



AGENDA FOR THE REGULAR MEETING OF THE
PRESIDENT AND BOARD OF TRUSTEES

Village Board Council Chambers
Tuesday, January 13, 2026
7:00 PM

1.0 Roll Call

2.0 Public Comment

Members of the public that attend the above noticed meeting may address this public body during Public Comment. Members of the public that will not be attending the above noticed meeting may submit a comment in advance of the meeting by emailing their comment to publiccomment@wilmette.com. All emailed comments received two hours prior to the start of a meeting will be provided, unredacted, to the public body. Emails received at any time within two hours of the beginning of the meeting until its adjournment will be included in the draft minutes of the meeting.

3.0 Consent Agenda

Matters listed for consideration on the Consent Agenda are items of routine business that ordinarily are not debated by the Village Board. Routine business may include adoption of ordinances, introduction of ordinances, land use cases with positive recommendations from a public body, minutes, reports, appointments, and contracts. Matters referred to a Village Board committee will not be acted upon until the assigned committee submits its report and recommendation to the full Village Board. Village Board rules (unless waived by majority vote) require that Ordinances not related to land use cases be “introduced” at one meeting and not considered for “adoption” until a subsequent meeting, at which time they may be discussed.

The Village President will inquire if a member of the Board or member of the public wishes to discuss any item on the Consent Agenda. If such a request is made, the item will be removed from the Consent Agenda and taken up by the Village Board in the order shown. Thereafter, the Village President will request a motion and second for passage of all remaining items listed. The resulting roll call vote on the Consent Agenda will be applicable to each remaining agenda item. Any item removed from the Consent Agenda is subject to a five-minute time limit. Any agenda item beginning with a 3 is on the Consent Agenda.

Land Use Committee Consent Agenda

Zoning Board of Appeals Report, Case #2025-Z-25, 413 Lawndale Avenue,

regarding a request for variations in accordance with the plans submitted;
adoption of Ordinance #2026-O-XX.

Finance Committee Consent Agenda

Administration Committee Consent Agenda

Municipal Services Committee Consent Agenda

Public Safety Committe Consent Agenda

Judiciary Committee Consent Agenda

4.0 Reports of Officers

5.0 Standing Committee Reports

5.1. Land Use Standing Committee Report

5.2. Finance Standing Committee Report

5.3. Administration Standing Committee Report

5.4. Municipal Services Standing Committee Report

5.5. Public Safety Standing Committee Report

5.6. Judiciary Standing Committee Report

5.7. Reports From Special Committees

6.0 New Business

7.0 Adjournment

If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
For additional information, please call (847) 853-7511, the Village Clerk's Office.



Community Development Department

SUBJECT: Case 2025-Z-57 [447 Alpine Lane](#) – Zoning Board of Appeals Request

MEETING DATES: November 25, 2025

FROM: The Zoning Board of Appeals

BUDGET IMPACT: None

Recommended Motion

Move to introduce and subsequently adopt Ordinance No. 2025-O-101 granting a request for a fence openness variation to permit 4.0' tall solid fencing in a side yard adjoining a street at 447 Alpine Lane in accordance with the plans submitted.

Background

On November 5, 2025, the Zoning Board of Appeals voted unanimously to recommend approval for a request for a fence openness variation to permit 4.0' tall solid fencing in a side yard adjoining a street at 447 Alpine Lane in accordance with the plans submitted.

Documents Attached

1. Case 2025-Z-57 447 Alpine Lane ZBA Report
2. Ordinance No. 2025-O-101

**REPORT TO THE BOARD OF TRUSTEES
FROM THE
ZONING BOARD OF APPEALS**

Recommendation: The Zoning Board of Appeals recommends granting a request for a fence openness variation to permit 4.0' tall solid fencing in a side yard adjoining a street at 447 Alpine Lane in accordance with the plans submitted.

Case Number: 2025-Z-57

Property: 447 Alpine Lane

Zoning District: R1-A, Single-Family Detached Residence

Applicant: John Goetgeluck

Nature of Application: Request for a fence openness variation to permit 4.0' tall solid fencing in a side yard adjoining a street

Applicable Provisions of the Zoning Ordinance: Section 5.4
Section 5.4.F.1.H
Section 8.3
Section 13.4.H.2.A.ii

Hearing Date: November 5, 2025

Date of Application: May 6, 2025

Zoning Board Vote:

Chair Maria Urban	Yes
Karl Camillucci	Not Present
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Not Present
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Notices: Notice of public hearing to the applicant, October 14, 2025. Notice of public hearing published in the Wilmette Life, October 16, 2025. Posted on the property, October 20, 2025. Affidavit of compliance with notice requirements dated October 16, 2025.

Report Prepared By: Lisa Roberts, AICP
Deputy Director of Community Development
Minutes transcribed by Gale Cerabona

**Report Approved and
Submitted By:**

Chair Maria Urban



Chair Maria Urban

11/19/2025
Date

STAFF INFORMATION AS PRESENTED TO THE ZONING BOARD OF APPEALS

Description of Property

The Subject Property is located on the southwest corner of Wilmette Avenue and Alpine Lane. The Subject Property has 70.0' of frontage on Alpine Lane and 120.81' of frontage on Wilmette Avenue. The property is 8,456.7 square feet in area. The property is improved with a split-level house and detached two-car garage accessed from Wilmette Avenue. The garage was constructed in 2009; at that time, the curb cut was relocated from Alpine Lane to Wilmette Avenue.

The property is surrounded by properties zoned R1-A, Single-Family Detached Residence, and improved with single-family homes.

Proposal

The petitioner is requesting to retain approximately 21' of 4.0' tall solid fence along the west lot line in the side yard adjoining Wilmette Avenue. The petitioner received a permit for a conforming 4.0' tall 50% open fence in the side yard adjoining a street and then filled in the fencing to make a solid fence. The petitioner is also requesting to enclose approximately 27' of an existing open 4.0' tall fence along the north lot line in the side yard adjoining a street. Because the Zoning Ordinance requires a minimum of 50% fence openness within a side yard adjoining a street, a fence openness variation is required.

Other Zoning Requests at the Subject Property

There is no record of a previous Zoning Board request at 447 Alpine Lane.

Other Residential Fence Variation Requests

54 Crescent Place Case 2025-Z-38 ZBA: Grant VB: Granted
Request for a 2.5' fence height and a fence openness variation to permit the construction of a 6.0' tall solid fence in a front yard

216 Lockerbie Lane Case 2025-Z-36 ZBA: Grant VB: Granted
Request for a 2.0' fence height and a fence openness variation to permit the construction of a 6.0' tall solid fence in the rear yard of a double frontage lot

56 Indian Hill Road Case 2025-Z-18 ZBA: Deny VB: Denied
Request for a 2.0' fence height and a fence openness variation to permit the construction of a 6.0' tall solid fence in a front yard

336 Sheridan Road &
328 Sheridan Road Case 2024-Z-58 ZBA: Grant VB: Granted
Request for a 1.0' gate height fence variation to permit the construction of two gates as part of a new front yard fence

52 Indian Hill Road Case 2024-Z-49 ZBA: Grant VB: Granted
Request for a 1.67' wall height variation and a variation for a wall in the rear yard of a double-frontage lot to permit the construction of a 4.67' tall garden wall and a 2.0' fence height variation and a fence openness variation to permit the construction of a 6.0' tall solid fence in a front yard and in a rear yard of a double-frontage lot

735 Michigan Avenue Case 2024-Z-27 ZBA: Grant VB: Granted
Request for a 2.5' fence height variation and a fence openness variation to permit the installation of a 6.5' tall solid fence in a required front yard

1435 Westerfield Drive Case 2023-Z-49 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and a 50% fence openness variation to permit the installation of a 6.0' tall solid fence in the rear yard of a double frontage lot, along Chestnut Avenue

2223 Iroquois Road Case 2023-Z-35 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and fence openness variation to permit the installation of a 6.0' tall solid fence in the rear yard of a double-frontage lot

744 Illinois Road Case 2022-Z-33 ZBA: Deny VB: Withdrawn
Request for a 2.0' fence height variation and fence openness variation to permit the installation of a 6.0' tall solid fence in a side yard adjoining a street

410 Vista Drive Case 2022-Z-67 ZBA: Grant VB: Granted
Request for a 1.0' fence height variation and a variation from the requirement that chain link fences are not permitted in a side yard adjoining a street to permit the modification of an existing chain link fence

2701 Birchwood Avenue Case 2022-Z-37 ZBA: Deny VB: Denied
Request for a 1.0' fence height variation and fence openness variation to permit the installation of a 5.0' tall solid fence in a side yard adjoining a street

2145 Old Glenview Road Case 2022-Z-36 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and fence openness variation to permit the replacement of a 6.0' tall solid fence in the rear yard of a double-frontage lot

2500 Kenilworth Avenue Case 2022-Z-12 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and fence openness variation to permit the replacement of a 6.0' tall solid fence in a side yard adjoining a street

2041 Kenilworth Avenue Case 2021-Z-23 ZBA: Deny VB: Denied
Request for a 2.5' fence height variation and fence openness variation to permit the replacement of a 6.5' tall solid fence in the side yard adjoining a street

222 Lockerbie Lane Case 2021-Z-15 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and a fence openness variation to permit the replacement of a 6.0' tall solid fence in the rear yard of a double-frontage lot

1502 Elmwood Avenue Case 2021-Z-09 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and fence openness variation to permit the installation of a 6.0' tall solid fence in the side yard adjoining a street

33 Canterbury Court Case 2020-Z-27 ZBA: Deny VB: Denied
Request for a 2.0' fence height variation to permit the construction of a 6.0' tall open replacement fence in a front yard

437 Highcrest Drive Case 2019-Z-33 ZBA: Deny VB: Withdrawn
Request for a 2.0' fence height variation and fence openness variation to permit the installation of a 6.0' tall solid fence in the side yard adjoining a street

1913 Thornwood Avenue Case 2019-Z-13 ZBA: Deny VB: Denied
Request for a 2.0' fence height variation and fence openness variation to permit the installation of a 6.0' tall solid fence in the side yard adjoining a street

221 10th Street Case 2018-Z-31 ZBA: Grant VB: Granted
Request for a 196.21 square foot (13.6%) rear yard pavement impervious surface coverage variation to permit the construction of a new rear walk and a 2.0' fence height variation and a fence openness variation to permit the installation of a 6.0' tall solid fence in the rear yard of a double frontage lot

1163 Romona Road Case 2018-Z-19 ZBA: Grant VB: Granted
Request for a 2.0' fence height variation and a fence openness variation to permit the installation of 6.0' tall solid fence in a front yard

34 Canterbury Court Case 2018-Z-18 ZBA: Grant VB: Granted
Revised request for a 1.0' fence height variation to permit the replacement of a 7.5' tall solid fence in a side yard and a rear yard

405 Vista Drive Case 2018-Z-15 ZBA: Deny VB: Withdrawn
Request for a 2.0' fence height variation and a fence openness variation to permit the retention of a 6' tall solid fence in a front yard

Zoning Ordinance Provisions Involved

Section 5.4 outlines the variation procedures.

Section 5.4.F.1.H establishes additional variation standards for fence requests.

Section 8.3 references Table 8-2, which establishes a 21.0' side yard adjoining a street setback on the Subject Property.

Section 13.4.H.2.A.ii permits fences in a required front yard, side yard adjoining a street, and rear yard of a double-frontage lot provided the fence be a minimum of 50% open.

Action Required

Move to recommend granting a request for a fence openness variation to permit 4.0’ tall solid fencing in a side yard adjoining a street at 447 Alpine Lane, in accordance with the plans submitted.

(After the vote on the request)

Move to authorize the Chairman to prepare the report and recommendation for the Zoning Board of Appeals for case number 2025-Z-57.

CASE FILE DOCUMENTS

Doc. No. Documents

Location Maps And Plans

- 1.0 Zoning Map
- 1.1 GIS Map
- 1.2 Sidwell Tax Map
- 1.3 Plat of Survey
- 1.4 Plat of Survey as Site Plan

Written Correspondence and Documentation

- 2.0 Completed application form
- 2.1 Letter of application with attachments
- 2.2 Proof of ownership
- 2.3 Notice of Public Hearing as prepared for the petitioner, dated October 14, 2025
- 2.4 Notice of Public Hearing as published in the Wilmette Life, dated October 16, 2025
- 2.5 Certificate of publication
- 2.6 Certificate of posting, dated October 20, 2025
- 2.7 Affidavit of compliance with notice requirements, filed by applicant, October 16, 2025
- 2.8 Fence permit 202501275 issued May 27, 2025

3.0 COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

3.1 Persons appearing for the applicant

- 3.11 Mr. John Goetgeluck, applicant
 447 Alpine Lane

3.2 Summary of presentations

- 3.21 Ms. Roberts said this is a request for a fence openness variation to permit 4.0’ tall

solid fencing in a side yard adjoining a street. The Village Board will hear this case on November 25, 2025.

- 3.22 Mr. Goetgeluck said they moved into the home in 2020. He referred to his letter and the standards of review that pertain to rationale for the fence. On the rear lot line, he removed an unruly, difficult to maintain, 12-15' tall hedge row where the fence was, as it was growing into power lines above it, and coyotes were going through the bushes. The new fence was built and installed. Slats were added later to make it neighbor-friendly, as their 14-year old Shih Tzu was escaping into the neighbor's yard. His and the neighbor's property line is the same. As their driveway is right there, headlights shine into their windows.

A photo of the neighbor's unkempt yard was referenced. Mr. Goetgeluck said he wanted to create a barrier for their 3- and 5-year old children. Coyotes have been sighted in their yard, so the fence is a reason to keep them out.

- 3.23 Mr. Pellaton identified the roll of netting adjacent to the driveway, and asked if that is extended for dog use.

Mr. Goetgeluck said yes and also to keep balls the children play with in his yard.

- 3.24 Mr. Goetgeluck said his house is adjacent to Wilmette Avenue, which is extremely busy. Drivers go above the speed limit and drag race up the hill. The police were contacted and signs were placed; though, it's still an issue. A closed fence would help be a better barrier. Headlights and noise are deterred.

- 3.25 Mr. Falkof asked about the variation and proposal. He referenced the north side at Wilmette Avenue where there's a 4' open fence and asked if his fence touches that.

Mr. Goetgeluck said no. He only wishes to close the back corner where the driveway is.

- 3.26 Mr. Falkof referenced the northwest corner, utility pole where the fence is 4' and asked if the height would be left at that.

Mr. Goetgeluck concurred. He is just adding slats.

- 3.27 Mr. Falkof referenced the 6' tall, double-slatted fence.

Mr. Goetgeluck said that was already permitted.

- 3.28 Ms. Sullivan said it appears there are two proposals – one for the north side, and the other for the west side.

Mr. Goetgeluck illustrated the west side 4' fence already built and the 4' fence along Wilmette Avenue that he wishes to add slats to.

3.29 Mr. Glattard asked why all of the fence is not going to be double-slatted.

Mr. Goetgeluck said he planted 33 arborvitae four years ago, and they are just starting to grow.

3.30 Mr. Pellaton asked about the green 2' fencing around the arborvitae. For the dog's sake, he asked if this could be placed on the inside of the fence and accomplish the same thing.

Mr. Goetgeluck said he could, but it wouldn't look very good. The green fence is to keep rabbits from eating the arborvitae. The main concern is not the dog but rather the headlights, noise from the road, privacy/containment of the children from a main road, as they ride their bikes and play there.

3.31 Chair Urban said the headlights from Wilmette Avenue really don't affect the petitioner because they are parallel to the fence.

Mr. Goetgeluck concurred, but the people pulling out of their driveways on the other side of Wilmette Avenue do affect them.

3.32 Mr. Goetgeluck said his neighbor has a variance for a 6' tall open fence. The neighbors behind him also have a 6' tall open fence. He cited another neighbor on Sandy Lane that has a variance for a 6' tall open fence. Mr. Goetgeluck said he is asking for far less – just to close his 4' fence in a little corner to have more privacy in his driveway.

Mr. Glattard said those fences would have been grandfathered in.

3.33 Chair Urban said the neighbor on Sandy Lane is in a double jam, as they are near two busy streets.

3.34 Mr. Goetgeluck said he cut down trees to build the fence. He could plant arborvitae there, but power lines are present.

3.35 Chair Urban asked if there is anyone in the audience to speak on this case.

4.0 INTERESTED PARTIES

4.1 Persons speaking on the application

4.11 Mr. Michael Sullivan, resident
448 Alpine Lane

4.2 Summary of presentations

4.21 Mr. Sullivan said he lives across the street in a double side yard. He has 3 young

children, and this is a safety concern, as the cars drive so fast. So much so that the Wilmette police often pull people over. Mr. Sullivan supports this proposal. This is one of the nicest-looking fences in the whole neighborhood.

4.22 Mr. Pellaton asked how a solid fence helps with safety.

Mr. Sullivan said he believes it's the height and the openness.

4.23 Mr. Goetgeluck said when his child was 2 years old, he got his head stuck in the fence, and he had to unscrew a slat.

5.0 VIEWS EXPRESSED BY MEMBERS OF THE ZONING BOARD OF APPEALS

5.1 Mr. Falkof referenced people who have done the work and come before the ZBA after the fact. This bothers him, as an informal precedent is being set. This request is de minimis, it's a very good-looking fence, and is see-through just a bit if looking to the side. He said he will support this.

5.2 Mr. Glattard concurred and said he is in support.

5.3 Ms. Sullivan said she is not in favor of the fence facing Wilmette Avenue. She bikes there and hasn't seen it be busy.

5.4 Mr. Pellaton recalled a case with headlights bothering the applicant; though, it was deemed plantings would have to suffice. This case is similar. A hardship could be a traffic on Wilmette Avenue. He will support this, has no issue, and appreciates the lower parts of the fence.

5.5 Mr. Glattard referenced the other cases had 6' solid fences proposed.

5.6 Chair Urban reviewed the fence variance standards. The applicant is oriented toward a busy street. There are a significant number of 6' fences in the area. A short stretch is being requested. Landscaping has been applied. She said she will support this.

5.7 Mr. Glattard said he appreciates proposing an alternating slat fence as opposed to a solid slat fence. It has a nicer look.

6.0 DECISION

6.1 Mr. Falkof moved to recommend granting a request for a fence openness variation to permit 4.0' tall solid fencing in a side yard adjoining a street at 447 Alpine Lane in accordance with the plans submitted.

6.11 Mr. Glattard seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Not Present
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Not Present
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

6.2 Mr. Pellaton moved to authorize the Chairman to prepare the report and recommendation for case number 2025-Z-57.

6.21 Mr. Glattard seconded the motion, and the vote was as follows:

Chair Maria Urban	Yes
Karl Camillucci	Not Present
Brad Falkof	Yes
Didier Glattard	Yes
Christine Norrick	Not Present
Ryrie Pellaton	Yes
Marcy Sullivan	Yes

Motion carried.

7.0 FINDINGS OF FACT UPON WHICH DECISION WAS BASED

The Zoning Board of Appeals finds that the request meets the variation standards of Section 5.4.F and the fence variation standards of Section 5.4.F.h of the Zoning Ordinance. The particular physical conditions of the property, its location as a corner lot with a side yard along Wilmette Avenue, imposes upon the owner a practical difficulty. The plight of the owner was not created by the owner and is due to the orientation of the lot. The difficulty prevents the owner from making reasonable use of their property with the safe enclosure of their backyard. The proposed variations will not impair an adequate supply of light and air to adjacent properties or otherwise injure other properties and its use. The variations if granted will not alter the essential character of the neighborhood. The fence height is conforming at 4'. The style is such that there is some visibility through it when viewed at an angle.

The fence secures the backyard from Wilmette Avenue, which is busy street. Other such fences exist in the area including fences to the west that were granted variations for both height and openness.

8.0 RECOMMENDATION

The Zoning Board of Appeals recommends granting a request for a fence openness

variation to permit 4.0' tall solid fencing in a side yard adjoining a street at 447 Alpine Lane in accordance with the plans submitted.

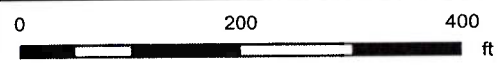


Legend

Zoning and Development

Zoning

- R1-A: Residential Single-Family District

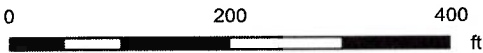


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Print Date: 10/29/2025

Notes

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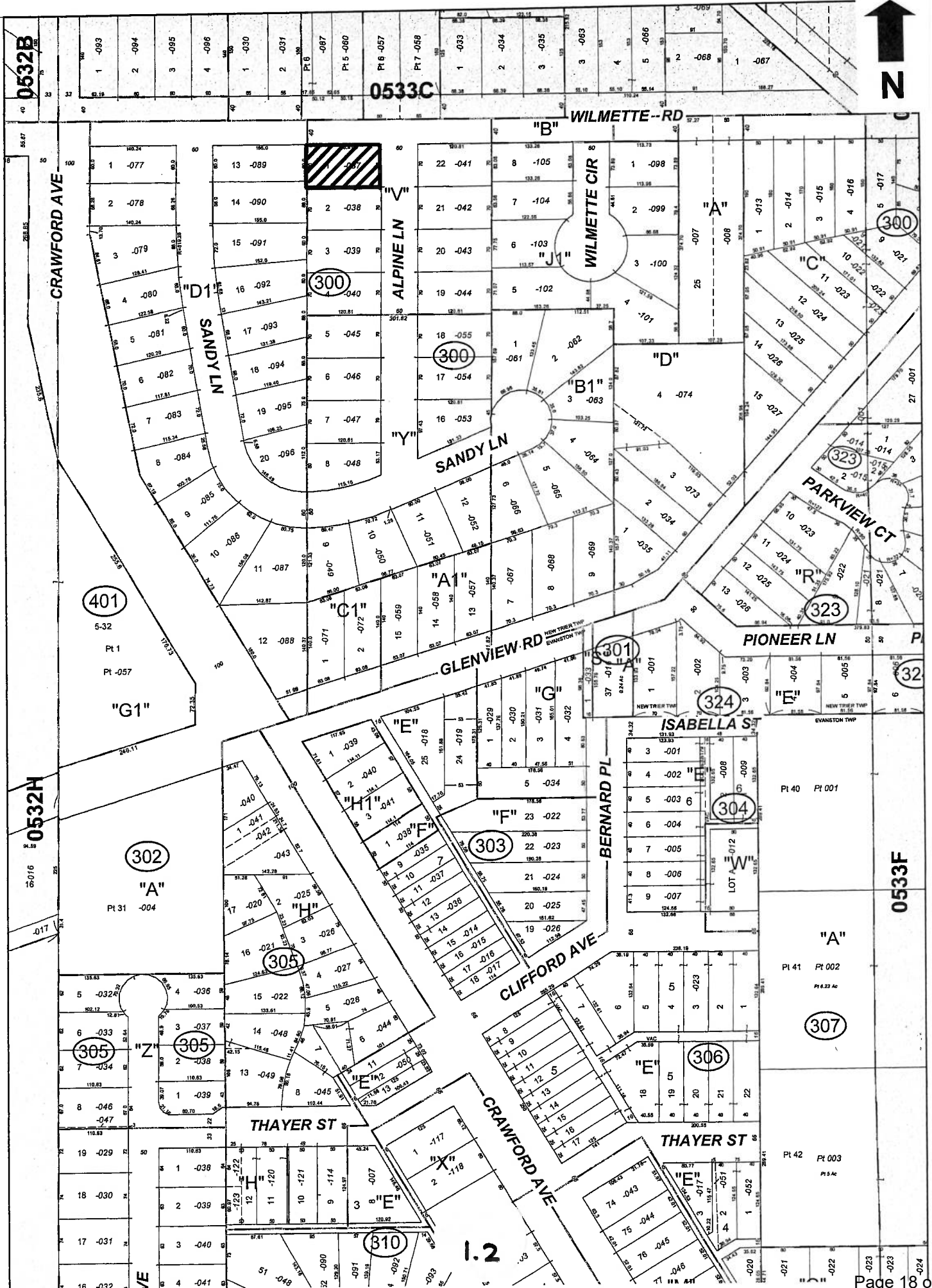


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Print Date: 10/29/2025

Notes

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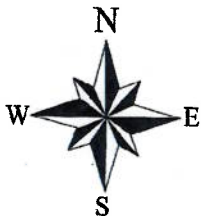
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PLAT OF SURVEY

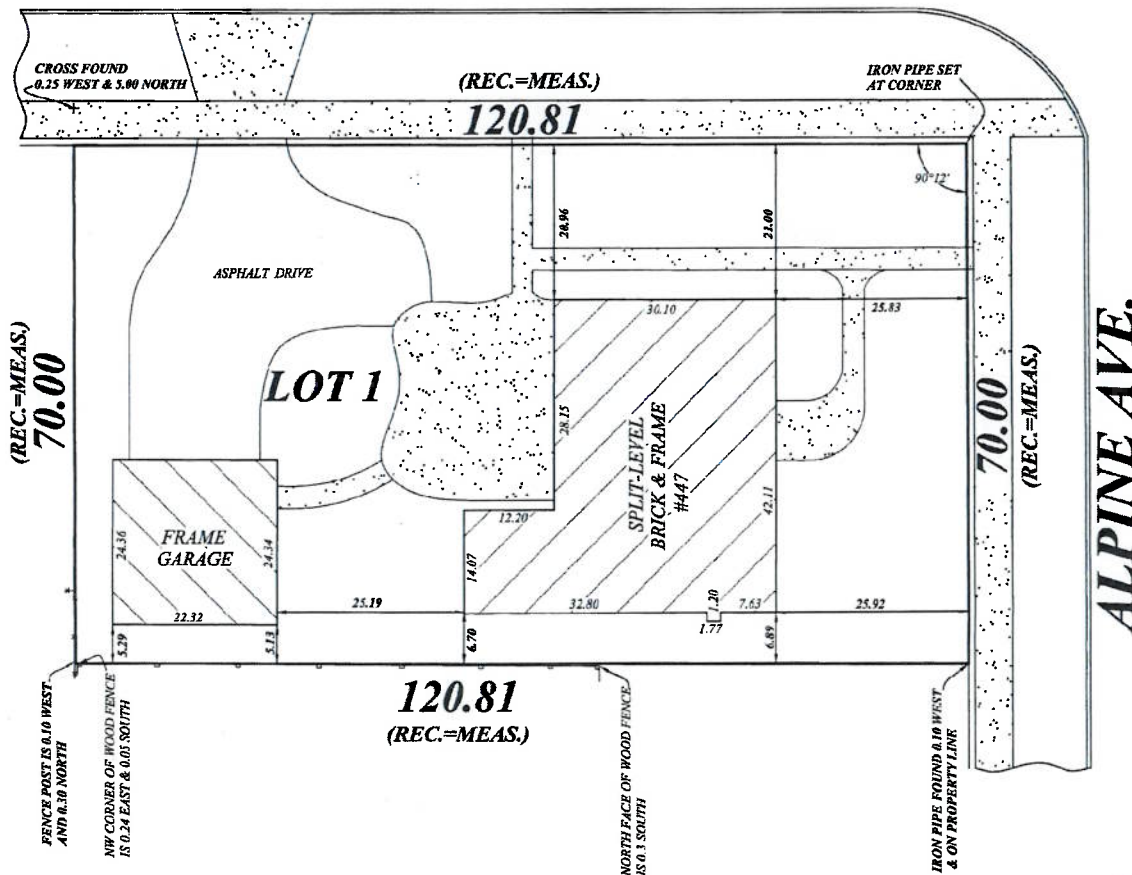
DESCRIBED AS :

LOT 1 IN MARGULINS SUBDIVISION OF THE NORTH 320 FEET OF LOT 27 IN COUNTY CLERKS DIVISION OF THE WEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 8456.6 SQ. FEET



WILMETTE AVE.



LEGEND

- — — CHAIN LINK FENCE
- — — WOOD FENCE
- — — IRON FENCE
- — — CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- — — SIDE BOUNDARY LINE
- — — EASEMENT LINE
- — — BLDG SETBACK LINE
- — — CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1" = 16'

ORDERED: THAKUR & ASSOC. PC

JOB NO: 2009217

FIELDWORK COMPLETION: SEPT. 18TH 2020

DATE: WILMETTE

MUNICIPALITY: WILMETTE

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: SEPTEMBER 21ST 2020

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2020
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE: 847-486-8731

amurzanski@outlook.com

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

8/11/2025

Village of Wilmette
Zoning Board of Appeals
Application for Public Hearing - Letter

Subject: Request for Variation of Fence Openness for 447 Alpine Lane

Village of Wilmette;

I was contacted by Lisa Roberts via email on August 4, 2025 informing that the 4-foot section of my newly constructed fence along the rear lot line of my property is not in compliance with Village zoning ordinance. Slats were added to the fence a few weeks after construction to provide additional privacy to my backyard, and for the reasons listed below. I was informed that the slats would need to be removed, or a variation be sought and approved.

I would like to request a variation from the Wilmette zoning ordinance for fence openness at 447 Alpine Ln, Wilmette Ave 60091. I am requesting that the 4-foot section of fence at the rear lot-line of my property be allowed to remain closed. In addition, I am asking for a variation from openness for a short section of fence parallel to Wilmette Ave, which would include my driveway gate, and the two fence panels to the west. I would like to add slats between the existing slats on the opposite side of the fence.

I would like to propose the following justification for an openness fence zoning variation at my property:

- A closed fence provides privacy from the adjacent neighbor's yard and driveway. Privacy could also be obtained from planting trees, such as arborvitae, as I have done along the 4-foot fence parallel to Wilmette Ave. However, I believe this would be dangerous on my rear lot-line, as the trees would be directly under power lines.
- A closed fence provides a barrier for our dog, a 16 lb., 14-year-old, shih tzu. Our dog was able to fit through the 50% open fence, often wondering into our neighbor's yard. Because of her age, she had trouble finding her way back.
- Our neighbor's yard adjacent to our rear lot-line is unkept. Their yard contains stick and brush piles, tall weeds, and poison ivy. The brush piles harbor mice, rabbits, and other wildlife. The closed fence maintains a barrier from this, especially the danger of poison ivy. The closed fence also helps keep the mulch from my planter in my yard, rather than falling through the open slats.

- Adjacent properties along Wilmette Ave: 446 and 447 Sandy Lane have both received variations for 6 foot-tall and 100% closed privacy fences along Wilmette Avenue and other areas perpendicular to Wilmette Ave. 448 Alpine also has a 6-foot-tall privacy fence along Wilmette Ave and their rear property line. In 2021, I installed a fence along Wilmette Avenue within the guidelines of the city zoning ordinance, by permit. My fence is maximum 4 feet tall and 50% open in this location. This makes my back yard less private and more open to road noise from Wilmette Ave, and pedestrians who frequently walk by. All things equal, I am asking for far less than the privacy that my neighbors get to enjoy with their 6-foot, 100% closed fencing, which seems to be the precedent in my neighborhood.
- I have sons that are 3 and 5 years old, and very active. The fence helps establish boundaries within their play area in the backyard. Further separating them from the heavy traffic on Wilmette Ave. The open fence gave them visual access to our neighbor's yard and Wilmette Ave. We have also sighted, on two occasions since 2020, coyotes making their way through the rear-lot line. The fence provides an additional barrier for coyotes, for the safety of our children and dog.
- From the West, my 4-foot tall, closed section of fence is located behind my neighbors 6-foot tall, 100% open privacy fence, making it difficult to even see from Wilmette Avenue. In addition, the fence is nicely stained and does not negatively affect the aesthetic of the neighborhood.
- Finally, the 4-foot section of closed fence and proposed closed section will not be 100% closed. The fence is a "Neighbor friendly fence", which alternates slats on each side.

In closing, the granting of this zoning ordinance would allow my family to continue to enjoy our back yard with increased privacy and boundaries; while allowing us to enjoy equitable neighborhood privacy in our own yard, which is the precedent in this neighborhood, as the three neighbors adjacent to our property have been able to enjoy with taller, more closed barriers. Thank you.

Sincerely,

John Goetgeluck III
312-520-0635
jgoetgeluck1@gmail.com
447 Alpine Ln
Wilmette Ave, 60091



Photograph 1: 4-foot-section of fence at rear lot line. Requesting variation to keep fence closed.



Photograph 2: 4-foot-section of fence parallel to Wilmette Ave. Requesting variance to close fence with additional slats between existing slats. Style can be seen in Photograph 1.



Photograph 3: 4-foot-section of fence at rear lot line. Neighbors side.

CHICAGO TRIBUNE

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NOTICE OF PUBLIC HEARING

Notice is hereby given that on Wednesday, November 5, 2025 at 7:00 P.M., the Zoning Board of Appeals of the Village of Wilmette will conduct a public hearing in the First Flood Village Board Meeting Room, 1200 Wilmette Avenue, Wilmette, Illinois when matters listed below will be considered:

2025-Z-53 1037 Sheridan Road

A request by Robert Dodd for a 15.0' side yard adjoining a street setback variation to permit the retention of a seat wall on the property identified as Property Index Number 05-27-419-001-0000.

2025-Z-54 528 Lawler Avenue

A request by Cashmala Fazil for a variation to permit a parking space in a required front yard and, a 200.0 square foot front yard impervious surface coverage variation to permit the retention of a parking pad on the property identified as Property Index Number 05-31-235-006-0000.

2025-Z-55 616 Prairie Avenue

A request by Sam Kang, Ai-room, for a 1.25' minimum side yard setback variation, a 2.10 square foot (0.06%) lot coverage variation, a 509.30 square foot (13.44%) total floor area variation, and a 0.25' separation variation all to permit the construction of a two-story addition on the property identified as Property Index Number 05-34-108-017-0000.

2025-Z-56 536 Lawler Avenue

A request by Sophia Hamid-Azami and Khoshal Azami for a 587.68 (8.53%) square foot total floor area variation to permit the retention of a new home on the property identified as Property Index Number 05-31-225-034-0000.

2025-Z-57 447 Alpine Lane

A request by John Goetzeluck for a fence openness variation to permit the retention a 4' solid fence on the property identified as Property Index Number 05-33-300-037-0000.

Maria Urban, Chair

Karl Camillucci
Brad Falkof
Didier Glattard
Christine Norrick
Ryrie Pellaton
Marcy Sullivan
(Constituting the Zoning Board of Appeals of the Village of Wilmette, Illinois)



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If you are a person with a disability and need special accommodations to participate in and/or attend a Village of Wilmette public meeting, please notify the Village Manager's Office at (847) 853-7509 or TDD 7-1-1 as soon as possible.
10/16/2025 7883725

VILLAGE OF WILMETTE
FENCE PERMIT APPLICATION

A plat of survey must be submitted with the proposed fence location highlighted.

DATE: 5/27/2025 PROJECT NO.: 202501275
ADDRESS: 447 Alpine Lane OWNER: John E Goetgeluck III
OWNER'S TELEPHONE: DAY (586) 651-7389
FENCE CONTRACTOR: Self Construct, Licensed Civil Engineer (PE)
ADDRESS: _____
CONTRACTOR TELEPHONE: (____) _____ CUSTOMER No.: _____ PAID: _____

PROPERTY USE: SINGLE FAMILY TWO-UNIT TOWNHOUSE UNIT TOWNHOUSE DEVELOPMENT
 MULTI-FAMILY COMMERCIAL INSTITUTIONAL
PERMIT FOR: NEW REPLACEMENT REPAIR GATE(S)
LOCATION: FRONT YARD SIDE YARD SIDE YARD ADJOINING A STREET
 REAR YARD REAR YARD DOUBLE FRONTAGE LOT
FENCE STYLE: TRADITIONAL STOCKADE CHAIN LINK WROUGHT IRON/ALUMINUM
 VINYL OTHER (SPECIFY): _____
HEIGHT: 6 LENGTH: 49 PERCENT OPEN: 0
HEIGHT: 4 LENGTH: 21 PERCENT OPEN: 50

ATTACH PLAT OF SURVEY SHOWING FENCE LOCATION AND DIMENSIONS
Signature of Applicant: John E Goetgeluck III
Print Name of Applicant: John E Goetgeluck III Applicant Email: jgoetgeluck1@gmail.com

THE FINISHED SIDE OF FENCE MUST FACE THE ADJOINING PROPERTY OR STREET
THE FENCE MUST BE PLACED ENTIRELY ON THE SUBJECT PROPERTY

For Staff Use Only
 APPEARANCE REVIEW ZONING BOARD EASEMENT FORM

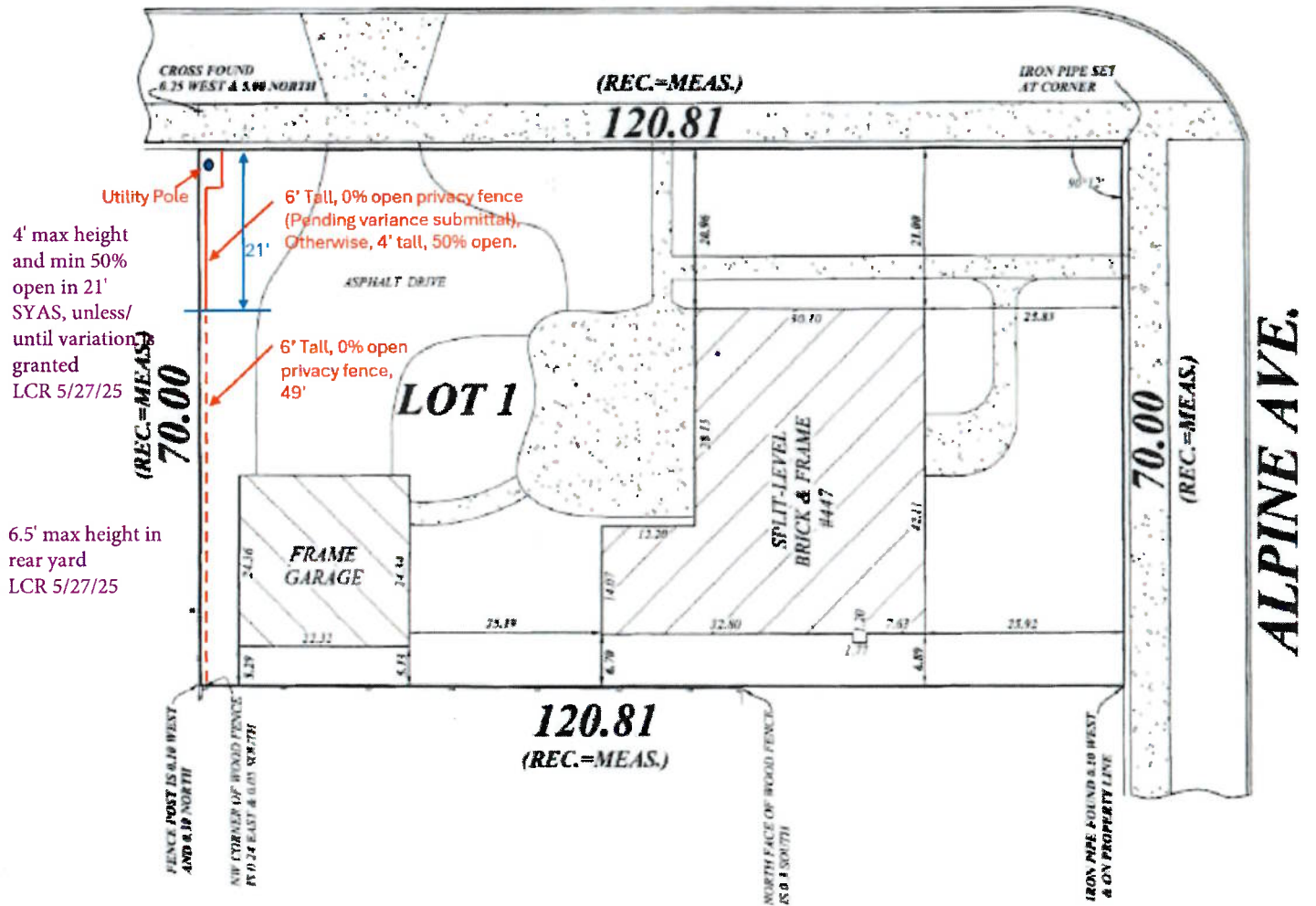
COMMENTS: 4' max height and min 50% open in 21' side yard adjoining Wilmette Ave., 6.5' max height in rear yard

Lisa C Roberts 5/27/2025
Planner Date Approved

PERMIT NUMBER AND ISSUE DATE: 136918 5/27/2025
DATE STAMP: RECEIVED 5/27/2025

Distribution: White – Community Development Yellow – Applicant
Revised 07-14-2021

WILMETTE AVE.



ORDINANCE NO. 2025-O-101

**AN ORDINANCE AUTHORIZING VARIATIONS PURSUANT
TO THE WILMETTE ZONING ORDINANCE
(447 Alpine Lane)**

WHEREAS, John Goetgeluck (“Applicant”) has requested variations from Section 8.3 and Section 13.4.H.2.A.ii of the Village of Wilmette Zoning Ordinance. Specifically, Applicant requests a fence openness variation (“Requested Variations”) to permit 4.0’ tall solid fencing in a side yard adjoining a street upon the subject property commonly known as 447 Alpine Lane, Wilmette, Cook County, Illinois, and legally described as:

LOT 1 IN MARGULINS SUBDIVISION OF THE NORTH 320 FEET OF LOT 27 IN COUNTY CLERKS DIVISION OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHEREAS, the Zoning Board of Appeals, after giving due and proper notice as required by law, held a public hearing on November 5, 2025, on the foregoing application and the Requested Variations and thereafter filed with the President and Board of Trustees of the Village a report accompanied by findings of fact specifying the reasons for the report and recommending granting the requested relief, in accordance with the plans as submitted and discussed at the public hearing, and on the condition that all other requirements of the Zoning and Building Ordinances be complied with;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing findings and recitals are hereby made a part of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The aforementioned report and recommendation of the Zoning Board of Appeals of this Village is concurred with and approved, and the Requested Variations are granted.

SECTION 3: The Director of Community Development of the Village of Wilmette, Illinois, hereby is authorized and directed to issue the necessary permits to allow the proposed construction, in accordance with the plans as submitted at the public hearing, and on the condition that all other requirements of the Zoning and Building Ordinances be complied with.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the **25th** day of **November 2025**, according to the following roll call vote:

AYES: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **25th** day of **November 2025**.

President of the Village of Wilmette, IL

ATTEST:

Clerk of the Village of Wilmette, IL