

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

MONDAY, MAY 6, 2013
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 APRIL 1, 2013 ZONING BOARD OF APPEALS.

A copy of the April 1, 2013 meeting minutes is attached.

3. PUBLIC COMMENT TIME.

4. PUBLIC HEARING TO CONSIDER A REQUEST OF MITCH KIESLER, OWNER OF 1188 CAROL LANE, FOR A REAR AND NORTH SIDE YARD VARIATION, AND A SETBACK PLANE VARIATION FOR A PARTIAL SECOND FLOOR ROOM ADDITION.

The Agenda Supplement for this request is attached.

5. PUBLIC HEARING TO CONSIDER A REQUEST OF JUDITH AND CHARLES PIPER, 110 BEACH, TO CONSTRUCT A SECOND FLOOR ROOM ADDITION REQUIRING A FLOOR AREA RATIO VARIATION.

The Agenda Supplement for this request is attached.

6. ADJOURNMENT.

VILLAGE OF GLENCOE
ZONING BOARD OF APPEALS

REGULAR MEETING
April 1, 2013

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, April 1, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois.

2. ROLL CALL.

The following were present:

Barbara Miller, Chair

Members: Deborah Carlson, Ed Goodale, Jim Nyeste, Howard Roin and Steven Ross

The following were absent:

David Friedman

The following Village staff was also present:

John Houde, Building and Zoning Administrator

3. APPROVAL OF FEBRUARY 4, 2013 MINUTES.

The minutes of the February 4, 2013 meeting were approved by unanimous voice vote.

4. APPROVE STERNBERG APPEAL AT 1185 HOHLFELDER.

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on the appeal by Rena and Daniel Sternberg of a decision by the Building & Zoning Administrator in denying a permit to construct two room additions at 1185 Hohlfelder in the "R-B" Residence District. The additions would consist of a garage addition and a master bedroom and family room addition. The north proposed addition requires a 15.8% reduction in the required north side yard setback from 10 feet to 8.42 feet. This variation is authorized by Section 7-403-E-1(a) of the Zoning Code. The south proposed addition requires a 16.8% reduction in the required south side yard from 12.83 feet to 10.67 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 March 14, 2013 GLENCOE NEWS and 12 neighbors were notified of the public hearing by mail and that three letters in favor of the variations had been received from Jill Greenbaum, 1162 Hohlfelder; Elizabeth and James Ohana, 1172 Oak Ridge Dr; and Phillip and Marianne Siegel, 1179 Hohlfelder. Richard Zimmering, 1193 Hohlfelder, contacted staff on March 22, 2013 with questions and concerns about the proposed

addition to his south. The Chair then swore in those in attendance who were expecting to testify.

SUMMARY OF TESTIMONY

The chair then asked Mr. and Mrs. Sternberg and their architect, Jenny Schneider to proceed. They noted:

- 1) For the variation requested on the north side of the building, the owners want to position the garage entrance ten feet (10') to the west, maintaining the same north line of the garage as it is currently constructed, which is 8.42' from the north lot line. Apparently the 10' side yard requirement was instituted after the house was built, and to enforce a 10' minimum side yard would make it impossible to maintain the two-car garage that is currently on the property; the front of the garage would be approximately three feet (3') behind the 50' front building line.
- 2) For the variation requested on the south side of the building, the owners want to widen the existing house by six feet (6'), but starting the addition approximately 15' 9" east from the front of the house so as to maintain a proportionate front view of the house from the street. Because of the 50' building line on the front (west side) of the house, and the relatively small back yard, there is no alternative for expansion of the current floor plan to provide adequate space within the home to bring it up to modern standards with respect to storage and living space. If such variation is granted, the side yard would still be approximately 10.67' which is in excess of the 10' minimum side yard requirement.
- 3) The owners are not requesting any increase in the existing maximum floor area ratio of 4025 square feet, but are trying to work within the zoning code to achieve a better configuration of living space for today's current living standards.

Testimony was also provided by the following, who noted:

Richard Zimring, 1193 Hohlfelder, noted his objection to the proposed north addition. He noted his views would be affected by the proposed addition. He noted his father had his house built in 1954. He noted problems with basement flooding and objects to the proposed building next door that could make the flooding situation worse. He submitted a letter in opposition to the variation with attached photographs.

Mary Ann Segal, 1179 Hohlfelder, noted she and her husband wrote a letter in favor of the variations.

Mr. Zimring, spoke that the applicants have not met the burdens of hardship. Mr. Zimring threatened legal action if the north variation is approved. Mr. Zimring left the hearing at 8:30 p.m.

Dan Sternberg, 1185 Hohlfelder, noted he had discussed the proposed additions with the immediate neighbors including Mr. Zimring. He asked the

ZBA members to make their decision on the variations requested.

The Chair made part of the records, as additional testimony the agenda Supplement and letters from the neighbors previously noted 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 north and south side yards 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 15.8% reduction in the required north side yard from 10 feet to 8.42 feet, and 16.8% reduction in the required south side yard from 12.83 feet to 10.67 feet for the property at 1185 Hohlfelder 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.

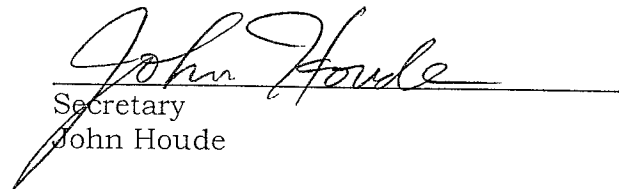
Adopted by the following vote of the Zoning Board members present:

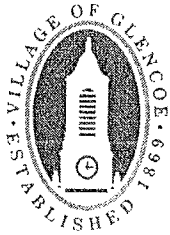
AYES: Carlson, Goodale, Nyeste, Roin, Ross and Miller (6)

NAYS: None (0)

ABSENT: David Friedman (1)

There being no further business to come before the Zoning Board of Appeals the meeting was adjourned at 8:45 p.m.


Secretary
John Houde



Village of Glencoe

Zoning Board of Appeals Memorandum

TO: Zoning Board of Appeals

MEETING DATE: May 6, 2013

SUBJECT: Consideration of Kiesler Variation Request

FROM: John Houde, Building & Zoning Administrator

Background: Mitch Kiesler has requested permission to construct a second floor addition over the rear third of his future home at 1188 Carol Lane in the "R-B" Residence District. The addition will be 25 feet by 28 feet. The proposed addition requires a variation be granted reducing the required rear yard and north side yard to permit a 2nd floor over the existing first floor rear and north sides of the existing house located 24.31 feet from the rear lot line and located 6.74 feet from the north lot line. Both these variations are authorized under Section 7-403-E-1-(j) of the Zoning Code. The north side of the addition also requires a setback plane variation where the top of the roof meets the north exterior wall from 16.84 feet high to 20.4 feet high. This variation is authorized under Section 7-403-E-1-(n).

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

- 1) The original house measured 1844 square feet – the owner is currently adding a two car garage and a mudroom entrance on the south side of the property, bringing the total footprint to 2,614 square feet. The owner is proposing to add a partial second floor addition, and have the "addition" to the rear of the house, keeping the scale consistent with the neighboring Keck and Keck homes. The current home is situated in the rear of the lot, the back of the existing home sits in both the north side yard and the rear yard setback.
- 2) The current home is built on a concrete slab with 4x12 beams running north and south spanning up to 34 feet approximately 6 feet on center. These beams are supporting the flat roof structure, designed to "hold water" for solar heating. The first floor ceiling height to the bottom of the beams is 8'-2". By today's standard, that 4x12 needs to be reinforced

with ½"x 11" steel plates (each side) and bolted together with 1 ¾"x11 ¼" LVL (each side), just to carry the loads of the roof. By adding a second floor above the existing structure, and maintaining the exposed beams and overhang detailing, the owner is structurally required to build a self-supporting second floor (with no loads coming down on the interior of the first floor); he is literally building a new floor above the existing roof/ceiling, increasing the height of the second floor by 14 inches.

The April 18, 2013 Glencoe News contained the notice of public hearing and 12 neighbors were notified. No letters or verbal inquiries have been received.

The Notice of Appeal dated March 28, 2013, 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 Mitch Kiesler be accepted or denied.

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

Move to accept/deny the variation request of Mitch Kiesler to construct a partial second floor per plans reviewed for his home at 1188 Carol Lane.

VILLAGE OF GLENCOE

GLENCOE, ILLINOIS

Notice of Appeal

Date 7.28.2013

Re: 1188 Carol Lane, Glencoe
Property Address

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) Add a second floor containing 2 bedrooms and one bath over the existing first floor footprint.

I require a zoning variation reducing the REAR yard setback from 34' feet to 24.31 feet and SIDE YARD yard setback from 10' feet to 6.74' 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) The Existing home sits in the rear yard setback, and the North side yard setback. (SEE ATTACHED SHEET FOR ADDITIONAL INFORMATION)
- (2) _____
- (3) _____
- (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 _____

Mrs. LESA A. Rizzolo / LARIZZOLO Mitchell Kiesler
Owner's Agent Printed Name ARCHITECTS, LTD Owner's Printed Name and Signature

847.471.4484 847-204-9587
Agent's Telephone Owner's Telephone

PROPOSED SECOND FLOOR ADDITION

BARNYARD
BRICK

NEW SIDING

BRICK

VENTILATING
SHUTTERS

SOUTH ELEVATION - LEFT SIDE

1188 CAROL LANE, GLENCOE

REAR YARD
SETBACK

VENTILATING
SHUTTER

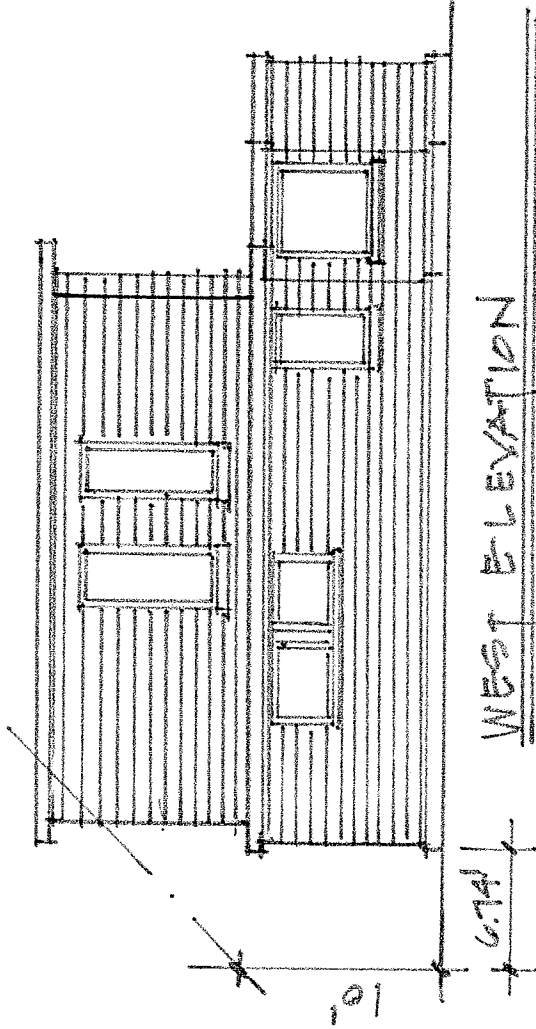
EXPOSED BEAMS

BRICK

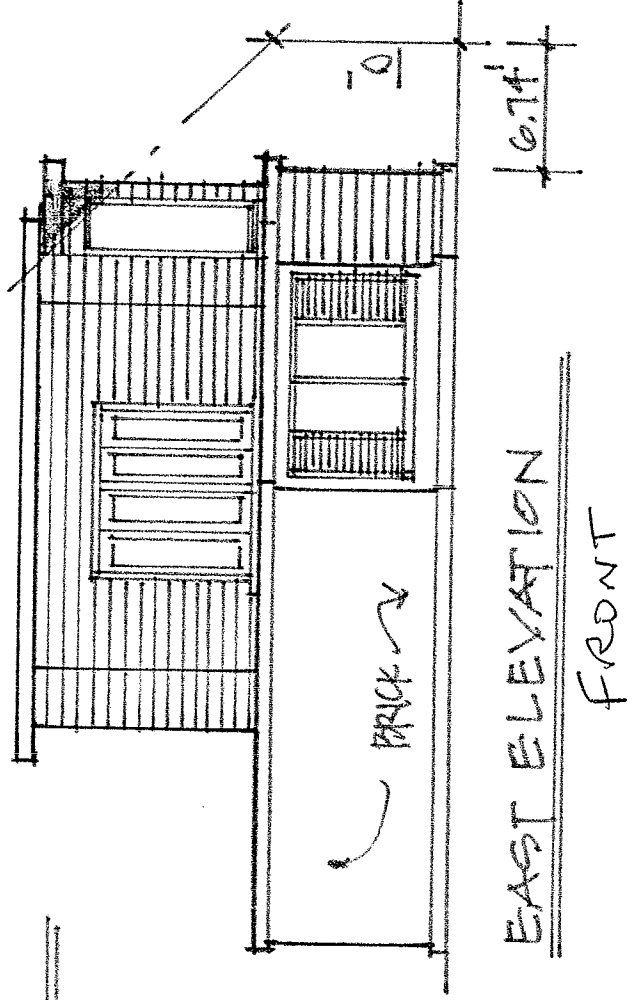
NEW
SIDING

NORTH ELEVATION - RIGHT SIDE

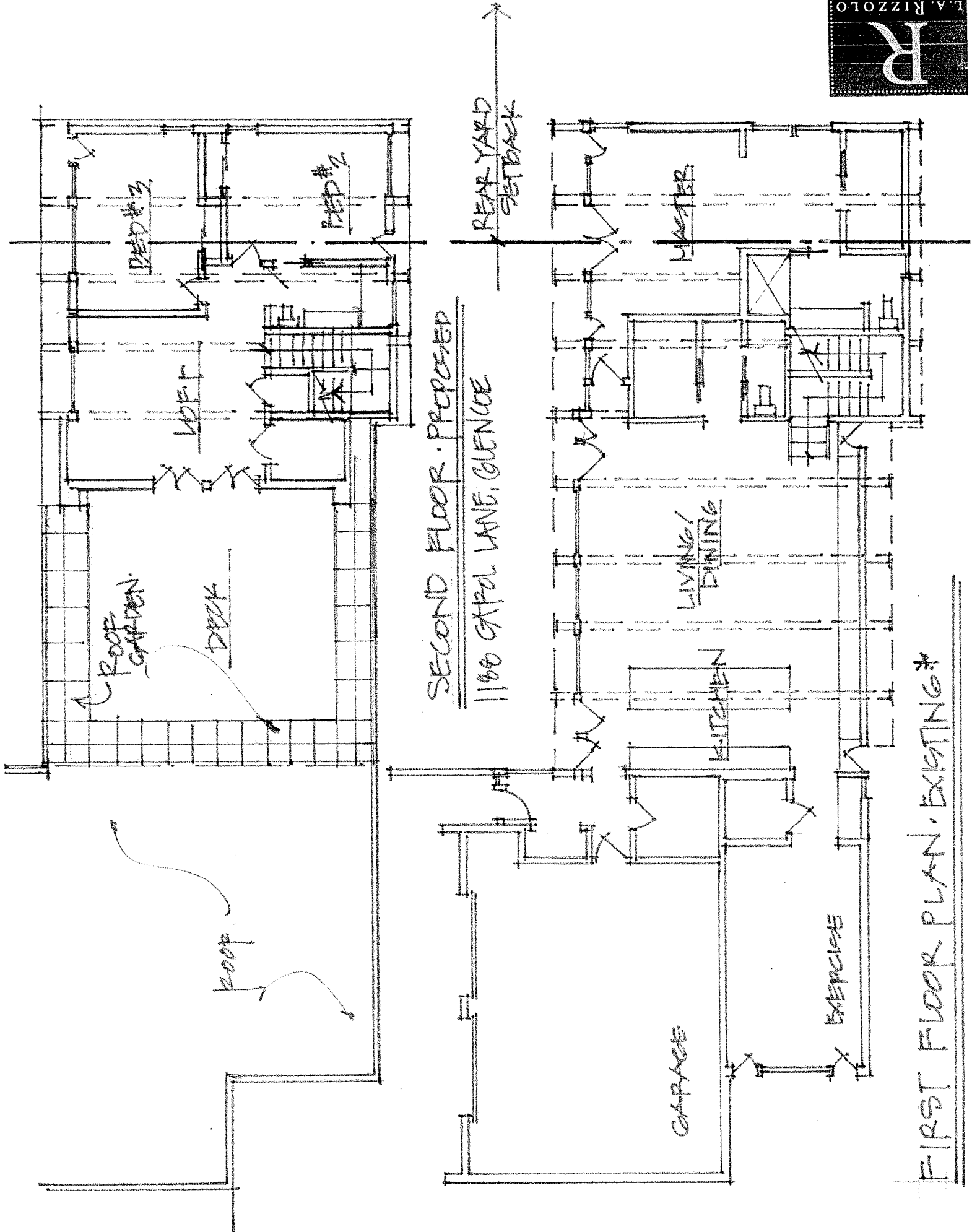
PROPOSED SECOND FLOOR ADDITION



WEST ELEVATION
1160 CAROL LANE, GLENDALE
REAR



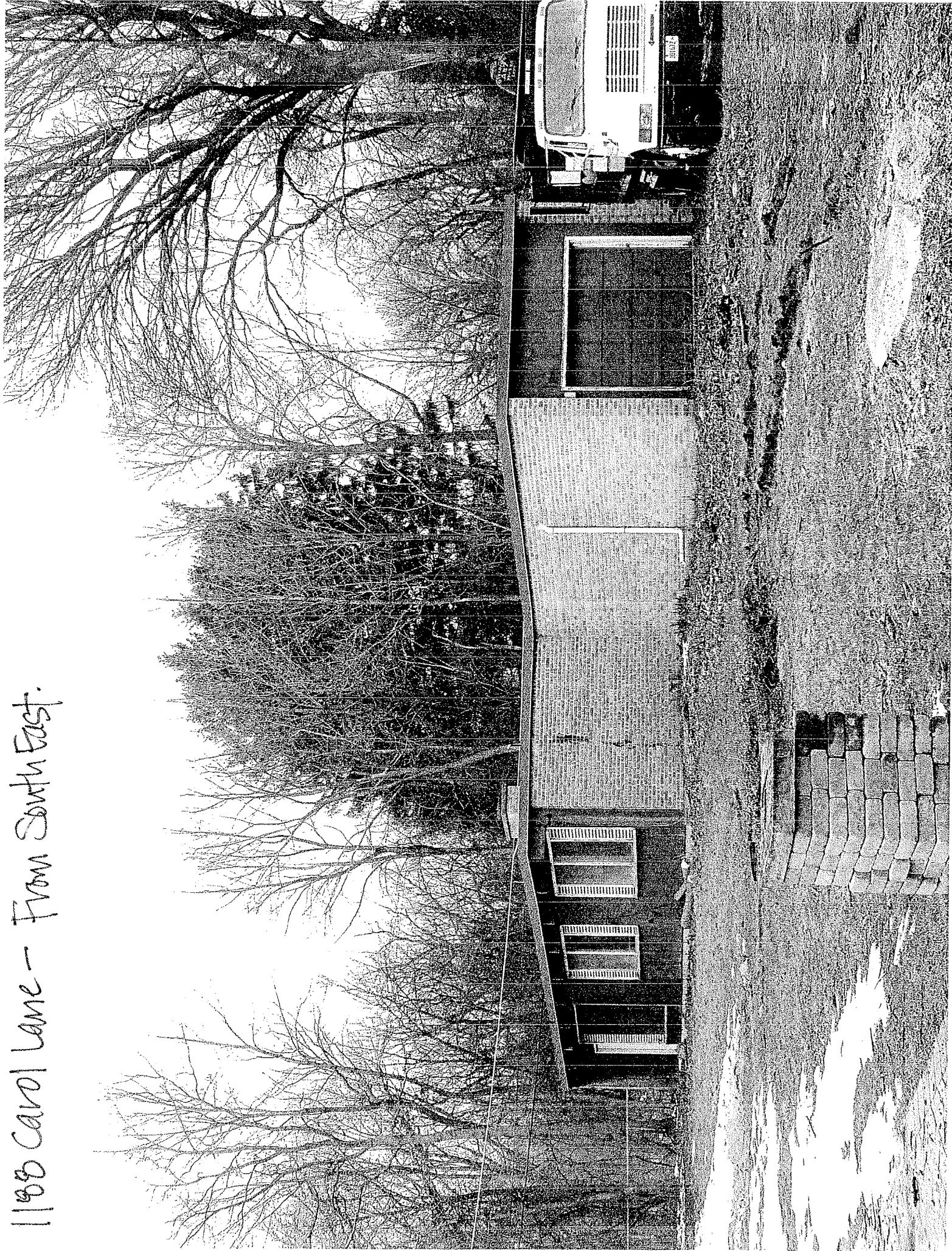
EAST ELEVATION
FRONT



FIRST FLOOR PLAN - EXISTING*

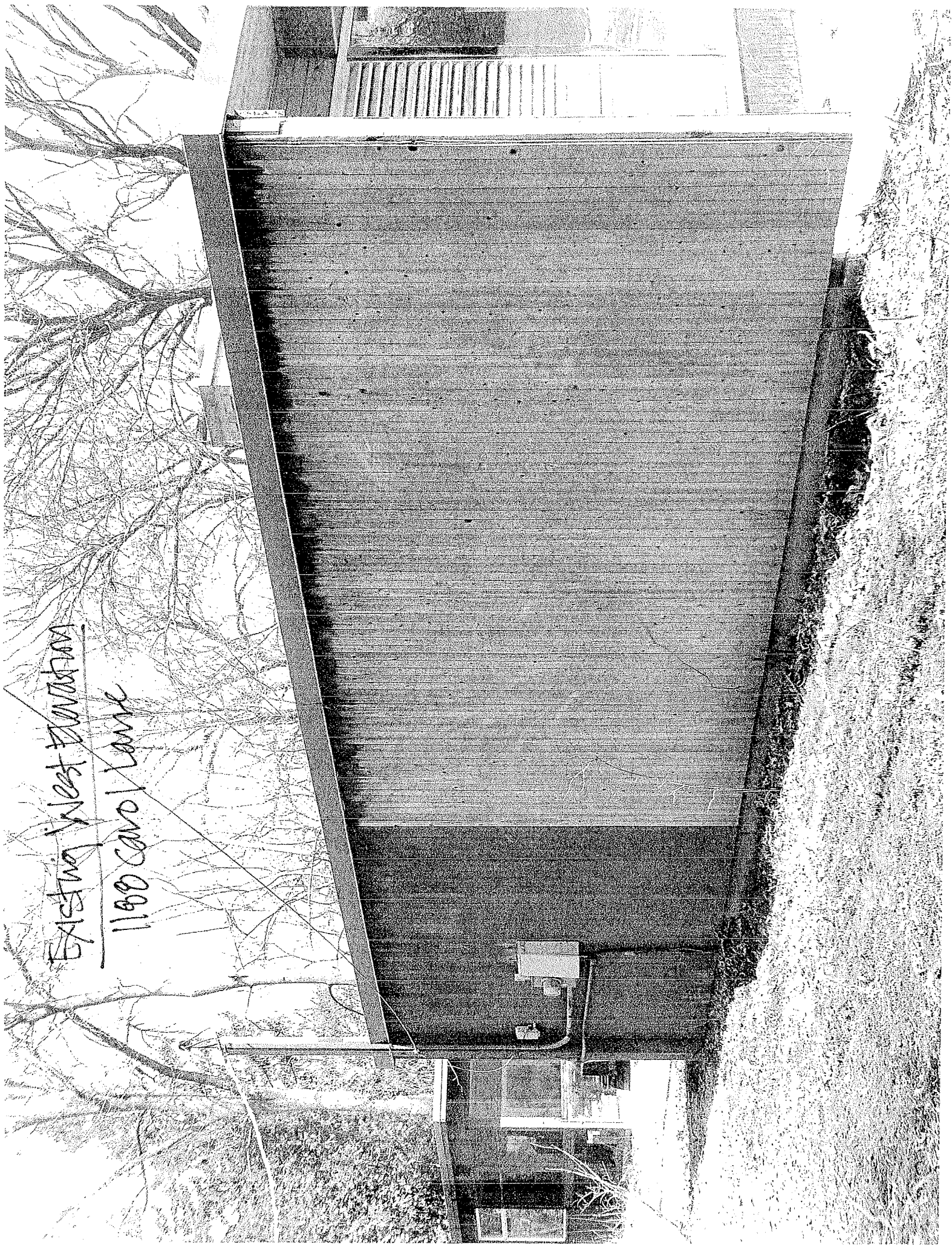
SECOND FLOOR - PROPOSED
1180 SQ. FT. LANE, GLENCE

1188 Carol Lane - From South East.

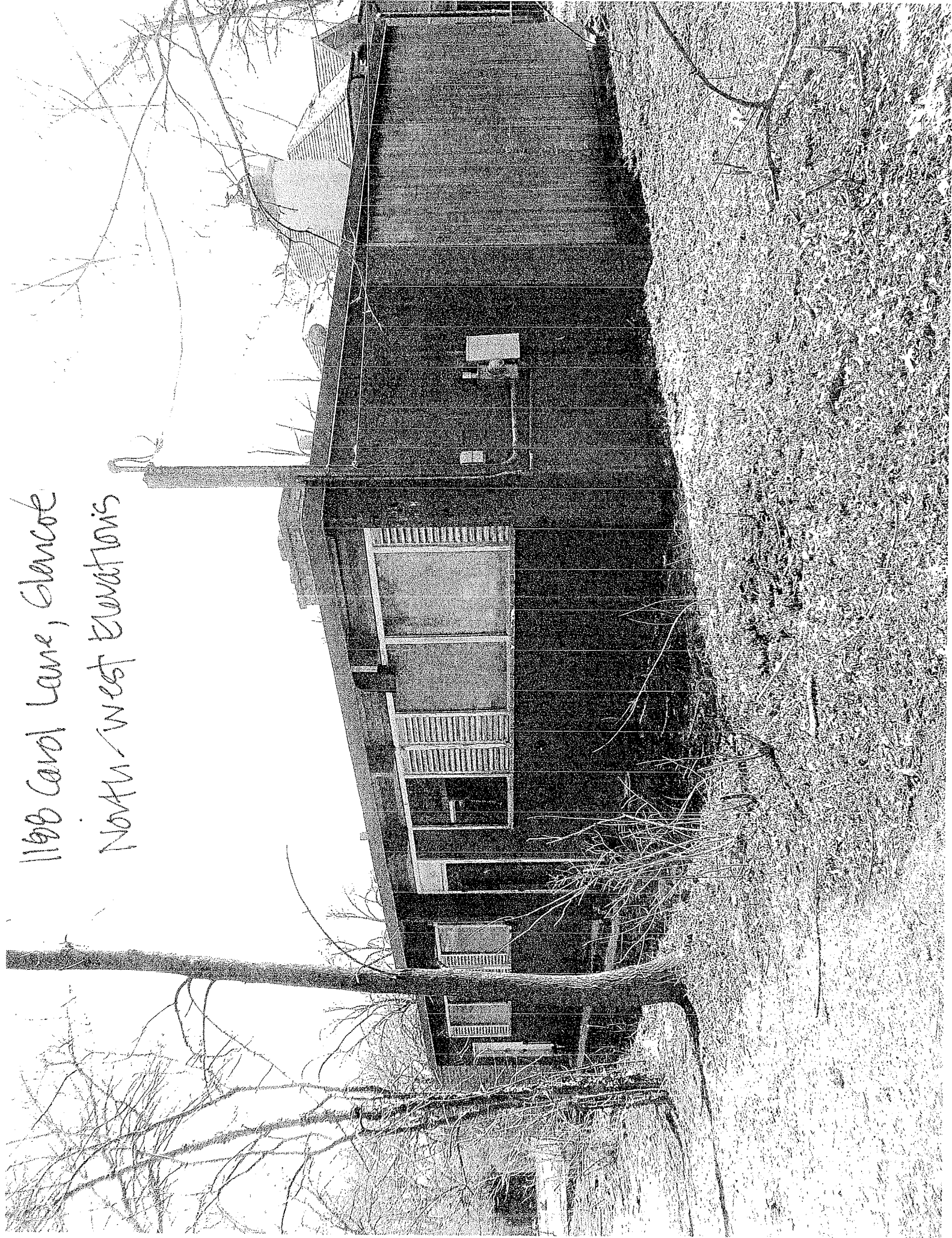


Existing West Elevation

1100 Carol Lane



1160 Carol Lane, Glencoe
Northwest Elevation



VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS

Notice of Public Hearing
May 6, 2013

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, May 6, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider an appeal of Mitch Kiesler from a decision by the Building & Zoning Administrator in denying a permit for the construction of a partial 2nd floor over the existing first floor rear half of the house on Lot 14 in Dunas' Forest Crest Subdivision, being a subdivision of part of Lot 5 in County Clerk's Division of the south half of the north half, and part of the south half of the fractional Section 6, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 1188 Carol Lane in the "RB" Residence District (Permanent Real Estate Index Number 05-06-102-014).

The appeal requests that a variation be granted reducing the required rear yard and north side yard to permit a 2nd floor over the existing first floor rear and north sides of the existing house located 24.31 feet from the rear lot line and located 6.74 feet from the north lot line. The north side of the addition also requires a setback plane variation where the top of the roof meets the north exterior wall from 16.84 feet high to 20.4 feet high.

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

April 18, 2013

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Neighbors Notified

CAROL LANE

1169 Robert Solomon
1173 Matt Eber
1176 Christopher Fahey
1178 Mary Lynn Shushunov
1179 Fred Tolson
1182 Daniela Popa
1185 Mack Thorton
1188 Mitch Kiesler
1190 Resident
1194 John Warsaw
1200 Lori Reifman
1206 James Caulfield

GREEN BAY ROAD

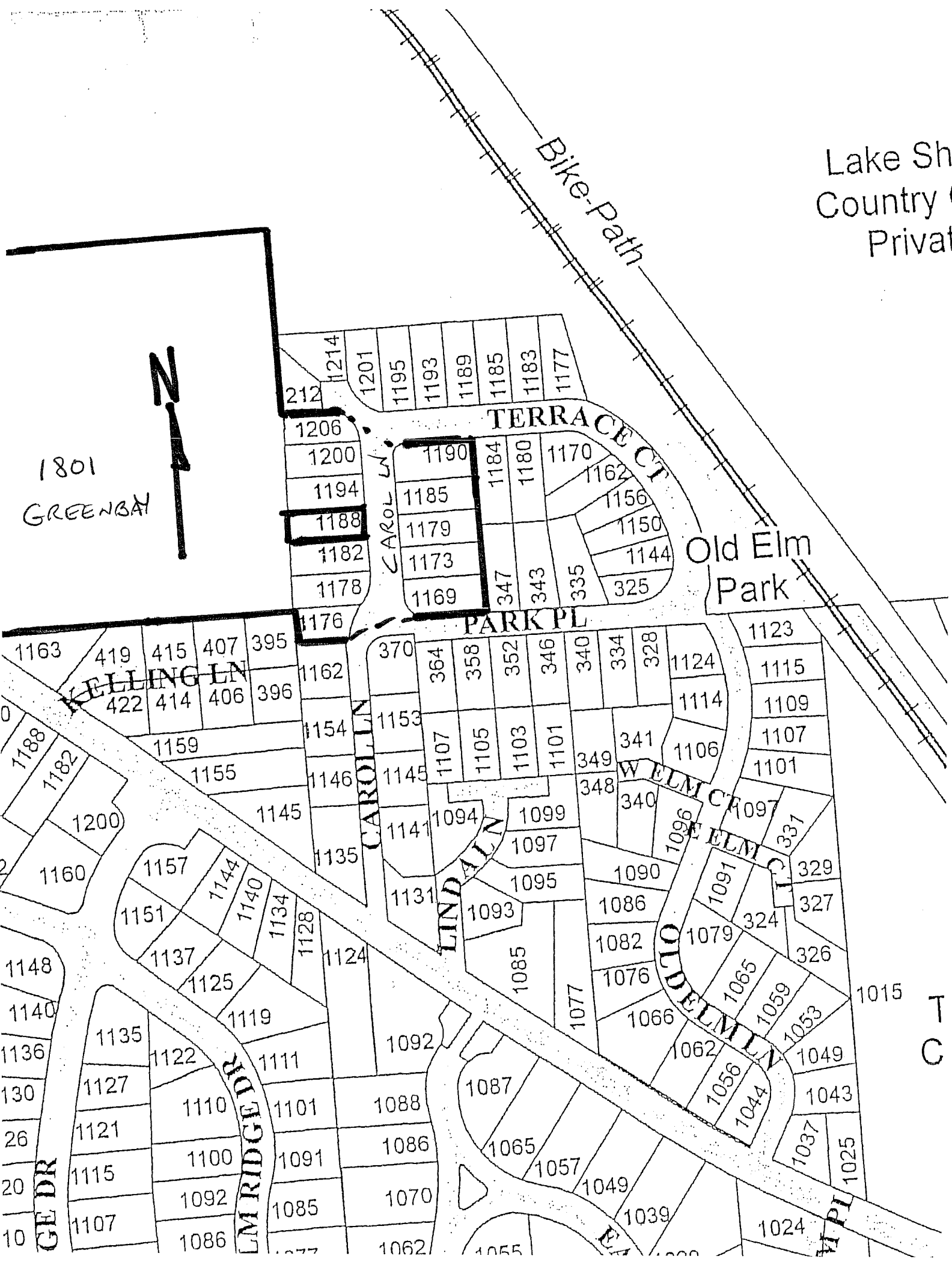
1801 H.E. Hoover

Lake Sh
Country
Privat

Bike-Path

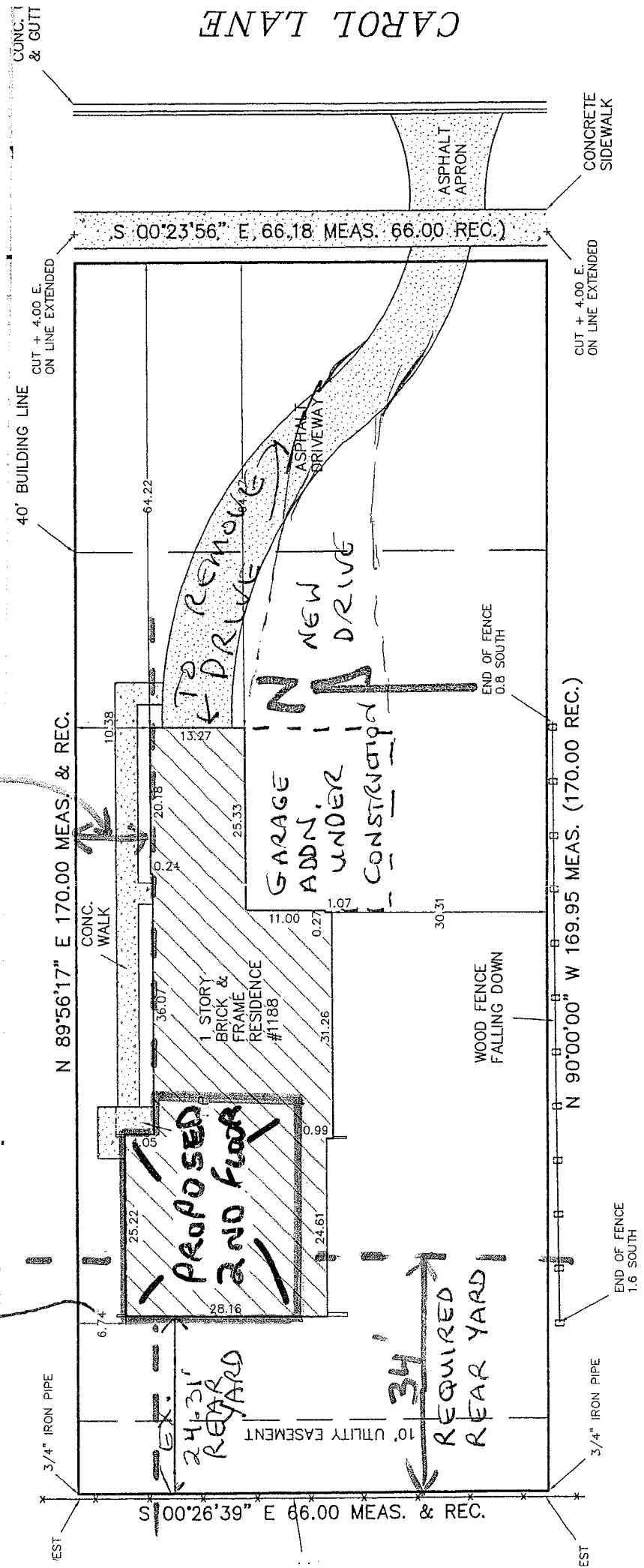


1801
GREENBAY

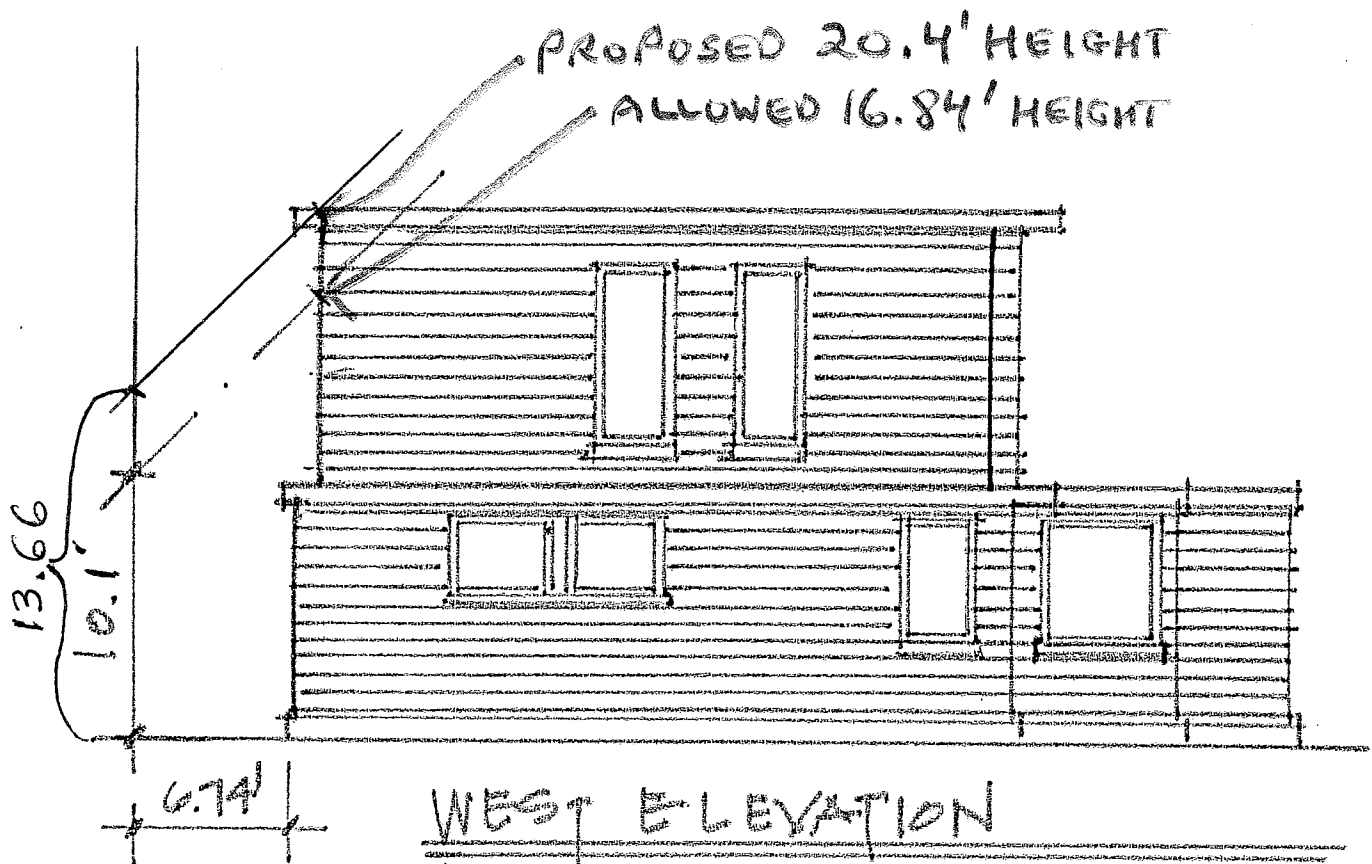


EX. 6.74 FT. SIDE YARD

10' REQUIRED SIDE YARD



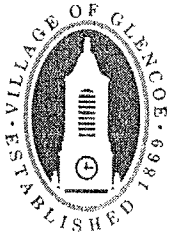
SITE PLAN



PROPOSED 20.4' HEIGHT
ALLOWED 16.84' HEIGHT

WEST ELEVATION
1180 CAROL LANE, GLENCOE
REAR

SETBACK PLANE
ELEVATION



Village of Glencoe

Zoning Board of Appeals Memorandum

TO: Zoning Board of Appeals

MEETING DATE: May 6, 2013

SUBJECT: Consideration of Piper Variation Request

FROM: John Houde, Building & Zoning Administrator

Background: Judith and Charles Piper have requested permission to construct a 2nd floor room addition on their home at 110 Beach in the "R-A" Residence District. The addition requires a 15% increase in the allowed floor area ratio from 3656 square feet to 4202 square feet. The existing house has a F.A. R. of 3702 square feet. This variation is authorized under 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) The owners have lived in Glencoe at 110 Beach Road for over 13 years. The three bedroom ranch constructed in 1958 was fairly typical of the time. In the 1970s a previous owner converted the third bedroom into a master bath with dressing area, updated the kitchen and installed terra cotta tile flooring throughout the house. As a result, the number of bedrooms (two), the size, style and interior configuration, and the features of the house are dated and do not fit into a typical family lifestyle now and going forward.
- 2) It is the owners' desire to remodel and reconfigure their dated residence to upgrade it to contemporary standards and lifestyle. The major limitation to this project is imposed by the F.A.R. because of the small size of the lot (90 wide by 124 deep). The 11,124 sq. ft. property is zoned R-A and is below the required minimum lot size of 20,000 sq. ft. Additionally, the lot is only 90 feet wide and is 10 feet less than the minimum required width of 100 ft. The small, non-conforming lot size represents a practical difficulty/hardship with regards to building on the lot.
- 3) The principal changes to the residence would be replacement of the

windows, doors, and flooring; reconfiguring the first floor living space and adding back a third bedroom with bath within the attic space of a rebuilt roof structure. This would be accomplished within the existing footprint (including the existing front porch) utilizing almost all of the existing exterior walls. This project would upgrade the residence that they plan to live in for the next 10 or so years, enhance the streetscape, and provide/maintain a desirable housing option of first floor living in a prime location in the village.

- 4) The owners do not require a zoning variation reducing the setbacks as they are staying within the existing footprint. However, they do desire a variation in the application of the F.A.R. regulations of this ordinance as there is the following practical difficulty/particular hardship in carrying out the strict letter of the Glencoe Zoning Ordinance in that the current house structure (with garage and attic space) is 3702 sq. ft. and the maximum allowable building area (FAR) for the 11,124 sq. ft lot is 3656 sq. ft. The F.A.R. does not allow them an adequate square foot area to accommodate the first floor reconfiguration and a reasonable second floor space for a bedroom/bathroom suite built to today's standards.
- 5) The owners hereby request a variation in F.A.R. up to the 15% increase limitation allowed by the Ordinance for purposes of adding 153 sq. ft. to the existing structure on the first floor (building out over the existing covered front porch), bringing it to 3118 sq. ft. (still one of the smaller houses in the neighborhood).

Staff notes that granting the variation would result in the following

- 1) Historically the Zoning Board has reviewed and granted some addition F.A.R. variations in the 12% range, although their maximum authority can be up to a 15% F.A.R. increase.

The April 18, 2013 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 March 29, 2013, 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 Judith and Charles Piper be accepted or denied.

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

Move to accept/deny the variation request of Judith and Charles Piper to construct a second floor addition per plans reviewed for their home at 110 Beach Road.

VILLAGE OF GLENCOE

GLENCOE, ILLINOIS

Notice of Appeal

Date: March 29, 2013

Re: 110 Beach Road,
Glencoe, IL 60022

Zoning Board of Appeals
Village of Glencoe
Glencoe, IL 60022

Dear Zoning Board of Appeals Member:

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

We have lived in Glencoe at 110 Beach Road for over 13 years. The three bedroom ranch constructed in 1958 was fairly typical of the time. In the 1970's a previous owner converted the third bedroom into a master bath with dressing area, updated the kitchen and installed terra cotta tile flooring throughout the house. As a result, the number of bedrooms (2), the size, style and interior configuration, and the features of the house are dated and do not fit into a typical family lifestyle now and going forward.

It is our desire to re-model and re-configure our dated residence to upgrade it to contemporary standards and lifestyle. The major limitation to this project is imposed by the FAR because of the small size of this lot (~90 ft wide by ~124 ft deep). Our 11,124 sq. ft. property is zoned R-A and is below the required minimum lot size of 20,000 sq. ft. Additionally, the lot is only 90 ft. wide and is 10 ft. less than the minimum required width of 100 ft. The small, non-conforming lot size represents a practical difficulty/hardship with regards to building on the lot.

The principal changes to the residence would be replacement of the windows, doors and flooring; re-configuring the first floor living space and adding back a third bedroom with bath within the attic space of a rebuilt roof structure. This would be accomplished within the existing footprint (including the existing front porch) utilizing almost all of the existing exterior walls. This project would upgrade the residence that we plan to live in for the next 10 or so years, enhance the streetscape, and provide/maintain a desirable housing option of first floor living in a prime location in the village.

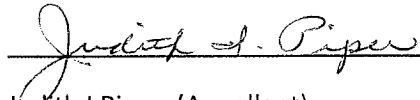
We do not require a zoning variation reducing the setbacks as we are staying within the existing footprint. However, we do desire a variation in the application of the FAR regulations of this ordinance as there is the following practical difficulty /particular hardship in carrying out the strict letter of the Glencoe Zoning Ordinance in that the current house structure (with garage and attic space) is 3702 sq. ft. and the maximum allowable building area (FAR) for the 11,124 sq. ft. lot is 3656 sq. ft. The FAR does not allow us an adequate square foot area to accommodate the first floor re-configuration and a reasonable second floor space for a bedroom/bathroom suite built to today's standards.

We are hereby requesting a variation in FAR up to the 15% increase limitation allowed by the Ordinance for purposes of adding 153 sq. ft. to the existing structure on the first floor (building out over the existing covered front porch), bringing it to 3118 sq. ft., and adding 348 sq. ft. in new second floor construction. This will result in a house with 4203 sq ft (still one of the smaller houses in the neighborhood). The Zoning Board of Appeals, after a hearing, may authorize this variation because it does not exceed the maximum variation permitted (15% increase, or 4204 sq. ft.) in Article VII, Section 4 of the Ordinance.

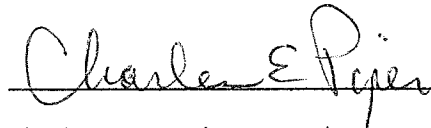
We understand that the Zoning Board of Appeals may authorize a variation only where there are practical difficulties, or where there is particular hardship in the way of carrying out the strict letter of this ordinance.

The permanent real estate index number for this property is 05-06-409-011-0000.

Thank you for your consideration,

A handwritten signature in cursive script, reading "Judith I. Piper", written over a horizontal line.

Judith I Piper (Appellant)

A handwritten signature in cursive script, reading "Charles E. Piper", written over a horizontal line.

Charles E Piper (Co-owner)

Telephone---847-242-0236

Werner
730 Longwood Avenue
Glencoe, IL 60022

RECEIVED

APR 10 2013

Per JH

April 9, 2013

Re: Application for Variance for 110 Beach Road Glencoe, IL 60022

Glencoe Village Zoning Board of Appeals
c/o John Houde
675 Village Court
Glencoe, IL 60022

To Whom It May Concern:

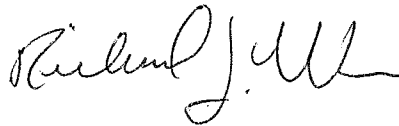
We own the house that is adjacent to the south of the above property. We have reviewed the proposed plans with the Pipers and they have answered our questions. This letter is to inform you that we have no objections to the requested variance. We believe their plans for the home will be a nice addition to our neighborhood.

If you have any questions, we can be reached at 847-242-9002.

Sincerely,



Keri R. Werner



Richard J. Werner

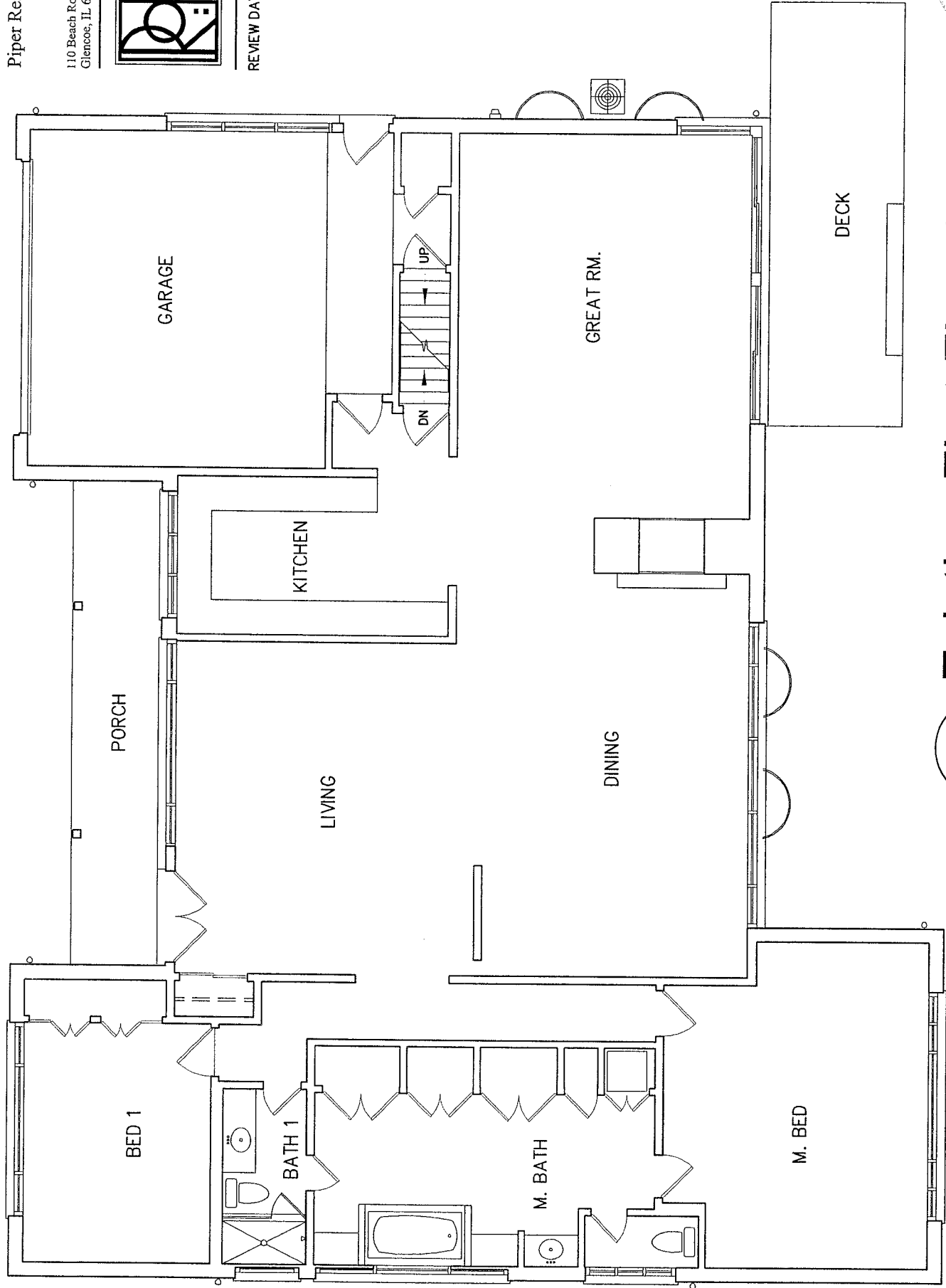
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



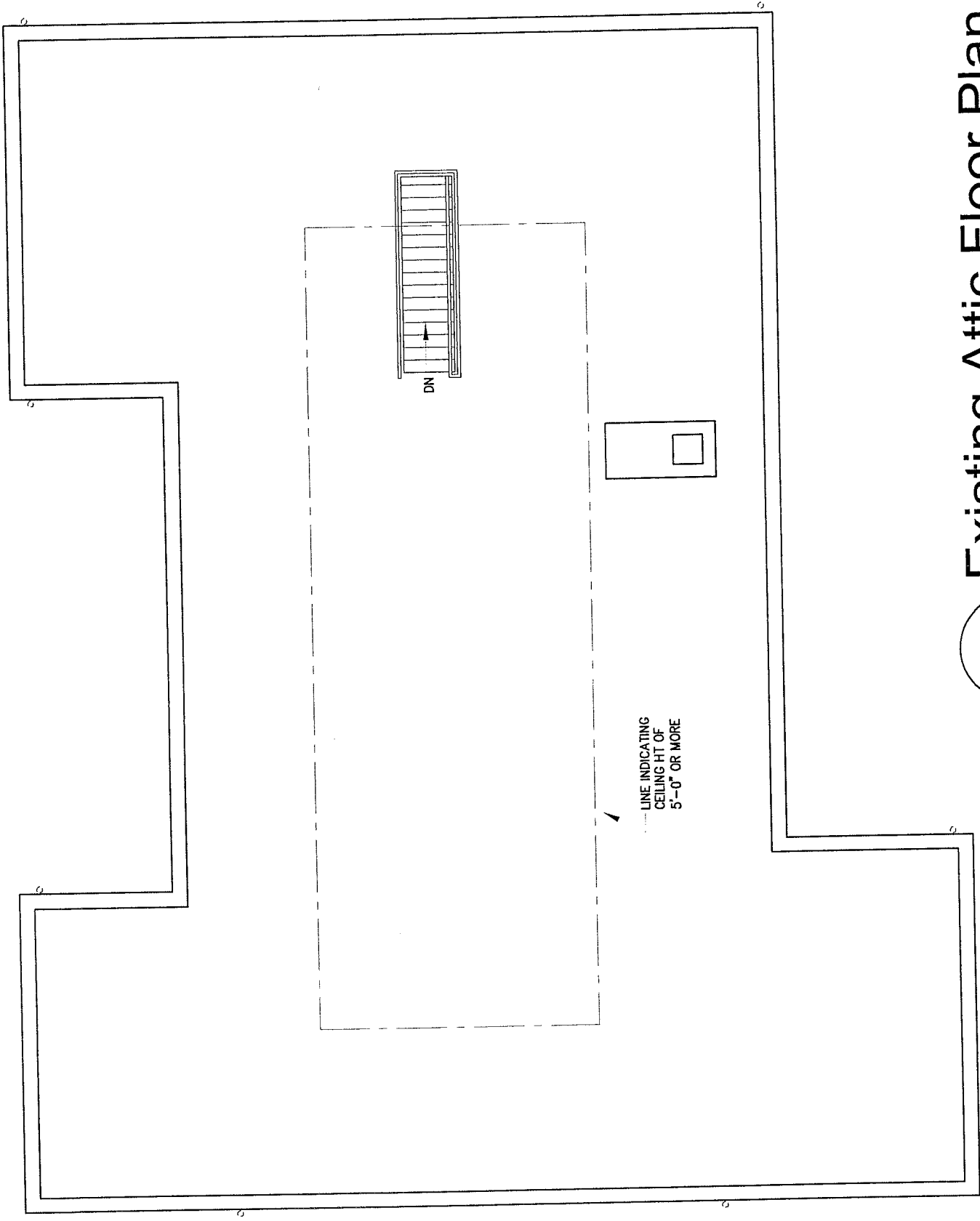
REVIEW DATE: 03.29.2013



Existing First Floor Plan

11

scale: 1/8" = 1'-0"



--- LINE INDICATING
CEILING HT OF
5'-0" OR MORE

Existing Attic Floor Plan

12

2

scale: 1/8" = 1'-0"

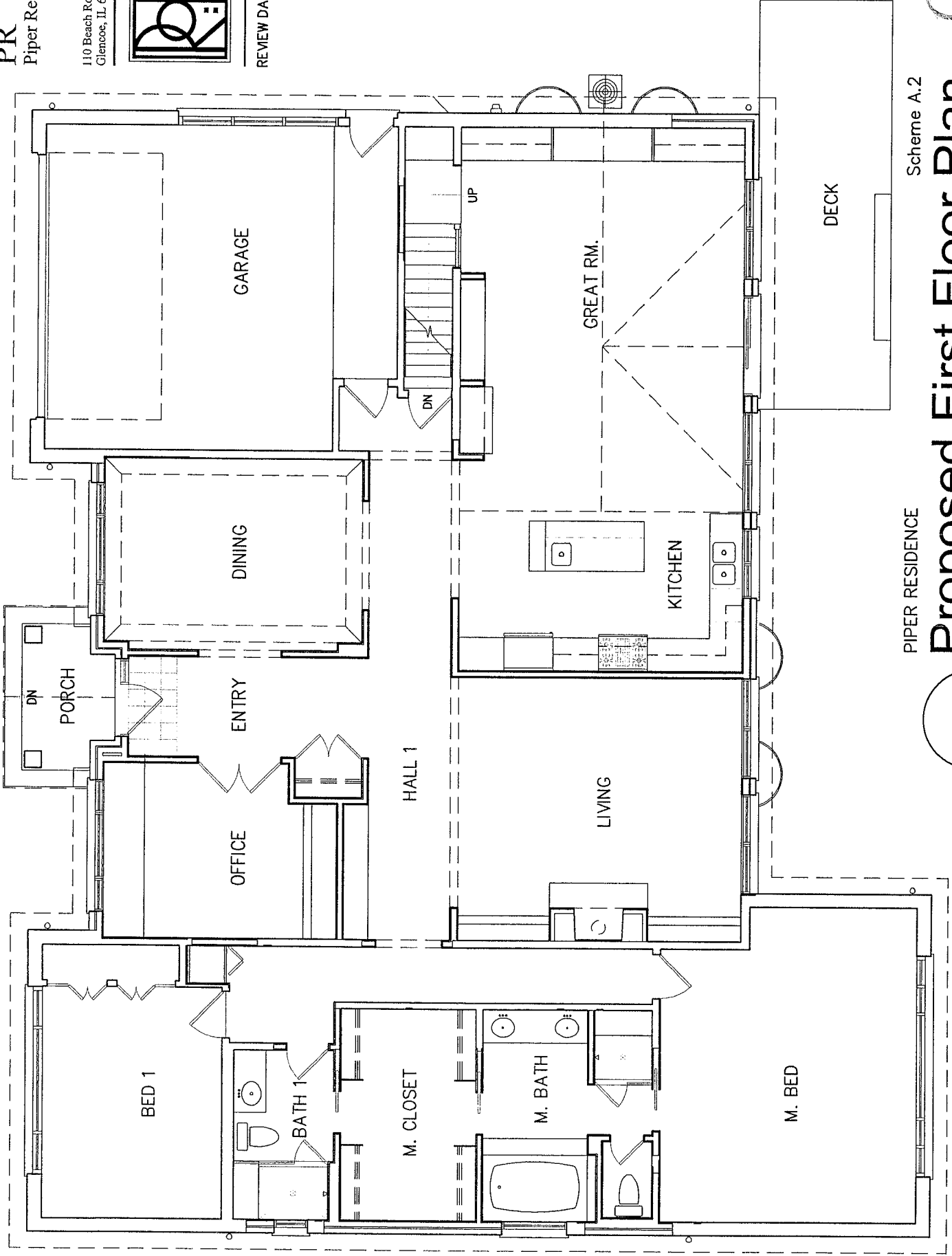
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



Scheme A.2

PIPER RESIDENCE

Proposed First Floor Plan

scale: 1/8" = 1'-0"

1

3

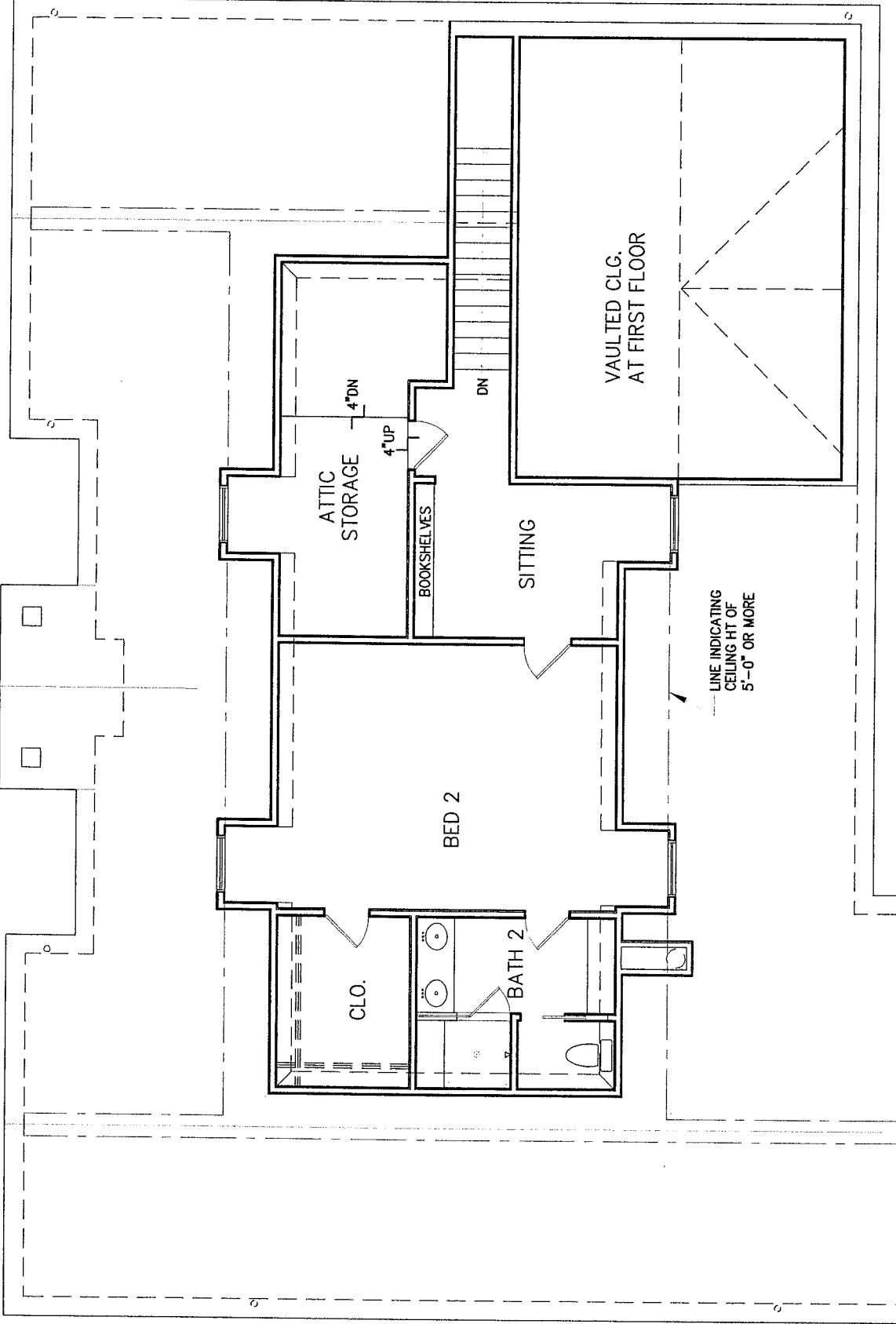
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



PIPER RESIDENCE

Scheme A.6

Proposed Second Floor Plan

scale: 1/8" = 1'-0"

2

4

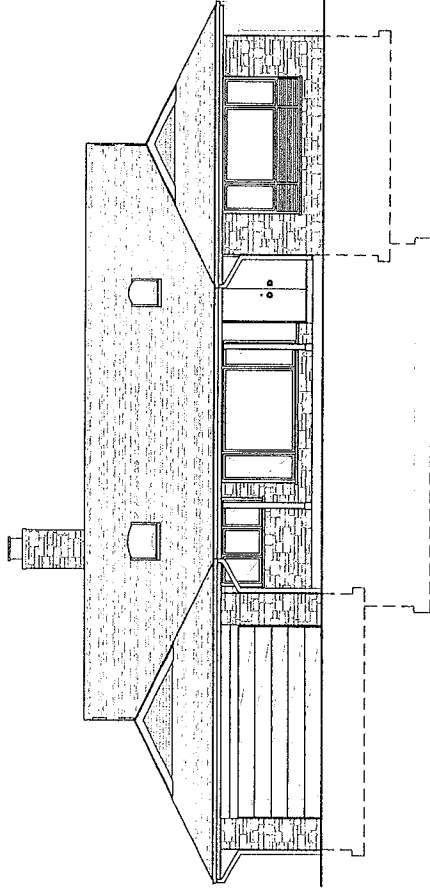
PR

Piper Residence

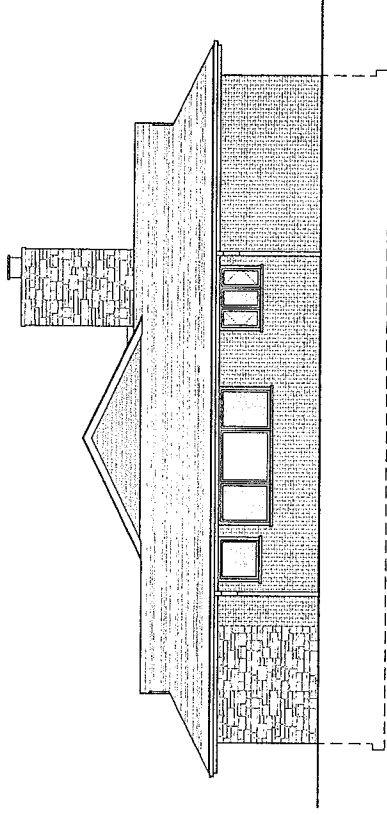
110 Beach Road
Glencoe, IL 60022



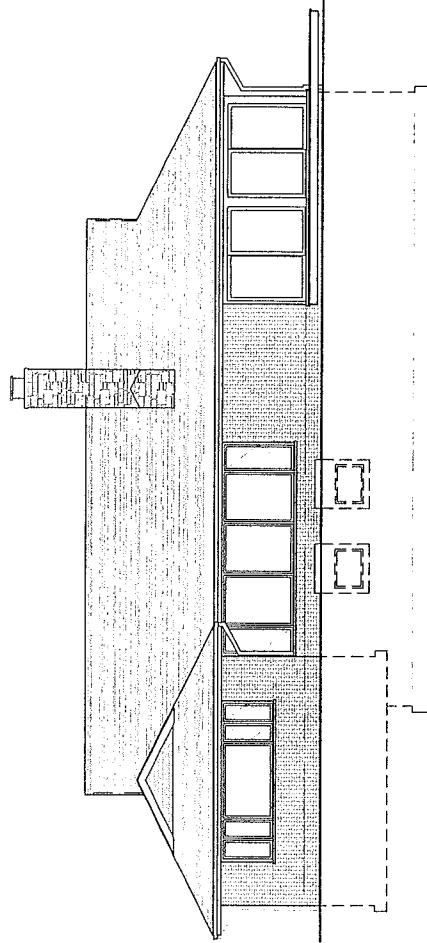
REVIEW DATE: 03.29.2013



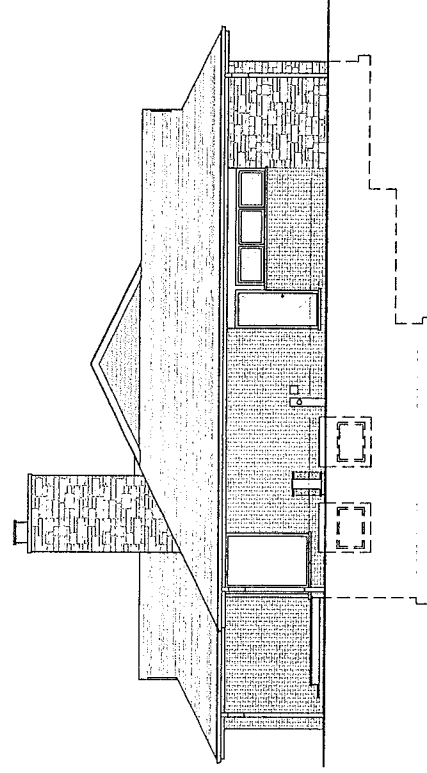
FRONT
NORTH ELEVATION



WEST ELEVATION



REAR
SOUTH ELEVATION



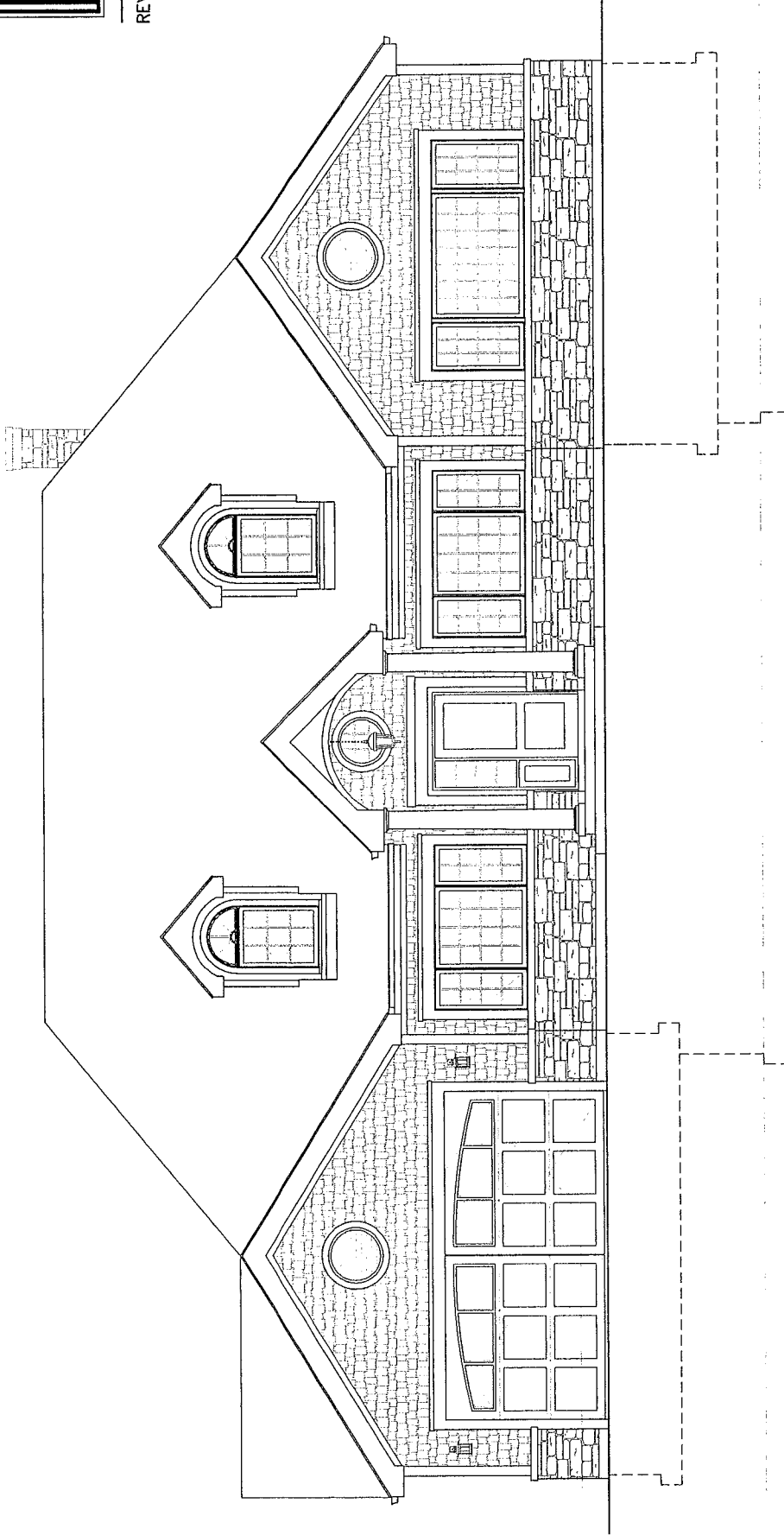
EAST ELEVATION

13

Existing Exterior Elevations

scale: 1/16" = 1'-0"

5



3 Proposed North Elevation

scale: 1/8" = 1'-0"

FRONT

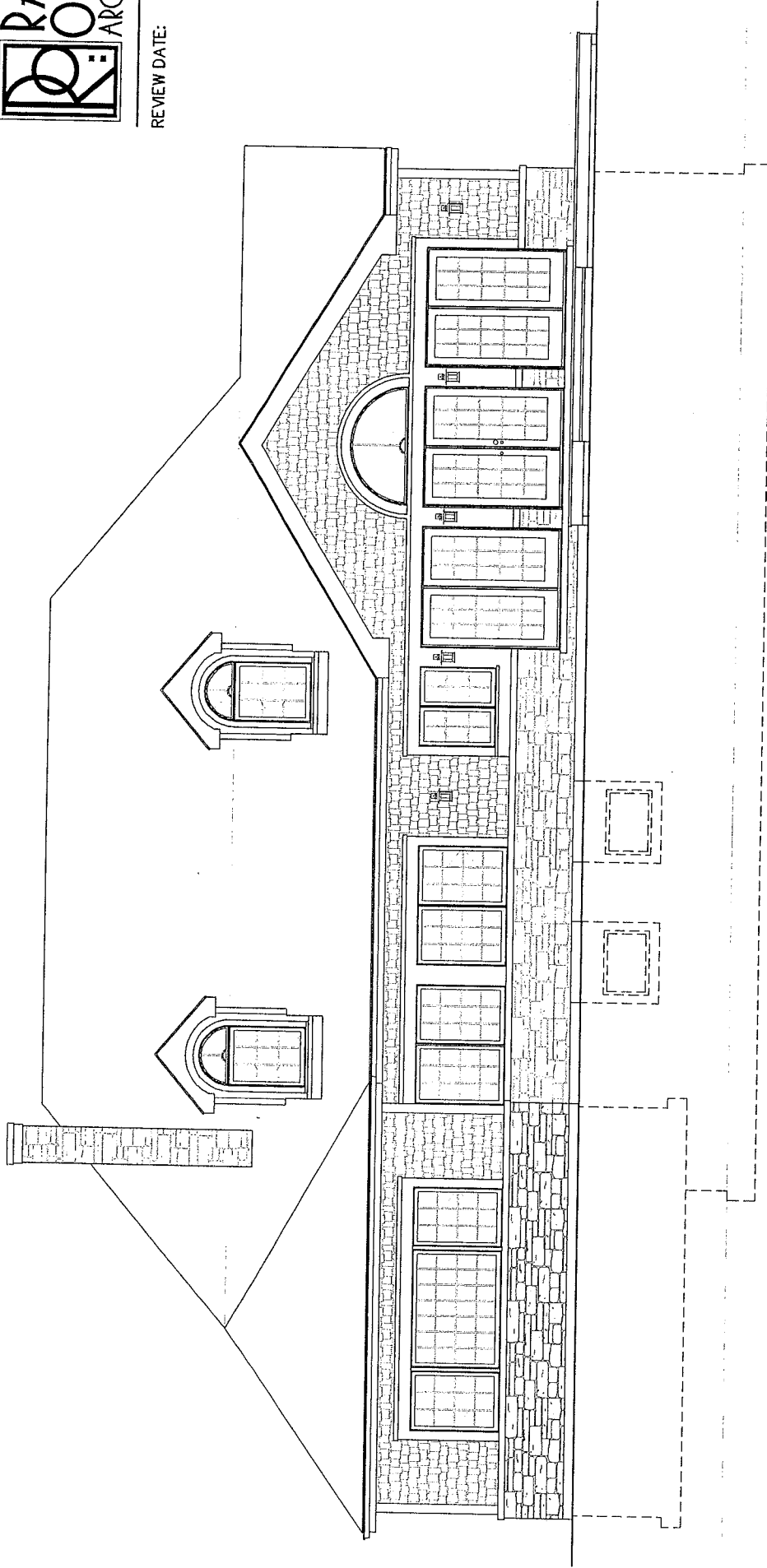
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



5 Proposed South Elevation

scale: 1/8" = 1'-0"

REAR

7

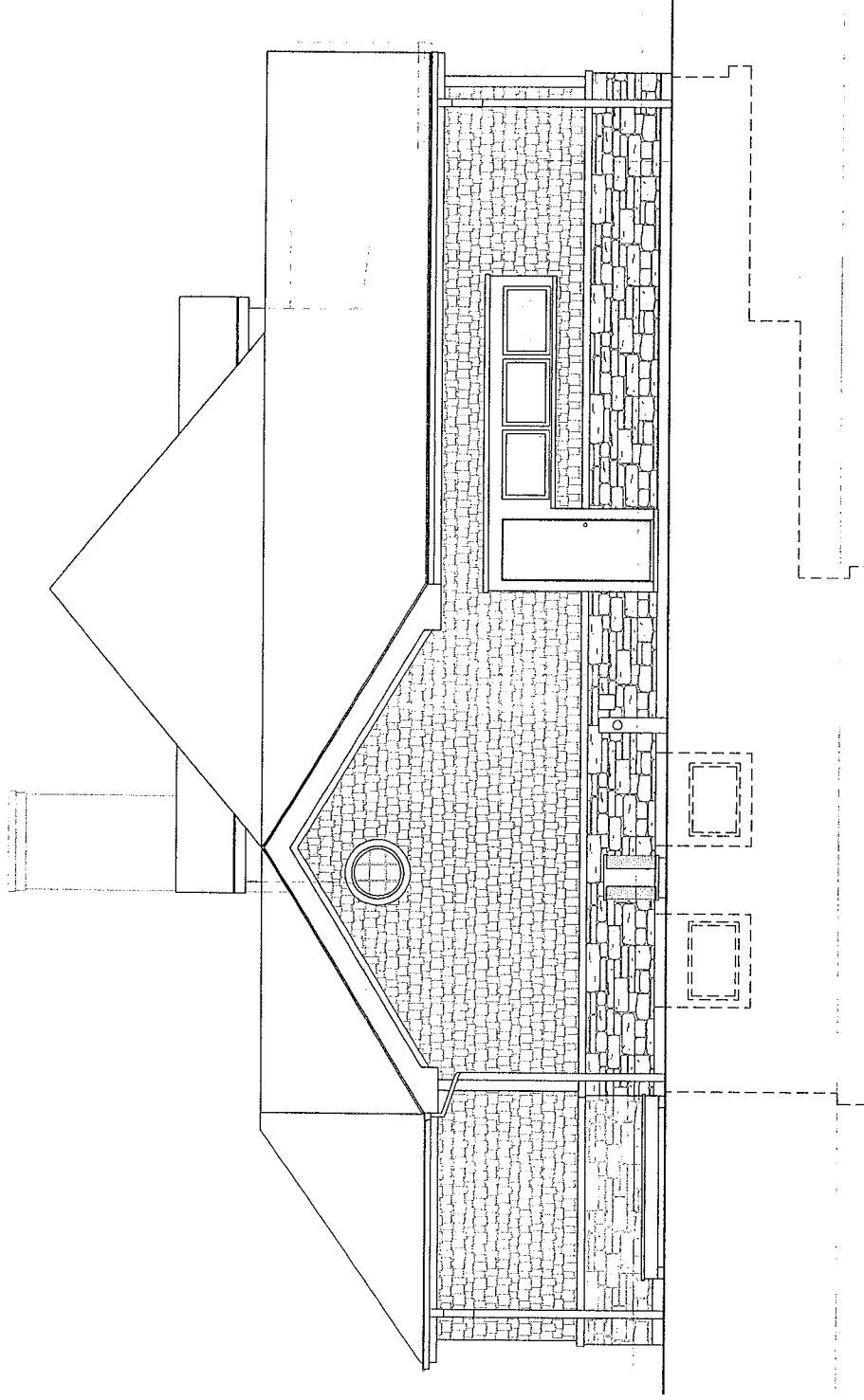
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



6 Proposed East Elevation

scale: 1/8" = 1'-0"

6

8

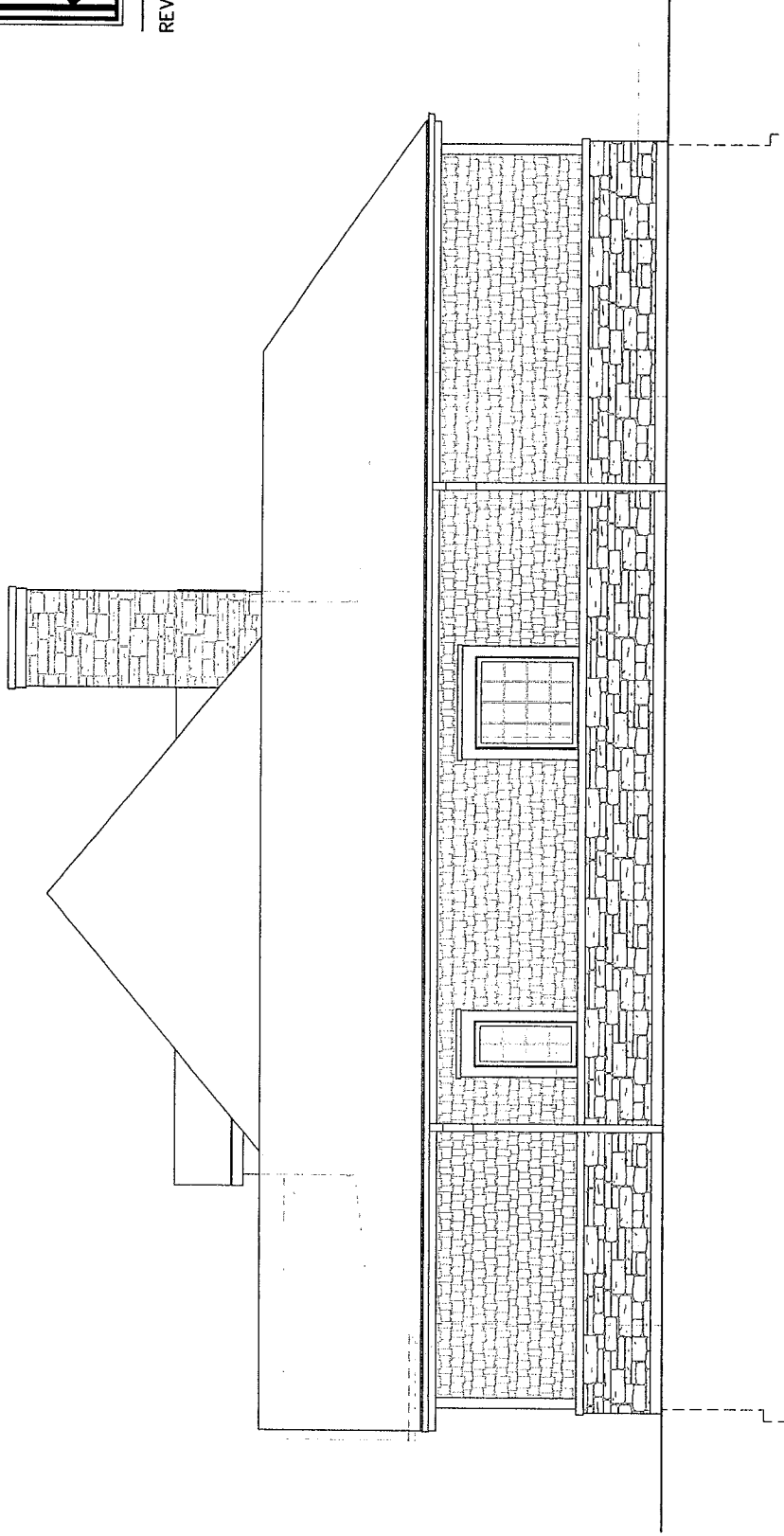
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



4 Proposed West Elevation

scale: 1/8" = 1'-0"

9

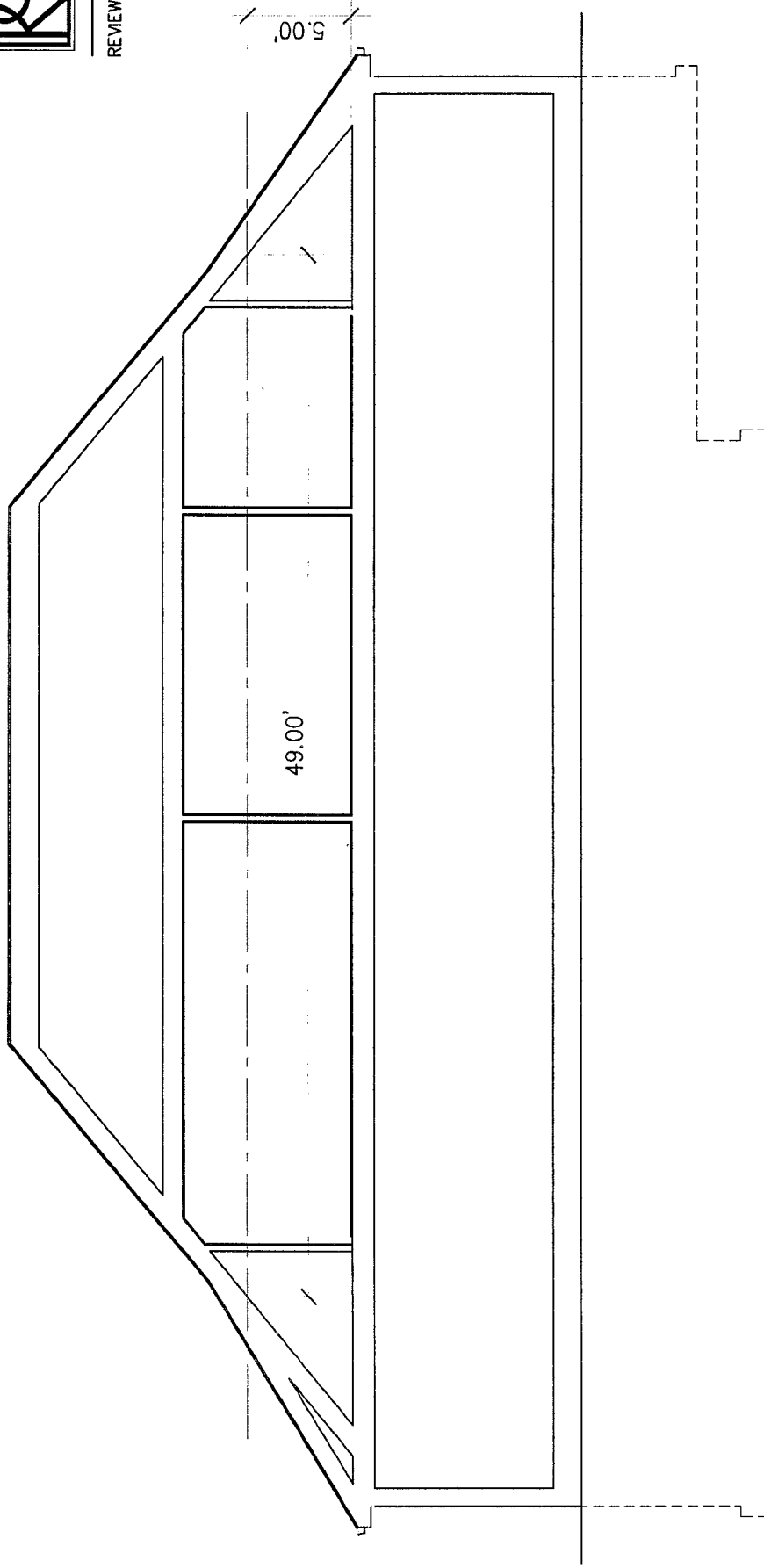
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



7 Section

PROPOSED EAST/WEST BUILDING SECTION (LOOKING SOUTH)

scale: 1/8" = 1'-0"

10

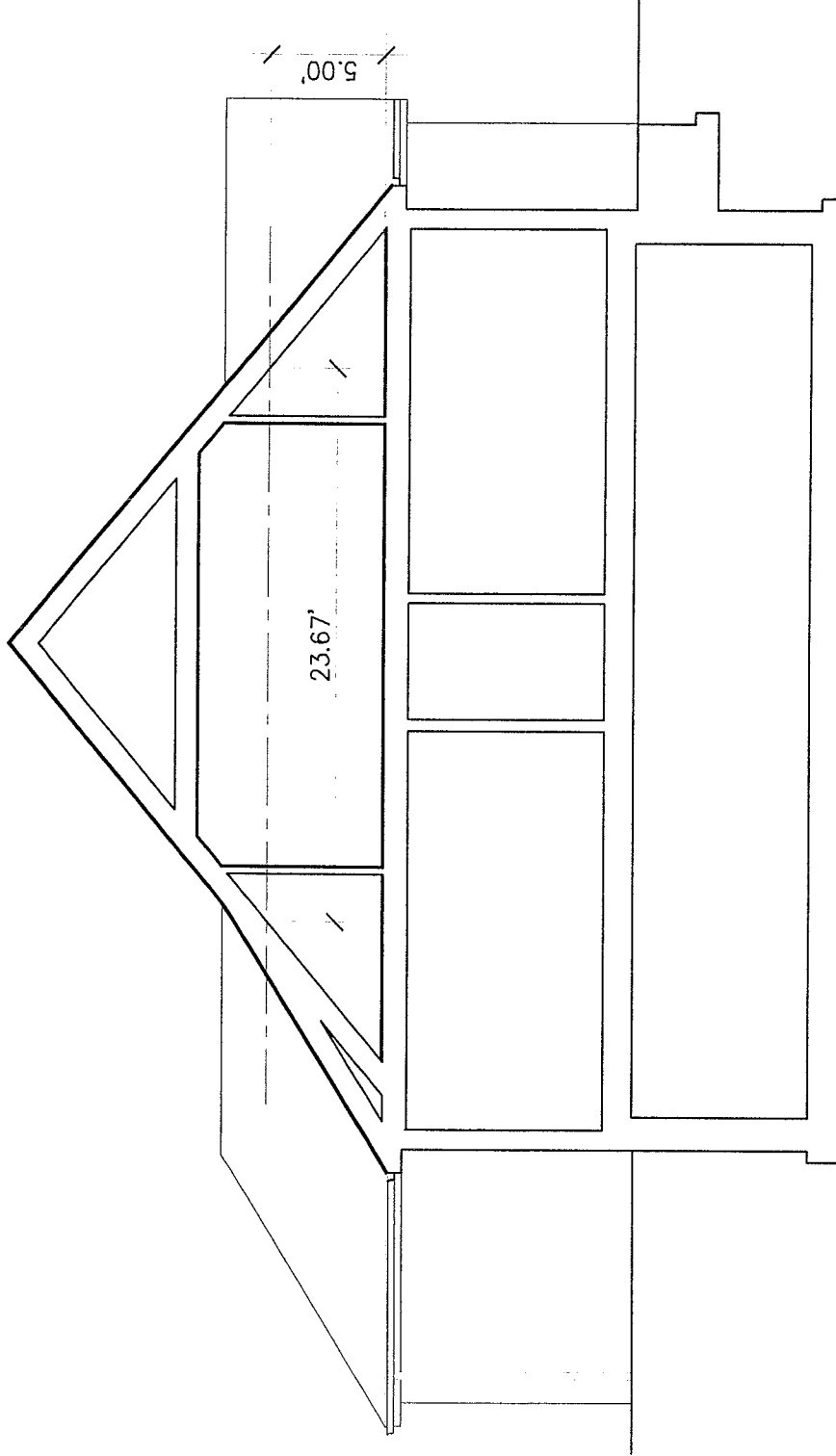
PR

Piper Residence

110 Beach Road
Glencoe, IL 60022



REVIEW DATE: 03.29.2013



Section

PROPOSED NORTH/SOUTH BUILDING SECTION (LOOKING WEST)

scale: 1/8" = 1'-0"

8

11

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS
ZONING BOARD OF APPEALS

Notice of Public Hearing
May 6, 2013

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, May 6, 2013 in the Council Chamber of the Village Hall, Glencoe, Illinois, to consider an appeal of Judith and Charles Piper from a decision by the Building & Zoning Administrator in denying a permit for the construction of a partial 2nd floor on an existing residence on Lot 1 in Ramsey's Resubdivision of part of Lot 2 in Block 16 In Glencoe in the southeast fractional ¼ of Section 6, Township 42 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 110 Beach Road in the "RA" Residence District (Permanent Real Estate Index Number 05-06-409-011).

The appeal requests that a variation be granted increasing the allowed floor area ratio (F.A.R.) by 15% from 3656 sq. ft. to 4202 sq. ft. The existing house has a F.A.R. of 3702 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

April 18, 2013

VILLAGE OF GLENCOE
GLENCOE, ILLINOIS

List of Neighbors Notified

BEACH ROAD

100 Miguel Teresi
110 Charles Piper
120 Julie Ackerman
125 Missy Bundy
129 Robert Hirsch
130 Frank Serrino

LAKEWOOD DRIVE

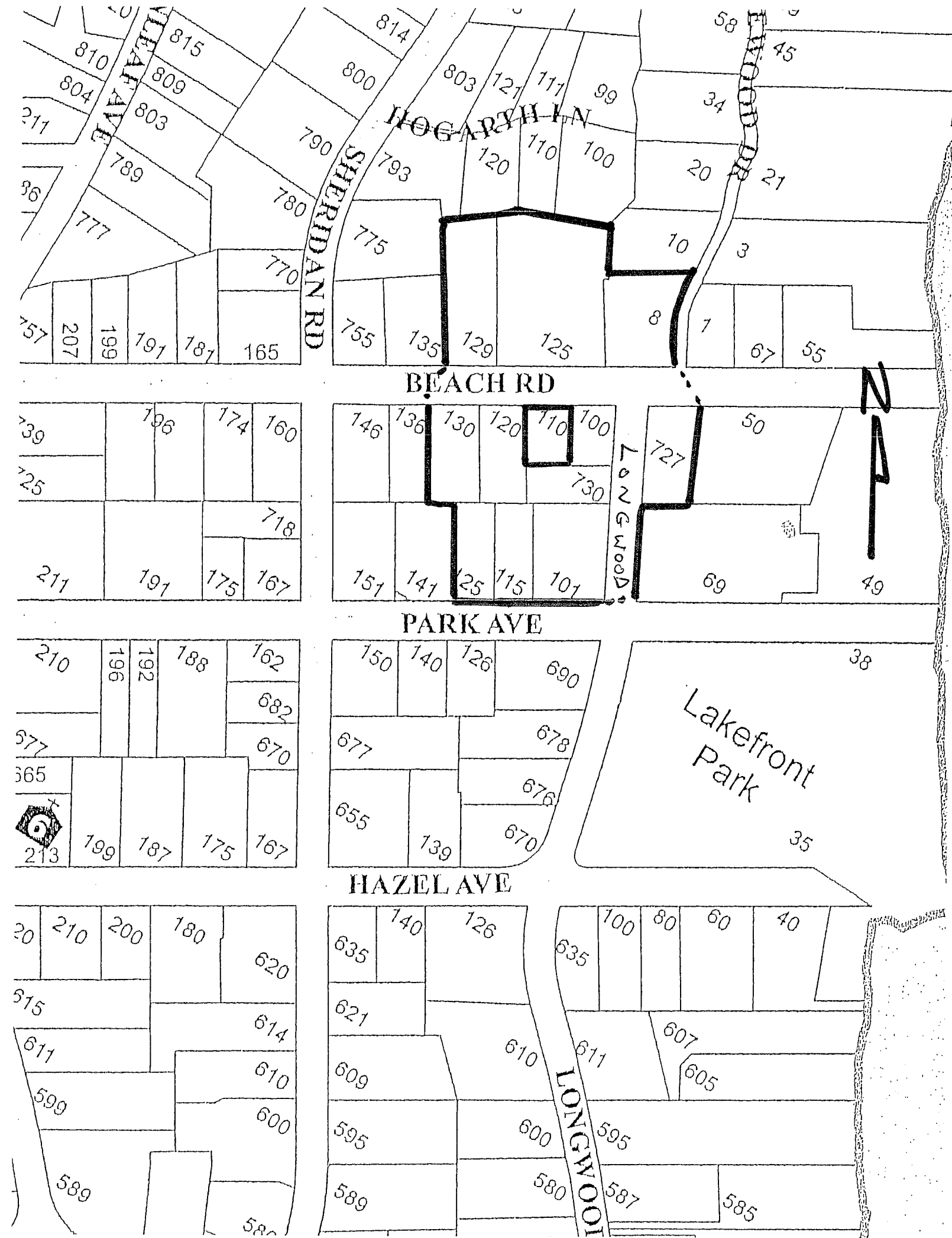
8 Jayakumar Vijayanathan

LONGWOOD AVENUE

727 Milton Pinsky
730 Richard Werner

PARK AVENUE

101 Jon Ruderman
115 Neil Willcocks
125 Brian Cook



Road

