



# The Village of • Glenview

January 6, 2014

Village Hall Board Room  
1225 Waukegan Road

7:00 P.M.

## ZONING BOARD OF APPEALS AGENDA

1. Call to order by the Chairman.
2. Roll call and declaration of a quorum.
3. Minutes of December 9, 2013.
4. General Communications.
5. Requests for Decision.

### AGENDA

#### OLD BUSINESS

Z2013-052 2000 Shermer Road - Various

#### NEW BUSINESS

Z2013-051 1818 Longvalley Road - Building Size & Rear Yard Setback

Z2014-002 4219 Kennicott Lane - Front & Side Yard Setbacks

Z2014-003 126 Montgomery Lane - Rear Yard Setback

Z2014-004 1375 Kensington Court - Fence Height & Design

Z2014-007 Zoning Ordinance Interpretation - Secondary Kitchens

6. Call of cases on the Agenda.

### OLDBUSINESS

**Z2013-052 2000 Shermer Road** - The petitioner, Willow Creek Community Church, represented by Lawrence M. Freedman, requests Variations from the provisions of Sections 98-101(b)(1), 98-294(b), 98-294(e)(10), 98-382(d), and 98-336(1) of the Glenview Zoning Ordinance to allow for the construction of a religious facility at a proposed maximum building height greater than 35.00 feet, a proposed maximum eave height greater than 23.00 feet, installation of light poles and fixtures exceeding 14.0 feet in height, a uniformity ratio exceeding 4:1, the installation of more than two (2) ground signs with a sign area of more than 20.0 square feet at front and side yard setbacks less than required per ordinance, construction of a parking lot with fewer than the required ninety-four (94) landscaped islands, fewer than three (3) landscaped rows, and less than ninety-four (94) interior parking lot trees, each as allowed and required by said ordinance.

### NEW BUSINESS

**Z2013-051 1818 Longvalley Road** - The petitioners, Melissa and Peter Kip Read, Jr., request Variations from the provisions of Sections 98-101(b)(8), 98-105(b)(7) and 98-105(b)(8) of the Glenview Zoning Ordinance to allow the construction of a one-story room addition at a rear yard (north) setback of 13.50 feet instead of minimum rear yard (north) setback of 20.00 feet, and with a building size of 4,571.00 square feet instead of a maximum building size of 4,018.51 square feet, each as allowed and required by said ordinance.

*Continued on reverse*

**Z2014-002 4219 Kennicott Lane** - The petitioners, Daniel and Maria Szacilowski, represented by Louis Capozzoli, request Variations from the provisions of Sections 98-102(b)(5) and 98-102(b)(6) of the Glenview Zoning Ordinance to allow for the construction of room additions and associated alterations to the siding materials and roof of an existing single-family detached residence at a front yard (north) setback of 71.16 feet instead of a minimum front yard (north) setback of 77.17 feet, at a side yard (east) setback of 10.80 feet instead of a minimum side yard (east) setback of 15.00 feet and at a side yard (west) setback of 11.01 feet instead of a minimum side yard (west) setback of 15.00 feet, each as allowed and required by said ordinance.

**Z2014-003 126 Montgomery Lane** - The petitioners, Cheryl and Steve Jaffe, represented by Thomas Budzik, request a Variation from the provisions of Sections 98-105(b)(7) of the Glenview Zoning Ordinance to allow for the construction of a two-story garage and room addition to an existing single-family detached residence at a rear yard (west) setback of 7.20 feet instead of a minimum rear yard (west) setback of 20.00 feet, as allowed and required by said ordinance.

**Z2014-004 1375 Kensington Court** - The petitioners, Justin Silver and Jaime Passaglia, request a Variation from the provisions of Section 98-213(b)(2) of the Glenview Zoning Ordinance to allow the installation of a solid privacy fence in a side (north) yard at a height of 7.00 feet instead of a fifty-percent (50%) open fence at a maximum height of 4.00 feet as allowed and required by said ordinance.

**Z2014-007 Zoning Ordinance Interpretation** - Sharon Blattner, 1112 Pfingsten Road, represented by Dave Cook, requests an interpretation from the Zoning Board of Appeals regarding restrictions against the installation of secondary kitchens and related cooking facilities in single-family residences.

7. Discussion by Commissioners.
8. Adjournment.

**Notes:**           **No new business will be started after 9:30 p.m.**  
                          **The Chairman reserves the right to hear cases in any order**

## **UPCOMING MEETINGS**

### **Monday, January 20, 2014 - 7:00 p.m.**

Z2014-005, 1003 Crystal Court - Building Size, Side Yard Setback, & Rear Yard Setback  
Z2014-006, 1326 Sleepy Hollow Road - Generator Setback & Location  
Z2014-008, 942 Club Circle - Front Yard Setback  
Z2014-009, 2046 Balmoral Avenue - Rear Yard Setback  
Z2014-010, 1810 Grove Street - Front Yard Setback & Impervious Lot Coverage

### **Monday, February 3, 2014 - 7:00 p.m.**

New petitions for this meeting will be accepted until Friday, January 3, 2014.

### **Monday, February 17, 2014 - 7:00 p.m.**

New petitions for this meeting will be accepted until Friday, January 17, 2014.

### **Monday, March 3, 2014 - 7:00 p.m.**

New petitions for this meeting will be accepted until Friday, January 31, 2014.

### **Monday, March 17, 2014 - 7:00 p.m.**

New petitions for this meeting will be accepted until Friday, February 14, 2014.

*(Bold Italics denote Old Business items)*