



SINGLE FAMILY RESIDENTIAL ZONING VARIATION APPLICATION

Applicant Information

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Phone: _____ Fax: _____

Project Information

Project Name: _____
Project Address: _____

Property Owner Information (if different than Applicant)

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Phone: _____ Fax: _____

Project Manager Information

The person listed as the Project Manager will be the primary point of contact for staff to answer any necessary questions, provide additional information, and will receive copies of the meeting materials (agenda and staff memo).

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Phone: _____ Fax: _____

Disclosure

As the undersigned, I hereby attest that I have full legal authorization to file this application. I certify that the information and exhibits submitted herewith are true and correct. I agree to be bound by conditions of approval which may result from the Village's consideration of my application while reserving my right to oppose or present evidence to object to any proposed condition during any hearing regarding this or a related application. I authorize the Village to make any plans associated with this petition available for public view including posting of plans to the Village's website. I hereby acknowledge my understanding that no building permits will be issued by the Village of Glenview until all related reviews have been completed and all approvals have been granted and an executed final subdivision of Mylar has been submitted for recording, if applicable.

Signature of Applicant:  (Danulle Brandt)

Signature of Property Owner:  (Mike Elliott)

Signature of Project Manager:  (Mark Elliott)

The Village of Glenview

This application must be completed in full by the applicant or their appointed agent.

Applicant's interest in property (sole owner, co-owner, lessee, contract purchaser, etc.): Potential Buyer

Please Identify the Variation(s) applied for:

Front Yard Setback Rear Yard Setback Side Yard Setback(s) MBS Impervious Lot Coverage

Other: _____

Describe the proposed variation request compared to the regulations required by the Glenview Zoning Ordinance:

Site Data Evaluation (all measurements must be provided to the hundredth decimal foot):

Principle Residence or Structure	Existing	Proposed	Permitted
Lot Size	sq. ft.	sq. ft.	sq. ft.
Maximum Building Size	sq. ft.	sq. ft.	sq. ft.
Front Yard Setback	ft.	ft.	ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. / ft.	ft. / ft.	ft. / ft.
Maximum Building Height	ft.	ft.	ft.
Maximum Eave Height	ft.	ft.	ft.
Impervious Lot Coverage	sq. ft.	sq. ft.	sq. ft.
Accessory Structure(s)	Existing	Proposed	Permitted
Structure Height (if applicable)	ft.	ft.	ft.
Structure Area (if applicable)	sq. ft.	sq. ft.	sq. ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. / ft.	ft. / ft.	ft. / ft.
Fences	Existing	Proposed	Permitted
Fence Height (if applicable)	ft.	ft.	ft.
Fence Material (if applicable)			
Fence Design (if applicable)	% open / solid	% open / solid	% open / solid

VARIATION STANDARDS:

- 1.) The board shall not vary the regulations of this chapter, as authorized by subsection (d) of this section, unless it shall make a finding of fact, based upon the evidence as presented to it in each specific case, that the:
 - a. Particular physical surroundings, shape or topographical condition of the specific property involved would result in a **practical difficulty or hardship** upon or for the owner, lessee or occupant, **as distinguished from a personal inconvenience**, if the strict letter of the regulation were carried out.
 - b. Conditions upon which the petition for a variation is based are **unique** and would **not be generally applicable to other property within the same zoning classification**.
 - c. Alleged difficulty or hardship has **not been created by any person presently having an interest in the property**.
 - d. Granting of the variation will **not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located**.
 - e. Proposed variation will **not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety**.
 - f. Variation, if granted, will **not alter the essential character of the locality**.
- 2.) If all of the standards set forth in subsection (c)(1) of this section cannot be met, yet an identifiable overriding public benefit can be realized by the granting of the requested variation, the zoning board of appeals shall forward a written recommendation, including a specific finding of fact of overriding public benefit, to the board of trustees for final disposition.
- 3.) The board may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this subsection (c) to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and better to carry out the general intent of this chapter.

EVIDENCE AND VOTES NECESSARY FOR APPROVAL OF A VARIATION:

An applicant must present evidence by which their petition for variation meets each of the above variation standards. In the event that the Zoning Board of Appeals finds that a petition fails to meet any one (1) of the six (6) variation standards, the petition will be denied. In order for a variation to be granted, a positive/supporting vote is needed from any combination of four (4) members of the Zoning Board of Appeals.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023
 7100 N. Tripp Ave., Lincolnwood, Illinois 60712
 Tel. (847) 675-3000 Fax (847) 675-2167
 e-mail: pa@professionalsassociated.com
 www.professionalsassociated.com

BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOT 1 IN C. E. CAMPBELL'S SUBDIVISION OF THE EAST 676.00 FEET OF THE WEST 821.00 FEET AND THE EAST 80.00 FEET OF THE WEST 901.00 FEET OF THE SOUTH 182.00 FEET OF THE SOUTH 1/2 OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 20 ACRES THEREOF, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 14,949 SQ. FT. = 0.343 ACRE.

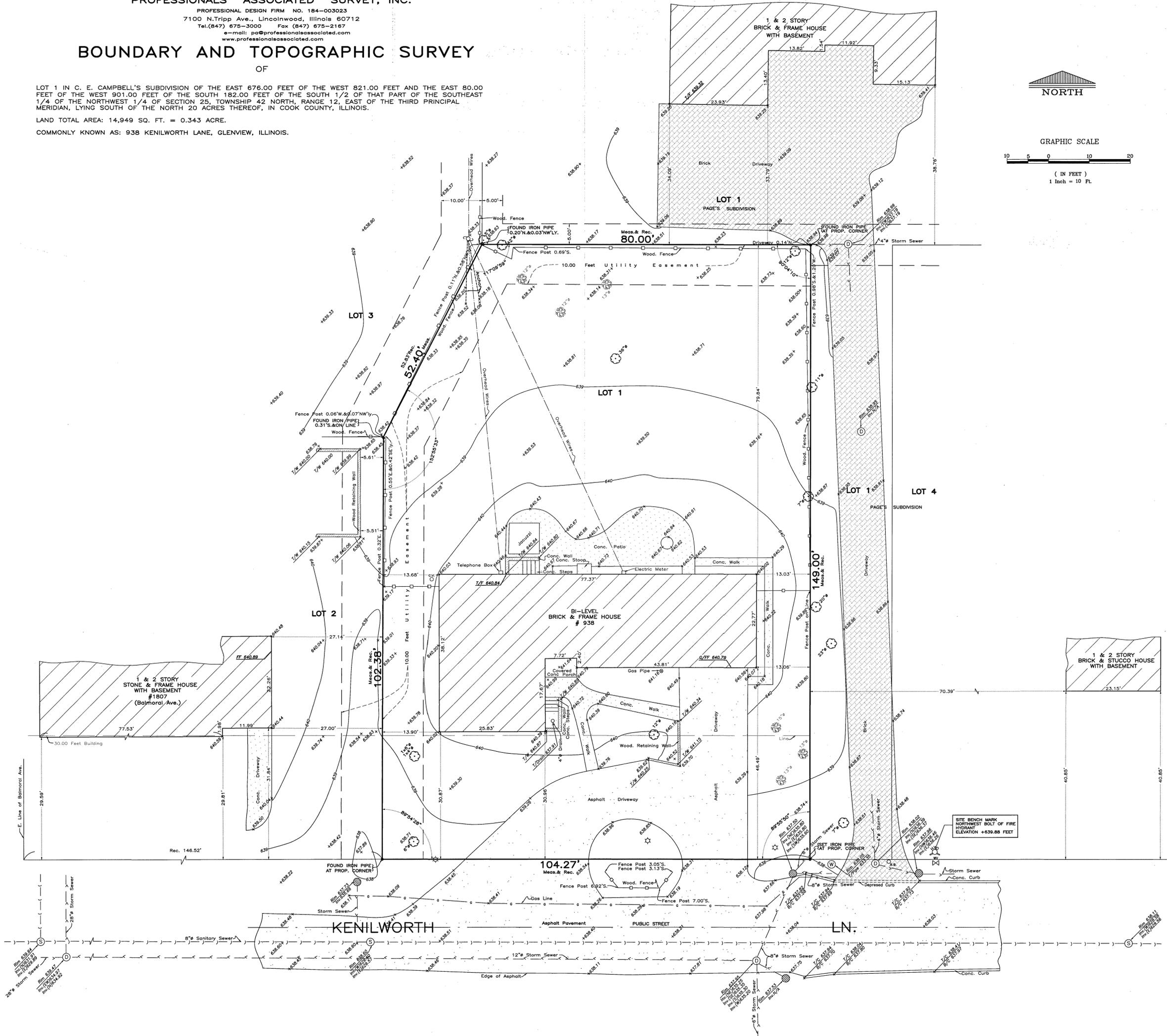
COMMONLY KNOWN AS: 938 KENILWORTH LANE, GLENVIEW, ILLINOIS.



GRAPHIC SCALE



(IN FEET)
 1 Inch = 10 Ft.



- LEGEND:
- ⊙ - STORM MANHOLE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - CATCH BASIN
 - ⊙ - WATER MANHOLE
 - ⊙ - FIRE HYDRANT
 - ⊙ - WATER VALVE
 - ⊙ - B.BOX
 - ⊙ - CONTROL VALVE
 - ⊙ - LIGHT POLE
 - ⊙ - UTILITY POLE
 - ⊙ - DECIDUOUS TREE
 - ⊙ - CONIFEROUS TREE
 - T/F - TOP OF FOUNDATION ELEVATION
 - FF - FINISH FLOOR ELEVATION
 - T/C - TOP OF CURB ELEVATION
 - B/C - BOTTOM OF CURB ELEVATION
 - T/W - TOP OF WALL ELEVATION
 - ⊙ - SPOT ELEVATION
 - ⊙ - CONTOUR

NOTES:
 - UNDERGROUND UTILITIES SHOWN HEREON ARE TAKEN FROM OBSERVABLE PHYSICAL EVIDENCE ON THE SURFACE.
 - ALL ELEVATIONS SHOWN HEREON ARE IN REFERENCE TO U.S.C. AND G.S. DATUM BENCH MARK NUMBER 25, VILLAGE OF GLENVIEW, ILLINOIS, ELEVATION 637.13 FEET. A "GPS" MONUMENT LOCATED IN THE WEST PARKWAY OF WINDSOR ROAD, JUST SOUTH OF GOLF VIEW ROAD.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED.
 DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACTS.
 ORDER NO.: 97-11700-D
 SCALE: 1 INCH = 10 FEET.
 DATE OF FIELD WORK: April 21, 2014.
 ORDERED BY: THE ONE GROUP

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY.
 THIS IS NOT AN ALTA SURVEY.
 COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.
 State of Illinois ss.
 We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
 Date: April 23, 2014
 IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2014.
 Drawn by: J.V.

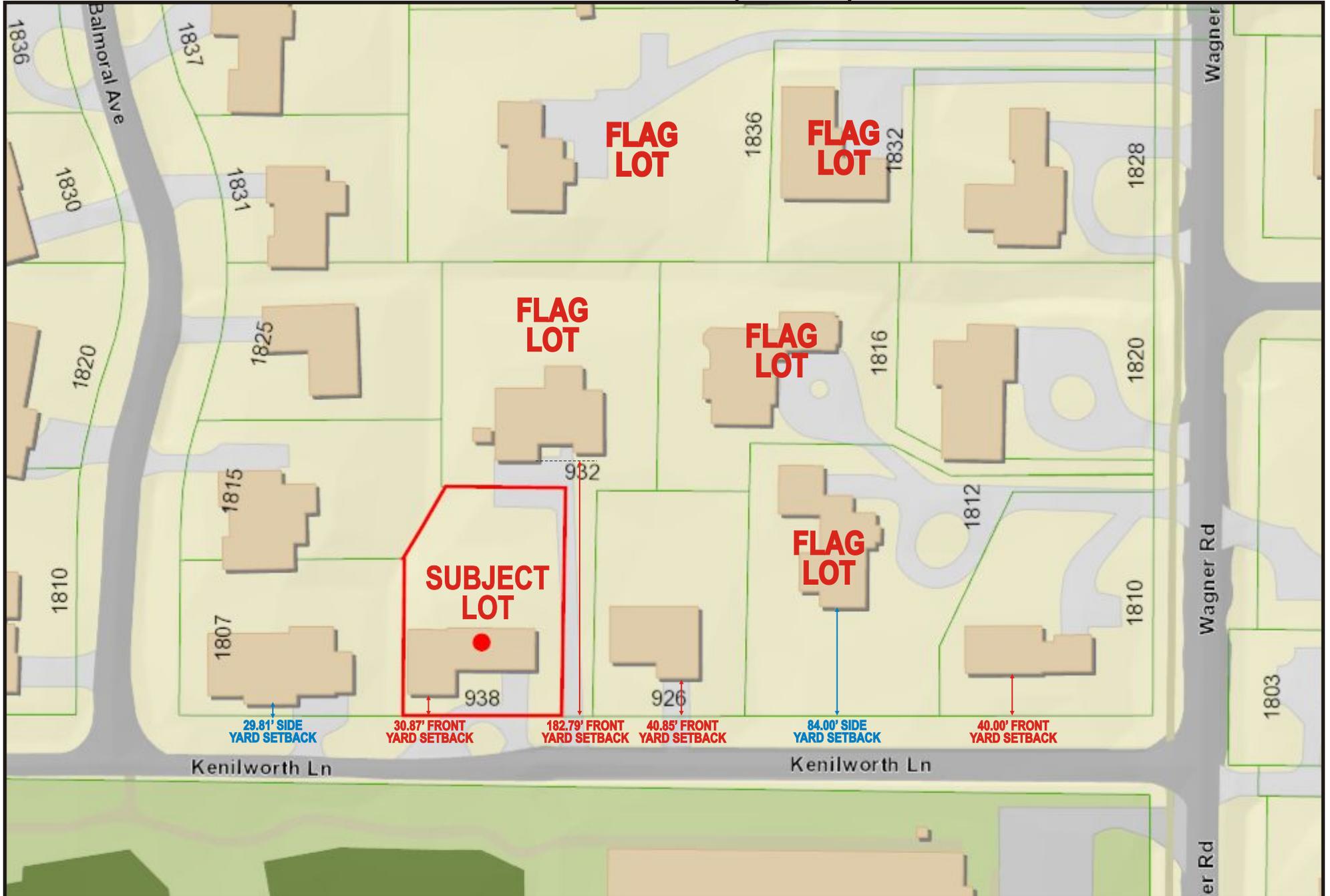


BRANDT RESIDENCE

938 Kenilworth Lane
Glenview, IL



CLOSE-UP OVERVIEW (EXISTING)





MARK
ELLIOTT
CORP.

1430 LEE STREET
DES PLAINES, IL 60018
847.696.2700

10/12/20	VER 1.0
10/14/20	VER 2.0
10/18/20	VER 3.0

BRANDT RESIDENCE
PRELIMINARY ELEVATIONS

Brandt Residence

938 Kenilworth Ln,
Glenview

LOCATION:

DATE:

10/12/20

SCALE:

3/16" inch = 1'

COMPUTER NAME:

JOB NUMBER:

MEC20-1012-01

SHEET:

1

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FRONT



RIGHT



REAR



LEFT



MARK
ELLIOTT
CORP.

1430 LEE STREET
DES PLAINES, IL 60018
847.696.2700

10/12/20	VER 1.0
10/14/20	VER 2.0
10/18/20	VER 3.0

BRANDT RESIDENCE
PRELIMINARY FLOOR PLANS

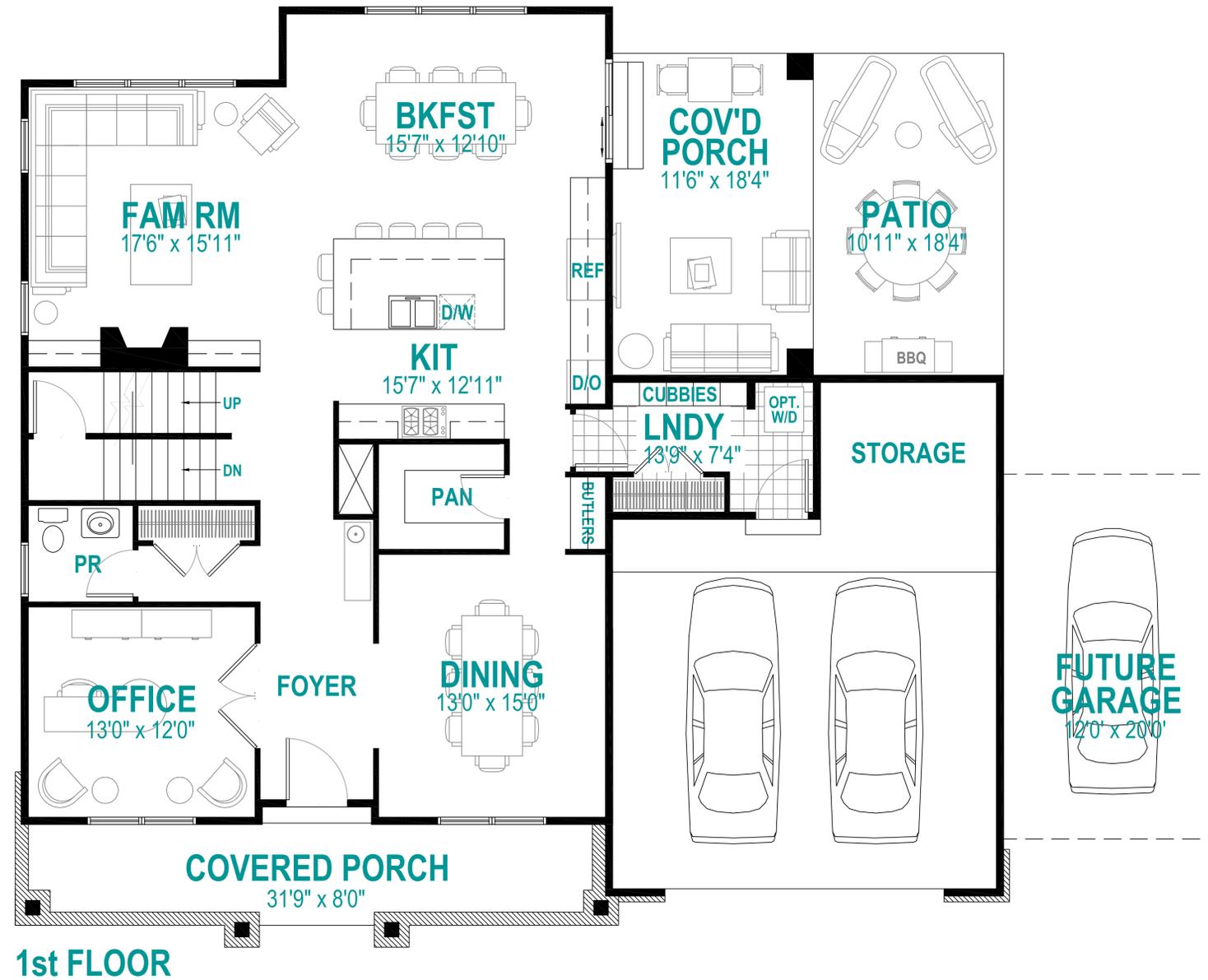
Brandt Residence
938 Kenilworth Ln,
Glenview

LOCATION:

DATE:
10/12/20
SCALE:
1/4" inch = 1'
COMPUTER NAME:

JOB NUMBER:
MEC20-1012-01

SHEET:
2



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DES PLAINES, IL 60018
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10/12/20	VER 1.0
10/14/20	VER 2.0
10/18/20	VER 3.0

BRANDT RESIDENCE
PRELIMINARY FLOOR PLANS

Brandt Residence
938 Kenilworth Ln,
Glenview

LOCATION:

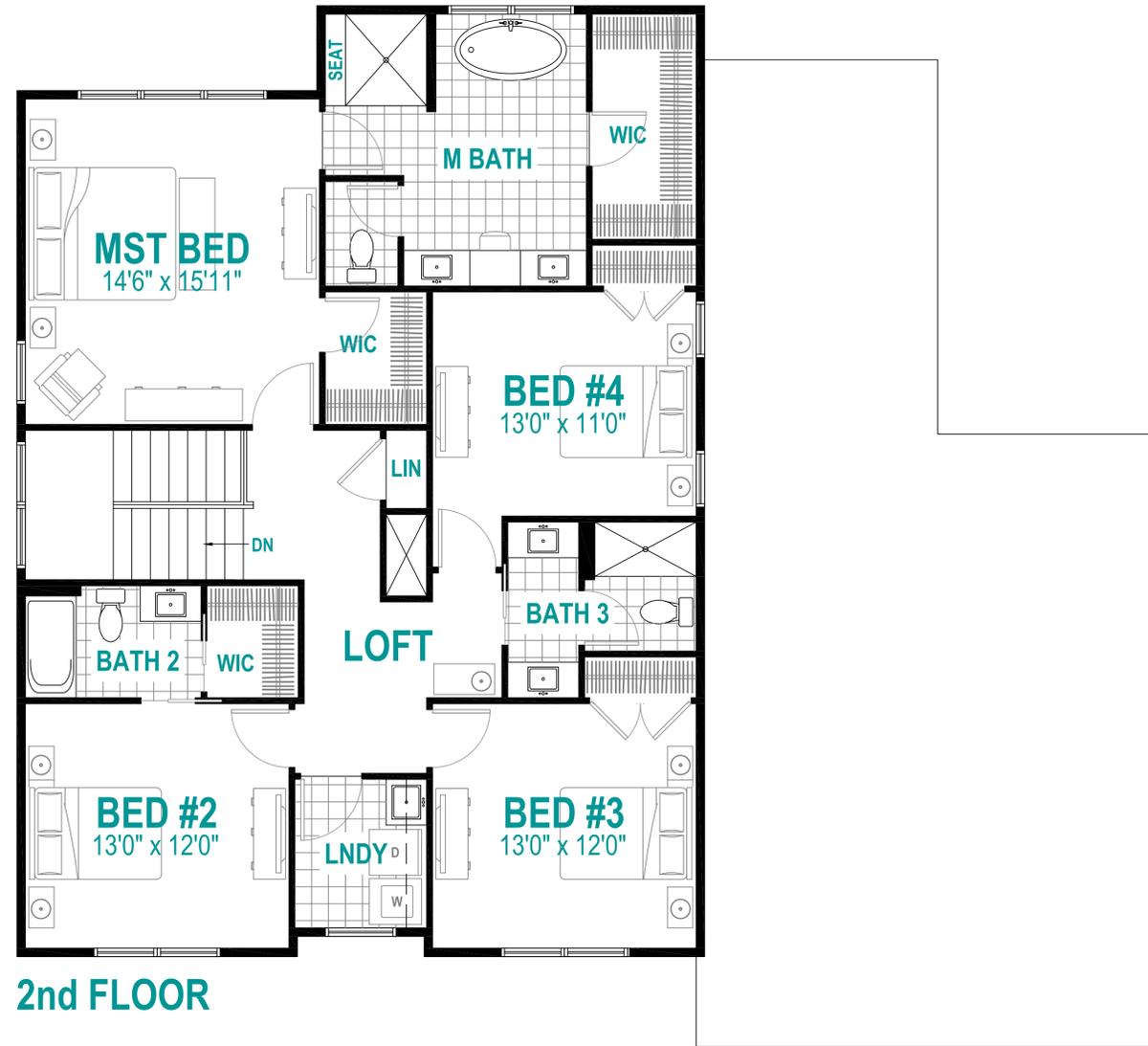
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SCALE:
1/4" inch = 1'
COMPUTER NAME:

JOB NUMBER:
MEC20-1012-01

SHEET:

3

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10/12/20	VER 1.0
10/14/20	VER 2.0
10/18/20	VER 3.0

BRANDT RESIDENCE
PRELIMINARY FLOOR PLANS

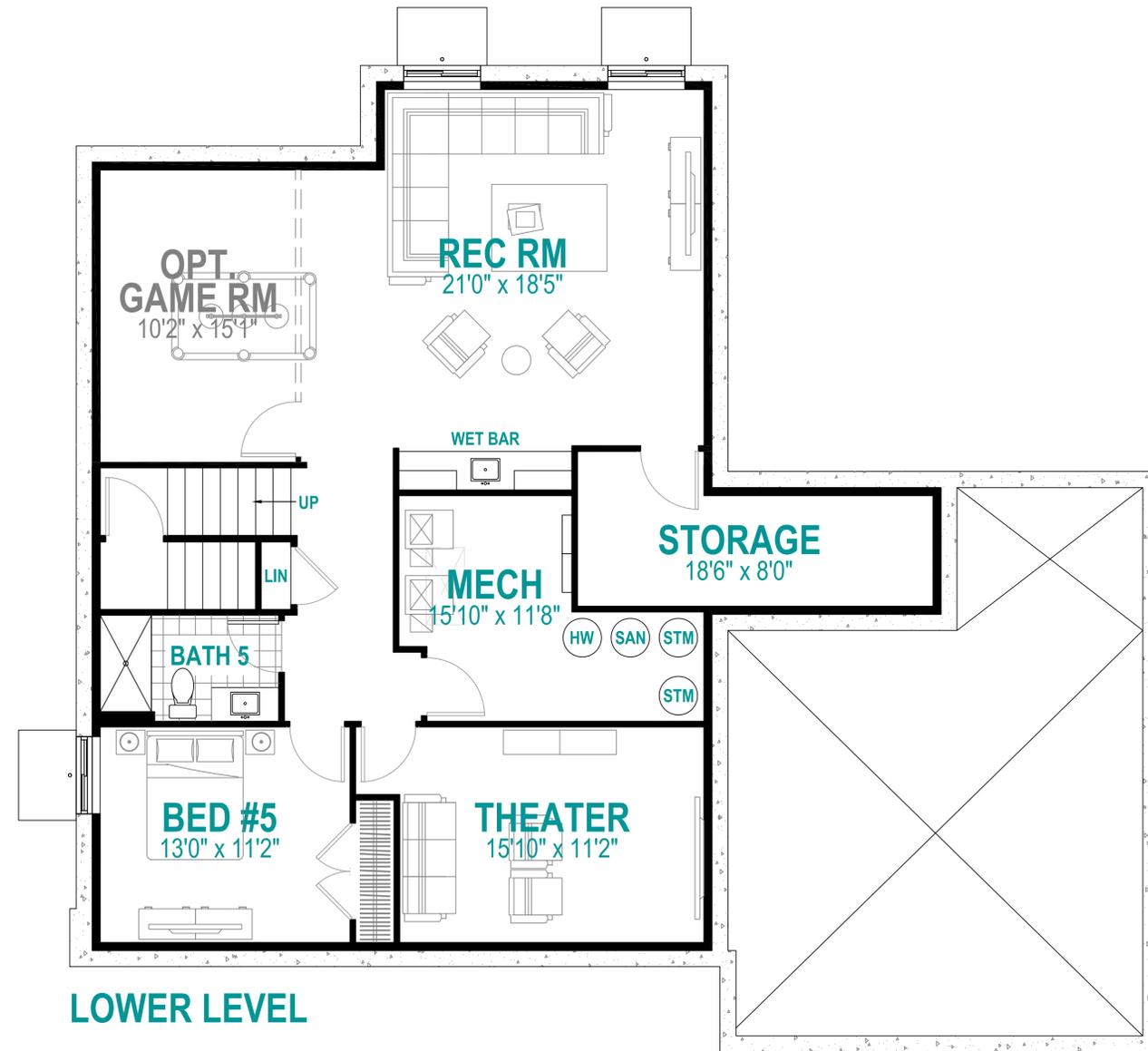
Brandt Residence
938 Kenilworth Ln,
Glenview

LOCATION:

DATE:
10/12/20
SCALE:
1/4" inch = 1'
COMPUTER NAME:

JOB NUMBER:
MEC20-1012-01

SHEET:
4



LOWER LEVEL

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10/12/20	VER 1.0
10/14/20	VER 2.0
10/18/20	VER 3.0

BRANDT RESIDENCE
PRELIMINARY SITE PLAN

Brandt Residence

938 Kenilworth Ln,
Glenview

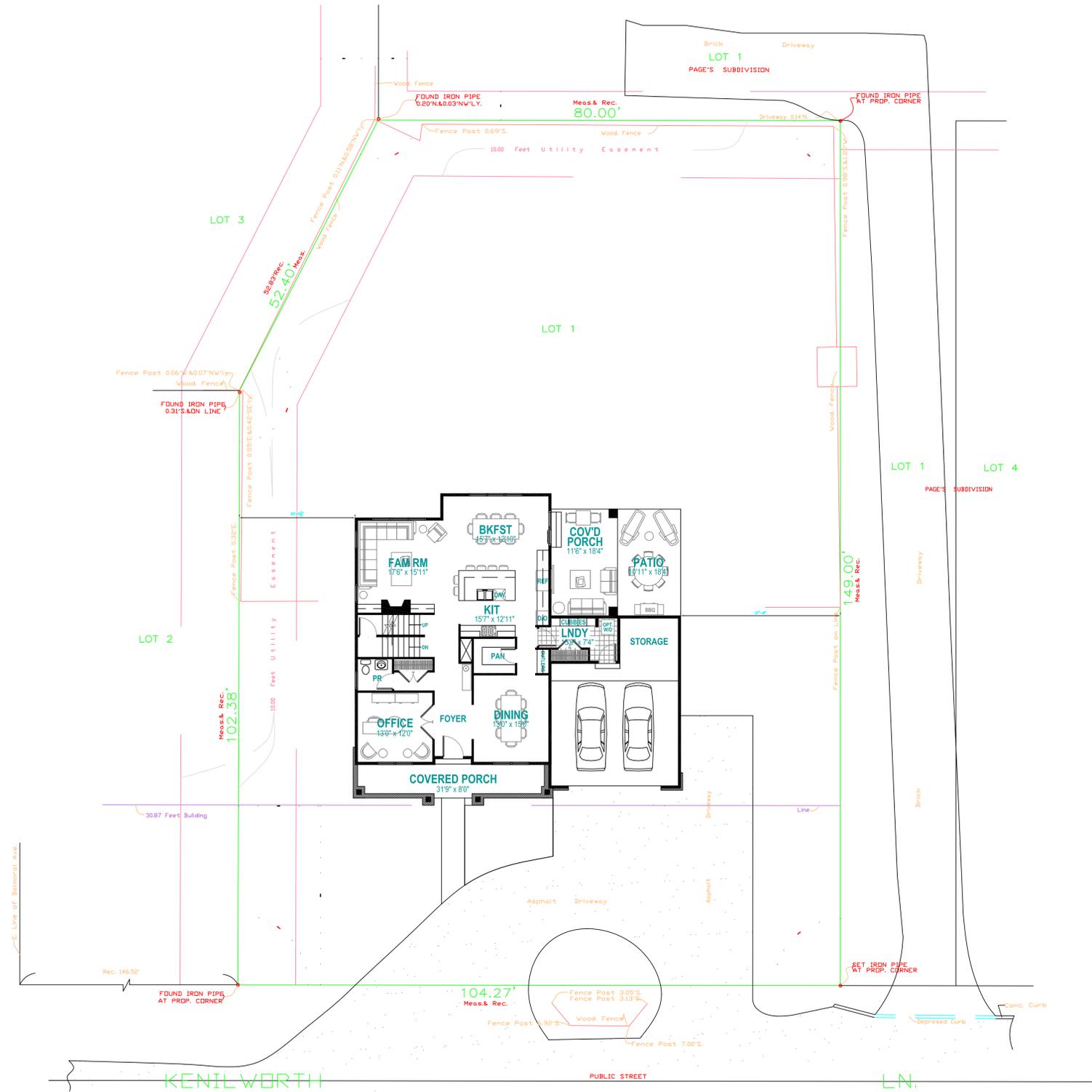
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3/32" inch = 1'
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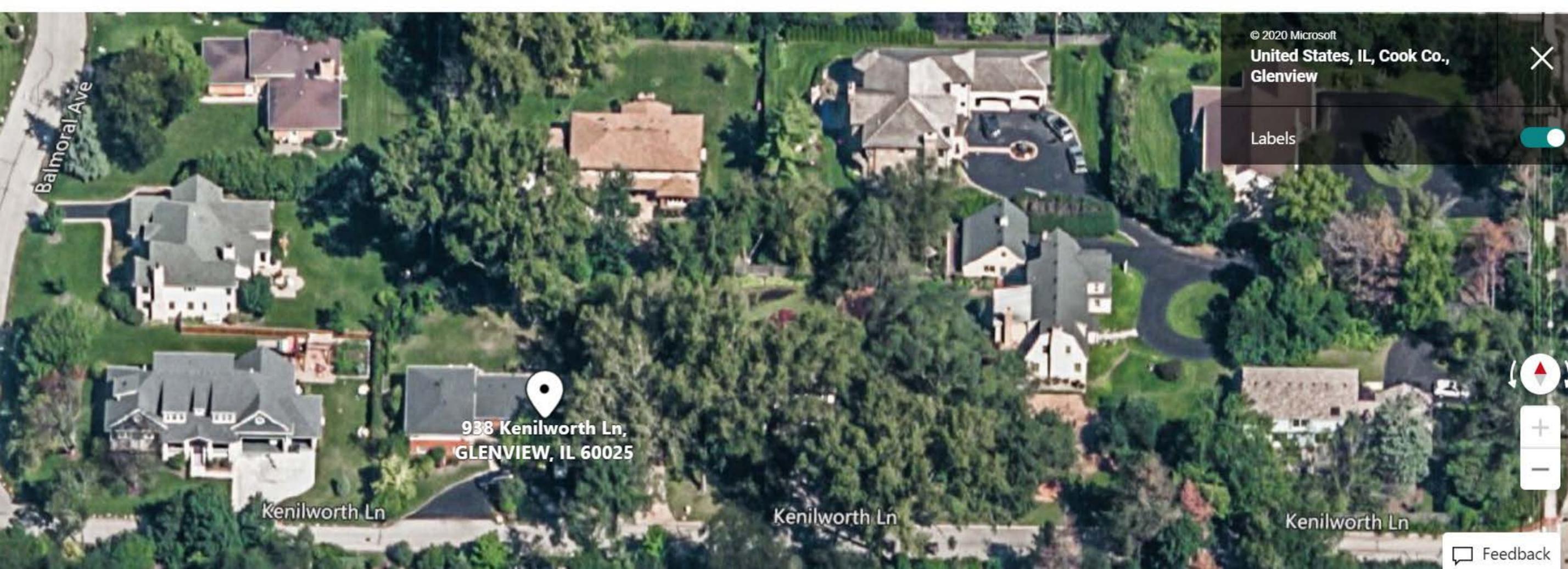
JOB NUMBER:
MEC20-1012-01

SHEET:

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United States, IL, Cook Co.,
Glenview



Labels



Feedback