



The Village of
Glenview

March 4, 2013

GLENVIEW VILLAGE HALL
1225 Waukegan Road

STARTED: 7:00 P.M.
ADJOURNED: 8:49 P.M.

ZONING BOARD OF APPEALS AGENDA

1. Call to order by the Chairman.
2. Roll call and declaration of a quorum. – **ABSENT: Jester**
3. Minutes of February 18, 2013. – **APPROVED as AMENDED (4-0, Mularkey abstained)**
4. General Communications. – **Introduction of Commissioner Mularkey, Approval of the Commissions Ordinance (copies requested), & 03/14 Commissioners Training Session**
5. Requests for Decision.

AGENDA

OLD BUSINESS

Z2012-037 2208 Janet Drive – Side and Rear Yard Setbacks – **APPROVED as REQUESTED to allow existing sunroom to remain in its current location (5-0)**

NEW BUSINESS

Z2013-007 2823-2875 Pfingsten Road – Number of Parking Stalls – **APPROVED as REQUESTED for up to 85 spaces subject to compliance with tenant management plan (5-0)**

Z2013-009 1775 Grove Street – Parking Lot Landscaping, Islands, Stall Depth, & Lighting – **APPROVED as REQUESTED (5-0)**

6. Call of cases on the Agenda.

OLD BUSINESS

Z2012-037 2208 Janet Drive – The petitioners, Jack and Janice Morgan, request a Variation from the provisions of Sections 98-104(b)(6) and (7) of the Glenview Zoning Ordinance to allow an existing greenhouse to remain at a rear yard (northwest) setback of 0.00 feet instead of a minimum rear yard (west) setback of 25.00 feet, and at a side yard (north) setback of 3.45 feet instead of a minimum side yard (north) setback of 10.00 feet, both as allowed and required by said ordinance.

NEW BUSINESS

Z2013-007 2823-2875 Pfingsten Road – The petitioner, Newport-Glenbrook, LLC, represented by Derrick McGavic, requests a Variation from the provisions of Section 98-293(b) of the Glenview Zoning Ordinance to allow current and proposed land uses in various combinations within a shopping center with a total of 288 parking stalls instead of a minimum of up to 373 parking stalls, as required by said ordinance.

Continued

Z2013-009 1775 Grove Street – The petitioner, Our Lady of Perpetual Help Parish, requests Variations from the provisions of Sections 98-294(b), 98-294(e)(10), 98-382(d), 98-293(b)(6) of the Glenview Zoning Ordinance to allow modifications to the existing parking lot with associated variations which include a parking stall depth of 18.00 feet instead of 19.00 feet, parking lot landscape islands and rows less than the required spacing, a total number of parking stalls less than the 541 required minimum number of stalls for such a use, a lighting uniformity ratio exceeding 4.0 foot candles, and light poles exceeding 14.0 feet in height, all as allowed and required by said ordinances. The parking lot is accessory to existing buildings primarily devoted to religious worship in an R-18 Residential District.

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, March 18, 2013 – 7:00 p.m.

Z2013-003 2628 Independence Ave – Impervious Lot Coverage
Z2013-008 2701 Patriot Boulevard – Quantity of Ground Signs
Z2013-010 3435 Carol Lane – Side Yard Setbacks

Monday, April 1, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, March 1, 2013.

Monday, April 15, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, March 15, 2013.

Monday, May 6, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, April 5, 2013.

Monday, May 20, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, April 19, 2013.

Monday, June 3, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, May 3, 2013.

Monday, June 17, 2013 – 7:00 p.m.

New petitions for this meeting will be accepted until Friday, May 17, 2013.

(Bold Italics denote Old Business items)