



**MINUTES
VILLAGE OF GLENCOE
FENCE BOARD OF APPEALS
REGULAR MEETING**

Village Hall Council Chamber
675 Village Court
Monday, July 10, 2017 - 7:30 PM

1. CALL TO ORDER AND ROLL CALL

The Regular Meeting of the Fence Board of Appeals of the Village of Glencoe was called to order by the Chair, at 7:59 p.m. on the 10th day of July, 2017, in the Village Hall Council Chamber.

Attendee Name	Title	Status
Fence Board of Appeals		
Howard Roin	Chair	Present
Deborah Carlson	Member	Present
Sara Elsasser	Member	Present
David Friedman	Member	Absent
Alex Kaplan	Member	Present
John Satter	Member	Present
Village Staff		
Nathan Parch	Planning & Development Administrator	Present
Stewart Weiss	Village Attorney	Present

2. CONTINUE EMMA SMITH-OTITOJU AND KOLA OTITOJU APPEAL AT 278 SCOTT AVENUE

The Chair stated that the purpose of this portion of the meeting was to conduct a public hearing on an appeal of Emma Smith-Otitoju and Kola Otitoju from a decision by the Planning & Development Administrator in denying a permit for the construction of a fence along the west property line of 278 Scott Avenue ranging in height from 12 to 13 feet. The Village’s fence regulations limit the maximum height of a fence in a front yard to 4 feet and in the rear yard to 6 feet. There are no percentage limits on requested variations for fences.

The Chair reported that notice of the public hearing was published in the June 22, 2017 issue of the Glencoe Anchor and five neighbors were notified by mail. Staff noted that no letters and one verbal inquiry had been received. Staff then swore in those in attendance expecting to provide testimony on this matter.

SUMMARY OF TESTIMONY

Property owner Kola Otitoju introduced his wife, Emma Smith-Otitoju, and their consulting engineer, Michael Freiburger. It was explained that the proposed fence would be installed along most of the length of the west side property line, which is 157.5 feet in total length. The exact length of the fence was not

known. The fencing would be a PLYWALL sound barrier panel system comprised of 12-foot high by 8-foot wide wood panels separated by 13-foot high posts.

Mr. Otitoju explained the following in favor of his request:

1. This property sits on the Glencoe/Winnetka southern border and is the last house in Glencoe adjacent to the Metra station and tracks;
2. The side yard for the proposed fence is not directly visible from the main road as it directly faces the Metra station and tracks;
3. There are no direct neighbors on the west side of the property, only the Metra station and tracks;
4. There will be no traffic or pedestrian hazard given there are no roads or traffic intersection on the west side of the property;
5. No unsightliness considerations given the fence is on the side that faces only the Metra station and is situated behind foliage and trees from the ravine;
6. No impact and no harm to neighbors given there are no neighbors on that side of the house; and
7. The property is within 75 feet of the Hubbard Woods Metra station where the train comes to a stop and idles for pick up or signal change; and
8. The high intensity low frequency rumble of the train has been impacting the sleep and development of their 12 month old son;

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.

Member Kaplan asked if other options were considered and if the proposed fence was discussed with any neighbors, and if so, did they object.

Member Satter asked if the property owners considered how the fence would look from inside their property. He also asked about the fence material, color, and treatment.

Chair Roin stated his concern with the proposed height, which is unlike any other fences in Glencoe that he knew of, and that he may review this with the Village Board.

Several members shared a concern about setting a precedent due to there being many other properties in the Village that abut or are near the Metra tracks. It was agreed that additional information would be helpful in considering the application, including:

- Additional photos/exhibits documenting existing site conditions, such as a view from the Green Bay Trail, from the Hubbard Woods station, Scott Avenue bridge over tracks, and others;
- Examples of other fences with similar height in Glencoe and Winnetka;
- Sample of fence material; and
- Additional information to further establish the uniqueness of this property from others.

Following additional discussion, a motion was made and seconded, that the request for a fence height variation along the west property line be continued for further consideration at the next meeting.

RESULT:	APPROVED
AYES:	Carlson, Elsasser, Kaplan, Roin, & Satter, (5)
NAYS:	None (0)
ABSENT:	Friedman (1)

4. ADJOURN

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