



The Village of • Glenview

February 3, 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 unavailable.
4. Minutes of January 20, 2014.
5. General Communications.
6. Requests for Decision.

AGENDA

OLD BUSINESS

Z2013-052 2000 Shermer Road – Sign Variations - *Continue to February 17, 2014*

Z2014-005, 1003 Crystal Court - Building Size, Side Yard Setback, & Rear Yard Setback

Z2014-009, 2046 Balmoral Avenue - Rear Yard Setback

NEW BUSINESS

Z2014-008, 942 Club Circle - Front Yard Setback

7. Call of cases on the Agenda.

OLD BUSINESS

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.

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.

Continued on reverse

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.

NEW BUSINESS

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.

8. Discussion by Commissioners.

9. 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 17, 2014 - 7:00 p.m.

Z2013-052, 2000 Shermer Road - Sign Quantity, Sign Area, & Sign Setbacks

Z2014-010, 1810 Grove Street - Front Yard Setback & Impervious Lot Coverage

Z2014-011, 1200 Milwaukee Avenue - Building Height

Z2014-014, 2305 Swainwood Drive - Side Yard Setback

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

Z2014-013, 3222 Knollwood Lane - Fence Height & Design

Z2014-016, 3123 Thornwood Avenue - Generator Setback

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.

Monday, April 21, 2014 - 7:00 p.m.

New petitions for this meeting will be accepted until Friday, March 21, 2014.

(Bold Italics denote Old Business items)