviewing which ones members thought should be permitted on the ground floor. Members gave their opinions on each and had the following straw votes:

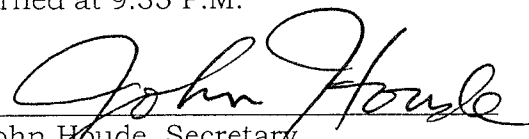
GENERAL USE CATEGORIES UNDER REVIEW		YES VOTE TALLY	Miller	Carlson	Friedman	Goodale	Nyeste	Roin	Ross
1	Tutoring services	4	Y	Y	N	Y	N	N	Y
2	Tax preparation services	NONE	N	N	N	N	N	N	N
3	Technology consultants, i.e. computer programming, etc.	1	N	N	N	N	N	N	Y
4	Personnel supply services	NONE	N	N	N	N	N	N	N
5	Pet grooming services	7	Y	Y	Y	Y	Y	Y	Y
6	Dance/music lessons services	4	Y	Y	N	Y	N	N	Y
7	Bicycle repairs without retail sales	5	Y	Y	N	N	Y	Y	Y
8	Reading room	NONE	N	N	N	N	N	N	N
9	Exercise studios/fitness, yoga, training, dieting without sales	7	Y	Y	Y	Y	Y	Y	Y
10	Gold/silver buyers without retail sales	NONE	N	N	N	N	N	N	N
11	Art education classes	4	Y	Y	N	Y	N	N	Y
12	Investment counseling and office, i.e. Fidelity and others	1	N	N	N	Y	N	N	N
13	Tanning salon without retail sales	NONE	N	N	N	N	N	N	N
14	Contractor offices	NONE	N	N	N	N	N	N	N
15	Day care	NONE	N	N	N	N	N	N	N

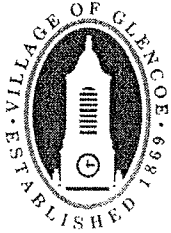
There were general comments that the overall goal for a healthy business district is to provide for businesses that bring more people to the Village; and provide more foot traffic, multi-use customers, and businesses for a cross-section of residents. The concept of a special use permit to allow previous prohibited service uses on the ground floor was reviewed once overall service uses reached a specified frontage threshold in the central business district.

The Village Attorney noted special uses can have a time limit and can be limited to the original applicant or be permitted to be passed on to another owner.

The Commission members directed the Village's Attorney to add to the draft Zoning Code ordinance a special use provision for some uses. Members requested more data to possibly establish a percentage threshold once service uses occupy a certain street frontage amount for the total central business district frontages. Staff was requested to determine if data could be obtained on the amount of frontage occupied by service and other uses in the central business district as compared to the overall business use frontages.

After further discussion members unanimously agreed to continue this agenda item to their October 1, 2012 meeting. There being no further business to come before the Zoning Commission the meeting was adjourned at 9:35 P.M.


 John Houde, Secretary



Village of Glencoe

Zoning Commission Agenda Memorandum

DATE PREPARED: November 21, 2012

MEETING DATE: December 3, 2012

AGENDA SUBJECT: Continuation of the July 9, 2012 Public Hearing to make recommendation to Village Board on possible amendments to the Zoning Code relating to Ground Floor Uses in the Business District; and Consider Updating the Use Classification System from the Standard Industrial Classification Manual (SIC) to the North American Industrial Classification System (NAICS).

FROM: John Houde, Building & Zoning Administrator

Background: At the April 26, 2012 Village Board meeting Debra Dresner, resident and owner of the property at 378 Park, and Kevin Campbell, owner of the property at 651-669 Vernon and 341 Hazel, presented the attached information and March 4, 2012 letter to the Village Board. The letter suggested that with changing times and changing economic situations that certain business uses that are not allowed on the ground floor in our business district should be considered to be permitted. Staff would note that some of the uses noted in the letter as not being permitted on the ground floor such as baked food vendors, travel agents, bicycle sales, and insurance agent offices are currently permitted on the ground floor. The Dresner/Campbell letter included other uses not permitted on the ground floor which have been included in the attached table summarizing survey results of our neighboring communities.

Additional ground floor uses that were not included in the current Zoning Code ground floor allowed use list but have been inquired about by potential renters in past years, have been added for consideration by the Zoning Commission. Note that some of these uses currently exist in our two business districts as secondary minority uses on the ground floor. For informational purposes staff notes that some of the storefronts shown as exhibits as having vacant ground floors have pending new tenants or building purchasers including 694 Vernon Avenue, 378 Park Avenue, and 332 Park Avenue.

The last time business district uses were examined by the Zoning Commission was in June 2005. At that time the question was whether the central business district should be divided into a peripheral overlay district that allows certain service uses such as banks, dry cleaners, hair salons, etc. only on the periphery of the downtown business district. At the time the Zoning Commission recommended to the Village Board that no change be made. This recommendation was made on the basis that Glencoe's central business

district was too small geographically to divide up in this manner.

Analysis:

In holding its public hearing and making recommendations to the Village Board on business district use list recommendations, the Zoning Commission will need to take into consideration the short and long term overall impact of making any changes. Consideration should also be given to the mixed use nature of our business districts which adjoin single and multiple family uses that adjoin them. In our central business district, some buildings have 2nd and 3rd floors with rental or owned apartments and/or office uses.

Staff prepared the attached comparison table for each of the uses listed in the Village Board's referral resolution. The comparisons are to towns that have central business districts similar to our own, although Northfield's and Deerfield's are principally made up of strip malls or malls with parking lots in front of them. You will note that although many towns do not allow many of the uses on this list, they have a provision that may allow some of the use categories if they do not comprise more than 10% of the overall business district frontage for which the applicant must then apply for a special use permit. Their special use hearing time frames typically take 3 to 4 months similar to our own. Going through the special use process does not guarantee approval of the particular applicant's request in that the applicant must be able to provide documentation that he meets the specific standards that a particular zoning code requires. In some other examples, a zoning code may require certain uses to go through the special use process without an initial 10% frontage limitation.

At its September 10 meeting Zoning Commission members noted that the use list may have been requested to be looked at because of the current economic times but that the use list should be looked at in terms of its long term impact on the business district and that allowed ground floor uses should not just be a short term reflection of the economy. At their October 1 meeting members after a detailed discussion took a straw vote on each of the uses being considered to be reviewed for the ground floor in the business districts, the breakdown table follows:

GENERAL USE CATEGORIES UNDER REVIEW		YES VOTE TALLY	Miller	Carlson	Friedman	Goodale	Nyeste	Roin	Ross
1	Tutoring services	4	Y	Y	N	Y	N	N	Y
2	Tax preparation services	NONE	N	N	N	N	N	N	N
3	Technology consultants, i.e. computer programming, etc.	1	N	N	N	N	N	N	Y
4	Personnel supply services	NONE	N	N	N	N	N	N	N
5	Pet grooming services	7	Y	Y	Y	Y	Y	Y	Y
6	Dance/music lessons services	4	Y	Y	N	Y	N	N	Y
7	Bicycle repairs without retail sales	5	Y	Y	N	N	Y	Y	Y
8	Reading room	NONE	N	N	N	N	N	N	N
9	Exercise studios/fitness, yoga, training, dieting without sales	7	Y	Y	Y	Y	Y	Y	Y
10	Gold/silver buyers without retail sales	NONE	N	N	N	N	N	N	N
11	Art education classes	4	Y	Y	N	Y	N	N	Y
12	Investment counseling and office, i.e. Fidelity and others	1	N	N	N	Y	N	N	N
13	Tanning salon without retail sales	NONE	N	N	N	N	N	N	N
14	Contractor offices	NONE	N	N	N	N	N	N	N
15	Day care	NONE	N	N	N	N	N	N	N

During the October 1 meeting there were general statements that the overall goal for a healthy business district is to provide for businesses that bring more people to the Village; and to provide more foot traffic, multi-use customers, and types of businesses in the business district. The concept of a special use permit to allow previous prohibited service uses on the ground floor was reviewed once overall service uses reached a certain frontage percentage threshold in the central business district.

In response to the zoning commission request that staff provide a breakdown of service versus retail uses in the central business district, staff measured all the central business district frontages and identified the uses for each of those frontages. This data has never before been gathered and there is no other data source for it other than those involving actual field measurements. Staff prepared the following use data with this information:

Business District Frontages	Linear feet	Percent
Retail	1650.5	37.6
Service	1558	35.5
Government, library, museum	977	22.3
Apartments	121.5	2.8
Vacant *	81	1.8
Total	4388	100
*excludes those storefronts for new businesses that have building permits pending		

Staff will forward separately any further new draft Zoning Code amendments from our Village Attorney's office when they are received.

The secondary part of the Village Board referral is to review the Village Attorney's recommendation that the reference business use system be changed from the old SIC classification system to the NAICS system. Attached is a draft ordinance from our Village Attorney on this item. Enclosed is a July 17, 2012 New York Times articles titled "Malls' New Pitch: Come for the Experience" that the Chair asked we distribute to Commission members. Our Zoning Chair also sent the following October 30, 2012 Chicago Tribune article for distribution titled "Geneva May Require Ground-floor Downtown Storefronts to be Retail."

Recommendation: Staff recommends that the Zoning Commission continue its public hearing and consider whether to recommend possible amendments to the Zoning Code with respect to ground floor uses in the business districts. In addition, staff recommends consideration of an update to the use classification system set forth in Sections 4-102 and 4-103 of the Zoning Code to replace the discontinued Standard Industrial Classification Manual (SIC) to the North American Industrial Classification System (NAICS).

Motion:

If the Zoning Commission concurs with making amendments to the use list and/or SIC/NAICS classifications systems, a motion could be made as follows:

Move that the Zoning Commission recommend amendments to the Zoning Code relating to allowing certain additional ground floor uses in the business districts and update the use classification system for the SIC reference to the NAICS reference.

Geneva may require ground-floor downtown storefronts to be retail

Officials hope to extend shopping core westward

By Kate Thayer, Chicago Tribune reporter

12:52 PM CDT, October 30, 2012

Geneva is considering whether to require certain downtown buildings to have retail instead of office space on the first floor to create more continuity for shoppers.

The Geneva City Council on Monday night started discussing the notion of adding the retail-only requirement to one of its business districts, dubbed "B2." If approved, the measure would likely "grandfather" existing ground-floor businesses that aren't retail.

City Planner David DeGroot said the city has encouraged retail use at street level, but has never gone a step further and required it. City staff started examining the idea to help bolster Geneva's shopping. The council also is expected to soon approve a master plan for downtown, which lists several goals. Requirements like ground-floor retail use could help reach those goals, DeGroot said.

Although Geneva's picturesque and historic downtown is about 60 percent retail, there have been vacancies in the past few years that still need to be filled.

"Vacant spaces could become retail, but they could just as easily become [another] business use," DeGroot said. Retail spaces are preferred because they attract pedestrian traffic, have weekend hours and generate sales tax revenue, he said.

Plus, officials noted the desire to extend the core shopping area — Third and State streets — west down State Street.

"Many people look at the downtown as a measure of success for the community," DeGroot said. "Most downtowns have a good mix of uses, but most importantly, they have a strong retail core. Nothing hurts a block more than a dead zone."

"I will certainly stop [walking] if I see an office," said Alderman Dorothy Flanagan. "You're going to say, 'I'm going to turn around and go back.'"

But some aldermen worried a retail-only requirement would mean empty spaces stay vacant longer. DeGroot noted real estate agents have told him it's difficult to market a property with such requirements if it's not set up to be a retail shop.

The council is expected to resume the discussion in future committee-of-the-whole meetings.

kthayer@tribune.com