



SINGLE FAMILY RESIDENTIAL ZONING VARIATION APPLICATION

Applicant Information

Name: Milos Cihelka
Address: 1918 George Ct.
City: Glenview State: IL Zip Code: 60025
Email: Cihlous@yahoo.com Phone: (773) 615-8590 Fax: _____

Project Information

Project Name: Building Renovation 1918 George Ct773.615.8590
Project Address: 1918 George Ct. Glenview, IL 60025

Property Owner Information (if different than Applicant)

Name: Milos Cihelka
Address: 1918 George Ct.
City: Glenview State: IL Zip Code: 60025
Email: Cihlous@yahoo.com Phone: (773) 615-8590 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: same as owner
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: 
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.): _____

Please Identify the Variation(s) applied for:

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

Other: 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	7,306.31 sq. ft.	sq. ft.	sq. ft.
Maximum Building Size	1,447.00 sq. ft.	1,558.00 sq. ft.	3,299.64 sq. ft.
Front Yard Setback	30.00 ft.	30.00ft.	30.00ft.
Rear Yard Setback	52.00 ft.	52.00ft.	ft.
Side Yards Setbacks	7.00 ft. / 10.00 ft.	7.00 ft. / 10.00 ft.	7.16ft. / 7.16ft.
Maximum Building Height	15.00 ft.	15.00ft.	30.00ft.
Maximum Eave Height	9.83 ft.	9.83ft.	ft.
Impervious Lot Coverage	3285.00 sq. ft.	3257.00 sq. ft.	3288.00 sq. ft.
Accessory Structure(s)	Existing	Proposed	Permitted
Structure Height (if applicable)	13.00 ft.	20.00 ft.	20.00 ft.
Structure Area (if applicable)	396.00 sq. ft.	400.00 sq. ft.	431.00 sq. ft.
Rear Yard Setback	11.00 ft.	13.1 ft.	6 ft.
Side Yards Setbacks	2.90 ft. / 34.10 ft.	3.00 ft. / 32.00 ft.	3.00 ft. / 3.00 ft.
Fences	Existing	Proposed	Permitted
Fence Height (if applicable)	3.00 ft.	6.00 ft.	8.00 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.

I am requesting the height of my garage to be 20' as per the approved plans. I have a tall work vehicle that I would like to be able to park inside of my garage instead of leaving it on the driveway every day. Additionally, I need room to leave my tools and materials in the garage's attic space. This would leave my driveway clean and neat and improve the curb appeal of my property.

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.

If I were to adhere to the lower garage height listed in the complaint against my project, I would have to unload my work tools in my driveway and be exposed to inclement weather as well as decrease the curb appeal by often having my work vehicle parked outside. Zoning limitations for garage height are 20', and the subject project is within this requirement. It is very similar in size to neighboring structures.

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.

The subject garage is within the 20' limit for garages and is not a strangely tall structure when compared to neighboring garages and houses. It fits in well with the neighboring architecture and this rule is being applied and examined uniquely for myself.

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).

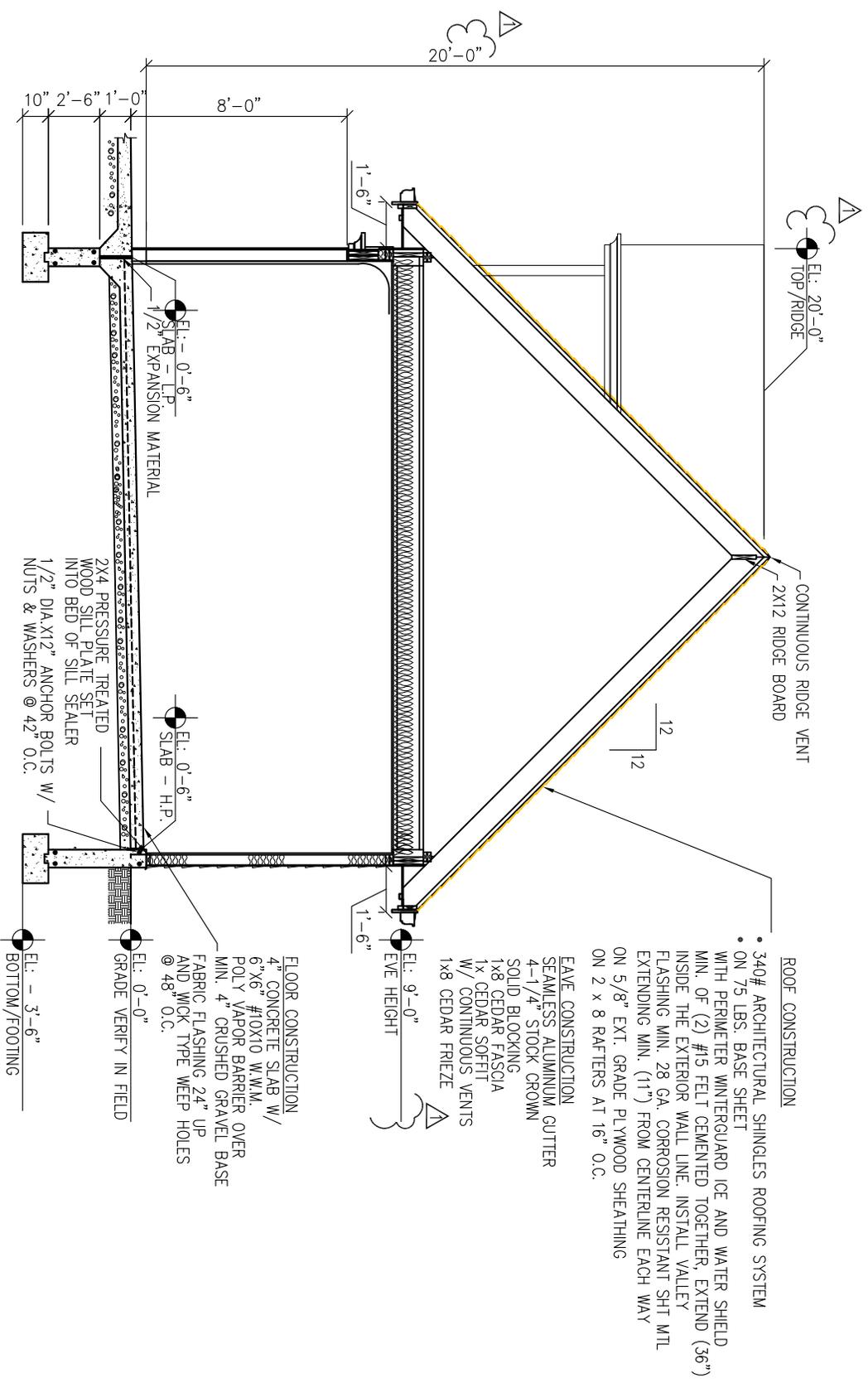
There are no impacts to these criteria. The garage has 13' of space from the back of the lot. It does not impact the neighbor adjacent to the north. The neighbor to the west has a similar height garage and it does not, for that fact, impact them as well.

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.

A lot has been invested into the currently approved design. The foundation has been laid which is a much more costly foundation considering that it includes 3x6 deep foundation with foundation footings and walls, much more than would be required to build a smaller and lower height garage on concrete slab. Engineering plans have already been completed and approved and going through this process would cost me a lot more. Many materials have already been purchased for the full construction and cannot be returned.

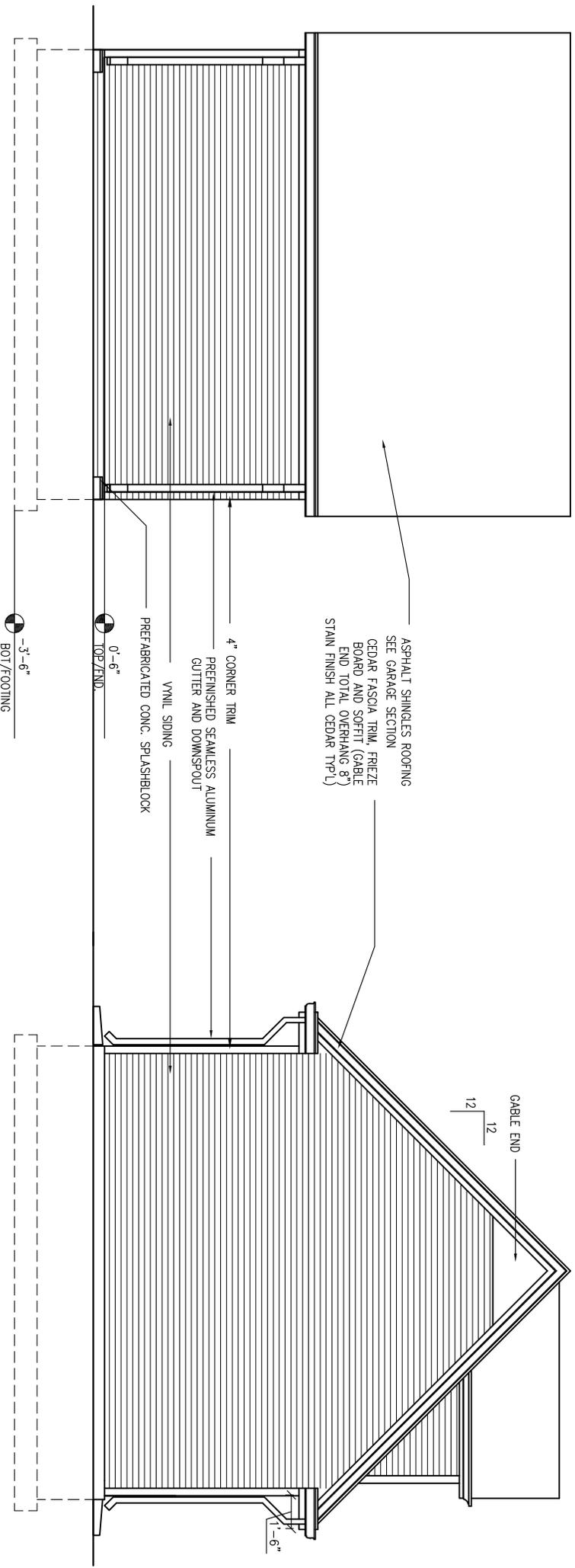
6. Economic impacts can be considered by the Zoning Board of Appeals, however economic impacts alone do not provide sufficient grounds for approval or denial of any variation request. Explain what, if any, **economic impact** you would incur if the requested variation(s) were to be denied.

The economic impact I would incur would be difficult for me to afford and may leave me unable to finish what I already received approval for, purchased materials, and begun building. I have provided deposits that cannot be recouped and laid the required foundation already. While economic impact alone may not be enough for approval, I based my family's finances on the approval I already received on my plans from the Village of Glenview. Had this been a concern in the plan review process, it could have been adjusted, but this is far too late for economic impacts to be considered lightly.



TRANSVERSE GARAGE SECTION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"

PLAT OF SURVEY

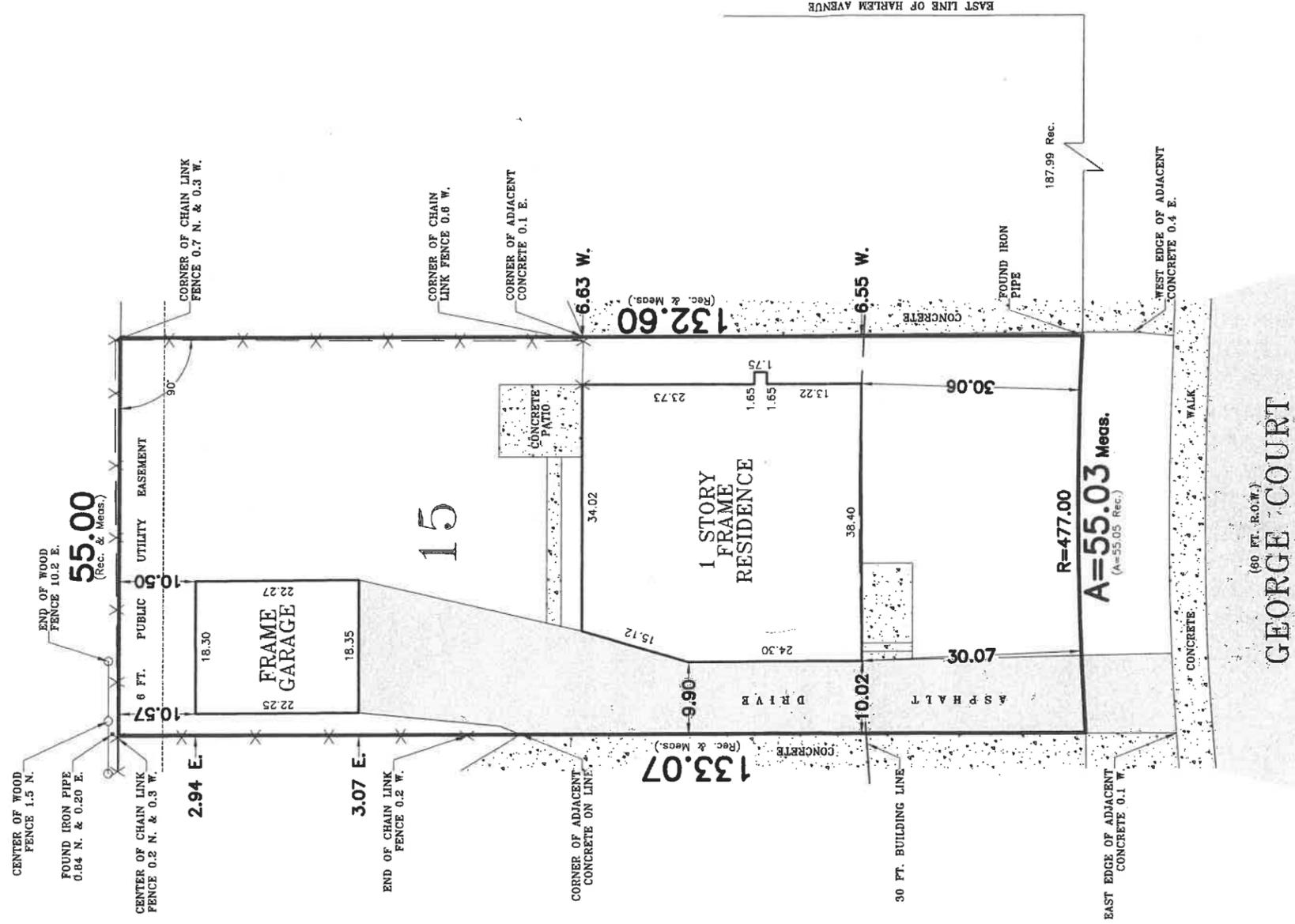
of

LOT 15 IN GLENVIEW PARK MANOR UNIT NUMBER 3, A SUBDIVISION OF THE EAST 15 ACRES OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 12, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1918 GEORGE COURT, GLENVIEW, ILLINOIS



SCALE: 1" = 20'



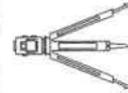
GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.
 7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
 Phone 708-458-7845 / Fax 708-458-7855
 www.psisurvey.com

Field Work Completed	09/16/14	FLD CREW:	CD/GZ
Land Area Surveyed	7,276.8 Sq. Ft.	CAD:	AD
Drawing Revised		PNTN:	8041592



STATE OF ILLINOIS) S.S.
 COUNTY OF COOK)

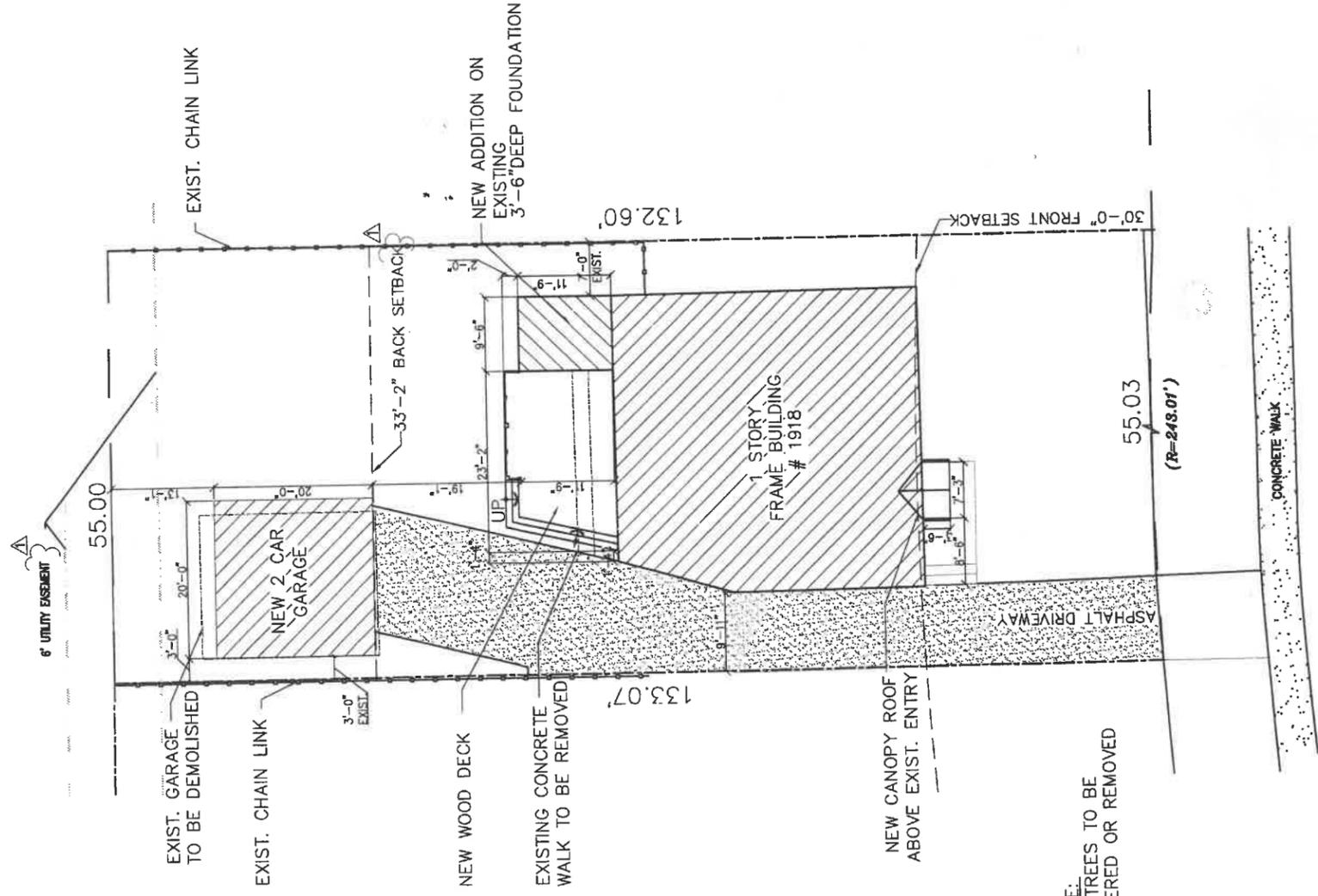
SURVEY ORDERED BY: ADAMS & ASSOCIATES

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

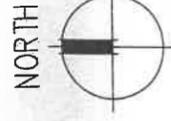
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF SEPTEMBER A.D. 2014

(Signature)
 MY LICENSE EXPIRES ON 1/30/14
 P.S.I. NO. 14105577





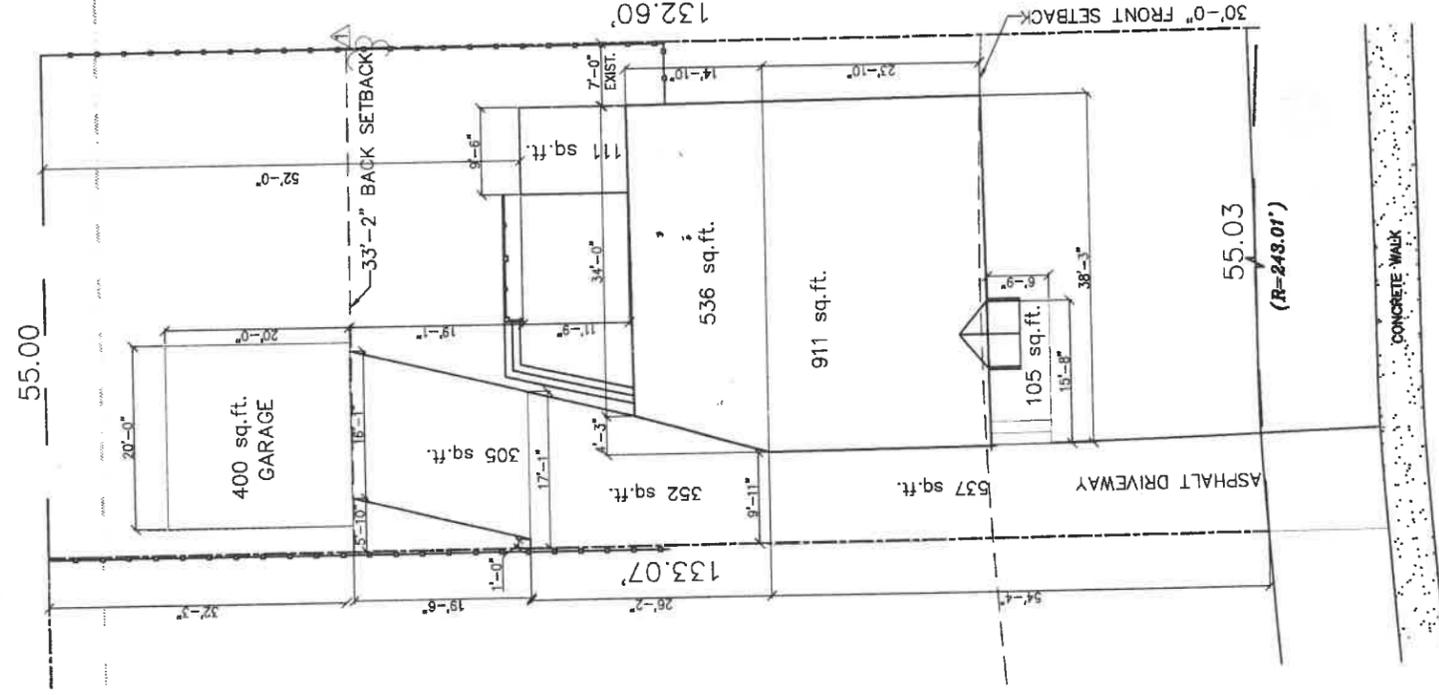
NOTE:
NO TREES TO BE
ALTERED OR REMOVED



NORTH

SITE PLAN

SCALE: 1" = 20'-0"



NORTH



SITE PLAN

SCALE: 1" = 20'-0"

ZONING DATA:

ZONING:R-5

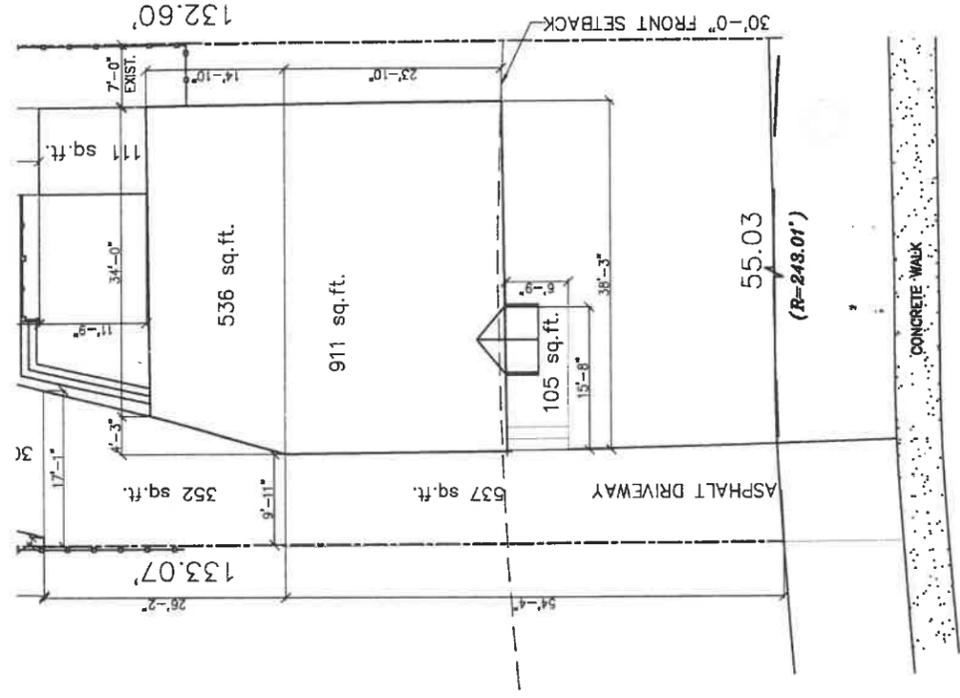
ACTUAL 1ST FLR. :	1,447 SQFT.
MUD ROOM ADDITION. :	111 SQFT.
BUILDING :	1,558 SQFT.
GARAGE :	400 SQFT.
TOTAL AREA:	1,958 SQFT.

△ 3

LOT COVERAGE:	
DRIVEWAY :	1,194 SQFT
FRONT CONCRETE WALK. :	105 SQFT
GARAGE :	400 SQFT
BUILDING 1ST FLOOR:	1,558 SQFT.
TOTAL LOT COVERAGE:	3,257 SQFT.

SITE DATA - 1918 GEORGE CT.

LOT AREA:	7,306.31 SQ. FT.
ZONING - R5 SETBACKS:	
FRONT YARD:	30'-0"
SIDE YARD (EAST):	6'-9"
SIDE YARD (WEST):	10'-0"
REAR YARD:	52'-0"
BUILDING HEIGHT:	ROOF RIDGE: 15'-0"
	EAVE RIDGE: 9'-10"



NORTH



SITE PLAN

SCALE: 1" = 20' - 0"

ZONING DATA:

ZONING: R-5

ACTUAL 1ST FLR. :1,447 SQFT.
 MUD ROOM ADDITION :111 SQFT.
 BUILDING :1,558 SQFT.
 GARAGE :400 SQFT.
 TOTAL AREA:1,958 SQFT.

LOT COVERAGE:
 DRIVEWAY :1,194 SQFT
 FRONT CONCRETE WALK :105 SQFT
 GARAGE :400 SQFT
 BUILDING 1ST FLOOR:1,558 SQFT.
 TOTAL LOT COVERAGE:3,257 SQFT.

△
 3

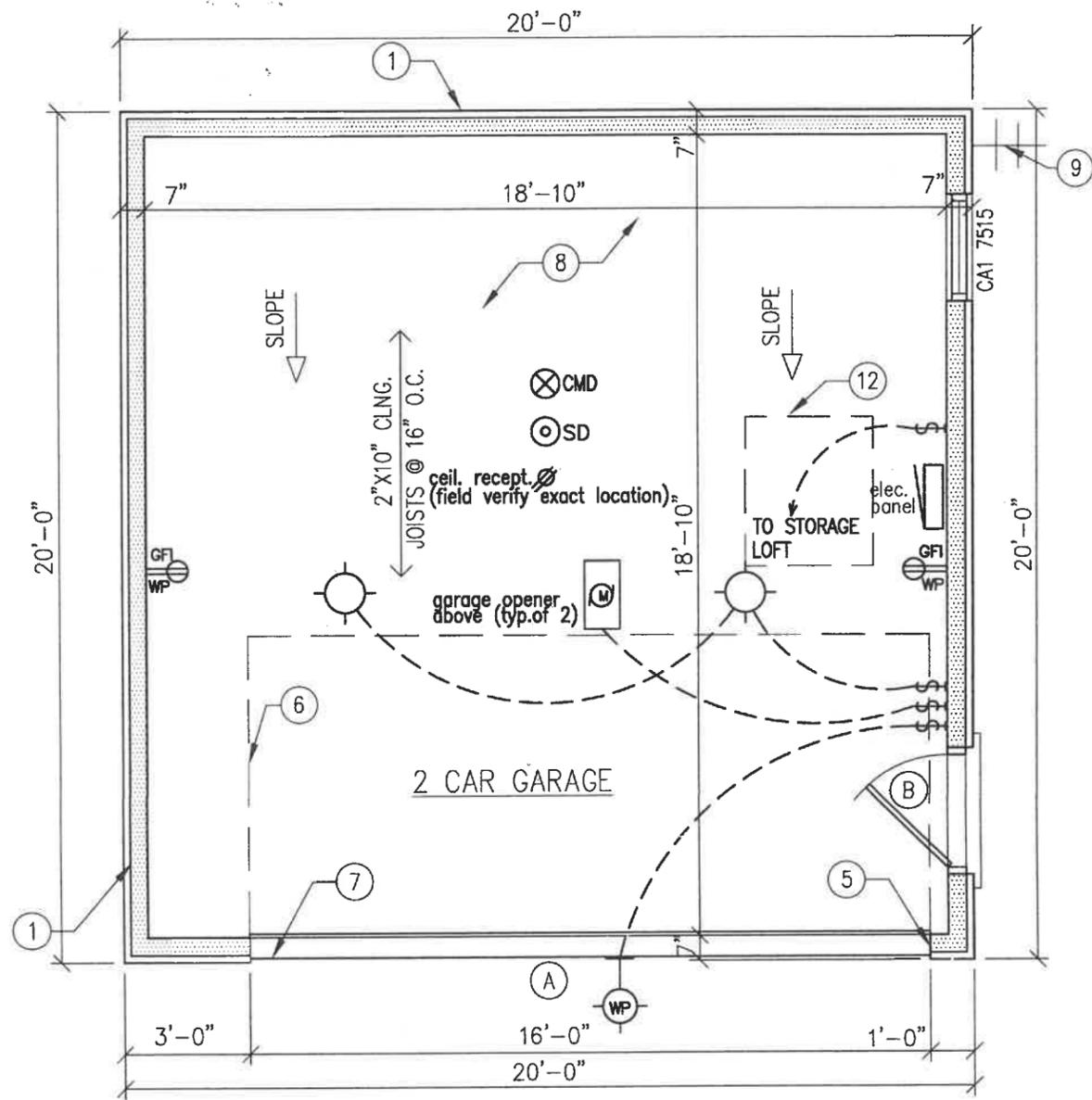
SITE DATA - 1918 GEORGE CT.

LOT AREA: 7,306.31 SQ. FT.
 ZONING - R5 SETBACKS:
 FRONT YARD: 30'-0"
 SIDE YARD (EAST): 6'-9"
 SIDE YARD (WEST): 10'-0"
 REAR YARD: 52'-0"

BUILDING HEIGHT: ROOF RIDGE: 15'-0"
 EAVE RIDGE: 9'-10"

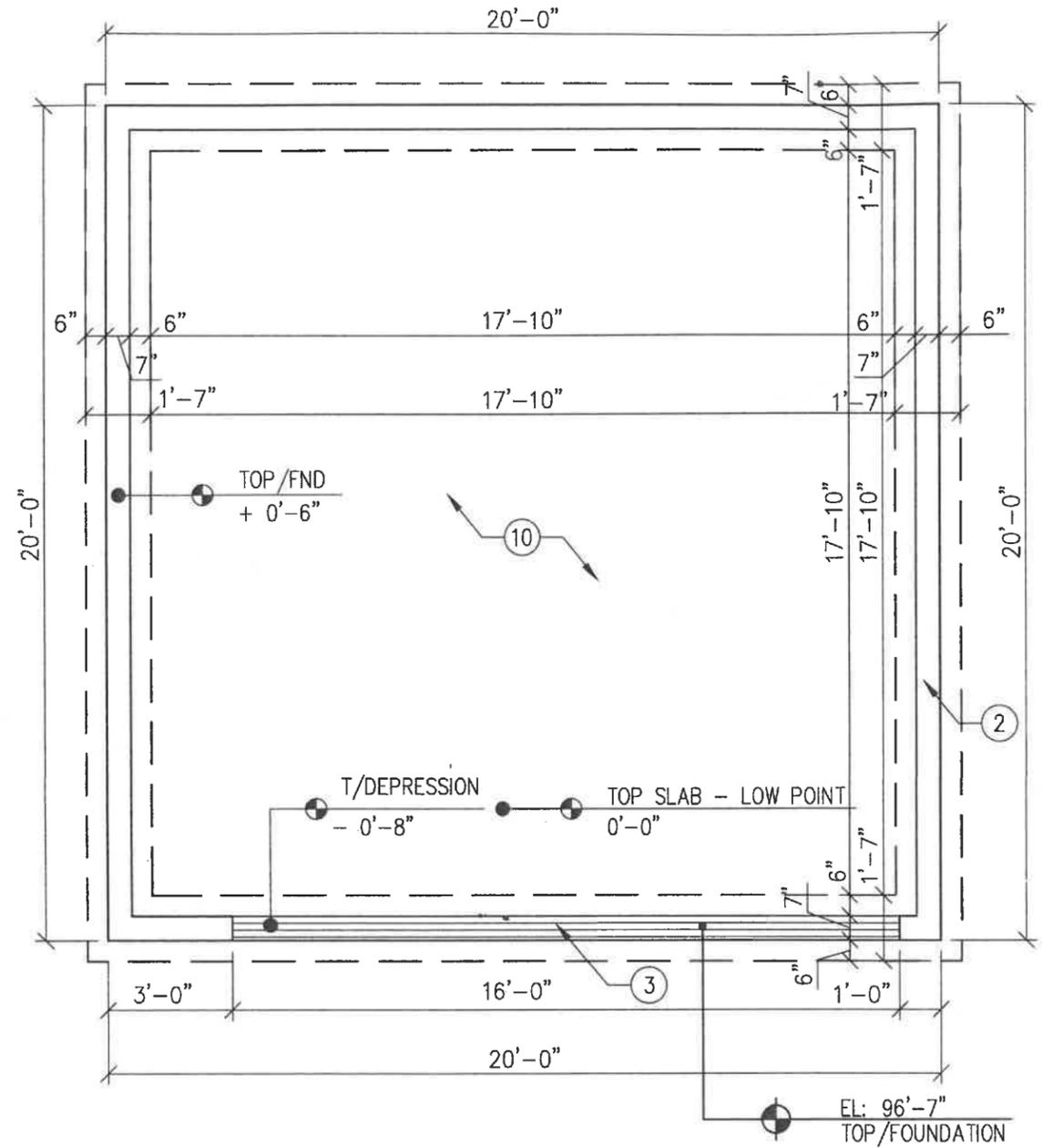
MBS: = 2,700 + ((7,306.31 - 5,000) x .26)
 ALLOWABLE = 3,299.64 SQ. FT.
 ACTUAL = 1,958.00 SQ. FT.

MAX. LOT COVERAGE:
 = 0.45 X 7,306.31
 ALLOWABLE = 3,288.00 SQ. FT.
 ACTUAL = 3,257.00 SQ. FT.



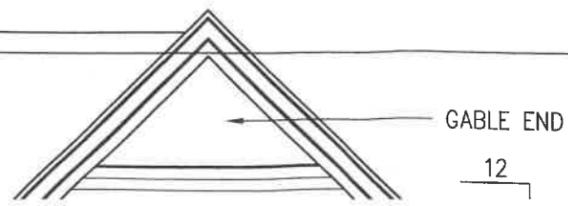
GARAGE FLOOR PLAN

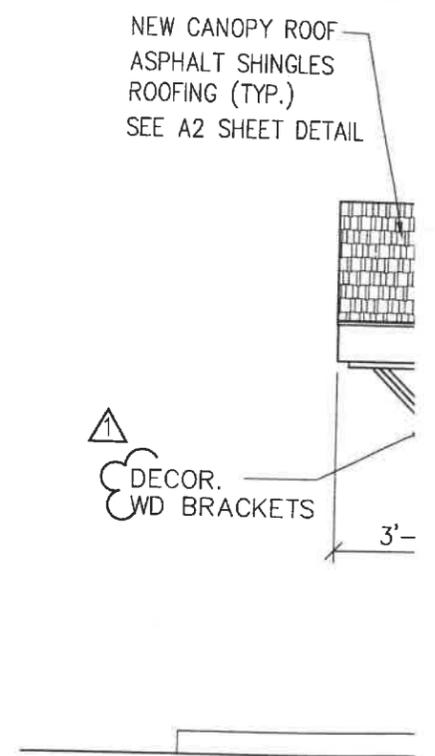
SCALE: 1/4" = 1'-0"



GARAGE FOUNDATION PLAN

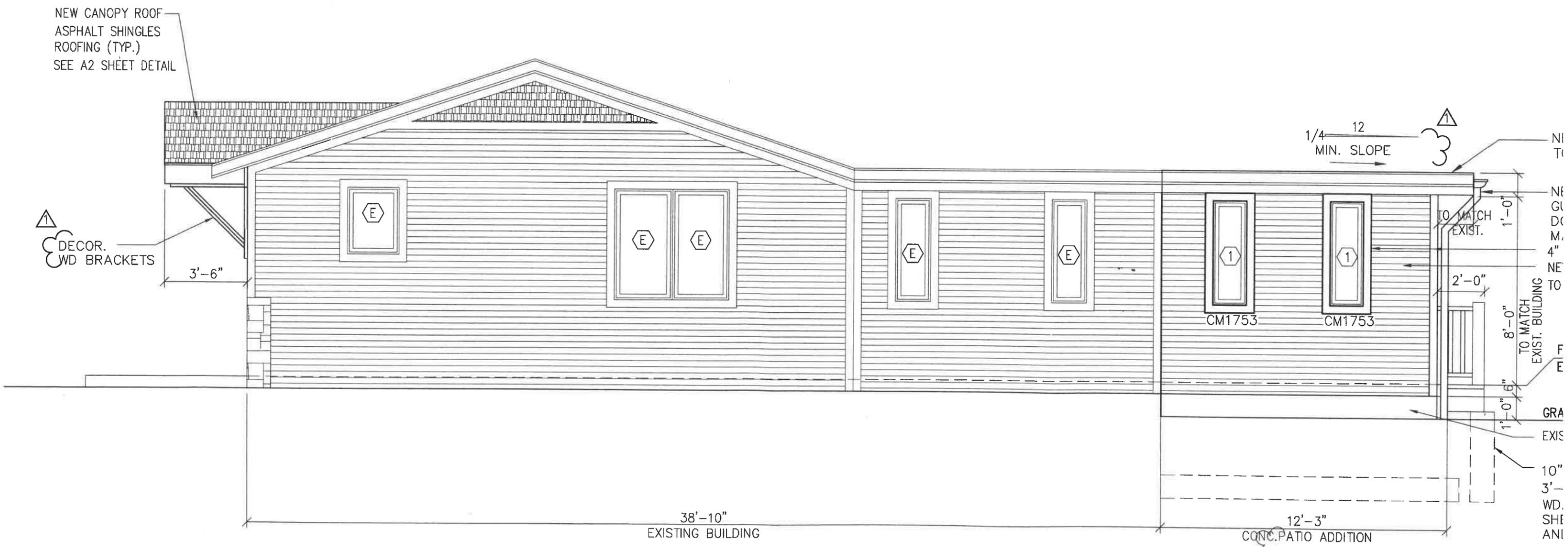
SCALE: 1/4" = 1'-0"





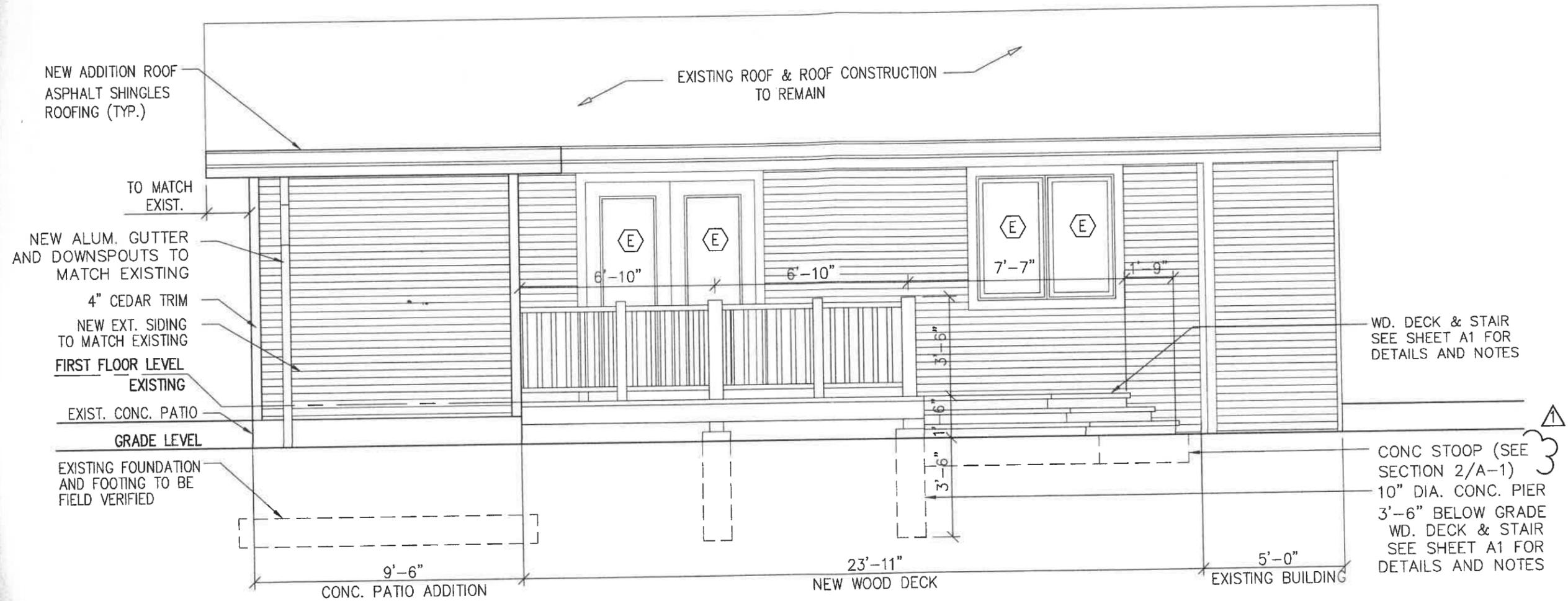
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NEW ROOF S
TO MATCH E
1/4":12"
NEW ALUM.
GUTTER AND
DOWNSPOUTS
MATCH EXIS
NEW EXT. S
TO MATCH EXI
4" CEDAR

FIRST FLOOR LE
EXIS

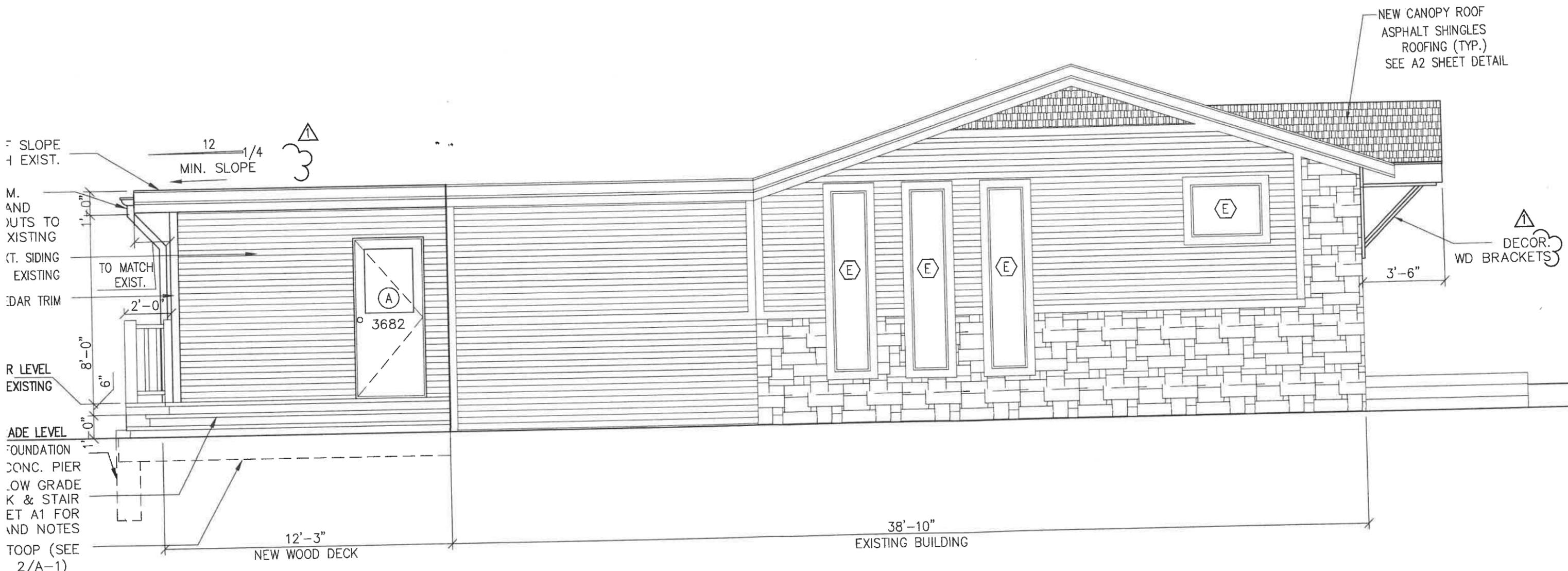
GRADE
NEW DECK FOUR
10" DIA. CON
3'-6" BELOW
WD. DECK &
SEE SHEET
DETAILS AND
CONC STOC
SECTION 2,
▲

WD. DECK & STAIR
SEE SHEET A1 FOR
DETAILS AND NOTES

CONC STOOP (SEE
SECTION 2/A-1)
10" DIA. CONC. PIER
3'-6" BELOW GRADE
WD. DECK & STAIR
SEE SHEET A1 FOR
DETAILS AND NOTES

EAST ELEVATION

SCALE: 1/4"=1'-0"

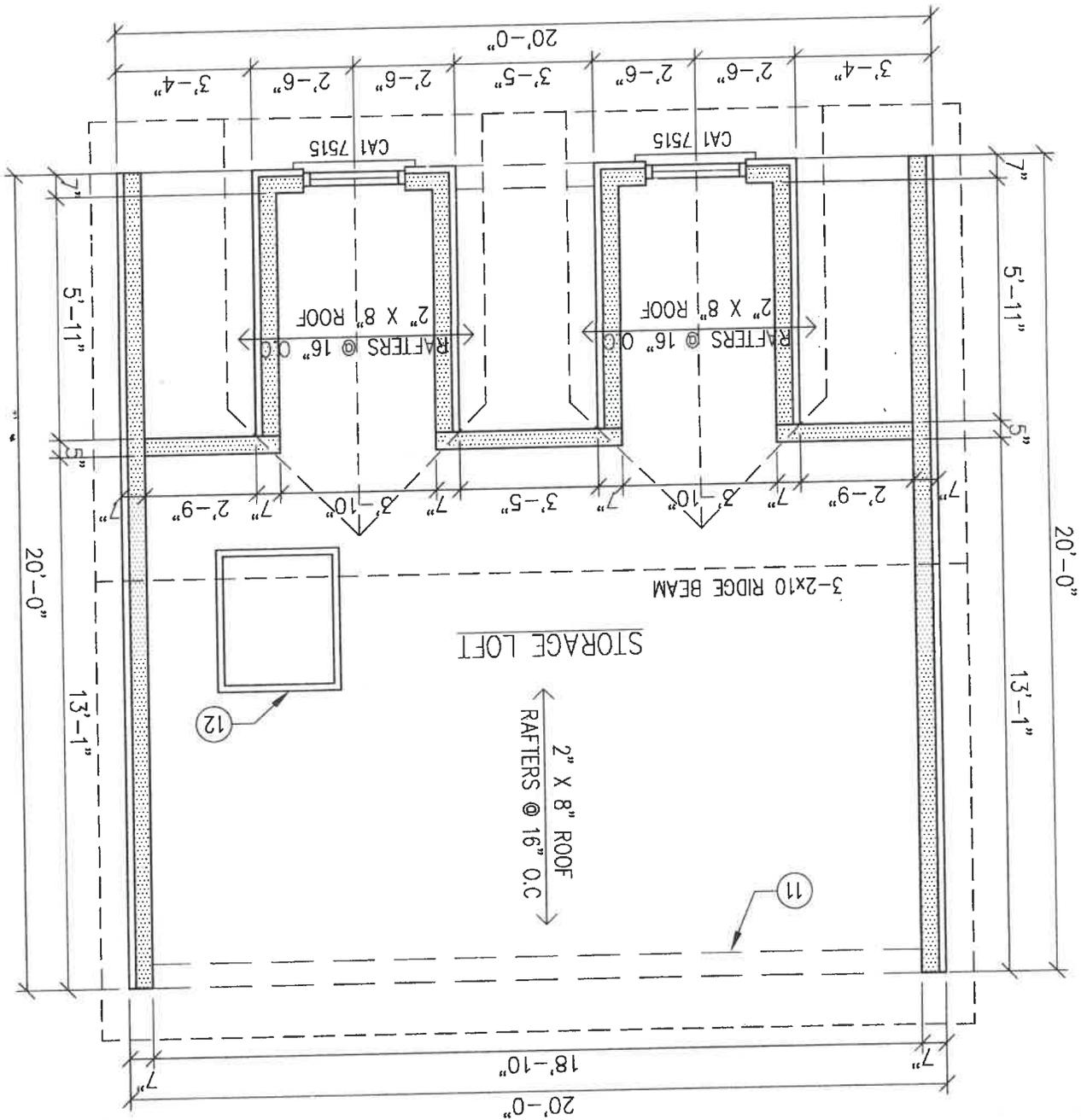


WEST ELEVATION

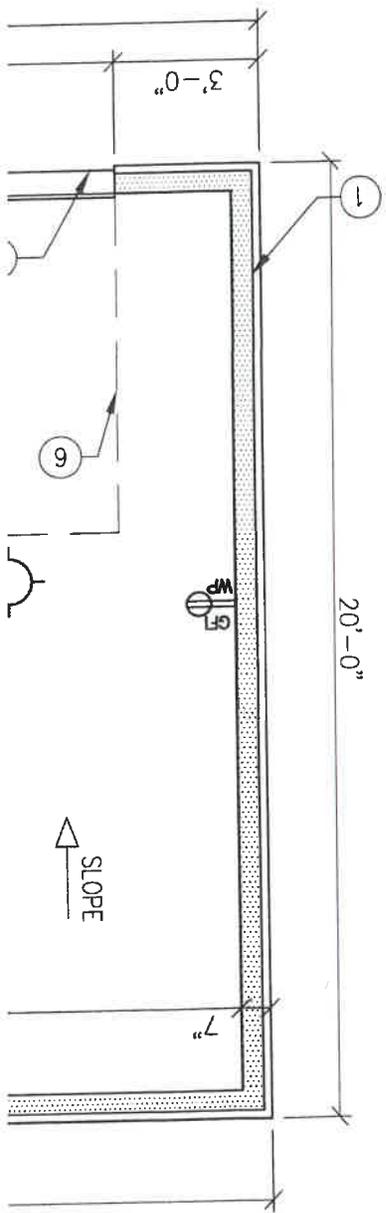
SCALE: 1/4"=1'-0"

NOTE:
 ALL ESCAPE WINDOWS AT SLEEPING ROOMS
 TO BE 5,7 SQ. FT. MINIMUM.

GARAGE ATTIC PLAN



GAR SCALE 1/4"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

BOT/FOOTING
-3'-6"

TOP/END
0'-6"

PREFABRICATED CONC. SPLASHBLOCK

REFINISHED SEAMLESS ALUMINUM
GUTTER AND DOWNSPOUT

4" CEDAR TRIM

8" VNYL ACCENT

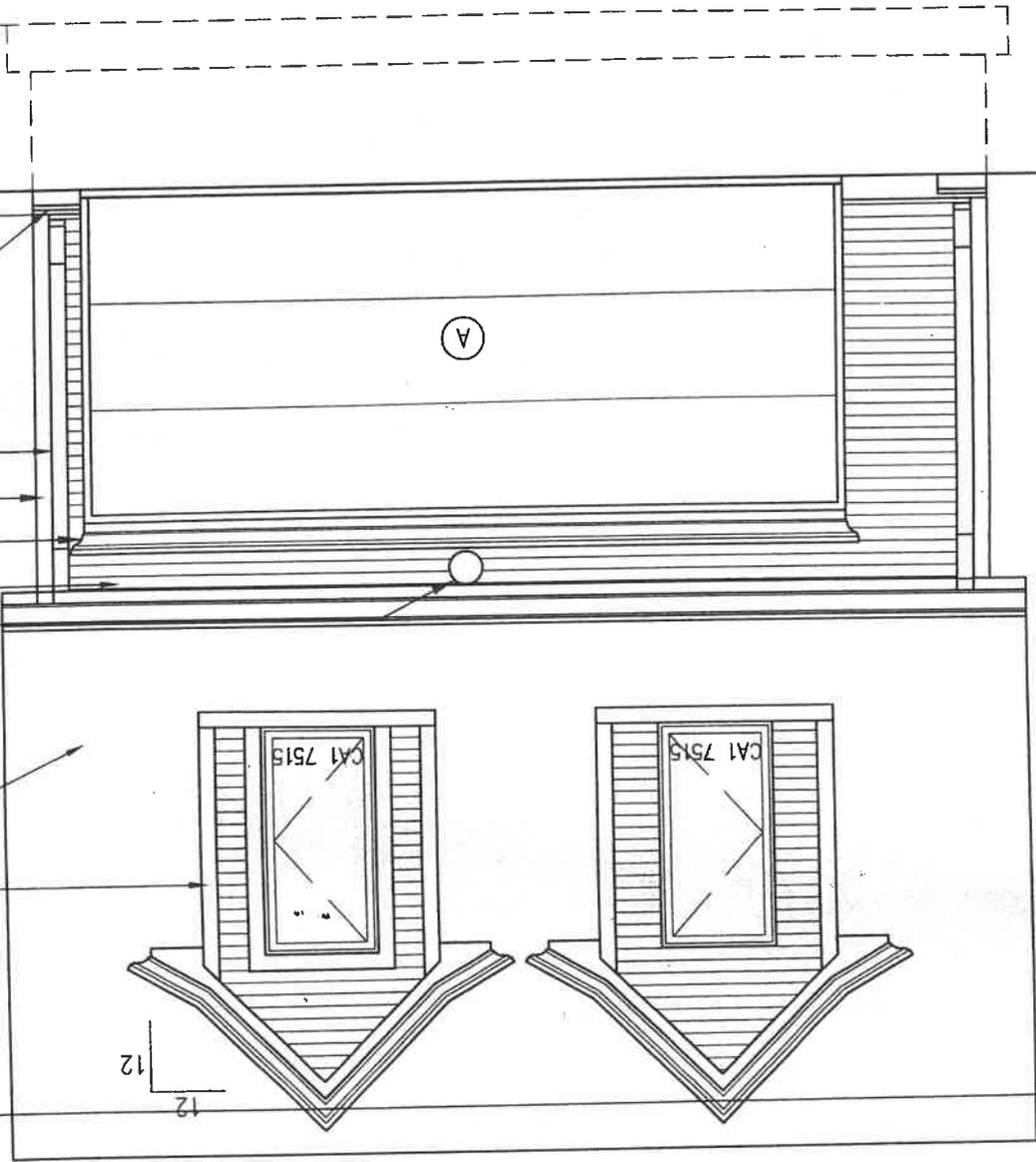
VNYL SIDING

WATERPROOF LIGHT FIXTURE

CEDAR FASCIA TRIM, FRIEZE
BOARD AND SOFFIT (GABLE
END TOTAL OVERHANG 8")
STAIN FINISH ALL CEDAR TYP(L)

SEE GARAGE SECTION
ASPHALT SHINGLES ROOFING

1X4 CEDAR TRIM



GARAGE ATTIC PLAN
SCALE: 1/4" = 1'-0"



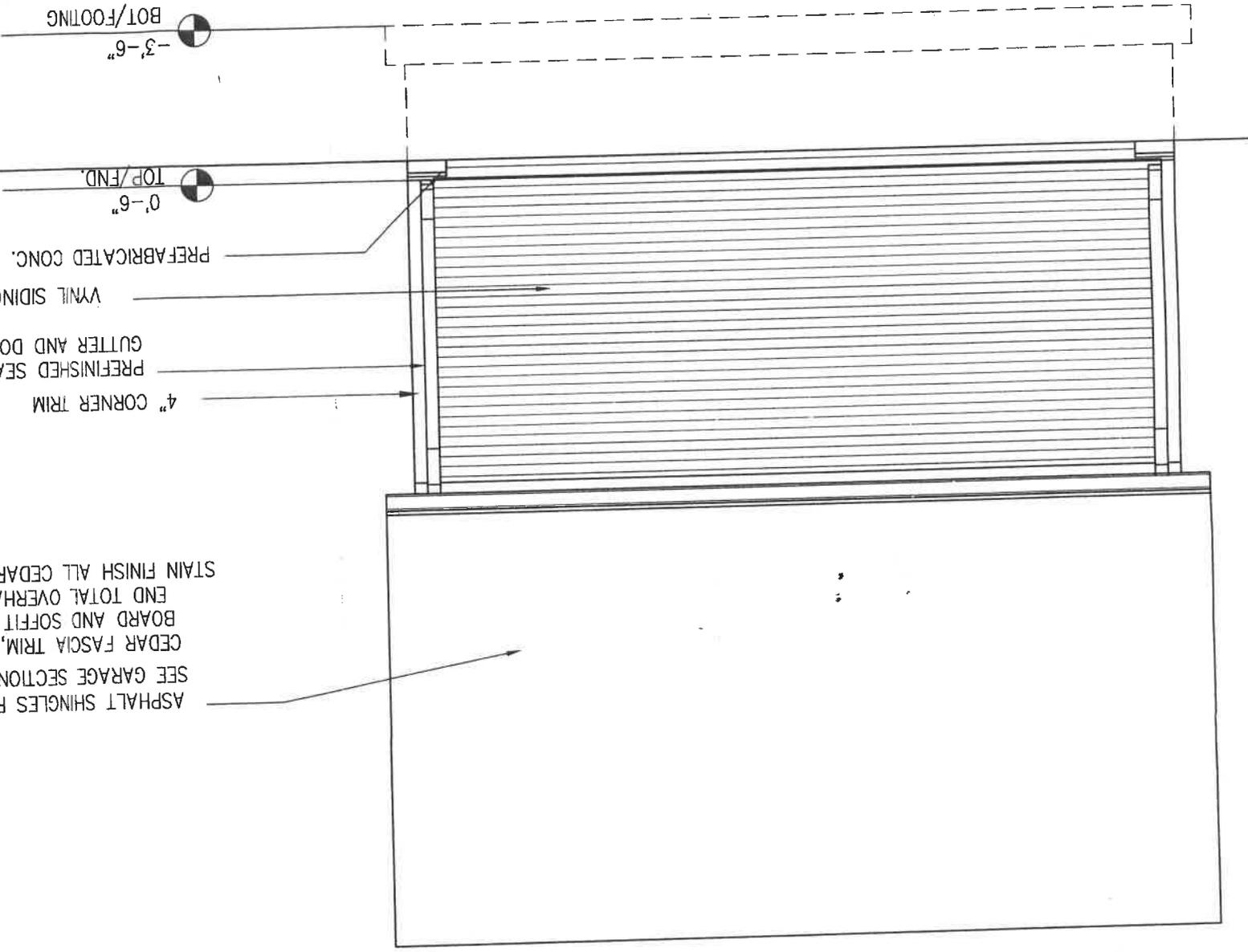
GAR/
SCALE: 1/4"

NORTH

NORTH

NORTH ELEVATION

SCALE: 1/4" = 1'-0"



● BOT/FOOTING
-3'-6"

● TOP/END.
0'-6"

PREFABRICATED CONC. SPLASHBLOCK

VINYL SIDING

PREFINISHED SEAMLESS ALUMINUM
GUTTER AND DOWNSPOUT

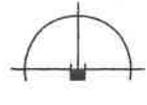
4" CORNER TRIM

SEE GARAGE SECTION
ASPHALT SHINGLES ROOFING
CEDAR FASCIA TRIM, FRIEZE
BOARD AND SOFFIT (GABLE
END TOTAL OVERHANG 8")
STAIN FINISH ALL CEDAR TRYP(L)

SOUTH ELEVATION

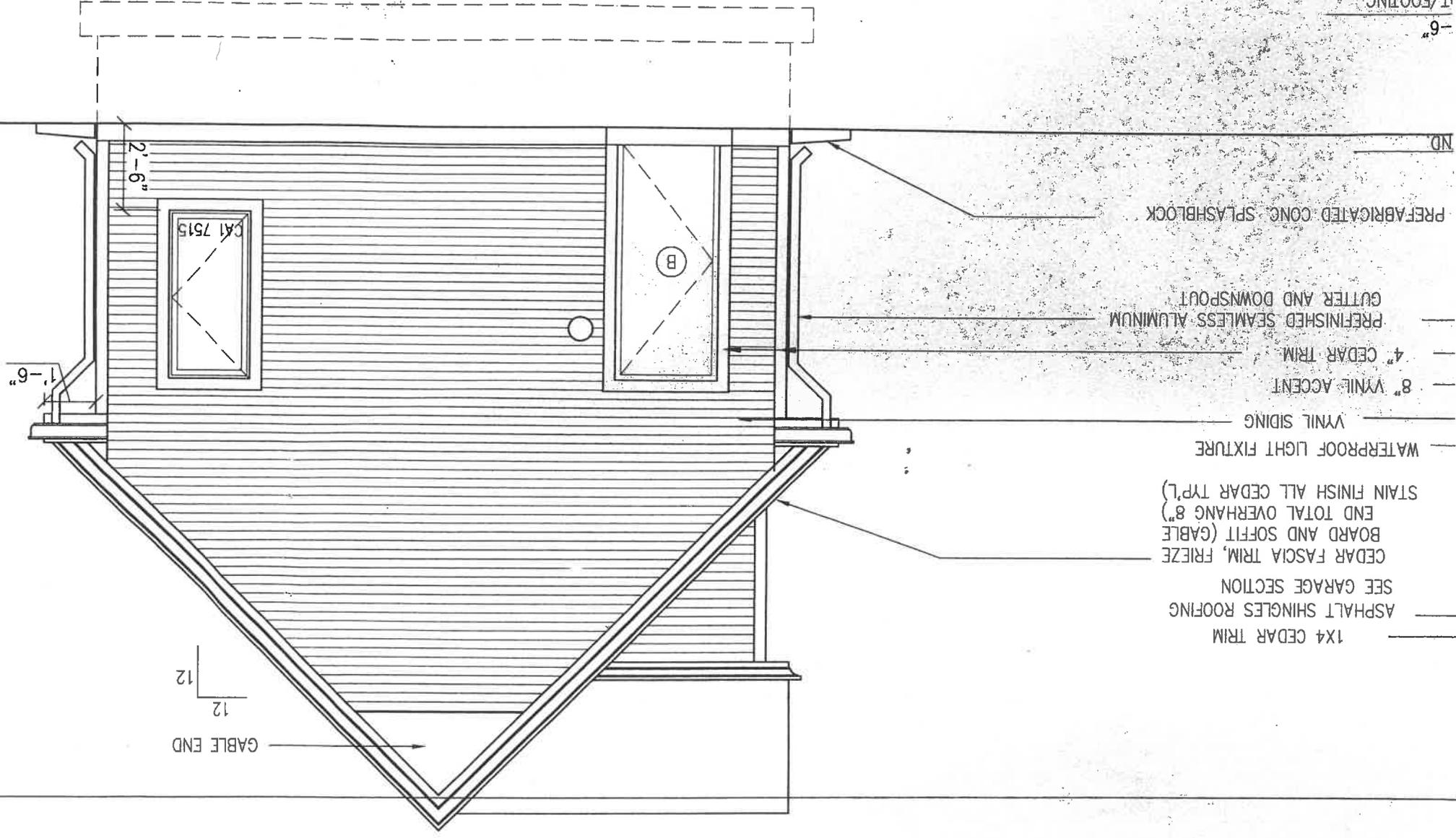
SCALE: 1/4" = 1'-0"

● BOT/FOOTING
-3'-6"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



- 1X4 CEDAR TRIM
- ASPHALT SHINGLES ROOFING
- SEE GARAGE SECTION
- CEDAR FASCIA TRIM, FRIEZE BOARD AND SOFFIT (GABLE END TOTAL OVERHANG 8")
- STAIN FINISH ALL CEDAR TYP'L
- WATERPROOF LIGHT FIXTURE
- VINYL SIDING
- 8" VINYL ACENT
- 4" CEDAR TRIM
- PREFINISHED SEAMLESS ALUMINUM GUTTER AND DOWNSPOUT
- PREFABRICATED CONC. SPLASHBLOCK

GABLE END

12
12

2'-6"

1'-6"

CA1 7515

B

1/FOOTING

-6"

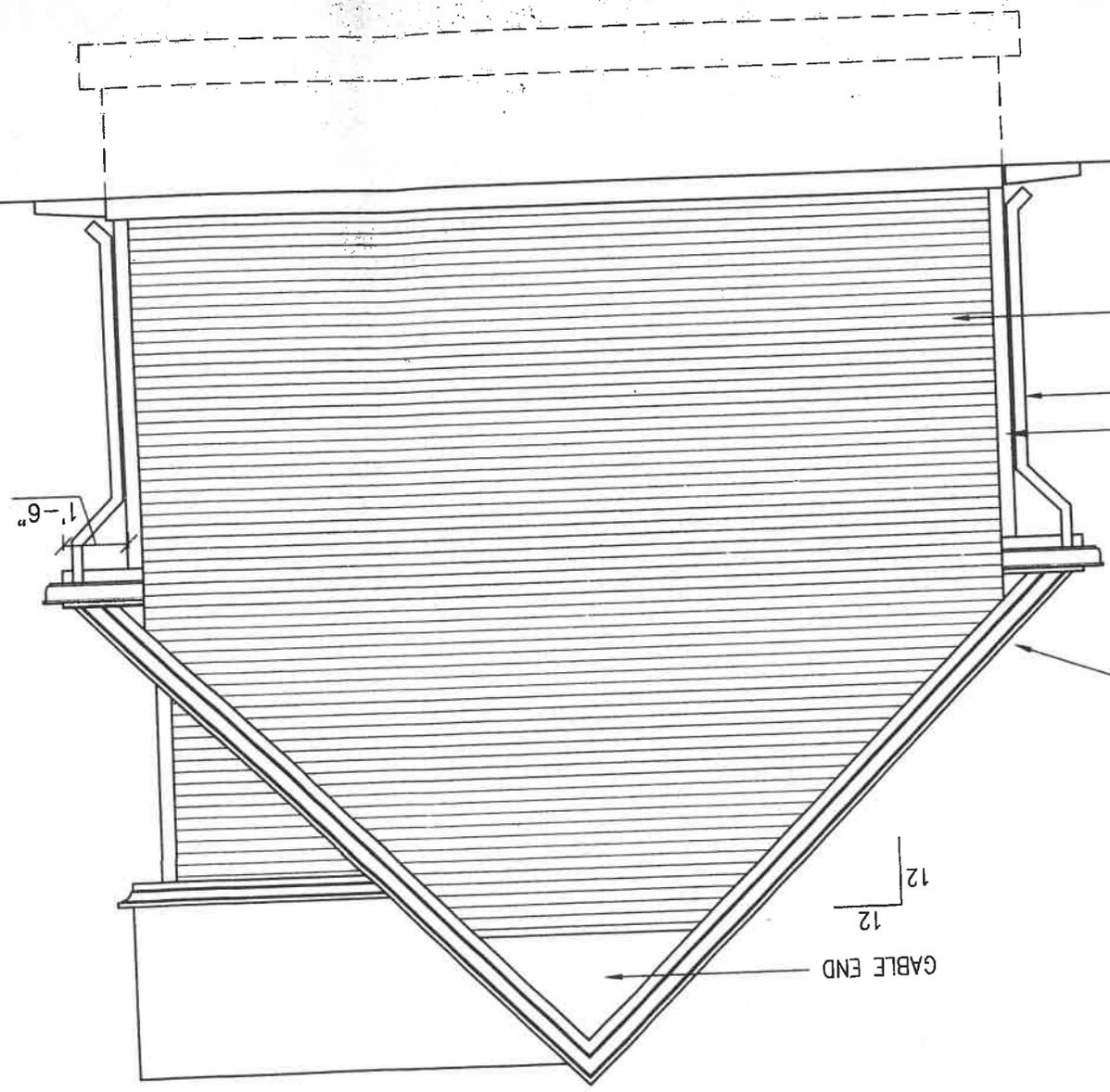
ND

EAST ELEVATION

SCALE: 1/4" = 1'-0"

WEST ELEVATION

SCALE: 1/4" = 1'-0"



ASPHALT SHINGLES ROOFING
SEE GARAGE SECTION
CEDAR FASCIA TRIM, FRIEZE
BOARD AND SOFFIT (GABLE
END TOTAL OVERHANG 8")
STAIN FINISH ALL CEDAR TRP(L)

4" CORNER TRIM

PREFINISHED SEAMLESS ALUMINUM
GUTTER AND DOWNSPOUT

VINYL SIDING

PREFABRICATED CONC. SPLASHBLOCK

0'-6" TOP/END

-3'-6" BOT/FOOTING