



The Village of •
Glenview

January 20, 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 January 13, 2014 were not available.
4. General Communications.
5. Requests for Decision.

AGENDA

NEW BUSINESS

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 - *Continue to February 3, 2014*

Z2014-009, 2046 Balmoral Avenue - Rear Yard Setback

Z2014-010, 1810 Grove Street - FYS & ILC - *Withdrawn by Staff for Renotice*

6. Call of cases on the Agenda.

NEW BUSINESS

Z2014-005 1003 Crystal Court - The petitioner, Robert and Dolores Lucille Richards, represented by Rudy Magana, requests Variations from the provisions of Sections 98-101(b)(8), 98-104(b)(6), 98-104(b)(7), and 98-104(b)(8) of the Glenview Zoning Ordinance to allow for the construction of room additions to an existing single-family detached residence at a side yard (south) setback abutting a street of 9.00 feet instead of a minimum side yard (south) setback abutting a street of 10.00 feet, at a rear yard (east) setback of 10.00 feet instead of a minimum rear yard (east) setback of 25.00 feet, and with a proposed total building size of 4,417.54 square feet instead of a maximum building size of 4,036.40 square feet, each as allowed and required by said ordinance.

Z2014-006 1326 Sleepy Hollow Road - The petitioners, David and Ellen Beals, request a Variation from the provisions of Sections 98-104(b)(5), 98-213(a)(8), and 98-214 of the Glenview Zoning Ordinance to allow a natural gas electric generator to be situated at a front yard (east) setback of 21.40 feet instead of a minimum front yard (east) setback of 30.00 feet, and to allow the generator to be situated closer to the front (east) lot line than the front elevation of the principal residence, both as allowed and required by said ordinance.

Continued on reverse

Z2014-008 942 Club Circle - The petitioner, 942 Club Circle, LLC, represented by Doug Reynolds, requests a Variation from the provisions of Sections 98-102(b)(5) of the Glenview Zoning Ordinance to allow for the demolition of an existing residence and construction of a new single-family detached residence at a front yard (southeast) setback of 31.13 feet instead of a minimum front yard (southeast) setback of 54.71 feet, as allowed and required by said ordinance.

Z2014-009 2046 Balmoral Avenue - The petitioner, Stacey D. Poole, represented by Thomas Pins, requests Variations from the provisions of Sections 98-104(b)(5) and 98-104(b)(7) of the Glenview Zoning Ordinance to allow for the demolition of an existing residence and construction of a new single-family detached residence at a front yard (south) setback of 29.92 feet instead of a minimum front yard (south) setback of 29.82 feet and a rear yard (north) setback of 20.33 feet instead of a minimum rear yard (north) setback of 25.00 feet, both as allowed and required by said ordinance.

Z2014-010 1810 Grove Street - The petitioners, Jerome and Anne Ciolek, request Variations from the provisions of Sections 98-101(b)(3), 98-105(b)(3), and 98-105(b)(5) of the Glenview Zoning Ordinance to allow for the construction of first and second floor room additions to an existing single-family detached residence at a front yard (south) setback of 24.01 feet instead of a minimum front yard (south) setback of 33.50 feet resulting in a total impervious lot coverage of 4,290.95 square feet instead of a maximum impervious lot coverage of 3,701.75 square feet, both as allowed and required by said ordinance.

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, February 3, 2014 - 7:00 p.m.

Z2013-052, 2000 Shermer Road - Sign Quantity and Area
Z2014-008, 942 Club Circle - Front Yard Setback

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

Z2014-010, 1810 Grove Street - Front Yard Setback & Impervious Lot Coverage
Z2014-011, 1200 Milwaukee Avenue - Building Height
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.

Monday, April 7, 2014 - 7:00 p.m.

New petitions for this meeting will be accepted until Friday, March 7, 2014.

(Bold Italics denote Old Business items)