



# The Village of Glenview

2500 East Lake Avenue  
Glenview, IL 60026-2600  
Phone: (847) 724-1700  
Fax: (847) 724-1752

## SINGLE FAMILY RESIDENTIAL ZONING VARIATION APPLICATION

### Applicant Information

Name: Kathy Rizzo & Adam Kaczynski  
Address: 2120 Franklin Drive  
City: Glenview State: Illinois Zip Code: 60026  
Email: krizzo@chicagotemperedglass.com Phone: (847) 877-9925 Fax: \_\_\_\_\_

### Project Information

Project Name: Outdoor Kitchen  
Project Address: 2120 Franklin Drive

### Property Owner Information (if different than Applicant)

Name: Kathy Rizzo & Adam Kaczynski  
Address: 2120 Franklin Drive  
City: Glenview State: Illinois Zip Code: 60026  
Email: krizzo@chicagotemperedglass.com Phone: (847) 877-9925 Fax: \_\_\_\_\_

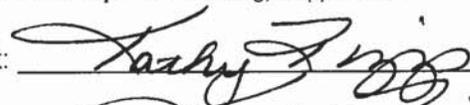
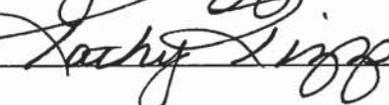
### Project Manager Information

*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: Ronald Piekarz, AIA  
Address: 2880 N Elston Avenue  
City: Chicago State: Illinois Zip Code: 60618  
Email: ronp@piekarz.com / rlearn@piekarz.com Phone: (773) 342-4300 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:   
Signature of Property Owner:   
Signature of Project Manager: 

# 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.): Owner

**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:**

Installation of outdoor grilling station with a privacy/wind screen at existing patio located within the required minimum Rear Yard Setback.

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

Principle Residence or Structure	Existing	Proposed	Permitted
Lot Size	10,728.00 sq. ft.	sq. ft.	sq. ft.
Maximum Building Size	sq. ft.	sq. ft.	2,848.93 sq. ft.
Front Yard Setback	41.33 ft.	ft.	30.00 ft.
Rear Yard Setback	25.00 ft.	ft.	25.00 ft.
Side Yards Setbacks	9.91 ft. / 9.86 ft.	ft. / ft.	10.00 ft. / 10.00 ft.
Maximum Building Height	ft.	ft.	32.00 ft.
Maximum Eave Height	ft.	ft.	21.00 ft.
Impervious Lot Coverage	5852.00 sq. ft.	5852.00 sq. ft.	4500.00 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	25.00 ft.	7.42 ft.	25.00 ft.
Side Yards Setbacks	9.91 ft. / 9.86 ft.	ft. / ft.	10.00 ft. / 10.00 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.

**VARIANCE QUESTIONS:**

Section 98-47(c) of the Village of Glenview Zoning Ordinance requires that certain conditions must exist before the Zoning Board of Appeals ("ZBA") may grant a variation. Your responses to the items set forth below should address these conditions and provide the basis by which the ZBA will evaluate your application. Therefore, answers to the following items must be as complete and detailed as possible. Please feel free to prepare responses separately on additional pages if necessary.

**PLEASE NOTE:** "Yes" and "No" answers are not acceptable. Any application that does not contain detailed answers to ALL questions will not be scheduled for the ZBA until the questions have been answered sufficiently.

**Please explain all answers in detail.**

1. Briefly explain the extents of the improvement(s) currently proposed and itemize each zoning variation that is requested.

Construction of grilling station with privacy/wind screens at location of existing patio within the required minimum Rear Yard Setback.

2. Explain how the enforcement of the applicable zoning requirement(s) for which relief is currently requested to the proposed conditions would create a **hardship** or **practical difficulty**. Examples of hardships or practical difficulties include the following:

- the subject property's physical surroundings including but not limited to proximity of proposed improvements to adjacent properties and improvements, compatibility of adjacent land uses, attempts to preserve existing mature/quality trees, etc.;
- an irregular lot shape, multiple lot frontages, topography, drainage patterns, etc.;
- potential impacts upon adjacent properties would be greater if development was pursued in accordance with the ordinance than the alternative requested;
- the history or chronology of the existing improvements upon the subject property; and/or
- other similar conditions which demonstrate a hardship or practical difficulty.

**PLEASE NOTE:** The alleged hardship or practical difficulty should not originate from a personal need of the present user(s) or occupant(s) of the property, but should instead arise from the condition(s) of the property or improvements, or from the application of the ordinance requirements to the situation.

Due to the irregular wedge shape of the lot in conjunction with the application of the required Rear Setback, no practical allowable location exists for outdoor cooking. The original patio location will be used for a grilling station. There will be no change in size or location of patio. The original subdivision included irregular lot and rear yard conditions which "grandfathers" in the patio and accessory grilling use.

3. Explain how the existing conditions and factors creating the need for relief from the zoning ordinance are **unique**. The evidence provided should identify how the factors identified are unusual due to unique site conditions or circumstances, and demonstrate how these site conditions or circumstances would not be generally applicable to other lots subject to the same zoning regulations.

Because of the lot's location at the end of a cul-de-sac and thus its unique wedge shape, the existing single family home has a larger front yard and smaller rear yard than its neighbors. This created a unique situation at the time the subdivision as established. This condition is unique to only this lot on the cul-de-sac.

4. Identify the characteristics of your plan which demonstrate how the granting of your requested variation(s) would not create **impacts upon adjacent property owners** or other properties in the vicinity. Your response should address any potential impacts on each of the following criteria:
  - the supply of light and air to neighboring properties;
  - traffic and congestion on nearby public streets;
  - public safety, such as increased risk of fire or other potential hazards;
  - neighboring property values; and
  - the future development and enjoyment of neighboring properties.

If warranted in response to any potential impacts, describe any design solutions that will be implemented or other efforts you plan to undertake to mitigate or eliminate potential negative impacts stemming from the granting of your requested variation(s).

The outdoor grilling station is proposed for the existing rear patio which is not visible from the public way. Additionally, a privacy/wind screen is planned at the location of the proposed gas grills minimizing impact upon adjacent property owners.

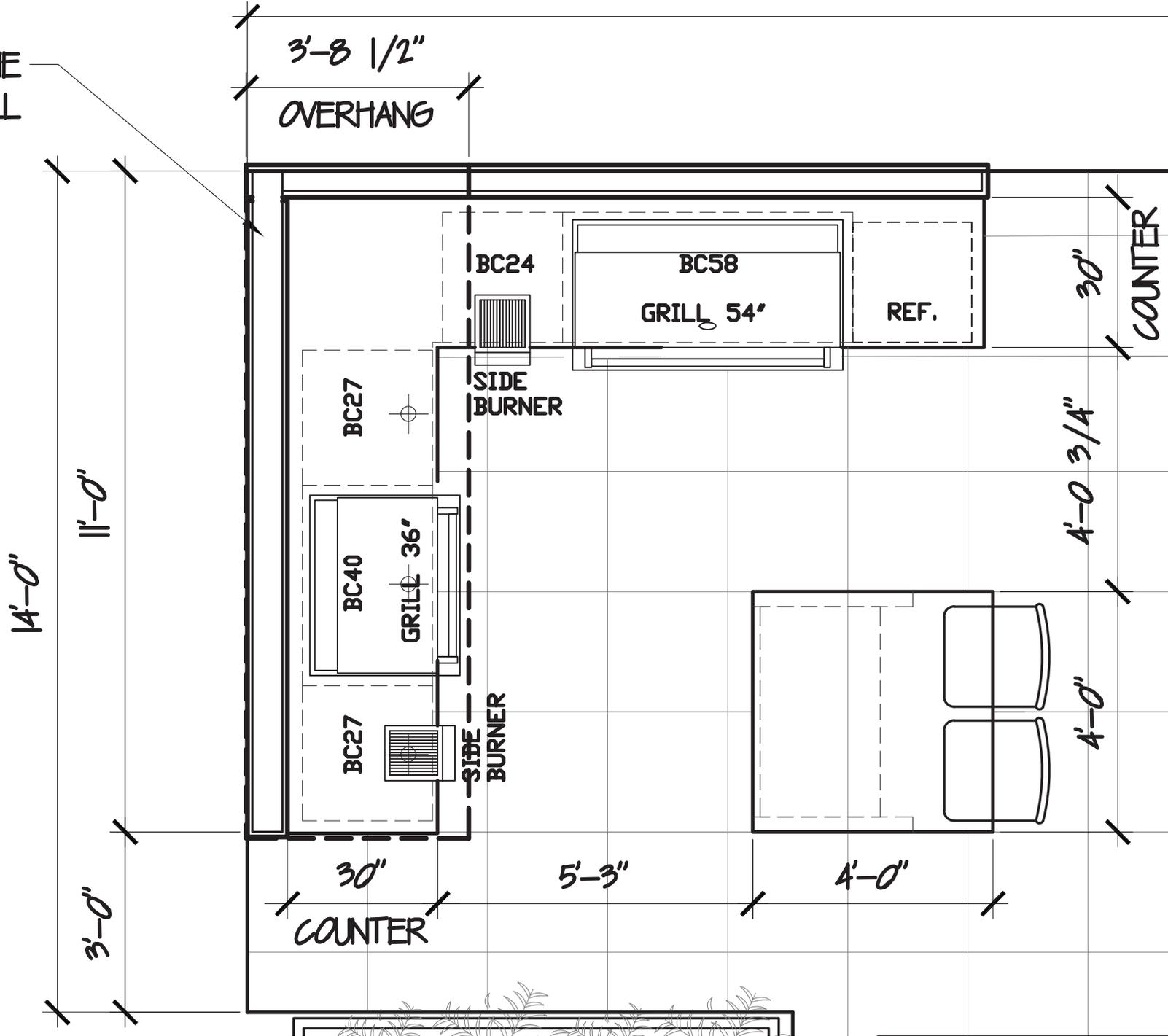
5. Describe **available alternatives** you considered to the variation(s) you have requested, and explain why each alternative is not considered viable. Your response must identify why the plan selected is the only viable option.

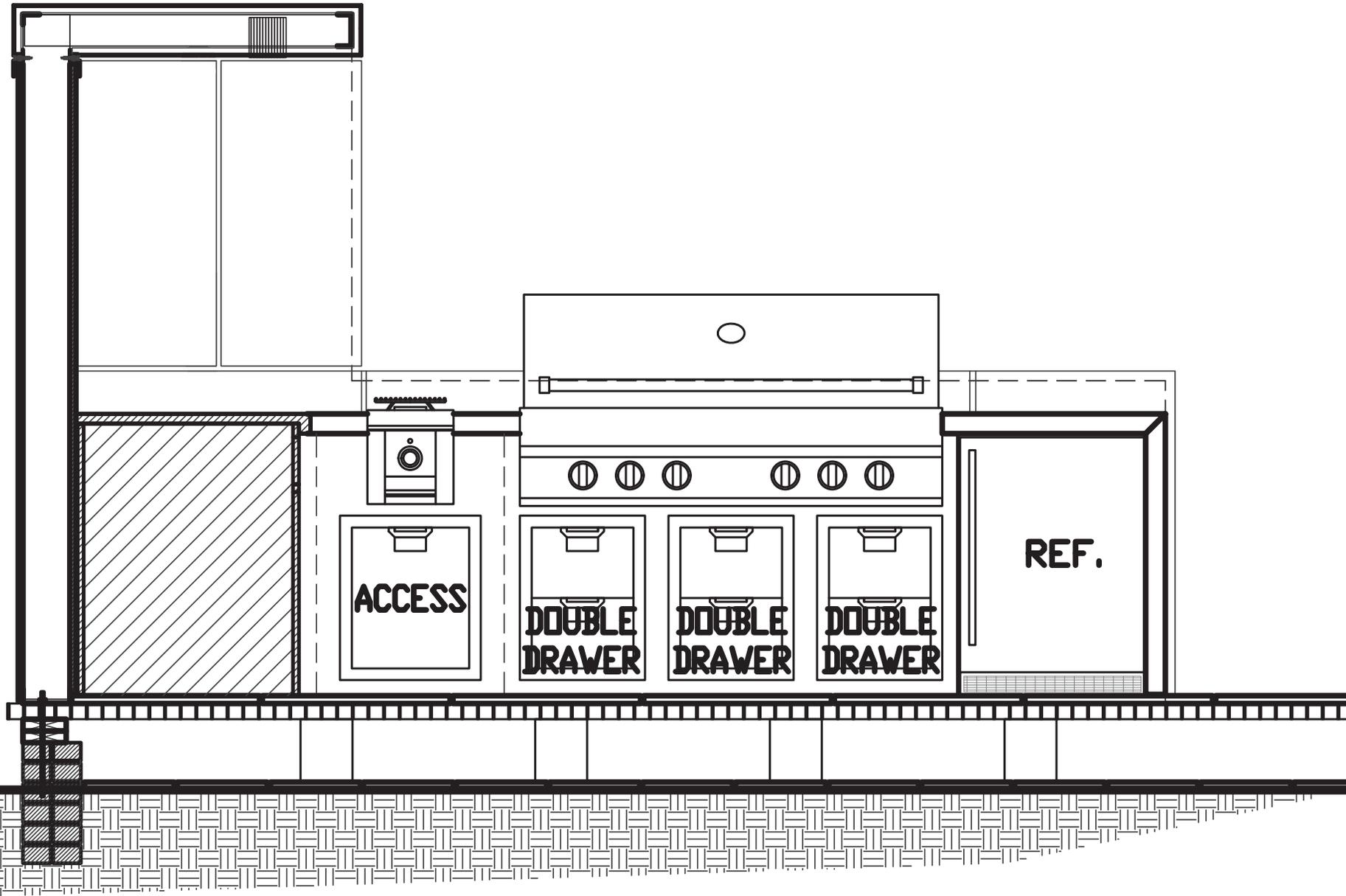
No practical alternate allowable location exists due to the required setbacks.

6. Economic impacts can be considered by the Zoning Board of Appeals, however economic impacts alone do not provide sufficient grounds for approval or denial of any variation request. Explain what, if any, **economic impact** you would incur if the requested variation(s) were to be denied.

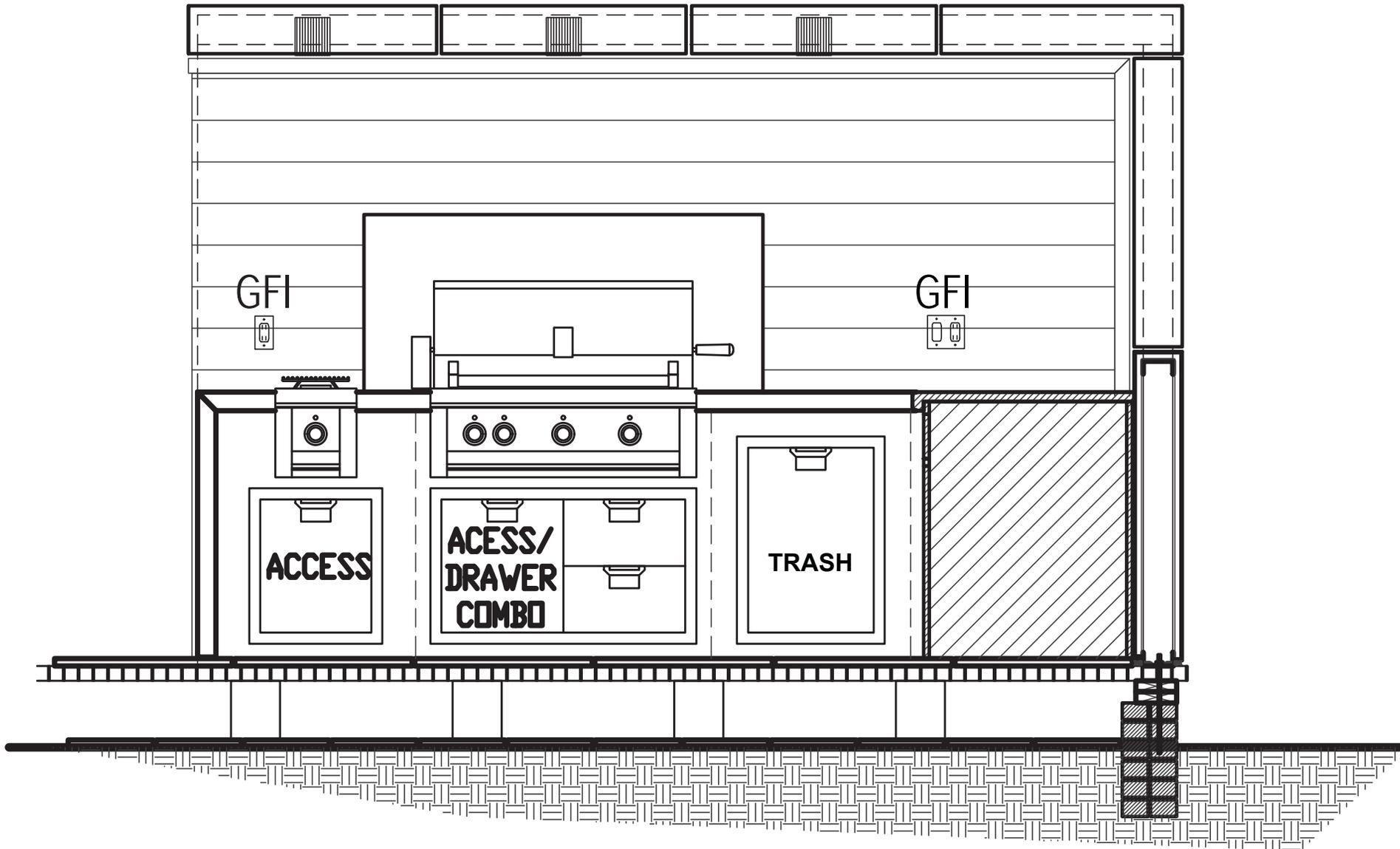
N/A

PRIVACY FRAME  
WALL, 7'-5" TALL





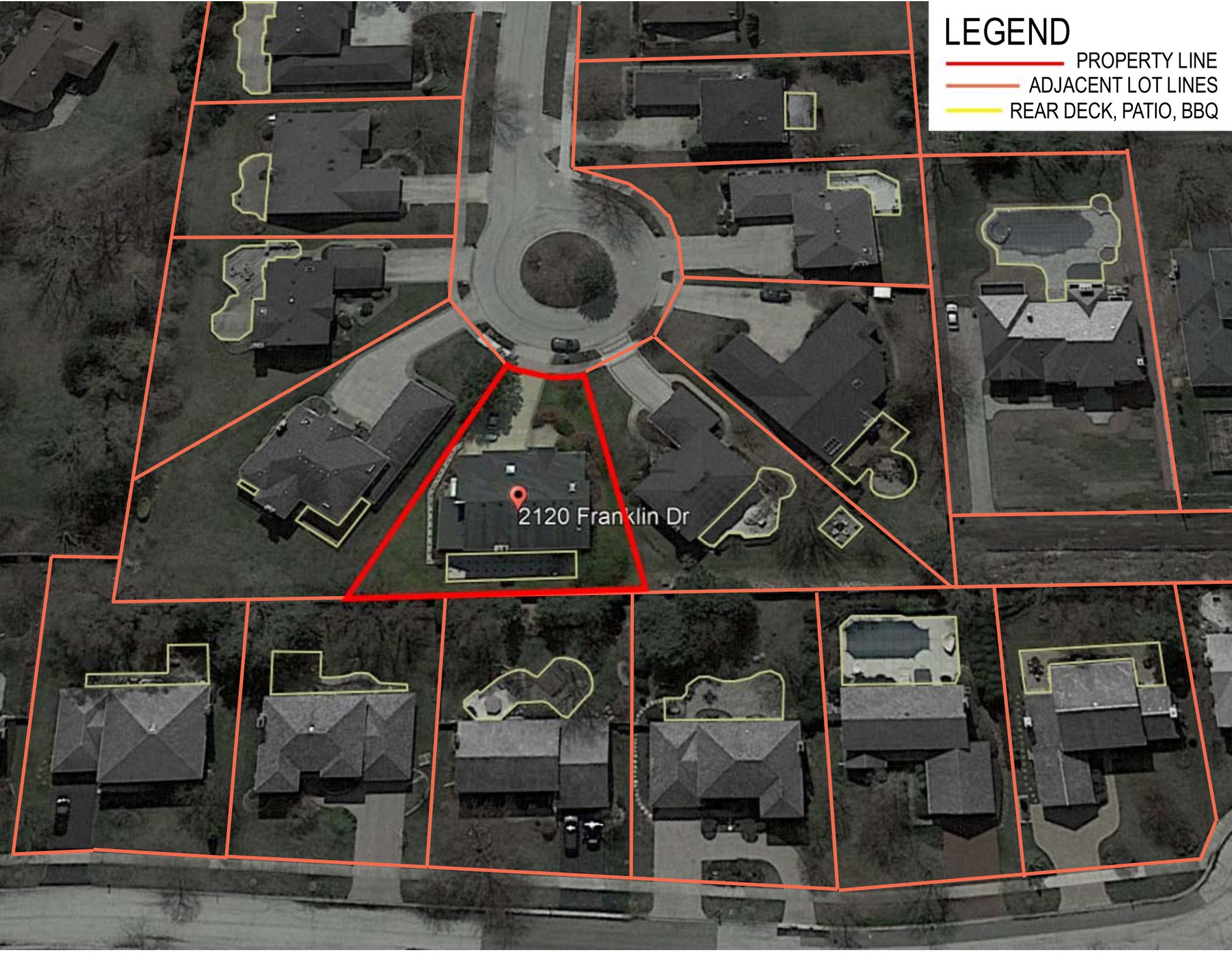
**NORTH WALL**



**WEST WALL**

# LEGEND

- PROPERTY LINE
- ADJACENT LOT LINES
- REAR DECK, PATIO, BBQ

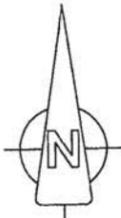
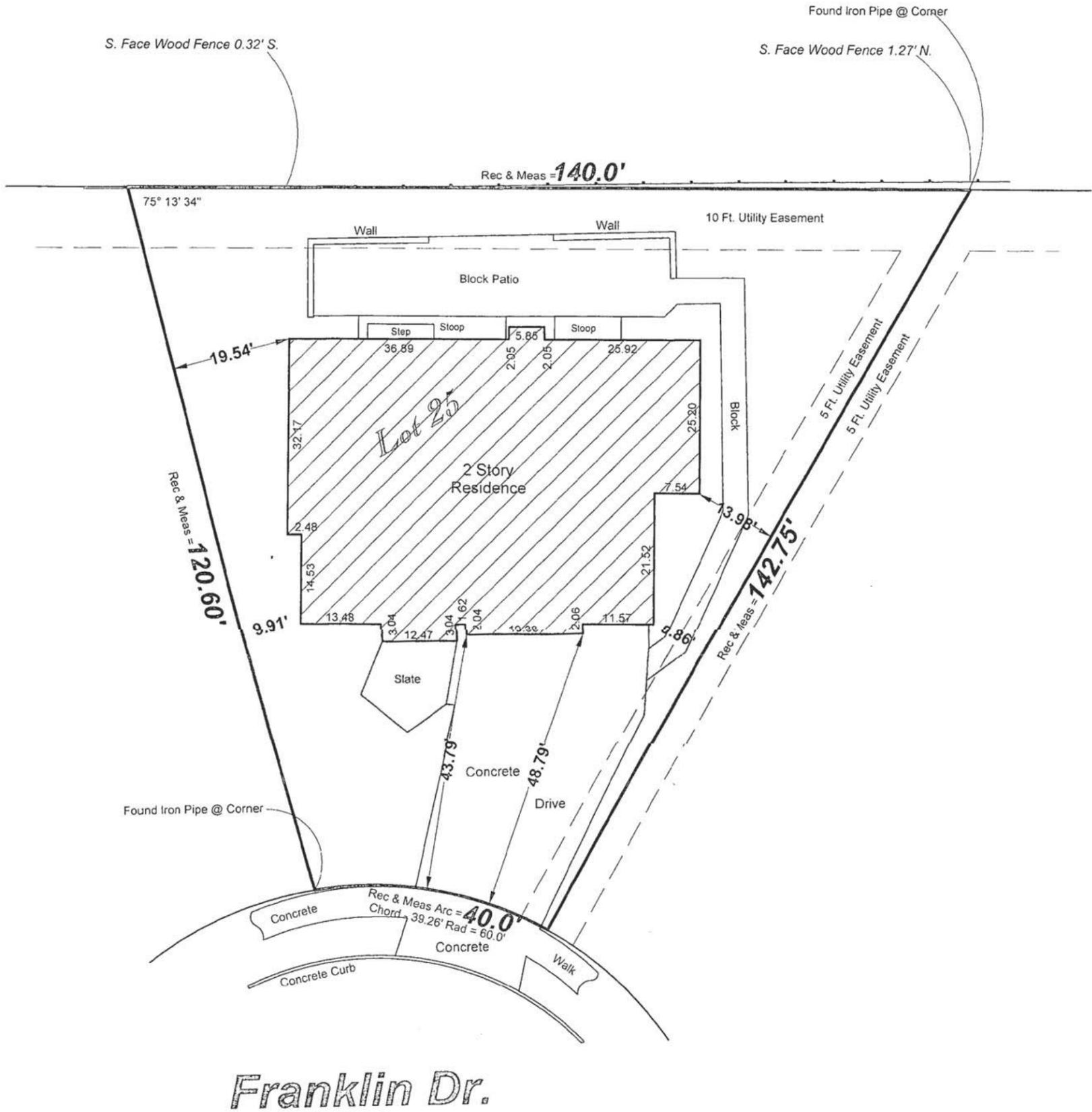


2120 Franklin Dr

# Plat of Survey *by* Central Survey LLC

## Legal Description

Lot 25 in Oak Hill Resubdivision Number 1, being a Resubdivision of Oak Hill Subdivision, being a part of the Northwest ¼ of Section 29, Township 42 North, Range 12 East of the Third Principal Meridian recorded March 16, 1983 as Document Number 26536993, in Cook County, Illinois  
Commonly Known as: 2120 Franklin Dr., Glenview, Illinois  
Area of Land Described: 10,728 Sq. Ft.



### Legend

- N. = North
- S. = South
- E. = East
- W. = West
- (TYP) = Typical
- Rec = Record
- Meas = Measure
- St. = Street
- Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.

Scale: 1 Inch equals 20 Feet.

Ordered By: Randy Cohen

Order Number: 2120K

State of Illinois )  
County of Cook ) S.S.

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on July 26, 2019 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 26th day of July 2019

William R. Webb P.L.S. #2190 (exp.11/30/2020) Professional Design Firm Land Surveying LLC (#184.005417)



This professional service conforms to current Illinois minimum standards for a boundary survey.

*William R. Webb*

# 2120 FRANKLIN DR - GLENVIEW, IL

ISSUED FOR ZONING: APRIL 13, 2021

KATHY RIZZO & ADEM KACZYNSKI  
OWNER  
PIEKARZ ASSOCIATES, P.C.  
ARCHITECT  
ELSTON CM CORP  
GENERAL CONTRACTOR

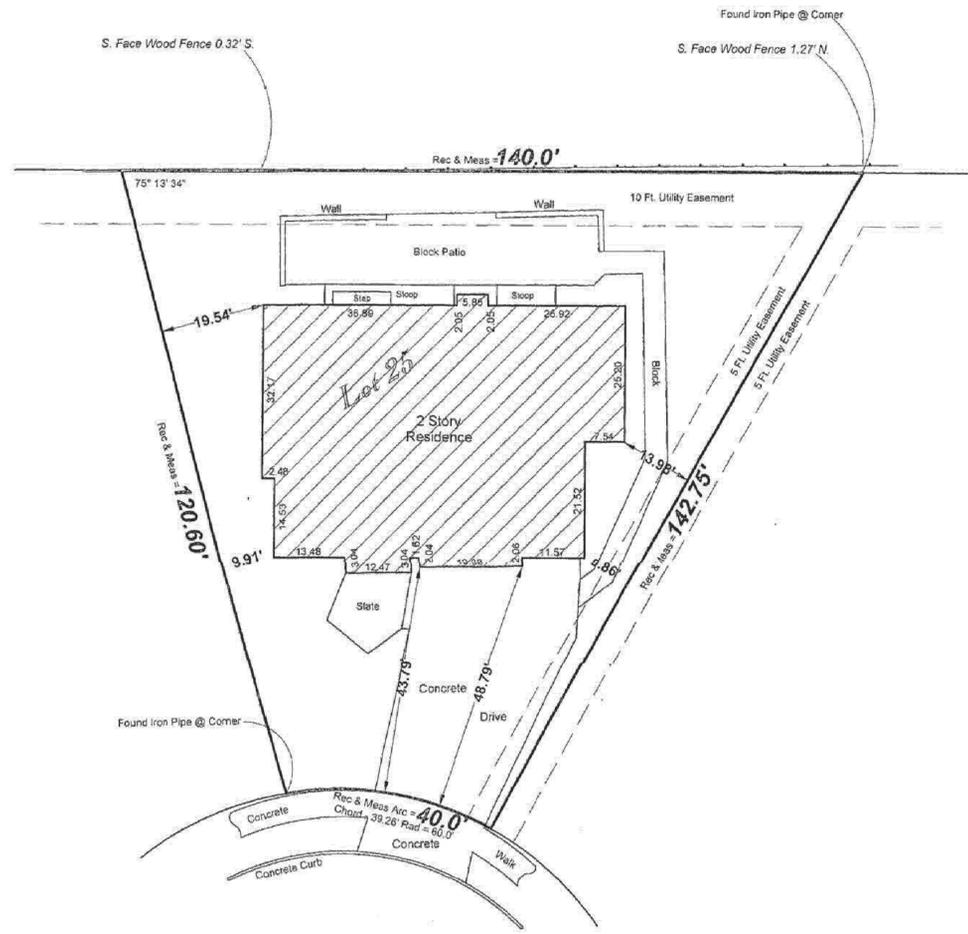
LEGEND			
	EARTH		EXISTING MASONRY
	GRANULAR FILL		STEEL
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	C.M.U.		GYPSUM BOARD

6415 N. Caldwell Ave.  
Chicago, IL 60646

## Plat of Survey by Central Survey LLC

Phone (773) 631-5285  
Fax (773) 775-2071  
www.Centralsurvey.com

Legal Description  
Lot 25 in Oak Hill Resubdivision Number 1, being a Resubdivision of Oak Hill Subdivision, being a part of the Northwest 1/4 of Section 29, Township 42 North, Range 12 East of the Third Principal Meridian recorded March 16, 1983 as Document Number 26536993, in Cook County, Illinois Commonly Known as: 2120 Franklin Dr., Glenview, Illinois  
Area of Land Described: 10,728 Sq. Ft.



Franklin Dr.



4 SURVEY - FOR REFERENCE ONLY  
1/16" = 1'-0"

Legend	
N.	= North
S.	= South
E.	= East
W.	= West
(TYP)	= Typical
Rec	= Record
Meas	= Measure
St.	= Street
Ave.	= Avenue

Decimal/Inch Conversions			
0.01" = 1/32"	0.02" = 1/16"	0.06" = 1/16"	0.58" = 7/16"
0.03" = 3/8"	0.04" = 1/2"	0.08" = 1/4"	0.17" = 2/8"
0.09" = 9/16"	0.12" = 3/8"	0.15" = 3/16"	0.25" = 1/4"
0.18" = 3/16"	0.24" = 1/4"	0.31" = 5/16"	0.33" = 1/3"
0.35" = 7/16"	0.42" = 7/16"	0.48" = 3/8"	0.50" = 1/2"
0.52" = 11/16"	0.56" = 7/8"	0.58" = 5/8"	1.00" = 1"

NOTES: \*Property corners were NOT staked per customer.  
\*AutoCad file will not be provided under this contract. \*For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. \*Assume no dimension from scaling upon this plat. \*Compare all points before building and report any difference at once.

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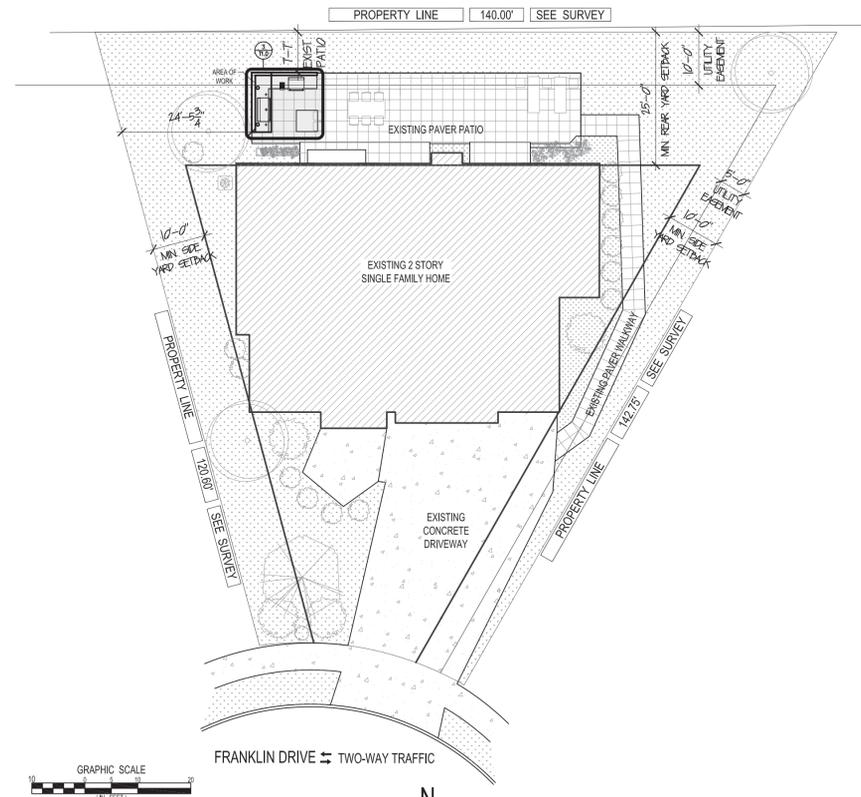


This professional service conforms to current Illinois minimum standards for a boundary survey.

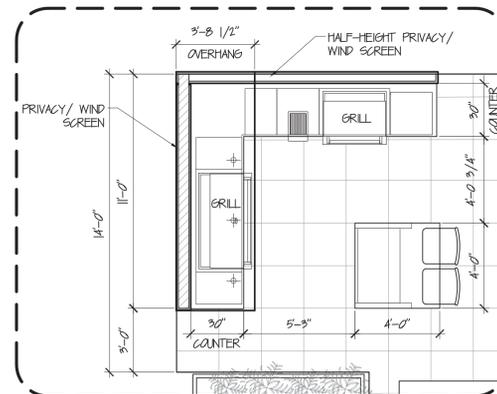
State of Illinois )  
County of Cook ) S.S.

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Dated this 26th day of July 2019  
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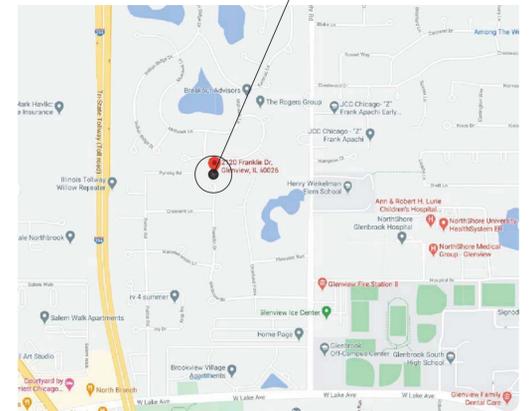
2 SITE PLAN  
1/16" = 1'-0"



3 GRILL STATION PLAN  
1/4" = 1'-0"



2120 FRANKLIN DRIVE  
GLENVIEW, ILLINOIS 60026



1 LOCATION MAP  
NOT TO SCALE

### SCOPE OF WORK

INSTALLATION OF GRILLING STATION WITH PRIVACY/WIND SCREEN AT EXISTING PATIO LOCATED WITHIN THE REQUIRED MINIMUM REAR YARD SETBACK.

Ronald R. Piekarz  
STATE OF ILLINOIS  
RONALD R. PIEKARZ  
001-012317  
LICENSED ARCHITECT

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL REQUIREMENTS & BUILDING CODES OF GLENVIEW, ILLINOIS.

PIEKARZ ASSOCIATES, P.C.  
2880 N. Elston Avenue, Chicago IL 60618 773 • 342 • 4300  
c o n s t r u c t i o n m a n a g e m e n t

GRILLING STATION  
2120 FRANKLIN DRIVE  
GLENVIEW, IL 60026

ISSUED FOR ZONING  
DATE: APRIL 13, 2021  
JOB # 1000

T1.0