



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Special Meeting
Tuesday, March 5, 2019
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call to Order

B. Approval of Minutes from January 22, 2019 Zoning Board of Appeals Meeting

1. January 22, 2019 Zoning Board of Appeals Draft Minutes

C. Agenda Item 231 N. Park Blvd. - Zoning Variation for Driveway Width and Impervious Surface Setback

1. Public Hearing – to consider Zoning Variations to allow a driveway with a width of less than 9 feet and an impervious surface setback of less than 1 foot to provide access to a new detached garage on the property located at 231 N. Park Boulevard.

D. Village Board Trustee Report

E. Staff Report

Next Scheduled ZBA Meeting(s)

F. Adjournment

G. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.



Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/05/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3867)

DOC ID: 3867

January 22, 2019 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes ZBA January 22, 2019 (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
JANUARY 22, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Matt Jones, John Micheli, Chip Miller and Tom Whalls were present. ZBA Members Steve Lucchesi, Reed Panther and ZBA Student Intern Maddie Greenleaf were excused. Also present were Village Planner Kelly Purvis.

ZBA Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Miller moved, seconded by ZBA Member Jones, to approve the minutes of the December 11, 2018 meeting. The motion carried unanimously with a voice vote.

On the agenda was the continuation of a public hearing regarding the property at 787 Crescent Boulevard.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Miller and seconded by ZBA Member Micheli to reopen the public hearing for 787 Crescent Boulevard at 7:02 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 787 Crescent Boulevard

PETITIONERS LEISHA MCCREADY AND JOHN KEEL ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW A WALKWAY AND A PATIO TO REMAIN CLOSER TO THE LOT LINE THAN IS PERMITTED BY CODE. 1. SECTION 10-5-4(A)4(b) TO ALLOW A PATIO TO REMAIN AT A DISTANCE OF 1.3 FEET FROM THE PROPERTY LINE IN LIEU OF OBSERVING THE SAME SETBACK REQUIRED OF THE PRINCIPAL STRUCTURE ON THE LOT, IN THIS CASE 13.6 FEET. 2. SECTION 10-5-5(C)1 TO ALLOW A WALKWAY TO REMAIN AT A DISTANCE OF 1.68 FEET FROM THE PROPERTY LINE IN LIEU OF THE REQUIRED IMPERVIOUS SURFACE SETBACK OF 6.8 FEET (5% OF THE LOT WIDTH). 3. ANY OTHER ZONING RELIEF NECESSARY TO ALLOW THE PATIO AND WALKWAY TO REMAIN WHERE THEY ARE DEPICTED ON THE PLAT OF SURVEY DATED NOVEMBER 14, 2018.

(Leisha McCready and John Keel, owners of the property at 787 Crescent Boulevard)

ZBA Chairperson Constantino welcomed everyone back for this continued public hearing and stated as there are no new faces, there is no need to swear anyone new in.

Staff Presentation

Village Planner Kelly Purvis was present to speak regarding the proposed variation request and stated petitioners Leisha McCready and John Keel are the owners of the property at 787 Crescent Boulevard.

Village Planner Purvis stated the petitioners are requesting a construction necessitated variation to allow a walkway and a patio to remain closer to the lot line than is permitted by the Glen Ellyn Zoning Code.

1. Section 10-5-4(A)4(b) to allow a patio to remain at a distance of 1.3 feet from the property line in lieu of observing the same setback required of the principal structure on the lot, in this case 13.6 feet.
2. Section 10-5-5(C)1 - to allow a walkway to remain at a distance of 1.68 feet from the property line in lieu of the required impervious surface setback of 6.8 feet (5% of the lot width).
1. Any other zoning relief necessary to allow the patio and walkway to remain where they are depicted on the plat of survey dated November 14, 2018.

Village Planner Purvis showed an overview map of the property and stated that the subject property is located in the R2 Zoning District on the south side of Crescent Boulevard, between Riford Road and Plumb Tree Road. Village Planner Purvis stated the zoning and land use immediately surrounding the subject property is R2 single-family residential. Village Planner Purvis stated the property is an unusual-shaped triangular lot.

Village Planner Purvis stated the petitioners began construction on the walkway and patio on October 1, 2018, and on October 17, 2018, one of the Village's building inspectors came to the property to inform the property owners that a permit was needed for the construction of the patio and walkway. Village Planner Purvis stated the petitioners applied for the building permit on October 18, 2018 and were informed that a variation would be required for both the walkway and the patio on October 19, 2018. Village Planner Purvis stated a retaining wall was also constructed as part of this project, and the retaining wall does require a building permit, but does not require a variation.

Village Planner Purvis stated the property at 787 Crescent Boulevard is triangular in shape, creating a greater lot width than would be typical. Village Planner Purvis stated at the 30 foot

setback line, the width of the lot is 136 feet. Village Planner Purvis stated the impervious surface setback and accessory structure setback requirement for the walkway and patio are based upon a percentage of the lot width. Village Planner Purvis stated to make matters worse, the survey that was provided to the property owners when they purchased the property in 1996 was found to be inaccurate when they had the property resurveyed as part of this process. Village Planner Purvis stated approximately 4 feet along the east side of the property actually belongs to the property owners to the east (the Pearson's), making the property significantly more narrow on the east side of the house.

Village Planner Purvis stated prior to constructing the walkway on the east side of the property, there was a concrete walkway on the property, which is shown on the attached (inaccurate) plat of survey. Village Planner Purvis stated the walkway that was in this location would not be permitted today without a variation. Village Planner Purvis stated prior to the construction of the patio, there was a deck in this location, which would also not be permitted by today's zoning standards.

Village Planner Purvis stated the petitioners have stated that they have tried without success in the past to plant ground cover on the side of the house (where the walkway is now constructed), but were unable to get anything to grow. Village Planner Purvis stated with two large dogs, the side of the house has always been muddy. Village Planner Purvis stated the construction of the patio and walkway was an attempt to clean up the side and back of the house and to provide a path from the back and side doors of the home. Village Planner Purvis stated in order for the walkway and patio to remain in their existing location, the petitioners would need to be granted variations from the impervious surface setback requirements and the accessory structure setback requirements of the Zoning Code.

Village Planner Purvis stated if the variation is not granted for the patio and walkway to remain, the petitioners would have to remove the entire walkway and patio. Village Planner Purvis stated by Code, a walkway of approximately 1.42 feet in width would be permitted, and the patio would be constructed several feet west of the beginning of the patio door. Village Planner Purvis stated the petitioners received an estimate for approximately \$7,000 for the complete removal and disposal of the walkway and patio. Village Planner Purvis stated there would be additional cost also to put sod or some other plant material in the place of the walkway and patio.

Village Planner Purvis stated during December 11, 2018, public hearing, the neighbors to the east at 791 Crescent Boulevard (the Pearson's) did speak in opposition as parts of the concrete retaining wall from a previous project are encroaching on the 791 Crescent property. Village Planner Purvis stated at that time, the ZBA Members felt uncomfortable making a decision and asked the neighbors to come together, make an agreement and return for a continued public hearing in January.

Village Planner Purvis stated the petitioners and their neighbors have come to a formal agreement, and a draft of the agreement was in the ZBA Members' packet. Village Planner Purvis stated a signed and executed copy of the agreement has been brought to tonight's meeting. Village Planner Purvis stated to provide their support for the variations, the Pearson's have asked that the conditions within the agreement, of which there are five, be placed on the approval of the variations, and the petitioners have agreed to these terms.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked to see a picture of the backyard and asked how much was previously there that the petitioners have restored. Village Planner Purvis showed a picture of the backyard and stated there was a wood deck and walkway previously in the locations of the patio and walkway. Village Planner Purvis stated since both these items were there when the home was purchased, the petitioners thought it would be fine to replace both of these.

ZBA Member Jones asked about the two different surveys. Village Planner Purvis stated the original survey was given to the petitioners when they purchased the 787 Crescent property, but this was an inaccurate plat that was certified by a licensed surveyor. Village Planner Purvis stated, as part of this project the petitioners had their property resurveyed. Village Planner Purvis stated the fence between the two properties faced as it was the petitioners' fence as the fence hardware faced the petitioners' property. Village Planner Purvis stated it was discovered with the new survey that the fence is actually on the Pearson's property.

Mr. Scott Pearson stated when they bought their home, they had the survey done. Mr. Pearson stated it was their understanding that the fence was always on their property.

ZBA Member Jones asked if this survey error would have ever been caught because it was done by a licensed surveyor to which Village Planner Purvis stated no. She continued, the Village would have accepted the Plat of Survey since it was stamped by a licensed surveyor and would have no reason to assume something was wrong with it.

Village Planner Purvis stated as a part of the 2016 project, the petitioners did a reconstruction of the driveway and added a concrete retaining wall. Village Planner Purvis stated the Village accepted the original survey that the petitioners were given when the property was originally purchased. Village Planner Purvis stated with the new survey, it looks like there are some encroachments and showed the pictures of the concrete retaining wall.

ZBA Member Micheli asked who did the inaccurate survey. Mr. John Keel stated Brian Gold did. ZBA Member Micheli asked who did the new survey. Mr. Pearson stated Richard Steinbrecher did.

ZBA Member Miller asked which survey is #1 in the proposed agreement between the neighbors, based on. Village Planner Purvis stated it is the updated survey.

ZBA Member Micheli asked what permeable surfaces can be put down as a walkway that would not require a variance. Village Planner Purvis stated the Village changed the Code a few years so there has to be a higher percentage of impervious surface in order to not have to meet the impervious surface setback. ZBA Member Miller asked if everything would be delayed if the ZBA required a different paver. Village Planner Purvis stated they would have to come back to the ZBA with the redesign.

ZBA Member Micheli asked about the height of the fence. Village Planner Purvis stated the fence is a separate request to be submitted by the Pearson's, and it is not in front of the ZBA tonight. ZBA Chairperson Constantino stated he was going to emphasize this because if the ZBA does recommend the proposal as presented, this is not indicative of any future decision of the Planning and Development Department in review of a possible fence and any variation for this possible fence.

Mrs. Duska Pearson stated her and her husband did not feel it would be the right thing to bring the fence issue to this discussion tonight as they have no intention of sneaking this in.

ZBA Member Jones asked about the proposed spots to be corrected on the retaining wall. Ms. Leisha McCready stated as a part of the proposed agreement, they are willing to remove a portion of their concrete retaining wall, built in 2016 and was permitted according to their survey, from the Pearson's property at the petitioners' expense. Ms. McCready stated they already have quotes for this and will do this as soon as the weather allows. Ms. McCready stated they are proposing to shave parts of the wall down so that no part of the concrete wall is on the Pearson's property.

Petitioners' Presentation

John Keel, co-owner of the home at 787 Crescent Boulevard, showed pictures of the 2016 project with the driveway and retaining wall and the current project. Mr. Keel stated they feel there are many hardships created due to the triangular shape of the lot. Mr. Keel stated the front of the property is very long, and this then requires greater than normal setbacks. Mr. Keel stated if they do a code compliant walkway, they are only left with 1.42 feet. Mr. Keel stated there is a large canopy of trees, and historically, the ground turns into mud so a walkway is better than vegetation. Mr. Keel stated they feel not having usable space in the backyard would detract from their home, and they feel the proposed project is consistent with what other homes have and what their home was originally designed to have.

Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked if they are trying to address drainage also with the patio. Mr. Keel stated they are not addressing any drainage issues. Ms. McCready stated they are just trying to clean up the area and be consistent from one space to the other. ZBA Member Jones asked if this is the only exit at the rear of the home. Ms. McCready stated there is a door that exits out of the garage, but you have to get through their stuff to get to it. Ms. McCready stated the addition at the back of the home was put on by previous owners, and this is the only exit from the lower section of the home to the outside. ZBA Member Jones asked if there is a safety factor. Ms. McCready stated they need to be able to open the sliders and get out of the home.

ZBA Member Whalls asked about drainage issues or pools of water. Ms. McCready stated from October until now, they have no history on this as the wall was never a factor as it was not discussed. Village Planner Purvis stated the retaining wall does not require a variation. Village Planner Purvis stated the three structures are regulated differently – one requirement for the patio, one requirement for the walkway and another requirement for the retaining wall. Village Planner Purvis stated the retaining wall does meet the requirements, and the Village's Stormwater Engineer has no issue with the retaining wall. Village Planner Purvis stated only the walkway and patio require a variation. Village Planner Purvis stated she has the email from the Village's Stormwater Engineer, Ray Ulrich, who reviewed the project for compliance with the stormwater regulations and found the project to be adequate as proposed.

Mrs. Pearson stated there was some digging up to their fence, but they do not think there is any issue with this. Mrs. Pearson stated this is one of the points that would be remedied if it is altered with the construction of the patio. Mrs. Pearson stated they are confident this would be addressed through the agreement with their neighbors.

ZBA Member Micheli referred to #5 on the proposed agreement and stated he is exceptionally uncomfortable with quid pro quo for a variance which the ZBA has not seen. ZBA Member Micheli asked if they would give this point up. Mr. Pearson stated they would not. Mr. Pearson stated they understand a variation for a possible fence is not in front of the ZBA at this time, but they are only asking for the neighbors' support and not the ZBA's support. ZBA Member Micheli stated if the ZBA recommends the variance, the agreement would need to go through the Village's Attorney. Village Planner Purvis stated from her understanding, as long as the petitioners agree to whatever conditions are placed on an ordinance even if the conditions do not have to do with the particular variation, the ZBA can move forward with it. ZBA Member Micheli stated if conditions are incorporated into the variation, it follows the land forever. Village Planner Purvis stated the conditions are a part of this variation. Village Planner Purvis stated the conditions do not really follow the land, but the setbacks and zoning relief follow the

land. ZBA Chairperson Constantino stated the individuals are agreeing to be bound by the terms and conditions of this agreement. ZBA Chairperson Constantino stated he will ask Ms. McCready, Mr. Keel and the Pearson's to ensure they are all fine with this. ZBA Chairperson Constantino stated this will not be binding to any future owners of these properties. ZBA Member Micheli stated the addresses should be struck from the agreement and replaced with the homeowners' names. Village Planner Purvis stated she is fine with this if the ZBA would be more comfortable with this. ZBA Member Micheli stated he is concerned about the next owners of the homes as the part about the fence could come back to haunt the ZBA in some way, shape or form. There was a discussion regarding the proposed condition about the fence.

ZBA Member Micheli stated he would be comfortable with removing the addresses from the agreement and using the homeowners' names instead. ZBA Member Miller stated he feels the addresses need to be in the agreement in some spot. ZBA Member Micheli stated he does not think the Village can or should give consideration to the Pearson's possible future request other than to note there is an agreement with the neighbors, and no further than that. ZBA Chairperson Constantino stated he does not think the ZBA recommending this variance with these conditions will place any burden or obligation on the ZBA or the Village as the agreement is personal in nature.

ZBA Member Micheli asked if the Pearson's will expect any consideration from the ZBA due to the fact that the Pearson's gave way on this request when or if they come to the ZBA with a variance request. Mr. Pearson stated he thinks the neighbors will make a statement to the fact that they are supportive of the fence height. Mr. Pearson stated from the neighbors' prospective, they would be the most affected by a possible fence. Mrs. Pearson stated that is why they did not submit a variance application for the fence tonight as it would seem this was their agenda. Village Planner Purvis stated the ZBA asked the neighbors to come to an agreement because the Pearson's were the ones most affected by the petitioners' variation requests. ZBA Member Whalls stated the ZBA asked the neighbors to come together on this because it seemed more legal than advisory.

ZBA Chairperson Constantino thanked everyone for their efforts in coming to this agreement. ZBA Chairperson Constantino asked if Ms. McCready and Mr. Keel understand that the agreement and terms of the agreement would be conditions if the ZBA recommends the variance request is approved. Ms. McCready and Mr. Keel both stated yes. ZBA Chairperson Constantino asked the Pearson's the same question for the record. Mr. and Mrs. Pearson stated yes.

ZBA Member Jones asked to see the overview picture of both properties. ZBA Member Jones asked if the setbacks at 791 Crescent are the reverse of the setbacks at 787 Crescent. Village Planner Purvis stated the lot width at the 30-foot setback for 791 Crescent is much smaller, so

they would actually have an advantage in terms of accessory structure setback requirements. However, fences are regulated differently and can be placed nearly at the lot line.

Findings of Fact

ZBA Member Jones stated that petitioners Leisha McCready and John Keel, owners of the property located at 787 Crescent Boulevard, are seeking construction necessitated variations to Sections 10-5-4(A)4(b) and 10-5-5(C)1 of the Village Code to allow a patio to remain at a distance of 1.3 feet from the property line in lieu of the required 13.6 feet and to allow a walkway to remain at a distance of 1.68 feet from the property line in lieu of the required 6.8 feet (5% of the lot width). ZBA Member Jones stated 787 Crescent Boulevard is an odd-shaped lot, and the original survey done on the property was incorrect.

ZBA Member Jones stated in 2016, a retaining wall was built with two points of encroachment on the property at 791 Crescent Boulevard due to the original survey being incorrect. ZBA Member Jones stated the petitioners have agreed to remove these two points to the east of the property line in order to have the support of their neighbors on their variation requests. ZBA Member Jones stated there was a stormwater review done through the Village's Stormwater Engineer, and this was approved.

ZBA Chairperson Constantino stated the petitioners and the Pearson's, owners of 791 Crescent Boulevard (the property to the east of 787 Crescent Boulevard), met privately after the December 11, 2018 ZBA meeting and agreed to certain terms relating to the present improvements on the property and future actions by the petitioner in removing a portion of a retaining wall. ZBA Chairperson Constantino stated these terms also say the petitioners will give support for a potential variation if necessary in the future for a fence that might be constructed by the Pearson's. ZBA Chairperson Constantino stated the Pearson's have agreed to support the proposed variation provided that the terms of the proposed signed agreement given to the ZBA are included in the ZBA's recommendation that will be a part of the record.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Micheli, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Miller stated the two parties did a great job coming to agreement on this, and everyone seems happy about this. ZBA Member Miller stated he thinks the ZBA's best course is to approve the recommendation for the variance with additional conditions.

ZBA Member Jones stated he is in support of this. ZBA Member Jones stated there are two ways of remedying the issue in the yard – either a walkway or cut down the trees. ZBA Member Jones stated he likes all the neighbors working together to fix the situation with the retaining wall to put back the property right.

ZBA Member Whalls stated between the ZBA and the Village's help, the neighbors have cooperated on this and worked it out themselves. ZBA Member Whalls stated he is in favor of this.

ZBA Member Micheli stated he sees a strong basis to grant the variations just based on the unique circumstances and hardships regardless of the agreement between the neighbors. ZBA Member Micheli stated there were incorrect surveys and mixed use of land. ZBA Member Micheli stated the agreement between the neighbors is nice to see. ZBA Member Micheli stated he is uncomfortable with the addresses being used in the agreement and would rather see the homeowners' names.

ZBA Chairperson Constantino stated he supports this recommendation that the Village Board grant the variations as requested. ZBA Chairperson Constantino stated there is a hardship with the triangular lot, and this creates a need for wider setbacks. ZBA Chairperson Constantino stated an 18-inch wide walkway is impractical. ZBA Chairperson Constantino stated the two parties were burdened by inaccurate surveys that were off by four feet. ZBA Chairperson Constantino stated Code-compliant improvements would be impractical and not useful. ZBA Chairperson Constantino stated at the ZBA's suggestion, the petitioners and the neighbors agreed among themselves as of how to resolve the issues presented.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Michaeli to close the public hearing for 787 Crescent Boulevard. The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Miller and seconded by ZBA Member Micheli.

Having considered the application of Leisha McCready and John Keel for the zoning variation to allow a walkway and patio to remain closer to the lot line than permitted by Code on the property located at 787 Crescent Boulevard, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the December 11, 2018 and January 22, 2019 Zoning Board of Appeals public hearings as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the following:

1. Section 10-5-4(A)4(b) to allow a patio to remain at a distance of 1.3 feet from the property line in lieu of observing the same setback required of the principal structure on the lot, in this case 13.6 feet.
2. Section 10-5-5(C)1 - to allow a walkway to remain at a distance of 1.68 feet from the property line in lieu of the required impervious surface setback of 6.8 feet (5% of the lot width).
3. Any other zoning relief necessary to allow the patio and walkway to remain where they are depicted on the plat of survey dated November 14, 2018.

Due to the following unique circumstances:

1. The odd-shaped triangular lot causes difficulty with the setbacks; and
2. An inaccurate plat of survey.

The Zoning Board of Appeals applied the following conditions as well:

1. The Zoning Board of Appeals approval of these conditions does not imply acceptance of the fence replacements at 791 Crescent Boulevard. Furthermore, the conditions apply only between the petitioners and the Pearson's.
2. The portion of the concrete retaining wall associated with 787 Crescent Blvd currently reflected on the 791 Crescent Blvd Plat of Survey dated October 18, 2018 (the Survey) as on or east of the property line is moved or removed from the property at 791 Crescent Blvd no later than 30 April 2019 (or earlier if weather conditions allow) as a condition of granting the variance.
3. The 787 Owners agree to remedy any damage caused to property at 791 Crescent Blvd in the construction of the 787 Crescent Boulevard patio and walkway project.
4. The 787 Owners agree that we, the 791 Owners, are permitted to remove the existing fence and place a new fence on our property that is consistent with the Glen Ellyn Zoning Code other than the variances described in condition 5 of their agreement below.
5. The 787 Owners agree to provide the 791 Owners and their delegates reasonable access to construct the new fence described in their agreement condition 3 above, including access through 787 Crescent Blvd and on the side of 787 Crescent Blvd, all as reflected in the Survey.

6. The 787 Owners agree to support the 791 Owners in seeking any required variances for new fence construction which would allow for a six (6) foot fence height along the property line, of the type desired by the 791 Owners, consistent with the existing fence dimensions.

The motion carried with five (5) "yes" votes. The "yes" votes are as follows: ZBA Members Jones, Micheli, Miller, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this unanimously and will now go to the Village Board for approval, and Village Planner Purvis can tell you when this will be. ZBA Chairperson Constantino stated he advises the petitioners coming to the Village Board meeting just in case this variance request is not on the Consent agenda.

Mrs. Pearson asked if they can put their fence variance request in the interim.

ZBA Member Micheli stated he does not think this will make a difference. ZBA Member Micheli stated he personally is generally uncomfortable with the organization of big fences so he would like to see better materials to make up the difference and add more to the neighborhood.

ZBA Member Miller stated the ZBA does not have the right to dictate to the Pearson's what materials they use on this fence. ZBA Member Michaeli stated he is not dictating, but only stating his preference.

Village Board Trustee Report

None

Staff Report

None

Adjournment

At 8:02 p.m., a motion was made by ZBA Member Jones and seconded by ZBA Member Micheli to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary



Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/05/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3866)

DOC ID: 3866

Public Hearing – to consider Zoning Variations to allow a driveway with a width of less than 9 feet and an impervious surface setback of less than 1 foot to provide access to a new detached garage on the property located at 231 N. Park Boulevard.

PETITIONERS: The petitioner is Yellow Dog Homes, LLC. owner of the property at 231 N. Park Boulevard.

REQUEST: The petitioner is requesting approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-11(F)2 - to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width.
2. Section 10-5-5(C) - to allow an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback.

ZONING/ USE: The property is an interior lot, located in the R2 zoning district on the east side of N. Park Boulevard with the intersection of N. Park Boulevard and Wingate Road to the north and the intersection of N. Park Boulevard and High Road to the west. The land use immediately surrounding the subject property is R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the February 15, 2019 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: Village records indicate that there were no prior variations granted for this property.

PERMIT HISTORY: Village records indicate that the following permits have been issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1927	B814	Two-story New Construction
1961	B8024	Electrical
1963	B9313	Addition

1971	B2046	Fire Loss Repair
1989	B10965	Fence
2013	20131479	Fence

**PROJECT
SUMMARY:**

Yellow Dog Homes, LLC., owner of the property at 231 N. Park Boulevard, would like to extend the existing driveway along the north side of the property to allow for the construction of a detached garage in the rear of the home. A concrete slab currently exists in the backyard of the property (which may have been a garage foundation at some point) that will be removed to make way for the detached garage.

An addition was added to the house in 1963, cutting off vehicular access to the backyard and leaving only 6.05 feet between the northeast corner of the home and the north property line. The owner is proposing to remove a small triangular piece of the same corner of the building addition to provide room for the driveway to wrap around the edge of the home to provide access to the backyard. After the removal of the corner piece of the addition, the building will be approximately 9 feet from the north property line. However, at the narrowest point, the driveway will be 8.5 feet wide with an impervious surface setback of only 0.2 feet. The part of the home adjacent to the narrowest part of the driveway would be much more difficult to alter, as it is part of the original brick construction. The proposal also includes a new, 22 foot x 22 foot garage and a new 20 foot wide concrete access drive. In order for the garage to be constructed as proposed the petitioners will need to be granted a variation to allow the driveway to be 6 inches narrower and the impervious surface 9.6 inches less than the Code requires.

**ZBA
ACTION:**

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if a practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variations to allow the proposed driveway and impervious surface widths in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

§ Petitioners' Application
 § Plat of Survey
 § Site Plan
 § Zoning & Location Map
 § Aerial View
 § 2' Contour Map
 § Public Hearing Notice
 § Location Map for Public Hearing Notice
 § Mailing List for Public Hearing Notice
 § Certificate of Publication

CC: Staci Springer, Director of Planning & Development
 Steve Witt, Building and Zoning Official
 Paula Moritz, Plan Reviewer
 Yellow Dog Homes, LLC, Property Owner

ATTACHMENTS:

- Petitioners' Application Packet (PDF)
- Plat of Survey (PDF)
- Site Plan (PDF)
- Zoning and Location Map (PDF)
- Aerial View (PDF)
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VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

For the property at 231 N. PARK BLVD Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: YELLOW DOG HOMES LLC

Address: 1670 EAGLE BROOK DR. GENEVA, IL 60134

Home Phone No.: 331-248-0585 Cell Phone No.: 312-735-3698

Fax No.: _____

E-mail: BWEPP5@ICLOUD.COM

Ownership Interest in the Property in Question: 100%

Attachment: Petitioners' Application Packet (3866 : 231 N. Park - Driveway Width & Impervious Variations)

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:Common address: 231 N. PARK BLVD, GREEN ELEV-N, IL 60137Permanent tax index number: 05-14-221-002Legal description: See AttachedZoning classification: R2Lot size: 50.0 ft. x 164.38 ft.Area: 8,182 sq. ft.Present use: single family homeIV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

THE PROPERTY HAS AN EXISTING CONCRETE DRIVEWAY ALONG THE NORTH SIDE OF THE RESIDENCE. PER SECTION 10-5-5(C) OWNER IS REQUESTING A VARIANCE TO REDUCE THE PRESCRIBED 9' WIDE PER SECTION 10-5-11(L) DRIVEWAY BY 6" TO THE EXISTING 8' 6" AND THE PRESCRIBED DRIVEWAY SIDEYARD SETBACK FROM 1'-0" PER SECTION 10-5-5(C) TO THE EXISTING 5".

Estimated date to begin construction: upon issuance of permit

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

ARCHITECTURAL RESOURCES
427. W. STATE ST.
GENEVA, IL 60134
W. ALEX TEIPER, ARCHITECT

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

THE EXISTING PROPERTY DIMENSIONS AND LOCATION OF THE EXISTING RESIDENCE DO NOT ALLOW FOR A 9' WIDE DRIVEWAY WITH A 1'-0" SIDEYARD SETBACK.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

IT IS UNREASONABLE TO BELIEVE THAT A COMPLETELY REMODELED HOME IN THIS NEIGHBORHOOD AND PRICE RANGE CAN ACHIEVE COMPARABLE VALUE WITHOUT AT LEAST A TWO CAR GARAGE. CURRENTLY THERE IS NO GARAGE ON THE PROPERTY

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

ALL CONDITIONS ARE PRE-EXISTING
AND CONSTITUTE HARDSHIP FOR
HOMEOWNER.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

THE REQUESTED VARIANCE DOES NOT ALTER
THE EXISTING CONDITIONS AND THEREFORE
WILL NOT AFFECT OR ALTER THE
ESSENTIAL CHARACTER OF THE
PROPERTY.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

A GARAGE TO PARK VEHICLES PERMITS
IN OVERNIGHT AS WELL AS STORAGE OF
BIKES, YARD MAINTENANCE TOOLS, ETC IN
TODAY'S REAL ESTATE MARKET IS ESSENTIAL
TO COMPETE WITH ALL OTHER PROPERTIES.
NOT HAVING ONE WOULD PLACE A
HARDSHIP ON THE OWNER OF THE
PROPERTY.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

THE ORIENTATION OF THE LOT, NOT BEING PERPENDICULAR TO THE PARK BLVD PROPERTY LINE AND THE LOCATION OF THE EXISTING RESIDENCE PRESENT CONDITIONS UNIQUE TO THIS LOT.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

THE PURPOSE OF THE VARIATION IS TO BRING THE PROPERTY IN LINE WITH THE STANDARDS EXPECTED OF TODAY'S HOMEOWNERS AND THE MARKET.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

THE UNIQUE CONDITIONS HAVE EXISTED FOR SEVERAL DECADES AND HAVE NOT BEEN CREATED BY CURRENT OWNER.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

THE PROPOSED VARIANCE WILL NOT ALTER THE USE, FOOTPRINT OR CHARACTERISTICS OF THE AREA AND THEREFORE WILL NOT ALTER THE PUBLIC WELFARE OR BE INJURIOUS TO OTHER PROPERTIES IN THE NEIGHBORHOOD.

6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

PROPOSED VARIANCE WILL NOT ALTER EXISTING CONDITIONS AND THEREFORE WILL NOT IMPAIR THE ADEQUATE SUPPLY OF LIGHT & AIR TO ADJACENT PROPERTIES.

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

NO ALTERATIONS BEING MADE WILL NOT INCREASE ANY HAZARDS OR DANGERS TO ADJACENT PROPERTIES

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

IT WILL NOT IMPAIR HEALTH, SAFETY, COMFORT, MORALS OR THE GENERAL WELFARE OF THE INHABITANTS OF THE VILLAGE IN ANY CAPACITY.

d. Diminish or impair property values within the neighborhood;

IT WILL NOT DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD. IT WILL MOST LIKELY HAVE A POSITIVE EFFECT.

e. Unduly increase traffic congestion in the public streets and highway;

IT WILL HAVE ABSOLUTELY NO EFFECT ON TRAFFIC CONGESTION IN THE PUBLIC STREETS AND HIGHWAY.

f. Create a nuisance; or

IT WILL ABSOLUTELY NOT CREATE A NUISANCE.

- g. Results in an increase in public expenditures.

IT WILL NOT RESULT IN ANY
INCREASES IN PUBLIC EXPENDITURES.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

THE REQUESTED VARIANCE IS SIMPLY
TO APPROVE THE EXISTING AND
LONGSTANDING CONDITIONS OF THE
PROPERTY. OWNER HAS NO INTENTION
OF ALTERING THEM.

8. Please add any comments which may assist the commission in reviewing this application.

THE PURPOSE OF THIS REQUEST IS
SOLELY TO USE EXISTING CONDITIONS
TO BRING THE HOME UP TO CURRENT
LOCAL REAL ESTATE STANDARDS AND
EXPECTATIONS.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

1/16/19 BRUN WEPPEL [Signature]
Date Print Name Signature of Applicant

1/16/19 DAVID CILIO [Signature]
Date Print Name Signature of Applicant

Date Print Name Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Brian Weppner & David Cho of Yellow Dog Homes LLC owner of the property described as
231 N. PARK BLVD, GLEN ELYN, IL 60137

verify that Brian Weppner
 is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
 Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
 applicant is actual notice to owner.



[Signature]
 Owner Signature

Subscribed and sworn to before me this

17 day of January, 20 19

[Signature]
 Notary Public

[Signature]
 OWNER SIGNATURE

Attachment: Petitioners' Application Packet (3866 : 231 N. Park - Driveway Width & Impervious Variations)

OWNERSHIP BY A CORPORATION

Date:

1/16/19

Address:

1670 EAGLEBROOK DR GENEVA, IL, 60134

Legal Description:

YELLOW DOG HOMES LLC

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Brian Wappner Address: 1050 SAINT ANDREWS CIR. GENEVA, IL 60134 % 50

Name: _____ Address: _____ % _____

Name: DAVID CILIO Address: 1670 EAGLE BROOK DR GENEVA, IL 60134 % 50

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

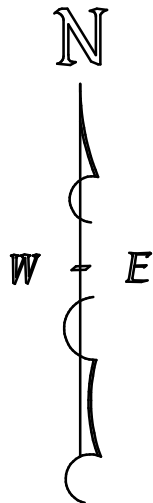
Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Attachment: Petitioners' Application Packet (3866 : 231 N. Park - Driveway Width & Impervious Variations)

SCALE: 1" = 20 FEET

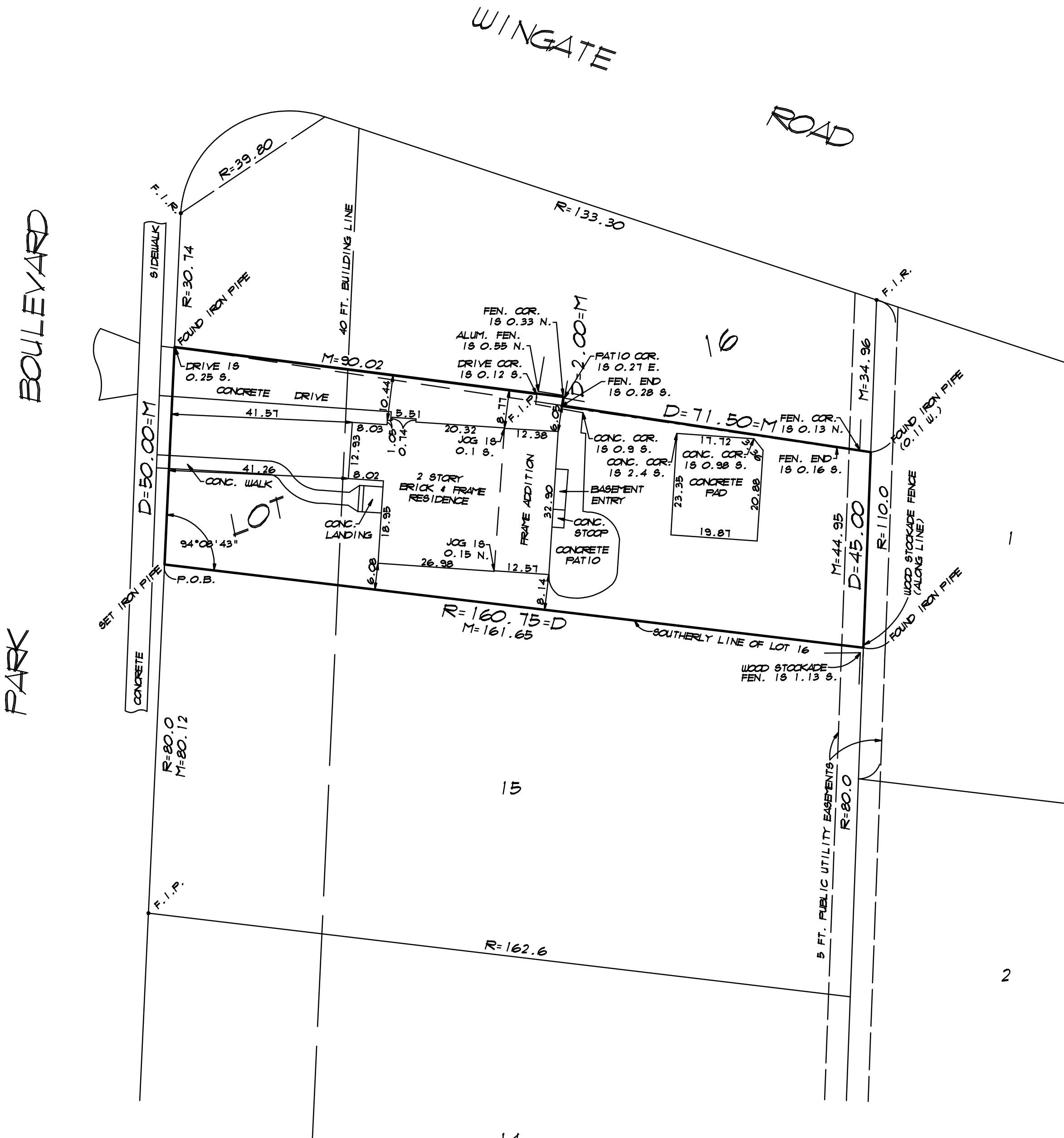


PLAT OF SURVEY

THE SOUTHERLY PART OF LOT SIXTEEN (16) IN BLOCK SEVEN (7) IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT, 45.0 FEET; THENCE NORTHWESTERLY 71.5 FEET ALONG A LINE WHICH, IF EXTENDED, WOULD INTERSECT THE WEST LINE OF SAID LOT AT A POINT 50.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2.0 FEET IN A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50.0 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50.0 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 231 Park Boulevard, Glen Ellyn, Illinois.

Prepared for Brian Weppner.



LEGEND

F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
R = RECORDED DISTANCE
M = MEASURED DISTANCE
D = DEED
R.O.V. = RIGHT OF WAY
RAD. = RADIUS
CONC. = CONCRETE
M.H. = MANHOLE
V.V.V. = WATER VALVE VAULT
INV. = INVERT
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, February 11, 2019

Steinbrecher Land Surveyors, Inc.

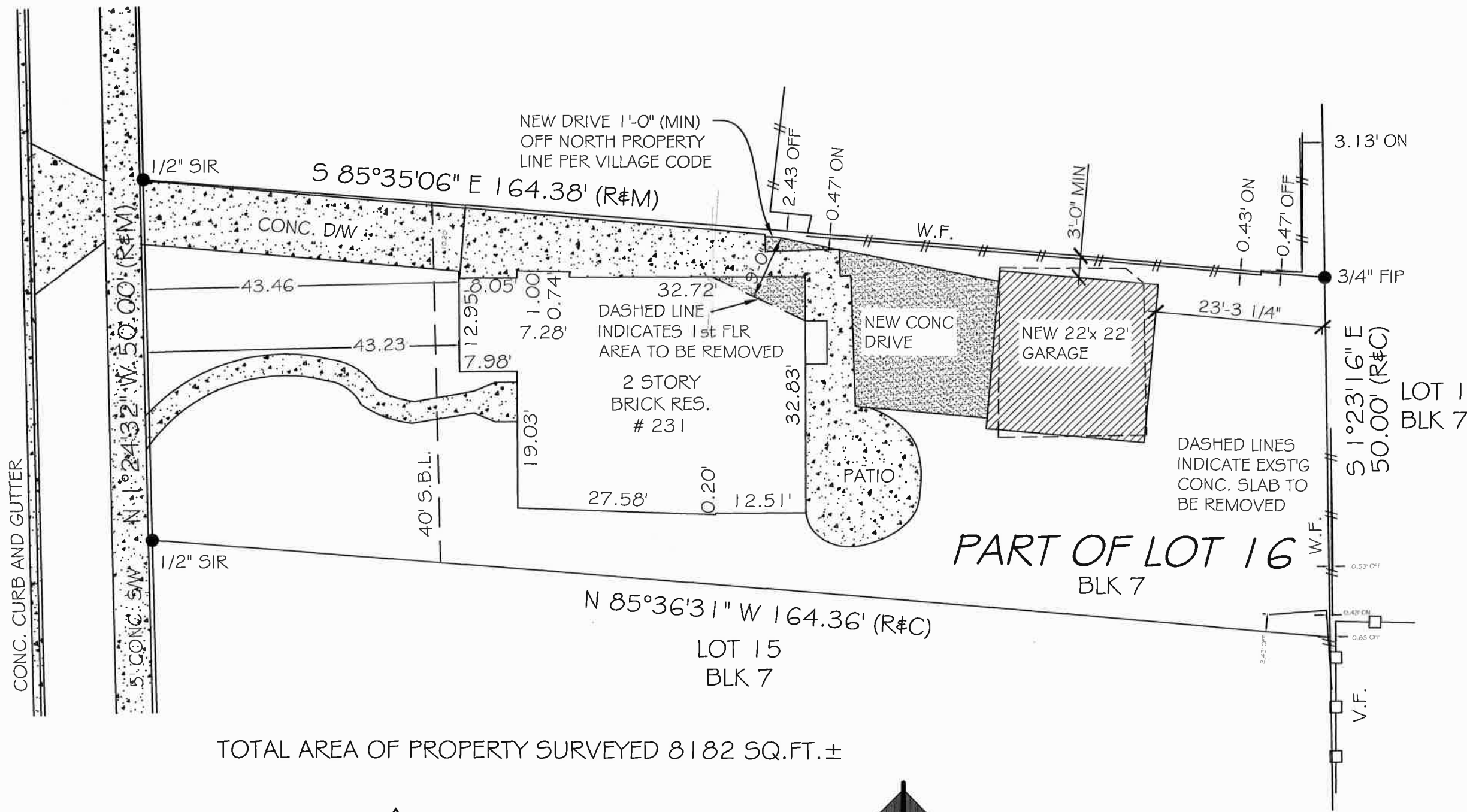
Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DD1738:231PARK



Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

N. PARK BLVD (66' RW)



SITE PLAN

SCALE: 1/16" = 1'-0"

N

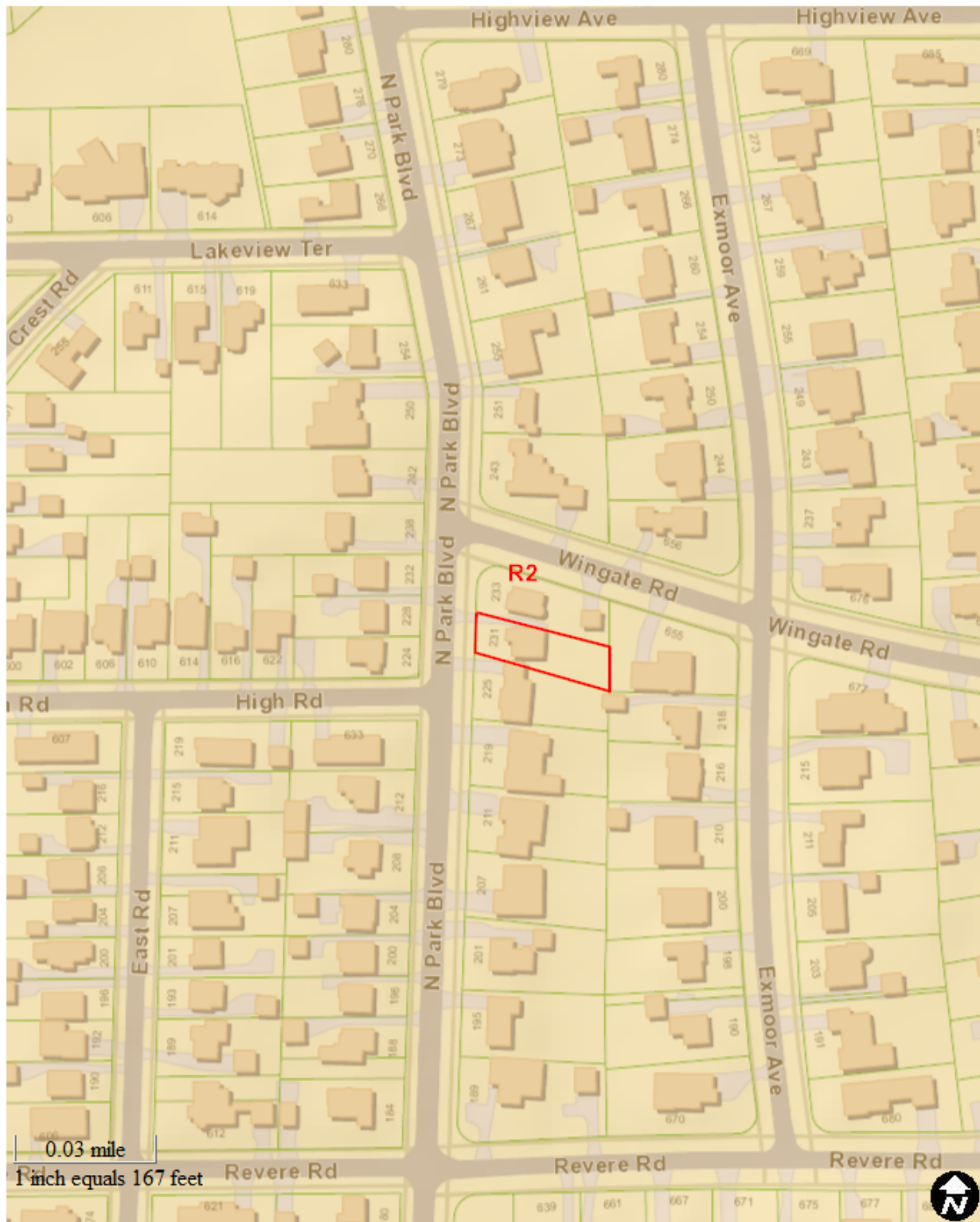


W. Alex Teipel - Architect
Robert M. Akers - Architect
427 West State St. Geneva, Illinois 60134
(630) 232-1774
wateipel3@gmail.com / robert-akers@sbcglobal.net

Date 01/03/19
Scale 1/16" = 1'
Drawn W.A.T.
Job 18-2821

Sheet
S1
Of 1

Attachment: Site Plan (3866 : 231 N. Park - Driveway Width & Impervious Variations)



Map created on February 26, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



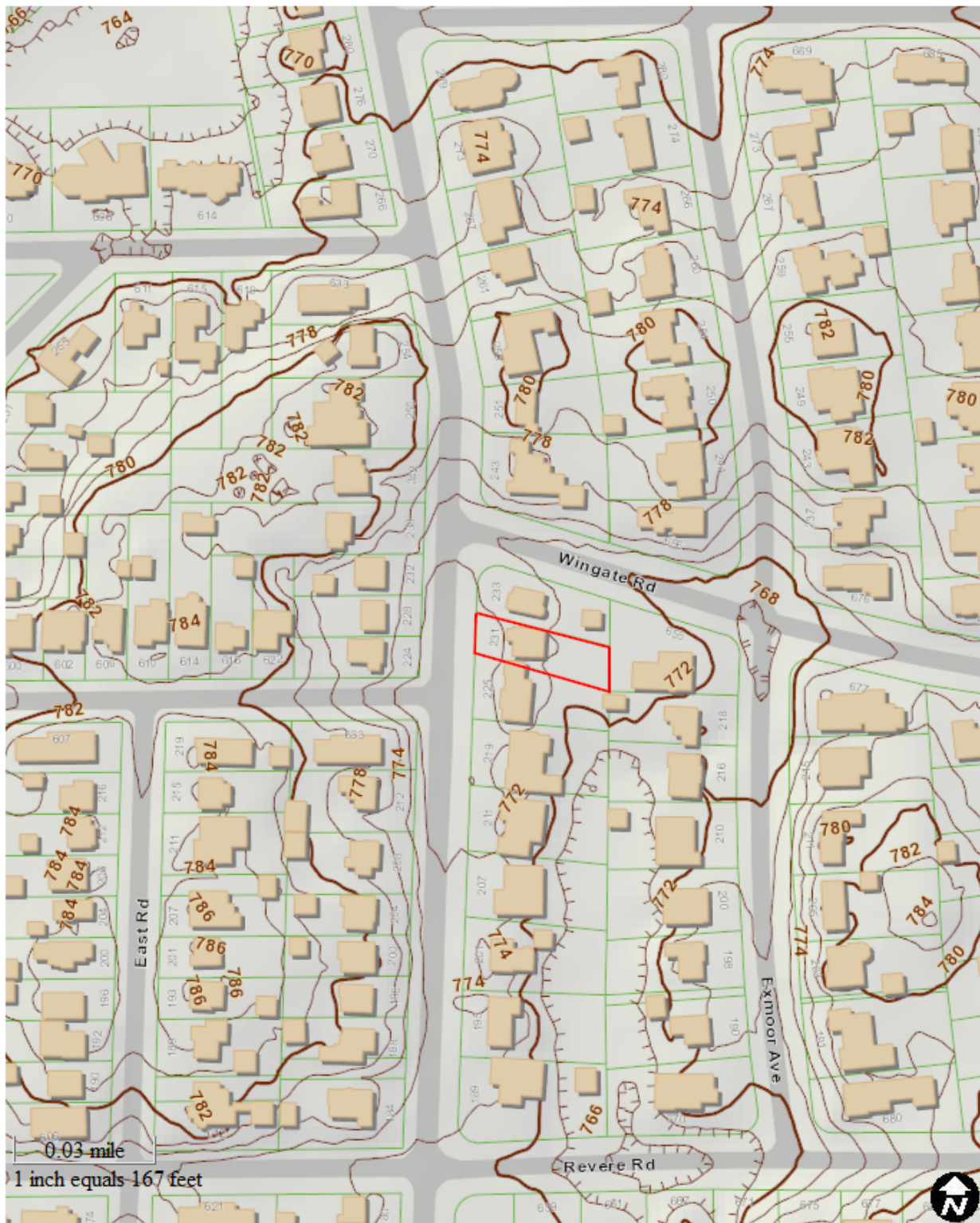
Map created on February 27, 2019.

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2' Contour Map





NOTICE OF PUBLIC HEARING

Yellow Dog Homes, LLC, owners of the property at 231 N. Park Boulevard, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the variation on **Tuesday, March 5, 2019** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-11(F)2 – to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width.
2. Section 10-5-5(C) to allow an impervious surface setback of .2 feet in lieu of the required 1 foot setback.
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

OF THE SOUTHERLY PART OF LOT 16, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 160.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 45 FEET; THENCE FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 2 FEET ON A LINE PARALLEL TO THE EAST LINE OF SAID LOT; THENCE NORTHWESTERLY TO A POINT IN THE WEST LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE WEST LINE 50 FEET TO THE POINT OF BEGINNING; ALL IN BLOCK 7 IN ARTHUR T. MC INTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-221-002

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, please contact the Village at least 24 hours in advance of the meeting at (630)469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\PARK\231 N PARK - DRIVEWAY WIDTH\Public Notice.doc

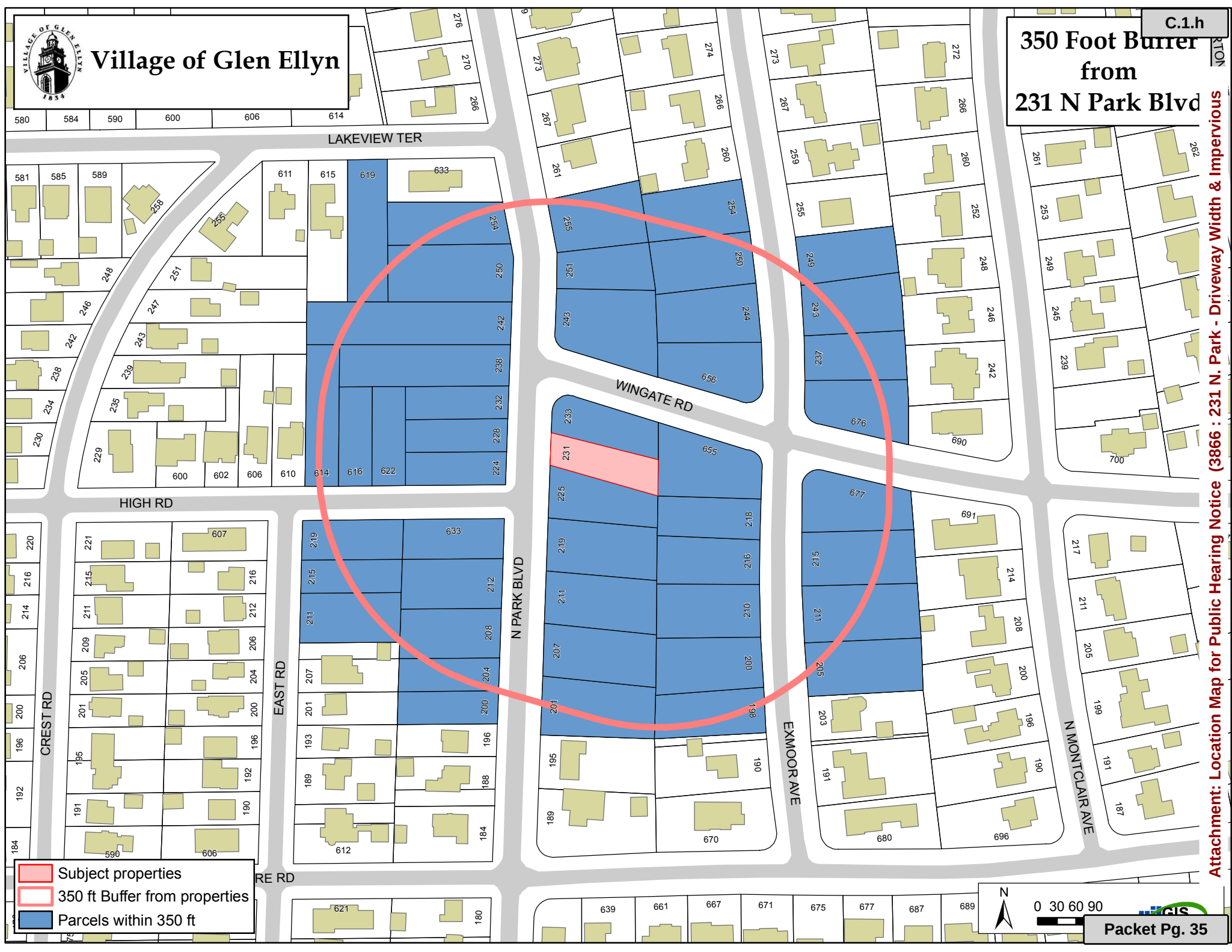


Village of Glen Ellyn

**350 Foot Buffer
from
231 N Park Blvd**

C.1.h

Attachment: Location Map for Public Hearing Notice (3866 : 231 N. Park - Driveway Width & Impervious



- Subject properties
- 350 ft Buffer from properties
- Parcels within 350 ft

BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT	BILLCITY	BILLSTATE	BILLZIP
YELLOW DOG HOMES LLC	1670		EAGLE BROOK DR		GENEVA	IL	60134
SAJDAK, DEBORAH	211		EAST RD		GLEN ELLYN	IL	60137
BRIZOLARA, EDWARD & J	215		EAST RD		GLEN ELLYN	IL	60137
WILLIAMS, J & J HALPERIN	219		EAST RD		GLEN ELLYN	IL	60137
SMID, MICHAEL	198		EXMOOR AVE		GLEN ELLYN	IL	60137
POTTS, JOHN RYAN & ALISON	200		EXMOOR AVE		GLEN ELLYN	IL	60137
GLASS, MICHAEL S	205		EXMOOR AVE		GLEN ELLYN	IL	60137
MATSON, JAMES H & S M	210		EXMOOR AVE		GLEN ELLYN	IL	60137
SMITH, DAVID & ANN	211		EXMOOR AVE		GLEN ELLYN	IL	60137
WILD, CRAIG & JENNIFER	215		EXMOOR AVE		GLEN ELLYN	IL	60137
DONOVAN, ELIZABETH K	216		EXMOOR AVE		GLEN ELLYN	IL	60137
VERSCAJ, JOHN & VALERIE	218		EXMOOR AVE		GLEN ELLYN	IL	60137
RUHSTORFER, ROBT & JOANNIE	237		EXMOOR AVE		GLEN ELLYN	IL	60137
GORMAN, ROBERT & KATHLEEN	243		EXMOOR AVE		GLEN ELLYN	IL	60137
DRURY, JAMES E & GAIL A	244		EXMOOR AVE		GLEN ELLYN	IL	60137
MC DEVITT, PAUL & K	249		EXMOOR AVE		GLEN ELLYN	IL	60137
FIGLIULO, DONALD	250		EXMOOR AVE		GLEN ELLYN	IL	60137
KINNEY, TIMOTHY E	254		EXMOOR AVE		GLEN ELLYN	IL	60137
LEUER, JAMES & LISA	614		HIGH RD		GLEN ELLYN	IL	60137
PEREGUDOV, MIKHAIL	616		HIGH RD		GLEN ELLYN	IL	60137
MC PHERREN, PATRICK M	633		HIGH ST		GLEN ELLYN	IL	60137
E REALTY & DEVELOPMT LLC	20817	N	HORATIO ST		PRAIRIE VIEW	IL	60069
PURDOM, CANDACE G	619		LAKEVIEW TERR		GLEN ELLYN	IL	60137
BISHEA, ERIC & MARY RITA	242	N	MONTCLAIR AVE		GLEN ELLYN	IL	60137
BENEVENTI, THOMAS & DAWN	200	N	PARK BLVD		GLEN ELLYN	IL	60137
ADDUCI, JOSEPH & K	201	N	PARK BLVD		GLEN ELLYN	IL	60137
HOHEISEL, RANDY & CECILIA	204	N	PARK BLVD		GLEN ELLYN	IL	60137
IKENS, CRAIG & JENNIFER	207	N	PARK BLVD		GLEN ELLYN	IL	60137
LARSEN, JOHN & VIRGINIA	208	N	PARK BLVD		GLEN ELLYN	IL	60137
HORNELL, WILLIAM & DEBRA	211	N	PARK BLVD		GLEN ELLYN	IL	60137
JENSEN, B & C DEL VECCHIO	212	N	PARK BLVD		GLEN ELLYN	IL	60137
MICHEL, MARION C	219	N	PARK BLVD		GLEN ELLYN	IL	60137
GRIFFIN, J D & A DARROW	224	N	PARK BLVD		GLEN ELLYN	IL	60137
JENKINS, JAMES & PHYLLIS	225	N	PARK BLVD		GLEN ELLYN	IL	60137
MORRISSY, EUGENE V	228	N	PARK BLVD		GLEN ELLYN	IL	60137
WEAVER, SAM	232	N	PARK BLVD		GLEN ELLYN	IL	60137
CONSTANTINE, ANDREWS W	238	N	PARK BLVD		GLEN ELLYN	IL	60137
CARAVELLO, JASON & ELAINE	242		PARK BLVD		GLEN ELLYN	IL	60137
LOVE, BRIAN M & MELISSA P	243	N	PARK BLVD		GLEN ELLYN	IL	60137
QUICK, STEVEN & KIMBERLY	250	N	PARK BLVD		GLEN ELLYN	IL	60137
REINWALD, PETER & DIANE	251	N	PARK BLVD		GLEN ELLYN	IL	60137
CUNNIFFE, MARY & J MCMANUS	254	N	PARK BLVD		GLEN ELLYN	IL	60137
BUCHTA, JOHN & KYLE	255	N	PARK BLVD		GLEN ELLYN	IL	60137
KISER, PAUL S & KATHLEEN	655		WINGATE RD		GLEN ELLYN	IL	60137
MAGNAN, B & T BAYER	656		WINGATE RD		GLEN ELLYN	IL	60137
LEAMY JR, RICHARD J	676		WINGATE RD		GLEN ELLYN	IL	60137
METZGER, MICHAEL A & E M	677		WINGATE RD		GLEN ELLYN	IL	60137

Attachment: Mailing List for Public Hearing Notice (3866 : 231 N. Park - Driveway Width & Impervious Variations)

**NOTICE OF
PUBLIC HEARING**
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The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-11(F)12 - to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width.
2. Section 10-5-5(C) to allow an impervious surface setback of 2 feet in lieu of the required 1 foot setback.
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

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P.L.N.: 05-14-221-002
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CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 2/15/19 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4518391

Attachment: Certificate of Publication (3866 : 231 N. Park - Driveway Width & Impervious Variations)