Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, May 14, 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 Draft Minutes from March 5, 2019 Zoning Board of Appeals Meeting

1. March 5, 2019 Zoning Board of Appeals Draft Minutes

C. Agenda Item - Public Hearing - 464 Cottage Avenue

1. Public Hearing – Zoning Variation request to allow a legally non-conforming detached garage to be reconstructed in its existing location 20 feet from the corner side lot line, in lieu of the 30 feet required on a reversed corner lot.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s)

F. Adjournment

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: 05/14/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3972) DOC ID: 3972

March 5, 2019 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes ZBA 3.5.19 (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
MARCH 5, 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, Reed Panther and Tom Whalls were present. ZBA Members Steve Lucchesi and ZBA Student Intern Maddie Greenleaf were excused. Also present were Village Planner Kelly Purvis, Planning Intern Evan Clements, Trustee Liaison Mark Senak and Recording Secretary Debbie Solomon.

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

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Whalls, to approve the minutes of the January 22, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 231 N. Park 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 Micheli and seconded by ZBA Member Miller to open the public hearing for 231 N. Park Boulevard at 7:02 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 231 N. Park Boulevard
PETITIONER YELLOW DOG HOMES, LLC ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZOING CODE AS FOLLOWS TO ALLOW 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: 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.

(Yellow Dog Homes, LLC owner of the property at 231 N. Park Boulevard)

Attachment: Draft Minutes ZBA 3.5.19 (3972 : March 5, 2019 Zoning Board of Appeals Draft Meeting Minutes)

Staff Presentation

Village Planner Kelly Purvis and Planning Intern Evan Clements were was present to speak regarding the proposed variation request and were sworn in.

Planning Intern Clements stated petitioner Yellow Dog Homes, LLC is the owner of the property at 231 N. Boulevard. Planning Intern Clements stated 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.

Planning Intern Clements stated the petitioners are requesting 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.

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.

Planning Intern Clements stated Village records indicate that there were no prior variations granted for this property. Planning Intern Clements stated Village records indicate that the following permits have been issued for this property:

Date	Permit No.	Type
1927	B814	Two-story New Construction
1961	B8024	Electrical
1963	B9313	Addition
1971	B2046	Fire Loss Repair
1989	B10965	Fence
2013	20131479	Fence

Planning Intern Clements stated 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. Planning Intern Clements stated the land use immediately surrounding the subject property is R2 single-family residential.

Planning Intern Clements showed an overview picture of the property and stated 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

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garage in the rear of the home. Planning Intern Clements stated 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. Planning Intern Clements stated 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. Planning Intern Clements stated 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. Planning Intern Clements stated 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. Planning Intern Clements stated 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. Planning Intern Clements stated the proposal also includes a new, 22 foot x 22 foot garage and a new 20 foot wide concrete access drive. Planning Intern Clements stated 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.

Questions from the Zoning Board of Appeals

ZBA Member Panther asked if there is any proposed modifications to the stairwell in the rear of the home. Planning Intern Clements stated in regards to what was given to the Planning Department, there are no proposed modifications to the stairwell.

ZBA Member Whalls asked about the distance from the west elevation of the garage to the east elevation of the home. Mr. Teipel stated it is 25 feet.

ZBA Member Micheli asked to hear a summary of the applicant's basis for a hardship. Planning Intern Clements stated this hardship is due to the ability to resell the home as almost all the homes in the neighborhood either have attached or detached garages. Planning Intern Clements stated without a garage on the property, it would be hard to resell the home.

ZBA Member Miller asked to see the picture of the property again. ZBA Member Miller asked about the fence follows the property line as it is notched out by the home to which Planning Intern Clements stated it is.

Village Planner Purvis stated she received a minimum of 4 phone calls regarding this property from prospective buyers, asking about how they could provide a garage on this property. Village Planner Purvis stated the property has been vacant for a long time, and this is the first set of plans that she has seen that have actually tried to make the driveway wider to meet the requirements of the Code. Village Planner Purvis stated there is no way to provide a garage on this lot without requesting some sort of variation. ZBA Member Micheli asked if the variation is

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needed only as the building is constructed now to which Village Planner Purvis stated it is. Village Planner Purvis stated if you were to tear down the building and start from scratch, you could probably get a Code-compliant driveway.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Alex Teipel, architect at 427 W. State Street in Geneva, Illinois, Brian Weppner, co-partner of Yellow Dog Homes, LLC at 1617 Eaglebrook Drive in Geneva, Illinois, and David Cilio, co-partner in Yellow Dog Homes, LLC at 1617 Eaglebrook Drive in Geneva, Illinois.

Mr. Teipel stated it is critical in this day and age to have a garage, and if you cannot get past the corner of this home, you cannot have a garage. Mr. Teipel stated they are proposing to cut the corner of the home as this is the only option, and if they cut back more to the west, they would be cutting into the original home which is a solid brick structure. Mr. Teipel stated this is functional and why they chose this point. Mr. Teipel stated the buyers did not create the hardship, but this hardship was created when the home was built.

Additional Questions from the Zoning Board of Appeals

Chairperson Constantino asked if they are only removing this portion of the home without affecting the structural integrity of the home. Mr. Teipel stated the rear stairway is also a mitigating factor as they did not want to move this. Mr. Teipel stated they will be removing the first floor, but keeping the second floor above.

ZBA Member Jones asked if they had looked at moving the driveway from the north side of the property to the south side of the property. Mr. Teipel stated it is the same issue on either side of the home, and they would need a variation.

ZBA Member Micheli stated they knew about the problem when they purchased the home, and per Code, the ZBA cannot recommend approval for a hardship of a financial incentive so ZBA Member Micheli feels this is a non-starter. Mr. Teipel stated this hardship was created by the existing condition of the property and also created by the market today. Mr. Teipel stated they are trying to make the home in fitting with the neighborhood as there is a necessity to have a garage and not just create value. ZBA Member Micheli stated the ZBA heard a similar case to this a few blocks from this property.

Mr. Weppner thanked the ZBA for coming out on a different night as the petitioners want to start this project as soon as they can. Mr. Weppner stated they are seeking less than a 6-inch variance for a home that has been vacant for two and a half years already. Mr. Weppner stated

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they will be putting the garage where the current concrete pad is. Mr. Weppner stated the lot is on a bias so the lot is a different angle than the home. Mr. Weppner stated they do have a letter of support from the neighbor at 225 N. Park Boulevard. Mr. Weppner stated they feel this is a fair request to ask for a variance to put a 2-car garage in.

Chairperson Constantino asked if they would need a variation period if they build a 1-car garage or 3-car garage to which Mr. Weppner stated they would. Mr. Weppner stated this addition built on the home eliminated the access to the back of the property. Mr. Weppner stated they did drop off letters with other neighbors, but did not hear back from any of them.

ZBA Member Miller stated Village Planner Purvis has been receiving calls on this property and asked why the petitioners are coming now if they have been working on this for a while. Mr. Weppner stated they thought the 8.5 feet was enough. Mr. Cilio stated they bought the property in August 2018 and have been going through the permitting process and are now coming to the variance process. Mr. Cilio stated they have not started any construction, but have only done some demolition. Mr. Cilio stated they have not received any building permits until this variance request goes through the ZBA and Village Board. ZBA Member Miller asked if there are any other hardships to which Mr. Weppner stated none other than not having a garage.

Mr. Teipel stated they have no other option as they cannot put the garage on the south side of the property. Mr. Cilio stated if this variation is not approved, they would have to sell this property at a lower price point because there would be no garage. Mr. Cilio stated he is the day-to-day operator of Nobel House.

ZBA Member Jones stated the orientation of the lot as it is not east-west or north-south and is on a diagonal. ZBA Member Jones stated if you build the home with the orientation of the lot, you would have a cockeyed home. ZBA Member Jones stated he sees the hardship that if you build any home on this lot, there is going to be an orientation problem.

ZBA Member Micheli stated as a point of order, 233 N. Park Boulevard does not appear on the list of notified neighbors. Village Planner Purvis stated the homeowner does know about this as she came into the Planning Office and talked to Village Planner Purvis about this variation request. Village Planner Purvis stated the homeowner seemed to have concerns, but Village Planner Purvis does not see her at this meeting. Village Planner Purvis stated the homeowner seemed concerned about the garage, but this is not an issue for discussion with the variation. Village Planner Purvis stated the homeowner also seemed concerned about the added triangle of impervious surface.

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Planning Intern Clements stated the notices would have gone to the homeowner's current address. Village Planner Purvis stated the notice goes to the address on the property tax bill.

ZBA Member Miller asked about the width of the cut-in. Chairperson Constantino stated it states this is 2 feet in the legal description of the survey.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition to this request.

Findings of Fact

Chairperson Constantino stated petitioner Yellow Dog Homes, LLC, owner of the property at 231 N. Park Boulevard, is requesting a variance to allow a driveway with a width of 8.5 feet in lieu of the required 9 foot width and an impervious surface setback of 0.2 feet in lieu of the required 1 foot setback. Chairperson Constantino stated the property is located in the R2 Zoning District, and the land use immediately surrounding the property is R2 Residential as well. Chairperson Constantino stated the ZBA heard from Planning Intern Clements about the condition of the property, the request made for the variance and the proposed extension of the existing driveway to the rear of the property. Chairperson Constantino stated the petitioners are also seeking to remove a portion of the existing building on the property to allow the extension of the driveway to the rear of the home. Chairperson Constantino stated the petitioner also seeks to add a concrete apron which will affect the impervious surface setback of the property, and this will require a variation of 0.2 feet to the setback.

Chairperson Constantino stated there are no other proposed additions to the property, and the discussion for the need of a garage for sale purposes. Chairperson Constantino stated the ZBA heard from architect Alex Teipel, and Mr. Teipel reviewed the proposed alteration to the existing building and the request for the variations. Chairperson Constantino stated Mr. Teipel says there is no way to provide for a garage or new driveway on the property without the variation. Chairperson Constantino stated the existing market conditions require that a home have some form of garage on the property to make it saleable.

Chairperson Constantino stated they are looking to obtain the minimal space for the driveway to access the proposed detached garage. Chairperson Constantino stated the petitioners believe this is a functional option without affecting the structural integrity of the building by removing a portion of the northeast corner of the building. Chairperson Constantino stated neither the north side nor the south side of the home would be able to accommodate a driveway, and the north side where the driveway is proposed is the best option.

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Chairperson Constantino stated the condition of the building itself was not created by the petitioner, but was purchased as is. Chairperson Constantino stated the home has been vacant for over two years. Chairperson Constantino stated the ZBA heard from the homeowners, Brian Weppner and David Cilio, who will remove a portion of the existing addition to widen the driveway.

Chairperson Constantino stated the lot size and the configuration of the lot is unusual, and with these circumstances, the home is aligned north-side to match the alignment of the surrounding properties. Chairperson Constantino stated the lot itself is diagonal, and it would be impossible to have the home lined up north-south and still have a geometrically-aligned building with the lot. Chairperson Constantino stated there is also a financial issue involved and also a hardship concern relating to the lot size, the building configuration, the location of the home on the lot and their inability to put a garage on this lot. Chairperson Constantino stated there was no audience participation.

Mr. Teipel stated they are asking for the minimum to make this.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Jones, 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 Panther stated he is struggling with this variation request as it seems they are trying to maximize the profitability of the home. ZBA Member Panther stated there is an issue that the property currently has no garage and not way to put a garage in. ZBA Member Panther stated the home has a lot of character and unique qualities so he would like to see the home stay instead of the other option of tearing the home down. ZBA Member Panther stated he can see both side of this, but he is leaning toward granting the variance even though he does have some concerns. ZBA Member Panther stated he is struggling to see the hardship, but does appreciate the unique circumstances.

ZBA Member Whalls stated the other hardship is why you would not want to keep another historic home. ZBA Member Whalls stated the orientation of the lot versus the home will always be an issue. ZBA Member Whalls stated the home was built in 1927 when no one cared about garages at that point. ZBA Member Whalls stated this is a new paradigm. ZBA Member Whalls stated no one spoke against this variation. ZBA Member Whalls stated he likes the

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ingenuity used for how they are going to make this happen. ZBA Member Whalls stated the imperious surface piece is still less than 50%, and he supports this variation request.

ZBA Member Jones stated he likes keeping the older home as it diversifies the architecture in the Village. ZBA Member Jones stated there are unique circumstances with the orientation of the lot, and even new construction would be an issue. ZBA Member Jones stated the Village gave variances to the Apex development to make the parking stalls smaller in width. ZBA Member Jones stated the driveway should be wider, but this is not possible unless they tear down more of the home. ZBA Member Jones stated he is in favor of this variance.

ZBA Member Micheli stated they do need to color in the lines, and in the Village Code, the ZBA is prohibited to grant a variance based on financial profitability. ZBA Member Micheli stated they do need to look at each project individually in its own realm. ZBA Member Micheli stated the home exists as is, and this was a self-inflicted hardship that the petitioners knew when they purchased the home. ZBA Member Micheli stated there is a point for the unusual lot and the configuration, but he does not see the hardship yet.

ZBA Member Miller stated he likes the engineering on this, and he does understand the unique circumstance. ZBA Member Miller stated the ZBA cannot grant a hardship for a financial reason. ZBA Member Miller stated this is an odd lot size, the location of the home is odd on the lot, a narrow odd-shaped lot, and there is an area cutting in at 2 feet. ZBA Member Miller stated there is a hardship for the Village as this home has been vacant for over 2 years, and the home could be headed toward a tear down.

ZBA Member Miller stated he is struggling with this for a different reason because he feels this request is coming to the ZBA after the fact as many other people have done this year as well. ZBA Member Miller stated he has an issue with people not going before the ZBA before they purchase and buy on contingency instead to see if this variation was possible. ZBA Member Miller stated if a petitioner then found they could not get the ZBA to agree on the variation, then a petitioner could lose the home and walk away from the home. ZBA Member Miller stated he has a real problem as that the ZBA as a group are setting a precedent here as this is the third time in the last six to eight months the ZBE has had to review something previously done. ZBA Member Miller stated he does not have a problem approving the driveway as it will be much better for the neighbors to the north to have a garage on this property. ZBA Member Miller stated the ZBA keeps having this type of issue as people should have come forth right away and not wait until several months in. ZBA Member Jones stated the petitioners did not come in after the fact as this has not been done yet.

ZBA Member Miller stated he will vote yes for the project as it is better for the neighbors, the neighborhood and the Village to have this done; however, the next time someone comes before the ZBA with a late request after the fact, you cannot this one against him that he voted

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yes on this because he feels this is a big problem. ZBA Member Miller stated in this case, it is truly better for the neighborhood and the Village.

ZBA Member Micheli asked if the variation would go away if the notch is blended. Village Planner Purvis stated it could be, but the petitioner is only asking for 6 inches, and they still have to cut a portion of the building.

Chairperson Constantino stated he agrees with all that has been previously said. Chairperson Constantino stated if this request was based solely on a financial circumstance then the ZBA would not recommend this. Chairperson Constantino stated there is a hardship with the lot and the location of the building on the property, and an added garage is the highest and best use of the property in a residential sense. Chairperson Constantino stated there are unique circumstances and a hardship involved with this, and he will recommend the variance.

ZBA Member Miller stated as a point of order, this is not a hardship, but rather a unique circumstance which will be put in the motion.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to close the public hearing for 231 N. Park Boulevard at 8:00 p.m. 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 Yellow Dog Homes, LLC, for 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, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the March 5, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the following requested zoning variations:

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.

Due to the following unique circumstances:

1. The lot size; and

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2. The location of the home on the lot; and

3. The narrow shaped lot; and

4. The two (2) foot notch at the chokepoint.

The motion carried with six (6) "yes" votes. The "yes" votes are as follows: ZBA Members Jones, Micheli, Miller, Panther, 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.

Village Board Trustee Report

Trustee Senak stated the Village Board did approve the preliminary approval phase of the Apex 400 development. Trustee Senak stated the Comprehensive Plan is undergoing revisions, and the staff is working on grants for the potential Trail Station and Underpass project. Trustee Senak stated Raising Cane's was approved for construction on the old Arby's site. Trustee Senak stated the Horse Trough has been moved and is on its way to Iowa in order to make a bronze replica of the trough. Trustee Senak stated the bronze replica of the trough will be placed as the Village Board works on the Streetscape Project. Trustee Senak stated if the ZBA members have thoughts on the upcoming Streetscape project, the ZBA members should come to the meetings or email their comments to the staff.

ZBA Member Whalls asked when the Civic Center parking garage would be done. Trustee Senak stated this should be done at the end of summer, but the sequence is up in the air still. Trustee Senak stated they are in talks with the Methodist Church for possible access through the church's parking lot to the parking garage.

ZBA Member Jones stated he heard the Village is in talks to buy the U.S. Bank building to which Trustee Senak stated he is not sure on this.

ZBA Member Miller stated he supports the Apex project, but does not like the architecture. ZBA Member Miller stated he has an issue with how it will look as it does not fit the character of the downtown. Trustee Senak stated he did not vote to approve this project as he had problems with this piece too. ZBA Member Micheli stated they are going to run into problems with traffic with this development. There was a discussion about parking in the Central Business District.

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Staff Report

Village Planner Purvis stated there will be no meeting on March 12, 2019.

Adjournment

At 8:22 p.m., a motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

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

Meeting: 05/14/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3968) DOC ID: 3968

Public Hearing – Zoning Variation request to allow a legally non-conforming detached garage to be reconstructed in its existing location 20 feet from the corner side lot line, in lieu of the 30 feet required on a reversed corner lot.

PROPERTY

464 Cottage Avenue, a reverse corner lot, located at the southwest corner of Pleasant Avenue and Cottage Avenue.

PETITIONERS

The petitioners are Christian & Lorraine Ambler, owners of the subject property located 464 Cottage Avenue.

REQUEST

The petitioners request a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)4 #14 to allow a legally non-conforming detached garage to be reconstructed in its existing location 20 feet from the corner side lot line, in lieu of the 30 feet required on a reversed corner lot.

2. 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.

ZONING/USE

The subject property and surrounding properties are zoned R2 - Residential District. The subject property and surrounding properties are also all single family homes.

PUBLIC NOTICE

Notice of the public hearing was published in the April 26, 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

The Village has no record of any prior variations being granted for the subject property.

PERMIT HISTORY

Year	Permit No.	Type
1940	834	Alteration
1963	2035	Garage

1973	2766	In-ground pool
1988	10143	Addition - Two-story
1988	10503	Detached garage
1999	18902	Remodel
1999	19185	Fence
2004	24082	Addition
2005	24282	Sanitary sewer repair
2008	20080441	Fence replacement
2009	20090130	Meter repair
2016	20160173	Fence replacement

EXISTING	**R2 Minimum Yard & Lot Requirements [10-4-8(D)]**	**Property Data**
Lot Area	8,712 ft^2 (0.20 acres)	17,500 ft^2 (0.40 acres)
Lot Width	80', corner lots; 66', all other lots	100'
Front Yard	between 30' and 50' for new construction; but no closer than the closest principal structure of existing principal structures on adjacent lots on the same side of the street 49 ft. from the front property line to the principal structure	49'
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	~16' (10% of lot width 10')
Rear Yard	40'	~80'
Corner Side Yard	30'	Principal Structure: 27.7' Accessory Structure: 19.4'

Property Features The existing principal structure, a two-story single family home, is approximately 1,418 square feet. The existing accessory structure, a detached garage, is approximately 537 square feet.

The subject property is considered a reverse corner lot, meaning that the rear (north) lot line of the subject property abuts the interior side lot line of the adjacent property to the north.

PROPOSED The petitioner proposes to demolish the existing detached garage and replace it in approximately the same location. Per Section 10-5-5(B)4 #14, detached garages on reverse corner lots are not a permitted encroachment

and are required to comply with the corner side yard setback of the applicable zoning district of the property. Therefore, the requested location of the proposed detached garage requires a reduced corner side yard of 20 feet, as opposed to the required 30 feet.

The petitioner proposes to demolish the existing detached garage and replace it in approximately the same location. Per Section 10-5-5(B)4 #14, detached garages on reverse corner lots are not a permitted encroachment and are required to comply with the corner side yard setback of the applicable zoning district of the property. Therefore, the requested location of the proposed detached garage requires a reduced corner side yard of 20 feet, as opposed to the required 30 feet.

It should be noted that the proposed detached garage includes an additional room to the east of it, with an area of approximately 154.5 square feet. This room is not directly connected to the garage by an interior door and can only be accessed from the outside.

The area of the proposed primary garage is 506 square feet, for a total area of approximately 660.5 square feet. This will increase the area of the existing detached garage by approximately 23 percent. Detached garages are limited to 660 square feet.

BACKGROUND

The Village Board typically makes amendments annually to the Glen Ellyn Zoning Code to address the needs of the Village related to land use.

In January of 2018, the Plan Commission first considered a set of such amendments to the Zoning Code, which included changes to Chapter 5, Supplementary Regulations. This Chapter includes regulations for accessory uses and structures, including detached garages. The specific amendment from which the petitioner is now seeking a variation is to Section 10-5-4(A)4, Setbacks.

The amendment clarified that accessory structures on reverse corner lots, which this subject property is, must comply with the same required corner side yard setback as the principal structure. This is intended to maintain a consistent and open streetscape where accessory structures, such as detached garages, adjacent to a principal structure (a house) on a neighboring lot maintain the same distance from the right-of-way as said house. This prevents a detached garage from being closer to the street than the house next to it on the neighboring lot. Refer to Attachment 12, the Plan Commission minutes during which the subject amendment was

discussed at length.

In March 2019, a scrivener's error was corrected in Table 10-5-5(B)4, Permitted Obstructions and Accessory Structures in Required Setbacks, to ensure consistency between the subject table and the related section amended in May 2018.

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 practical difficulty or a 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 request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioners' Application Packet
2. Plat of Survey, from Petitioners
3. Existing Site Plan, from Petitioners
4. Proposed Site Plan, from Petitioners
5. Location & Zoning Map
6. Aerial View
7. 2' Contour Map
8. Location Map for Public Hearing Notice
9. Mailing List for Public Hearing Notice
10. Public Hearing Notice
11. Certificate of Publication
12. Zoning Code Amendment - Plan Commission Minutes
13. Permit Drawings - Draft, from Petitioners
14. Renderings, from Petitioners
15. Signatures of Support, from Petitioners

CC:

Staci Springer, Director of Community Development
Steve Witt, Building & Zoning Official
Kelly Purvis, Planner
Debbie Solomon, Recording Secretary
Paula Moritz, Plan Reviewer

ATTACHMENTS:

- 1. Petitioners Application Packet (PDF)

- 2. Plat of Survey, from Petitioners (PDF)
- 3. Existing Site Plan, from Petitioners (PDF)
- 4. Proposed Site Plan, from Petitioners (PDF)
- 5. Location & Zoning Map (PDF)
- 6. Aerial View (PDF)
- 7. 2 Foot Contour Map (PDF)
- 8. Location Map for Public Hearing Notices (PDF)
- 9. Mailing List for Public Hearing Notices (PDF)
- 10. Public Hearing Notice (PDF)
- 11. Certification of Publication (PDF)
- 12. Zoning Code Amendments - PC Minutes (PDF)
- 13. Permit Drawings – Draft, from Petitioners (PDF)
- 14. Renderings, from Petitioners (PDF)
- 15. Signatures of Support, from Petitioners (PDF)

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

final submittal
04.11.19

Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

For the property at 464 Cottage Avenue 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.

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: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
representing: property owners - Christian + Lorraine Ambler

Address: property: 464 Cottage Avenue Glen Ellyn, IL. 60137
office: 504 Hillside Avenue Glen Ellyn, IL. 6037

Phone No.: z+o office: 630.858.5888 Jamie's cell: 630.341.5888

Fax No.: z+o office: 630.858.5828

E-mail: z+o office: zplusoai@wowway.com

Ownership Interest in the Property in Question: architect for property owners

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

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):

Christian + Lorraine Ambler

464 Cottage Avenue, Glen Ellyn, IL. 60137

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

Christian + Lorraine Ambler

464 Cottage Avenue, Glen Ellyn, IL. 60137

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.

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

III. PROPERTY INFORMATION:

Common address: 464 Cottage Avenue, Glen Ellyn, IL. 60137

Permanent tax index number: 05-11-302-011

Legal description:
THE SOUTH 175 FEET OF THE WEST 100 FEET L02 2 IN BLOCK4 IN GLEN ELLYN ADDITION TO PROSPECT PARK BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R2

Lot size: 100 ft. x 175 ft. Area: 17,500 sq. ft.

Present use: 2-story existing single-family dwelling wood frame private residence built in 1900

IV. 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):

CHAPTER 5: SUPPLEMENTARY REGULATIONS 10-5-4: ACCESSORY STRUCTURES AND USES

(A) Accessory Structure (or Building)

1. Location: Accessory structures in required setbacks shall be subject to the provisions of section/table 10-5-5(B)4

(e) Detached garages shall be prohibited in the front and in the corner side of reversed corner lots

(The Amblers's are requesting a singe variation: to allow for a 20.0' corner side yard setback in lieu of the new/recently adopted requirement of 30.0

Estimated date to begin construction: ASAP / Spring of 2019

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

architect: Daniel J. Simoneit (Jamie) z+o architecture + interiors 504 Hillside Avenue, Glen Ellyn, IL. 60137

civil engineer/surveyor: Wayne W. Nekola of Bolingbrook, Illinois

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.

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

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:

1. It is the Ambler's desire to rebuild in the same footprint that their detached garage has existed for 42 years
2. The new code requirement forces the proposed garage further into the middle of their open rear yard
3. Alternate solutions will are limited by trees and power line poles currently in the parkway
4. Alternate solutions will undesirably required more impervious surfaces to provide access
5. Alternate solutions will force the detached garage undesirably further from the existing home.
6. Alternate solutions will undesirably place the garage 5.0' south adjacent north 575 Pleasant Avenue property.

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):

The existing garage slab is crumbling and the wood structure is in need of repair
The existing garage size is tight by today's standards in both width and depth
The existing since 16.0' garage door size size is tight by today's standards

OR

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

1. The existing garage was built in 1977 thus existing in it's current location for 42 years
2. The Amblers started developing the new garage in May of 2018 - prior to the code change

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

1. The proposed garage is to be in the same footprint as the existing - reusing the existing curb-cut, apron and driveway
2. If granted it will not alter the essential character but actually help keep/maintain the loctions essentail character

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:

The primary hardship is the implemation of the new/recent code change that would/will require the new structure to be moved further east and or potentially to the north on the property. Alternate options force undesirable conditions and add additional cost/s to the project

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

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 petition for variation is based on a very unique, if not one-of a kind situation.

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 proposed solution and the endeavor of applying for a variance is not driven by making money on the property. They Ambler's request for this variation is driven by their desire to create a right-sized garage that functions well while matching it's aesthetic and construction standards to their already renovated vintage 1900's home.

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 hardship was created when the zoning code table 10-5-5(B)4 was recently modified.

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 Ambler's have been working with and will be working with licensed professionals to ensure the best design solution is achieved and that their proposed project will not be detrimental or injurious to other property in their neighborhood.

6. Provide evidence that the proposed variation will not:

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

Christian + Lorrain
464 Cottage Avenue
Glen Ellyn, IL. 60137

d. Diminish or impair property values within the neighborhood;

The proposed project will not diminish, but improve and increase the adjacent property values.

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

None expected/none imagined at the time of this application.

f. Create a nuisance; or

None expected/none imagined at the time of this application.

g. Results in an increase in public expenditures.

None expected/none imagined at the time of this application.

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

As an architect, I prefer not to request variances but desire to create conforming solutions.
Please know that we have explored multiple alternative options in the effort to improve this property.

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

It is Christian + Lorraine's desire to make 464 Cottage Avenue a home to last them their lifetime.
This garge renovation/replacement is the final step to making that desire a reality for them and their family. The request to be allowed to construct over the existing footprint will have zero impact on their neighborhood and the adjacent homes. The Amblers are currently collecting the siqnatures of their immediate neighbors on a petition supporting their proposed project location

Thank you in advance for your time and effort in this matter.

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Certifications, Consent and Signatures

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.

Signature of Applicant(s)

2019. oct. 11 · Fri

Date filed

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Affidavit of Authorization

AFFIDAVIT OF AUTHORIZATION

I, Christian D. Ambler owner of the property described as 464 Cottage Avenue, Glen Ellyn, IL 60137 verify that Jamie Simonait of Z+O Architecture + Interiors is duly authorized to apply and represent my interests before the Glen Ellyn Architectural Review Commission, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

OWNER

NOTARY

"OFFICIAL SEAL"
MERIDITH L CANNING
Notary Public, State of Illinois
My Commission Expires 1/26/2023

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Proof of Ownership

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2018 0057565 1 AV 0378 01

05-11-302-011
AMBLER, CHRISTIAN D
464 COTTAGE AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 1, 2018	$10,284.34

PAYING LATE?	PAY THIS AMOUNT
JUN 2 THRU 30	10,438.61
JUL 1 THRU 31	10,592.87
AUG 1 THRU 31	10,747.14
SEP 1 THRU 30	10,901.40
OCT 1 THRU 31	11,055.67
NOV 1 THRU 14	11,209.93

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2017 TAX BILL AFTER OCTOBER 31, 2011 REQUIRES A CASHIER'S CHEC CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BAC

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2018

TRANS ID 91948
DCITAX 000555323

10511302011850360001028434 71

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – *SEND THIS COUPON* WITH YOUR 2ND INSTALLMENT PAYMENT OF 2017 TA
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

05-11-302-011
AMBLER, CHRISTIAN D
464 COTTAGE AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
AUG 31, 2018	$10,284.34

PAYING LATE?	PAY THIS AMOUNT
SEP 1 THRU 30	[illegible]
OCT 1 THRU 31	[illegible]
NOV 1 THRU 14	[illegible]

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2017 TAX BILL AFTER OCTOBER 31, 2011 REQUIRES A CASHIER'S CHEC CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BAC

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2018

TRANS. ID: 145389
CONF.: DCITAX 000604293

20511302011850360001028434 72

Rate 2016	Tax 2016	Taxing District	Rate 2017	Tax 2017
		** COUNTY **		
.1110	288.67	COUNTY OF DU PAGE	.1052	285.23
.0241	62.67	PENSION FUND	.0227	61.54
.0364	94.66	COUNTY HEALTH DEPT	.0340	92.18
.0133	34.58	PENSION FUND	.0130	35.24
.1417	368.51	FOREST PRESERVE DIST	.1207	327.26
.0097	25.22	PENSION FUND	.0099	26.84
.0176	45.77	DU PAGE AIRPORT AUTH	.0166	45.00
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0457	118.85	MILTON TOWNSHIP	.0449	121.74
.0723	188.03	MILTON TWP ROAD	.0710	192.50
.0025	6.50	PENSION FUND	.0024	6.50
.5184	1,348.20	VLG OF GLEN ELLYN	.5063	1,372.78
.3129	813.75	VLG GLEN ELLYN LIBR	.3082	835.65
.0242	62.93	PENSION FUND	.0202	54.77
.3853	1,002.04	GLEN ELLYN PARK DIST	.2968	804.74
.0128	33.28	PENSION FUND	.0122	33.07
.0107	27.82	GLEN ELLYN MOSQ DIST	.0106	28.74
		** EDUCATION **		
3.5300	9,180.47	GRADE SCHOOL DIST 41	3.3256	9,017.03
.0871	226.52	PENSION FUND	.0824	223.41
2.3446	6,097.60	HIGH SCHOOL DIST 87	2.2959	6,225.10
.0584	151.88	PENSION FUND	.0443	120.11
.2626	683.05	COLLEGE DU PAGE 502	.2431	659.25
8.0213	20,861.00	TOTALS	7.5860	20,568.68

Mailed to:
AMBLER, CHRISTIAN D
464 COTTAGE AVE
GLEN ELLYN IL 60137

Property Location:
464 COTTAGE AVE
GLEN ELLYN, 60137

Township Assessor:
MILTON
630-653-5220

Tax Code:
5036

Property Index Number:
05-11-302-011

TIF Frozen Value	
Fair Cash Value	831,500
Land Value	52,060
+ Building Value	225,080
= Assessed Value	277,140
x State Multiplier	1.0000
= Equalized Value	277,140
– Residential Exemption	6,000
– Senior Exemption	
– Senior Freeze	
– Disabled Veteran	
– Disability Exemption	
– Returning Veteran Exemption	
– Home Improvement Exemption	
– Housing Abatement	
= Net Taxable Value	271,140
x Tax Rate	7.5860
= Total Tax Due	20,568.68
– Less Advance Payment	0.00
= Net Tax Due	20,568.68

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

* S OF A FACTOR 1.0416

2017 DuPage County Real Estate Tax B
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours – 8:00 am–4:30 pm, Mon–F
Telephone – (630) 407-5900

2016 $266,070 Assessed Value 2017 $277,140

111100 01 01 057565 013625 P

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Glen Ellyn Zoning Map 1 of 2

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

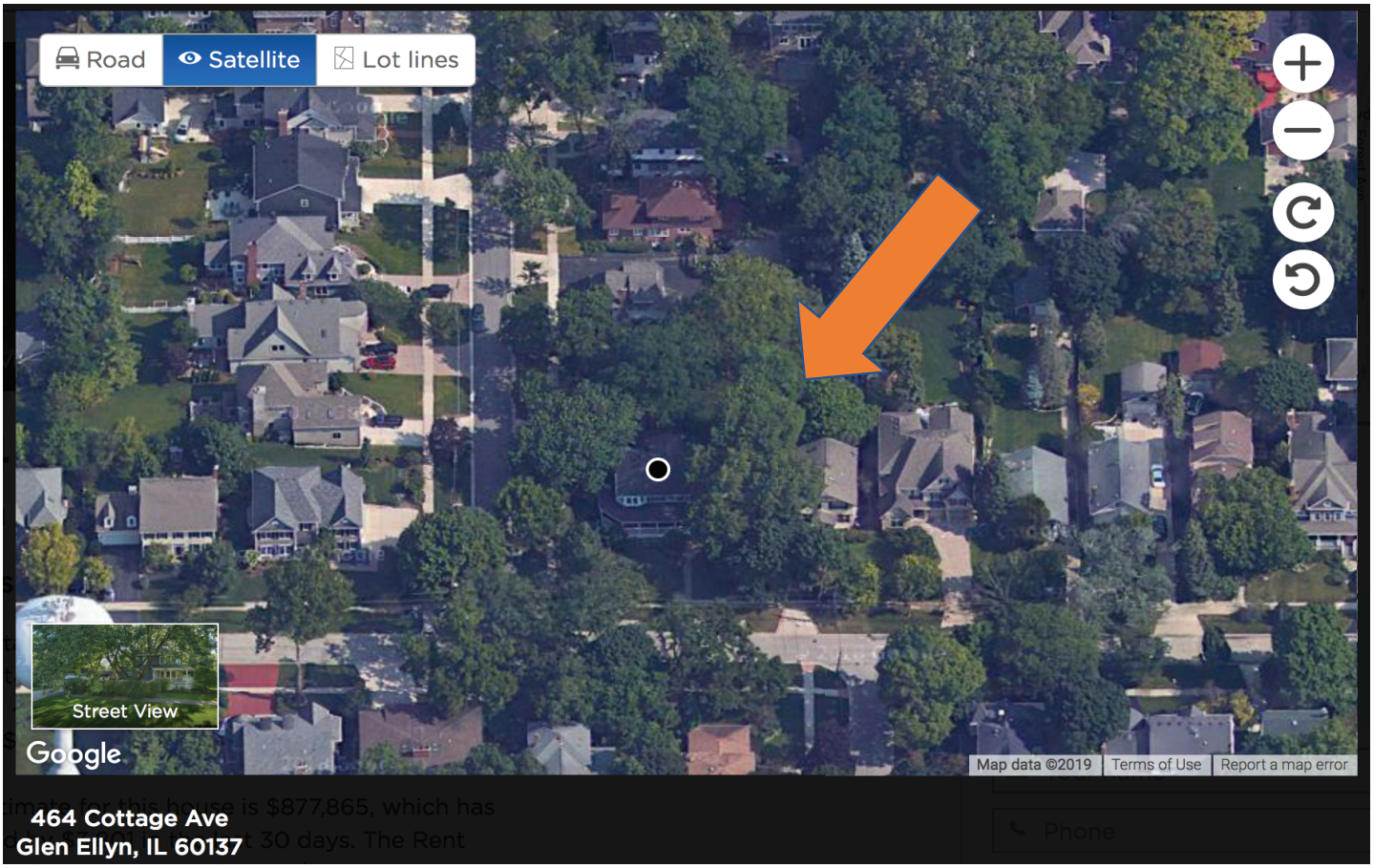
Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Glen Ellyn Zoning Map 2 of 2

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Zillow Satellite Image - property + adjoining neighbors



Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Existing Condtions - front/south Photo.01 +.02

Attachment: 1. Petitioners Application Packet (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Existing Condtions - side/west Photo.03 +.04

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Existing Condtions - side/west Photo.05 +.06

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Plat of Survey 1 of 2

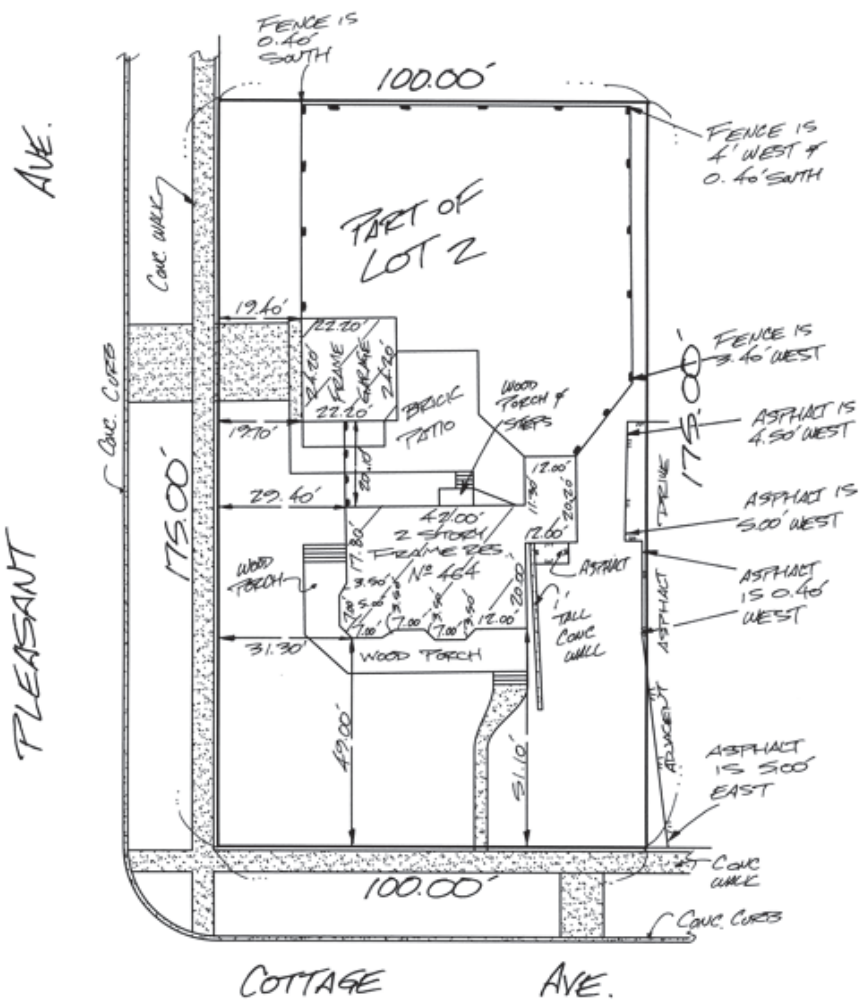
ARS Surveying Service
P.O. Box 839 Bolingbrook Il 60440
PH (630) 527-0637 FAX (630) 527-0622

N

PLAT OF SURVEY

THE SOUTH 175 FEET OF THE WEST 100 FEET LOT 2 IN BLOCK 4 IN GLEN ELLYN ADDITION TO PROSPECT PARK BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

Scale 1"= 30'



State of Illinois } SS
County of Will }

IRON PIPES FOUND AT ALL LOT CORNERS.

I, Wayne W. Nekola, an Illinois Profesional Land Surveyor, do hereby certify that I have surveyed the parcel of land hereon described and that the plat hereon drawn is a correct representation of said survey.

Dated, this 20TH day of JULY, A.D., 20 00, at Bolingbrook, Illinois.

Wayne Nekola
Illinois Professional Land Surveyor No. 2923

CLIENT TAYLOR

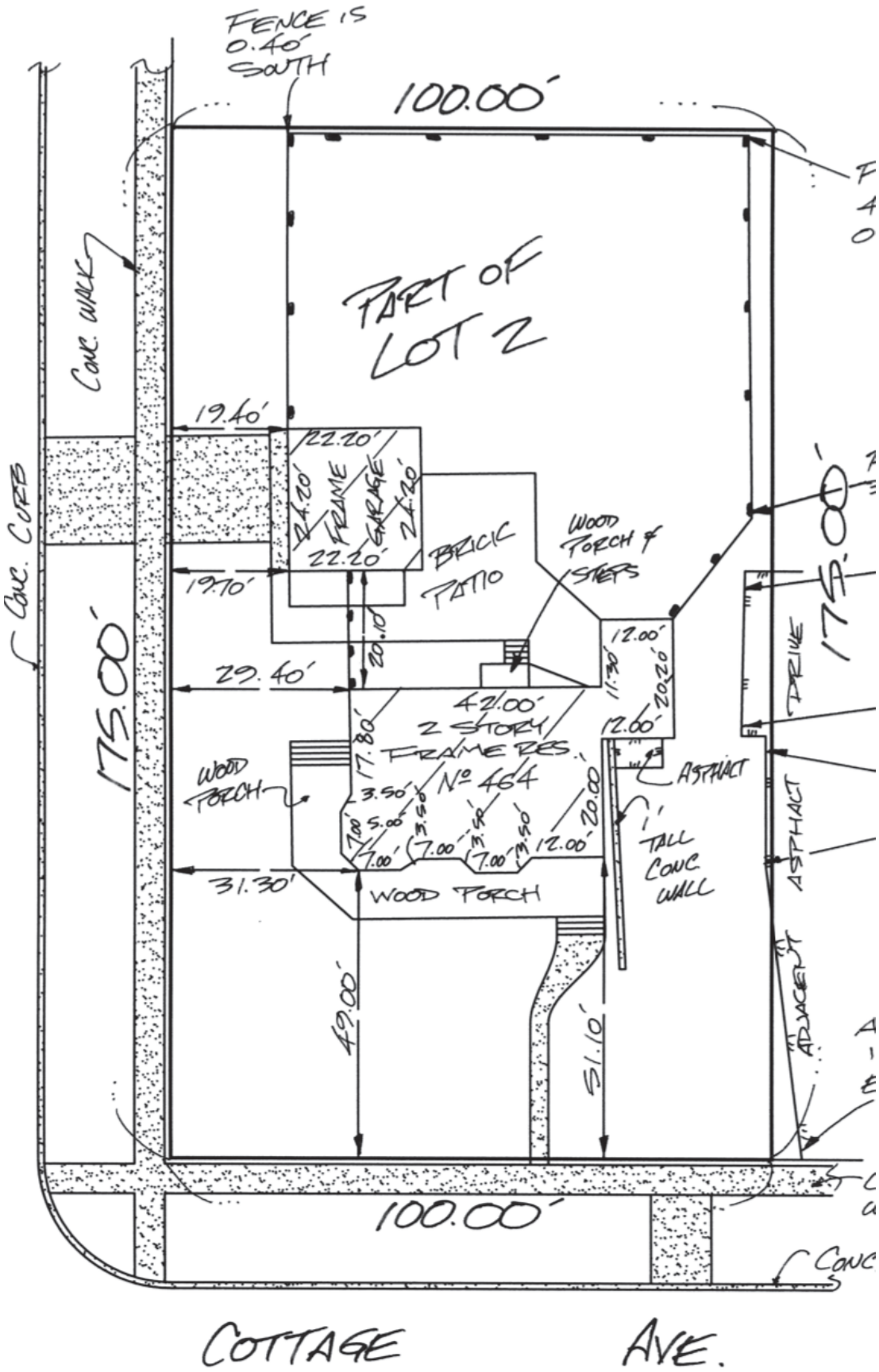
JOB No. 40088-00

No improvements shall be made on the basis of this plat alone, field monuments of critical points should be established prior to commencement of any and all construction. For building lines, easements and other restrictions not shown hereon refer to your deed, title policy, ordinance, etc.

Attachment: 2. Plat of Survey, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

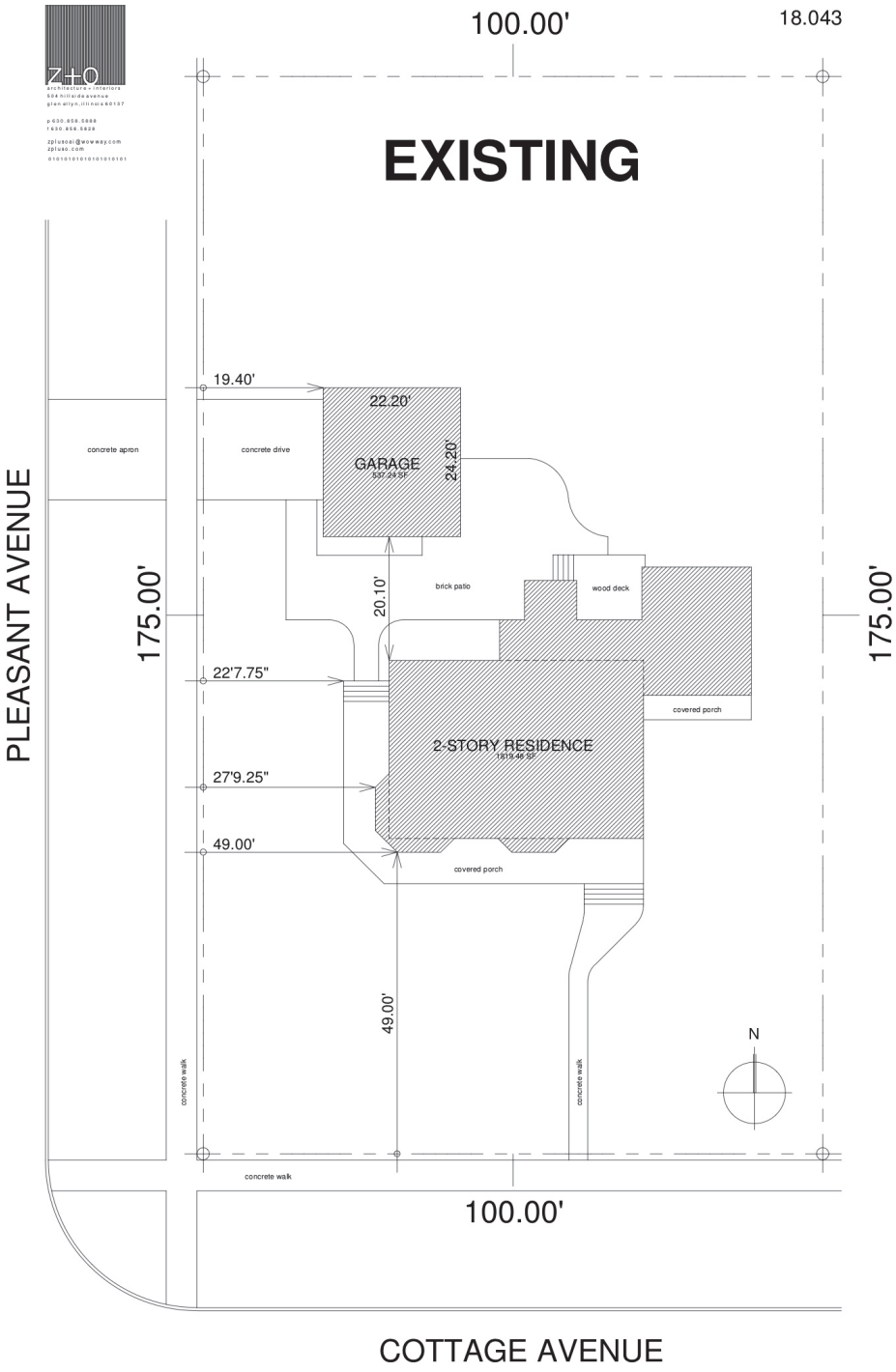
Plat of Survey 1 of 2



Attachment: 2. Plat of Survey, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

existing condtions - site plan



AMBLER RESIDENCE

464 COTTAGE AVENUE
GLEN ELLYN, ILLINOIS

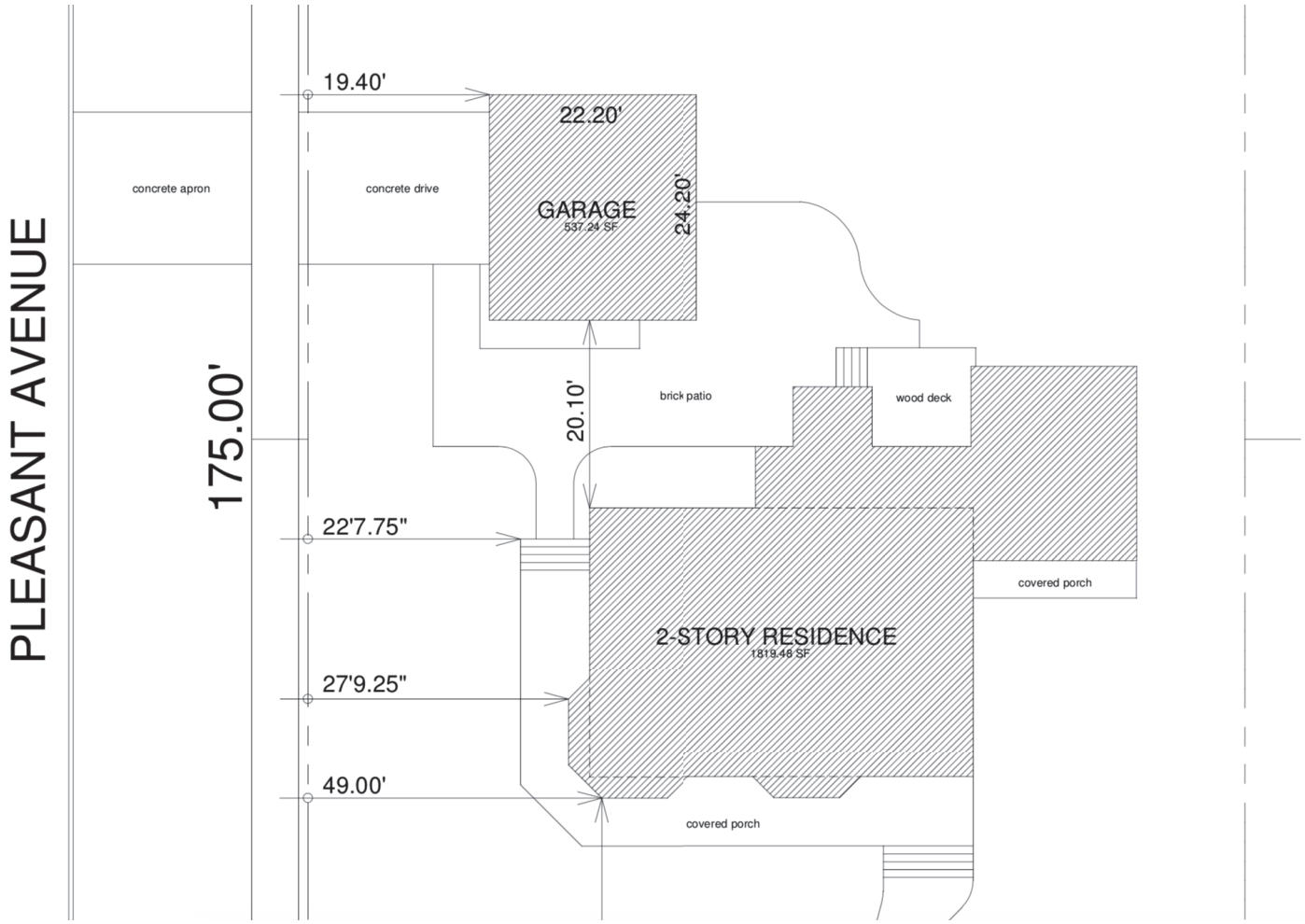
10 50

2018-11.29

Attachment: 3. Existing Site Plan, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

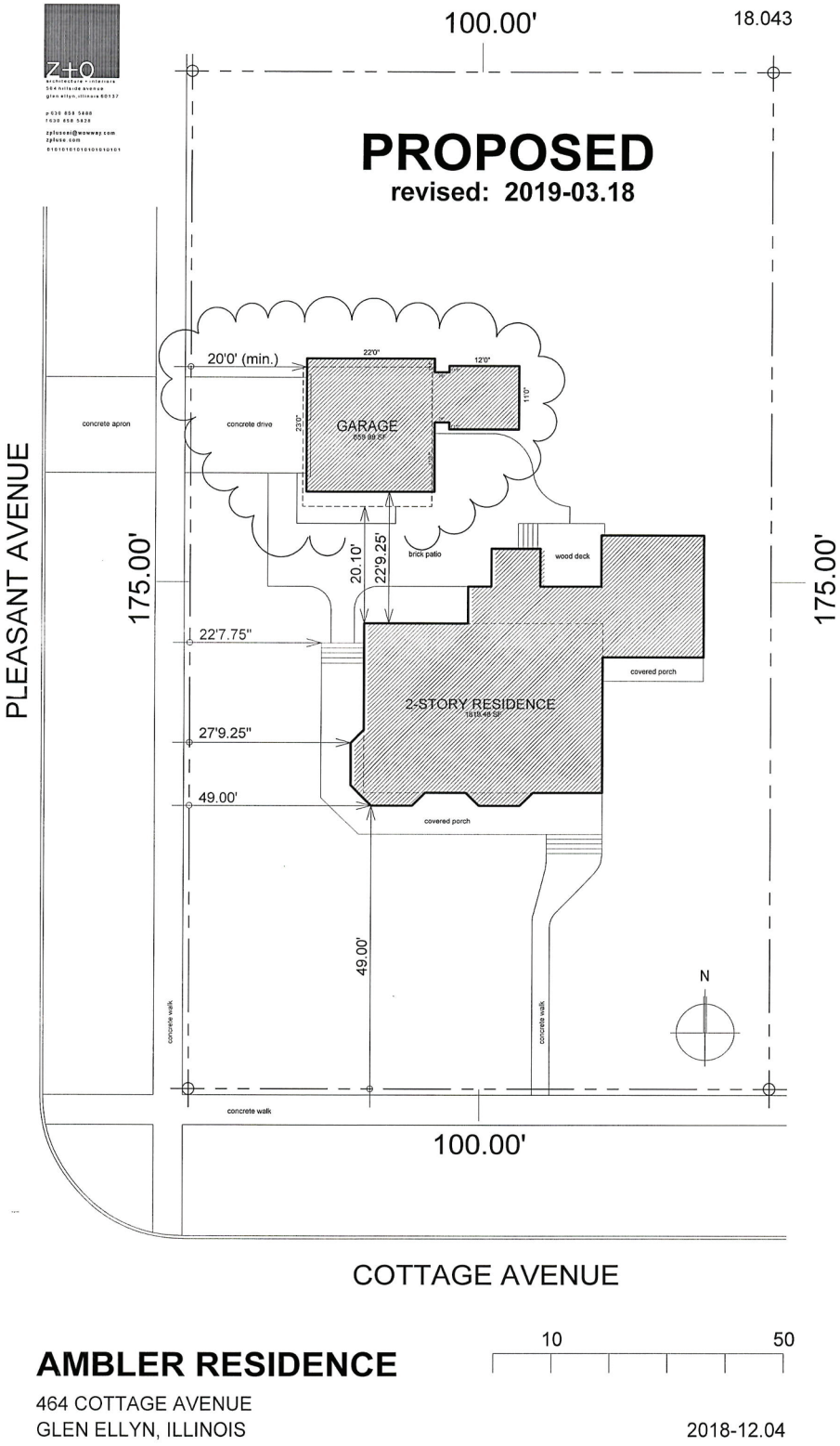
existing condtions - site plan



Attachment: 3. Existing Site Plan, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

proposed condtions - site plan



AMBLER RESIDENCE

464 COTTAGE AVENUE
GLEN ELLYN, ILLINOIS

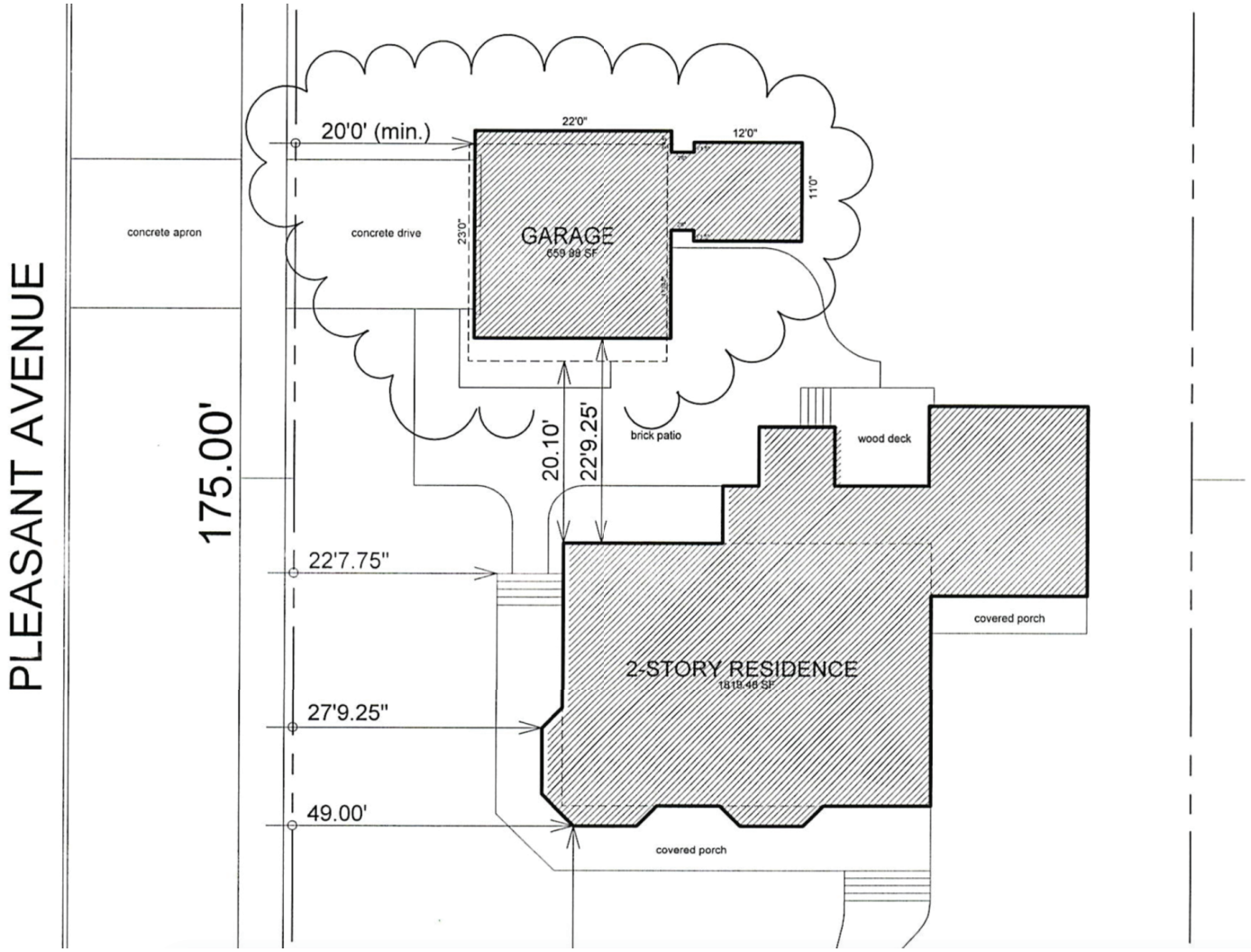
10 50

2018-12.04

Attachment: 4. Proposed Site Plan, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

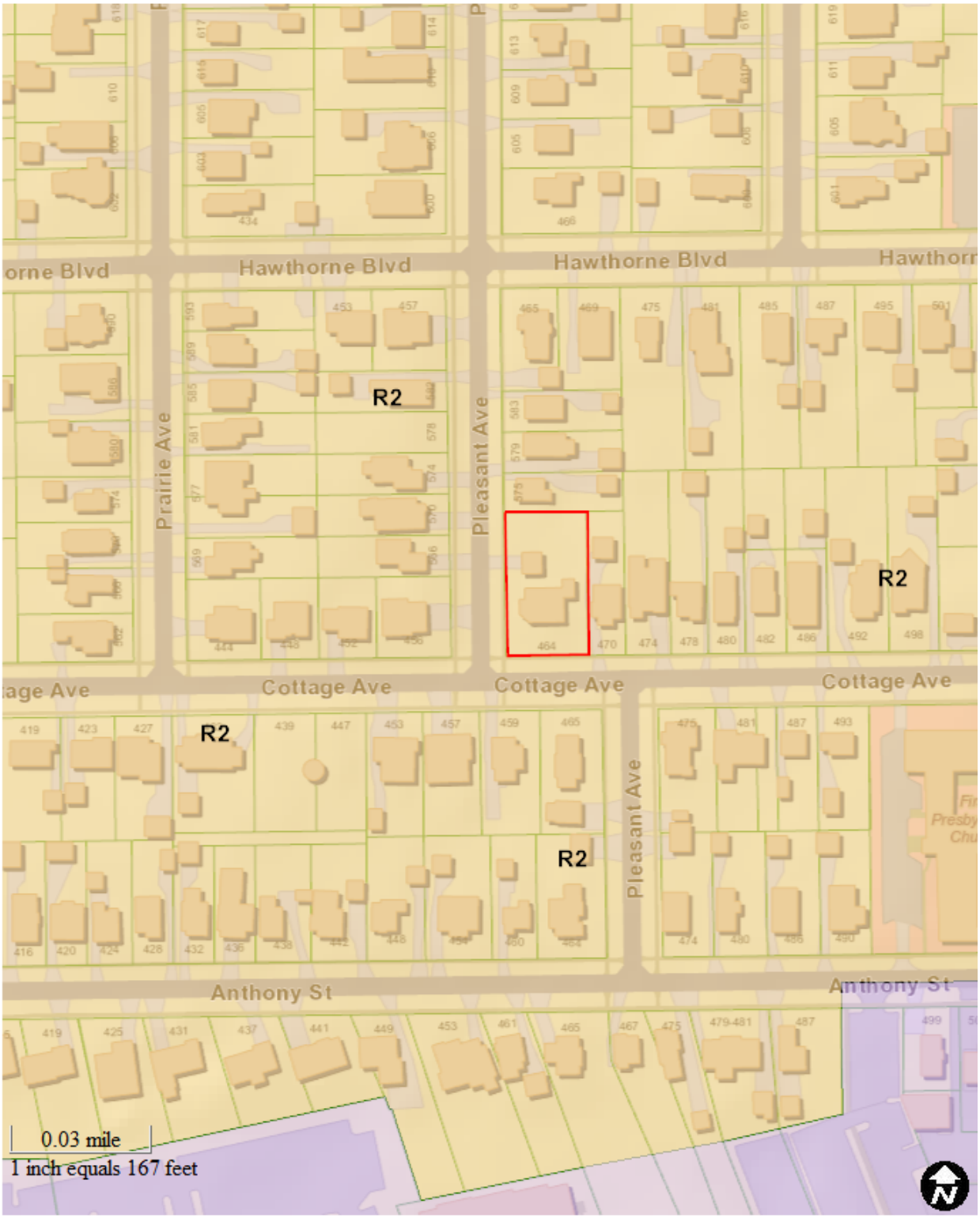
proposed condtions - site plan



Attachment: 4. Proposed Site Plan, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

GIS consortium MapOffice™

Location & Zoning Map



Map created on April 17, 2019.

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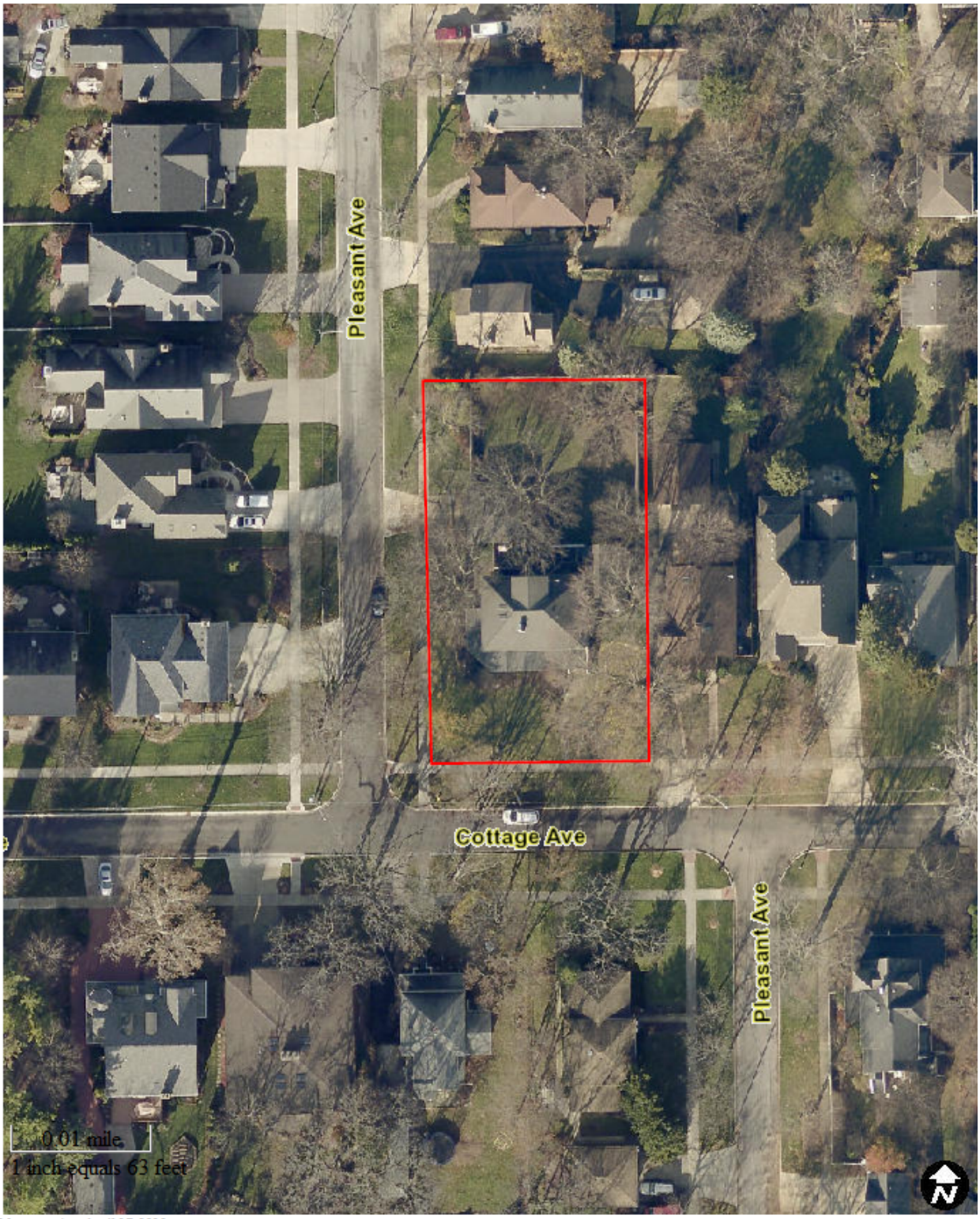
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently conf for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered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

GIS consortium MapOffice™

Aerial View



Map created on April 17, 2019.

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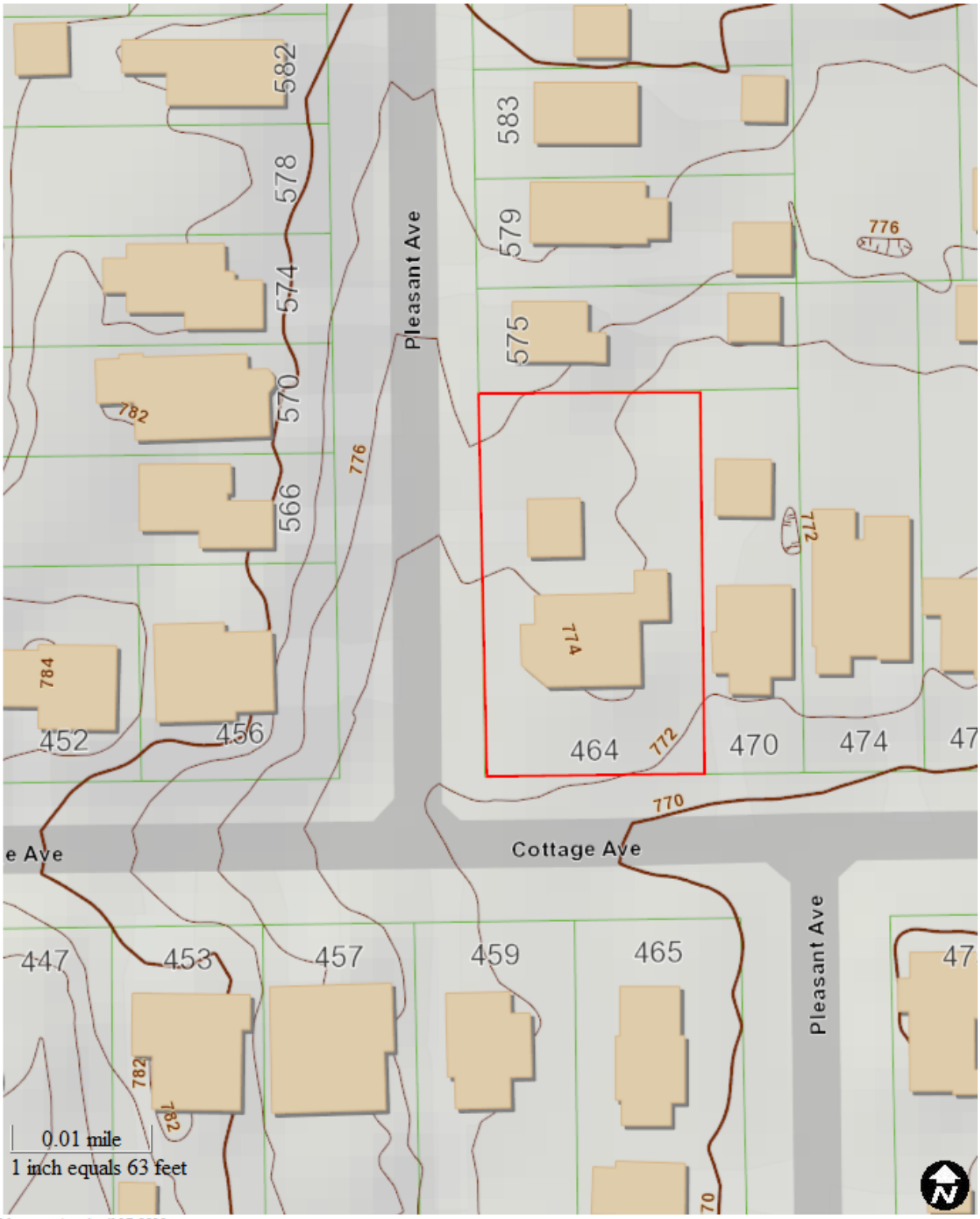
GIS consortium MapOffice™

2 Foot Contours



Map created on April 17, 2019.

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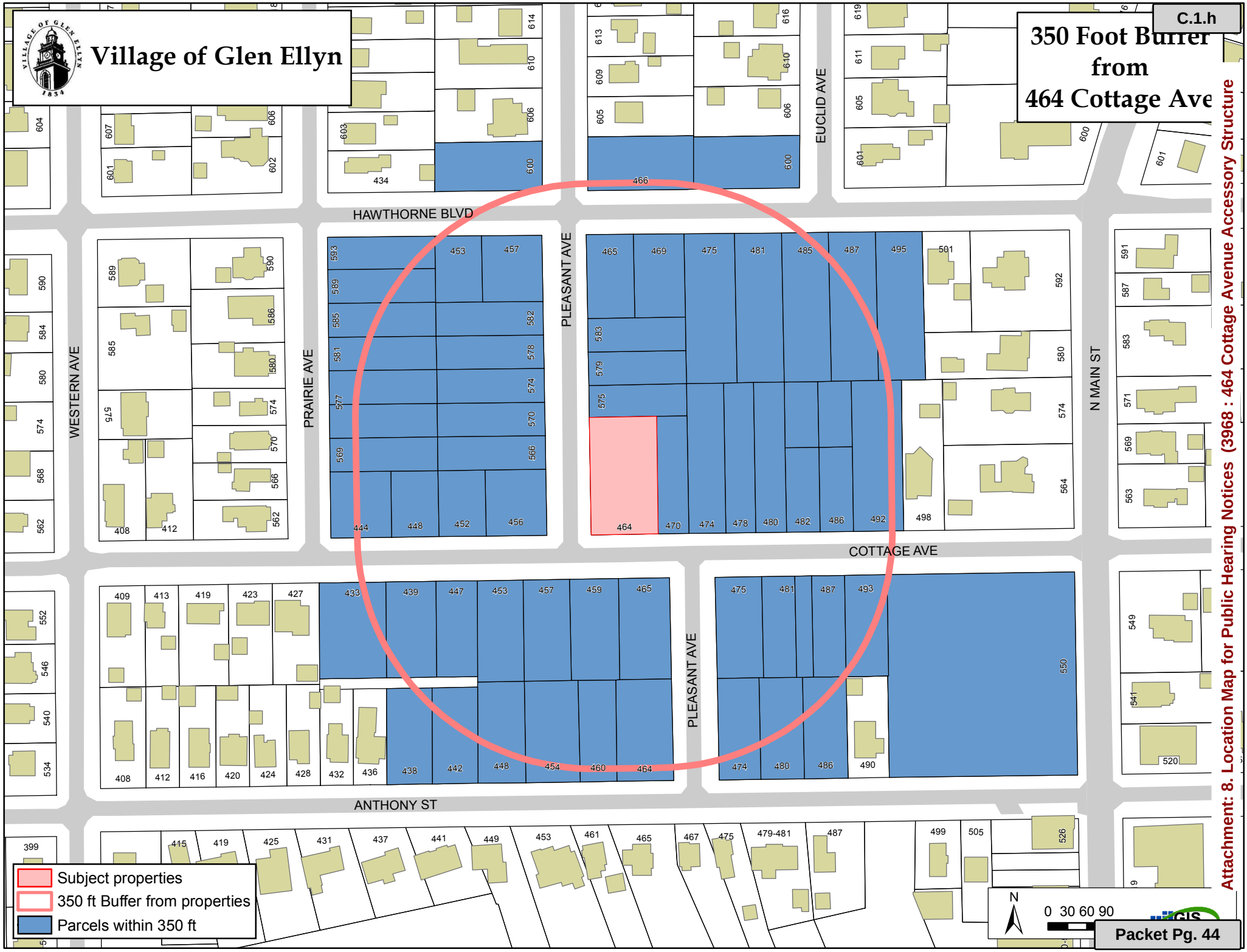
Village of Glen Ellyn

350 Foot Buffer from 464 Cottage Ave



Attachment: 8. Location Map for Public Hearing Notices (3968 : 464 Cottage Avenue Accessory Structure

1ST PRESBYTERIAN CHURCH
OR CURRENT PROPERTY OWNER
550 N MAIN ST
GLEN ELLYN, IL 60137

ALLSOPP, MARY F
OR CURRENT PROPERTY OWNER
575 PLEASANT AVE
GLEN ELLYN, IL 60137

AMBLER, CHRISTIAN D
OR CURRENT PROPERTY OWNER
464 COTTAGE AVE
GLEN ELLYN, IL 60137

BENNETT, BRUCE & JENNIFER
OR CURRENT PROPERTY OWNER
469 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

BROWN, MARK & REBECCA
OR CURRENT PROPERTY OWNER
583 PLEASANT AVE
GLEN ELLYN, IL 60137

BUELL, EDWARD S
OR CURRENT PROPERTY OWNER
585 PRAIRIE
GLEN ELLYN, IL 60137

COONEY, MICHAEL S & AMY M
OR CURRENT PROPERTY OWNER
574 PLEASANT AVE
GLEN ELLYN, IL 60137

CORNELL, KELLY
OR CURRENT PROPERTY OWNER
570 PLEASANT AVE
GLEN ELLYN, IL 60137

CORONELLI, THOMAS & E
OR CURRENT PROPERTY OWNER
457 COTTAGE AVE
GLEN ELLYN, IL 60137

CVENGROS, ROBT & JULIE
OR CURRENT PROPERTY OWNER
600 PLEASANT AVE
GLEN ELLYN, IL 60137

DANEK, M & S KARONES
OR CURRENT PROPERTY OWNER
593 PRAIRIE AVE
GLEN ELLYN, IL 60137

DEAN, FORREST A & KAREN L
OR CURRENT PROPERTY OWNER
448 COTTAGE AVE
GLEN ELLYN, IL 60137

DELLA POLLA, VITO & S
OR CURRENT PROPERTY OWNER
579 PLEASANT AVE
GLEN ELLYN, IL 60137

DILLARD, WILLIAM & J
OR CURRENT PROPERTY OWNER
452 COTTAGE AVE
GLEN ELLYN, IL 60137

DIMARE, LESLIE K
OR CURRENT PROPERTY OWNER
486 ANTHONY ST
GLEN ELLYN, IL 60137

DU MERER, JOHN & REBECCA
OR CURRENT PROPERTY OWNER
453 COTTAGE AVE
GLEN ELLYN, IL 60137

DUGAN, MICHAEL & E GAIL
OR CURRENT PROPERTY OWNER
600 EUCLID AVE
GLEN ELLYN, IL 60137

EVANS, MICHAEL &B WILKENS
OR CURRENT PROPERTY OWNER
459 COTTAGE AVE
GLEN ELLYN, IL 60137

GLASER, STEVEN & JULIE
OR CURRENT PROPERTY OWNER
481 COTTAGE AVE
GLEN ELLYN, IL 60137

HAQUE, RIAZ UL
OR CURRENT PROPERTY OWNER
465 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

HARTWEG, PHILLIP C
OR CURRENT PROPERTY OWNER
487 HAWTHORNE ST
GLEN ELLYN, IL 60137

HOHULIN, TIMOTHY & AMY
OR CURRENT PROPERTY OWNER
486 COTTAGE AVE
GLEN ELLYN, IL 60137

HOLLOWED, PETER A & GINA
OR CURRENT PROPERTY OWNER
480 COTTAGE AVE
GLEN ELLYN, IL 60137

JEFFRIES, KENDALL D
OR CURRENT PROPERTY OWNER
474 ANTHONY ST
GLEN ELLYN, IL 60137

JOHNSON, JAMES & CORRIE
OR CURRENT PROPERTY OWNER
466 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

KEATING, DAVID & MEGAN
OR CURRENT PROPERTY OWNER
493 COTTAGE AVE
GLEN ELLYN, IL 60137

KIKER, C KEITH & SUSAN B
OR CURRENT PROPERTY OWNER
460 ANTHONY ST
GLEN ELLYN, IL 60137

KING, AARON & JESSICA
OR CURRENT PROPERTY OWNER
457 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

KNAPP, DAVID M & BRENDA S
OR CURRENT PROPERTY OWNER
495 HAWTHORNE
GLEN ELLYN, IL 60137

KUNKEL, RYAN & KRISTINA
OR CURRENT PROPERTY OWNER
578 PLEASANT AVE
GLEN ELLYN, IL 60137

LACHAPELLE, CAROLE C
OR CURRENT PROPERTY OWNER
475 COTTAGE AVE
GLEN ELLYN, IL 60137

LITTLEHALE, D & G FROMAN
OR CURRENT PROPERTY OWNER
454 ANTHONY ST
GLEN ELLYN, IL 60137

LUTHER, THOMAS E
OR CURRENT PROPERTY OWNER
478 COTTAGE AVE
GLEN ELLYN, IL 60137

MARKS, LELAND F
OR CURRENT PROPERTY OWNER
475 HAWTHORNE
GLEN ELLYN, IL 60137

MC CARTHY, DENNIS & C A
OR CURRENT PROPERTY OWNER
480 ANTHONY ST
GLEN ELLYN, IL 60137

MC DONNELL, THOMAS &ELLEN
OR CURRENT PROPERTY OWNER
481 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

MC NAMARA, K
OR CURRENT PROPERTY OWNER
464 ANTHONY ST
GLEN ELLYN, IL 60137

MEAGHER, CHARLES & K
OR CURRENT PROPERTY OWNER
433 COTTAGE AVE
GLEN ELLYN, IL 60137

MOORHEAD, DAVID & DAYNE
OR CURRENT PROPERTY OWNER
582 PLEASANT AVE
GLEN ELLYN, IL 60137

MURIN, SCOTT & ELIZABETH
OR CURRENT PROPERTY OWNER
438 ANTHONY ST
GLEN ELLYN, IL 60137

NORTON, PETER B & HEATHER
OR CURRENT PROPERTY OWNER
474 COTTAGE AVE
GLEN ELLYN, IL 60137

PASTERZ, PAUL & TANIA
OR CURRENT PROPERTY OWNER
492 COTTAGE AVE
GLEN ELLYN, IL 60137

PLUMB, JAMES & JAMIE
OR CURRENT PROPERTY OWNER
444 COTTAGE AVE
GLEN ELLYN, IL 60137

REMELIUS, STEVEN & S
OR CURRENT PROPERTY OWNER
482 COTTAGE AVE
GLEN ELLYN, IL 60137

RIDINGER, TIMOTHY &PAMELA
OR CURRENT PROPERTY OWNER
577 PRAIRIE AVE
GLEN ELLYN, IL 60137

SCHLESSER, MICHELE C
OR CURRENT PROPERTY OWNER
566 PLEASANT AVE
GLEN ELLYN, IL 60137

SCHOENING, DAVID & ROSE
OR CURRENT PROPERTY OWNER
470 COTTAGE AVE
GLEN ELLYN, IL 60137

SEXTON, JULIE
OR CURRENT PROPERTY OWNER
442 ANTHONY ST
GLEN ELLYN, IL 60137

SHELLADY, LAURA E
OR CURRENT PROPERTY OWNER
589 N PRAIRIE AVE
GLEN ELLYN, IL 60137

SHIELDS, PATRICK & MEGAN
OR CURRENT PROPERTY OWNER
581 PRAIRIE AVE
GLEN ELLYN, IL 60137

SNYDER, JOHN & JEAN O
OR CURRENT PROPERTY OWNER
569 PRAIRIE AVE
GLEN ELLYN, IL 60137

SNYDER, TIMOTHY & KACI
OR CURRENT PROPERTY OWNER
1716 WILMETTE
WHEATON, IL 60187

THOMAS, SUSAN ELLEN
OR CURRENT PROPERTY OWNER
465 COTTAGE AVE
GLEN ELLYN, IL 60137

THOMPSON, CHRISTOPHER & J
OR CURRENT PROPERTY OWNER
453 HAWTHORNE BLVD
GLEN ELLYN, IL 60137

VOCCIA, JOSEPH H & CAROL
OR CURRENT PROPERTY OWNER
448 ANTHONY ST
GLEN ELLYN, IL 60137

WALCH, DAMIAN
OR CURRENT PROPERTY OWNER
456 COTTAGE AVE
GLEN ELLYN, IL 60137

WIECEK, CHARLES S
OR CURRENT PROPERTY OWNER
487 COTTAGE AVE
GLEN ELLYN, IL 60137

NOTICE OF PUBLIC HEARING

Christian & Lorraine Ambler owners of the property at 464 Cottage Avenue, 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 this variation on **May 14, 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 10-5-5(B)4 #14 to allow a legally non-conforming detached garage to be re-constructed in its existing location 20 feet from the corner side lot line, in lieu of the 30 feet required on a reversed corner lot.

2. 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:
THE SOUTH 175 FEET OF THE WEST 100 FEET OF LOT 2 IN BLOCK 4 IN GLEN ELLYN ADDITION TO PROSPECT PARK BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-302-011

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 Katie Ashbaugh, Planner, at (630) 547-5249. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village at (630) 469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\COTTAGE\464 Cottage\PUBLIC NOTICE.doc

Attachment: 10. Public Hearing Notice (3968 : 464 Cottage Avenue Accessory Structure Variation)

NOTICE OF PUBLIC HEARING

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2. 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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Published in Daily Herald April 26, 2019 (4523359)

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Paddock Publications, Inc.

DuPage County

Daily Herald

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Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medin Naperville,Oakbrook, Oakbrook Terrace, Plainfield,Roselle, Villa Pa 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 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 notice 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 t copy, was published 26-APR-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, th authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Paula Raetz

Designee of the Publisher and Officer of the Daily Herald

Control # 4523359

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MAY 03 2019

VILLAGE OF GLEN ELLYN

Attachment: 11. Certification of Publication (3968 : 464 Cottage Avenue Accessory Structure Variation)

13. Allow primary shared driveways between 2 homes to not meet the required impervious surface setback.

Village Planner Sterrett stated this is for 2 homes that have driveways that go right to the property line, and it allows for 2 existing driveways to share the same apron/access into the street.

Acting Chairperson Heming-Littwin asked what would happen if 2 driveways are currently touching. Village Planner Sterrett stated a homeowner could go back and redo the driveway if they wanted to.

There was a discussion on this. Planning and Development Director Hulseberg stated they could go back and add language to say that if the Village Engineer says the driveways are ok; however, this should be a very rare occurrence.

It was decided to defer the discussion on this text amendment.

14. Remove the setback limitation for Basketball Poles and Non-mechanical Laundry Drying Equipment (clothesline).

Village Planner Sterrett stated this amendment came from a variation request that came before the Village Board about a year ago. Village Planner Sterrett stated staff is proposing to allow basketball poles and clotheslines in all required yards without limitations.

Acting Chairperson Heming-Littwin stated they should not have to do a text amendment due to one issue.

Village Planner Sterrett stated the staff did do a survey of the surrounding communities to see which communities regulate this and which do not. Village Planner Sterrett stated Oak Brook, Warrenville, Woodridge, Lisle and Geneva are among the communities that do have regulations on this, and Hinsdale, Batavia, Naperville, Lombard, Elmhurst and Carol Stream do not have regulations on this.

Acting Chairperson Heming-Littwin asked for a consensus, and all Commissioners were fine with this.

15. Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures.

Commissioner Howard asked what an accessory structure was to which Village Planner Sterrett stated this would be a shed or gazebo.

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

Planning and Development Director Hulseberg stated this is more of a characteristic of the streetscape issue, and there should be an open view with no obstructions. Planning and Development Director Hulseberg stated there should be uniformity on this in the neighborhood as well; however, these structures have been allowed in the past on corner lots.

Commissioner Howard stated the requirements for accessory structures on corner lots may be more difficult and suggested they may need to look at requirement for building on corner lots.

Acting Chairperson Heming-Littwin stated they need to look at the code for all corner residential lots, but not make this over-riding for all properties.

Planning and Development Director Hulseberg stated this is only for corner side yard setbacks. Planning and Development Director Hulseberg stated the staff will give the addresses of homes in question to the Plan Commissioners to drive by and look at.

Mr. Whalen put a picture up from the Zoning Code and stated this does change the use of the rear yard. Village Planner Sterrett showed some pictures of how an obstruction might look.

It was decided to defer discussion on this text amendment.

16. Add Corner Side Lot Line to the list of definitions of Lot Lines.

Village Planner Sterrett stated they have current definition for a Corner Side Lot Line.

Planning and Development Director Hulseberg stated they should defer this discussion as this language relates to #15.

It was decided to defer discussion on this text amendment.

17. Create definition of Gross Floor Area and Net Floor Area.

Village Planner Sterrett stated this is just creating definitions for Gross Floor Area and Net Floor Area.

There were no questions or comments from the Plan Commission or the public on this text amendment.

18. Define what a turret is and consider a turret as a special architectural feature and place limits on their area, height and setback. The current height regulations effectively prohibit them.

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

13. Exempt primary shared driveways between two homes from the impervious surface setback requirement.

Introduction

Mr. Sterrett stated an exemption was brought forward for two residential units that share a driveway where the driveway is also going down the property line and allowing a driveway to be re-built in the same location and not have to meet the impervious surface setback. He stated that this is not being changed at this time because the Grasscrete issue could have an impact on this proposed change. He stated that with the changes to the residential driveways and not changing the definition of impervious surface, staff does not believe any issues will be created as a result of the previous text amendment.

15. Original Text Amendment: Require all accessory structures and detached garages to meet the minimum required corner side setback for principal structures.

Revised Text Amendment: Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures when located on a reversed corner lot. Require all accessory structures and detached garages to be at least twenty (20) feet from the corner side yard lot line when located on a corner lot.

Mr. Sterrett stated that currently per code a detached garage must be at least 18 feet from a corner side lot line. He stated that staff originally proposed that a detached garage on a corner lot would have to meet the same setbacks as a principal structure, therefore, it could not be located within that corner side yard setback. He stated that the Plan Commission recognized there are differences between detached garages that are on corner lots and detached garages that are on reverse corner lots which is where a corner side lot line is basically a continuation of the adjacent front lot line. He added that in those situations, a detached garage can be much further out than the adjacent principal structure. He stated that there is not the same concern on corner lots because the adjacent lot is not being impacted by the detached garage that might be closer. Mr. Sterrett stated staff provided a compromise that if one is on a reverse corner lot, one could not have a detached garage encroaching into the corner side yard setback, however, if one is on a regular corner lot, one could encroach into the corner side yard setback but it would have to be located at least 20 feet from the corner side lot line which is increased from 18 feet so that a car can be parked in a driveway and not overhang.

Questions/Comments from the Plan Commission

Plan Commissioner Heming-Littwin felt that this recommendation is too restrictive. Director Hulseberg stated that it is the shape of the lot and not the address that determines the location of the garage and added that three nearby communities have this in their code. Chairperson Loch was in favor of bringing garages back to the building line where the houses are because a

brand new garage in front of someone's home is intrusive. Director Hulseberg responded to Plan Commissioner Fanella that a garage is being recommended to be 20 feet from the lot line on a 50-foot lot.

16. Corner Side Yard. Add Corner Side Lot Line to the list of definitions of Lot Line. Modify the text and illustration that defines a required Corner Side Yard. Modify term used to define Reversed Corner Lot.

Introduction

Mr. Sterrett stated there is no definition for corner side lot line, however, there are definitions for front, rear and side. Staff is proposing to modify the definition for front lot line which would be that the front lot line is the front street line and the corner side lot line shall be the street line that is not the front line. Mr. Sterrett stated that staff is proposing to change the definition of a required corner side yard which is currently defined as going from the front of the house to the back of the house and in the front of the house will be the front yard setback, however, there is an area behind the house in the rear yard where there is no setback. He stated staff is proposing to extend the corner side yard from the front line of the building to the rear property line.

Director Hulseberg stated that staff is proposing to make a portion of the rear yard the required corner side yard. She added that one is allowed to cover only 30 percent of the required rear yard. She also stated that on a 50-foot wide lot, one can currently have a 600-square foot detached garage. She also stated that on smaller width lots, an accommodation will need to be made to cover more of the rear yard.

Questions/Comments from the Plan Commission

Mr. Sterrett responded to Plan Commissioner Heming-Littwin that the front yard is the shortest dimension of a lot.

18. Create a definition and regulations for turrets as a special architectural feature placing limitations on the area, height and setbacks. Current height regulations in the Code effectively prohibit turrets.

Introduction

Mr. Sterrett stated that what is currently being proposed regarding turrets is no different than what was proposed last time, however, staff could review what surrounding communities currently do if the Plan Commission wishes them to do so.

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

Questions/Comments from the Plan Commission

Plan Commissioner Fanella asked if a Victorian home in Glen Ellyn could currently be replicated with a turret per the existing code. She added that she would like to continue preserving the character of the Village. Chairperson Loch responded to Plan Commissioner Fanella that currently a home could not be re-built with a turret that does not meet code. Director Hulseberg stated staff feels it is a good idea to allow turrets. Director Hulseberg responded to ZBA Member Heming-Littwin that one could request a variation for a large turret at the Zoning Board of Appeals.

Persons in Favor of or in Opposition to this Request

No persons spoke in favor of or in opposition to this request.

This item was tabled at this time and will come before the Plan Commission at the next meeting.

Motion 1

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Loftus, to recommend approval of the presented text amendments as is for Text Amendment 10 regarding impervious surface setbacks, 11 regarding a/c units, 13 regarding shared driveways and 16 for the corner side yard definition.

The motion carried unanimously with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Loftus, Fanella, Hartweg, Saeed, Vondruska and Chairperson Loch voted yes.

Motion 2

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Saeed, to recommend requiring all accessory structures and detached garages to meet the minimum required setback when located on a reverse corner lot and require all accessory structures and detached garages to be at least 20 feet from the corner side lot line when located on a corner lot.

The motion carried with four (4) yes votes and three (3) no votes as follows: Plan Commissioners Hartweg, Saeed, Loftus and Chairperson Loch voted yes; Plan Commissioners Fanella, Heming-Littwin and Vondruska voted no.

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 28, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Village Trustee Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the January 24, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – Zoning Code Text Amendment

On the agenda was a public hearing regarding a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

Commissioner Heming-Littwin seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Kelly Purvis was sworn in and stated Staff brought a number of text amendments before the Plan Commission for review in 2018. Village Planner Purvis stated one of these text amendments included an amendment to allow detached garages in the required corner side yard setback on corner lots (but not including reversed corner lots) as long as they met certain criteria.

Village Planner Purvis stated there are differences between a reverse corner lot and a corner lot, and in most cases a reversed corner lot is perpendicular to the lot next to it so that a detached garage or other accessory structures could end up disrupting the established front setback line. Village Planner Purvis stated in addition to adding an "x" to the permitted encroachments chart in Section 10-5-5(B)4 of the Zoning Code, the staff is proposing to update the language to read, "Detached garages shall only be permitted in the corner side yard on corner lots," and "Detached garages shall be prohibited in the front yard and in the corner side yard on reversed corner lots.

Questions from the Plan Commission

Chairperson Loch stated the Plan Commission previously recommended approval of the text amendment, but the staff needs to modify the chart. Village Planner Purvis stated the original language was clear, as to the intention to allow detached garages that meet certain criteria to encroach in the corner side yard, however, staff must adhere to the most restrictive section of the Zoning Code in applying regulations. Village Planner Purvis stated without the "x" being in the chart, it suggests that garages are not permitted to encroach, while the language elsewhere in the Code states otherwise. Planner Purvis stated this amendment is merely to clarify the intent of the original text amendment that was brought forward last January.

Petitioner's Presentation

None

Questions from the Plan Commission

None

Persons in Favor of or in Opposition to the Request

None

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella to close the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin to recommend approval of a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback as presented during the public hearing.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."

Review and Recommendation of Official Zoning Map of 2019

On the agenda was a review and recommendation of the Official Zoning Map of 2019

Staff Presentation

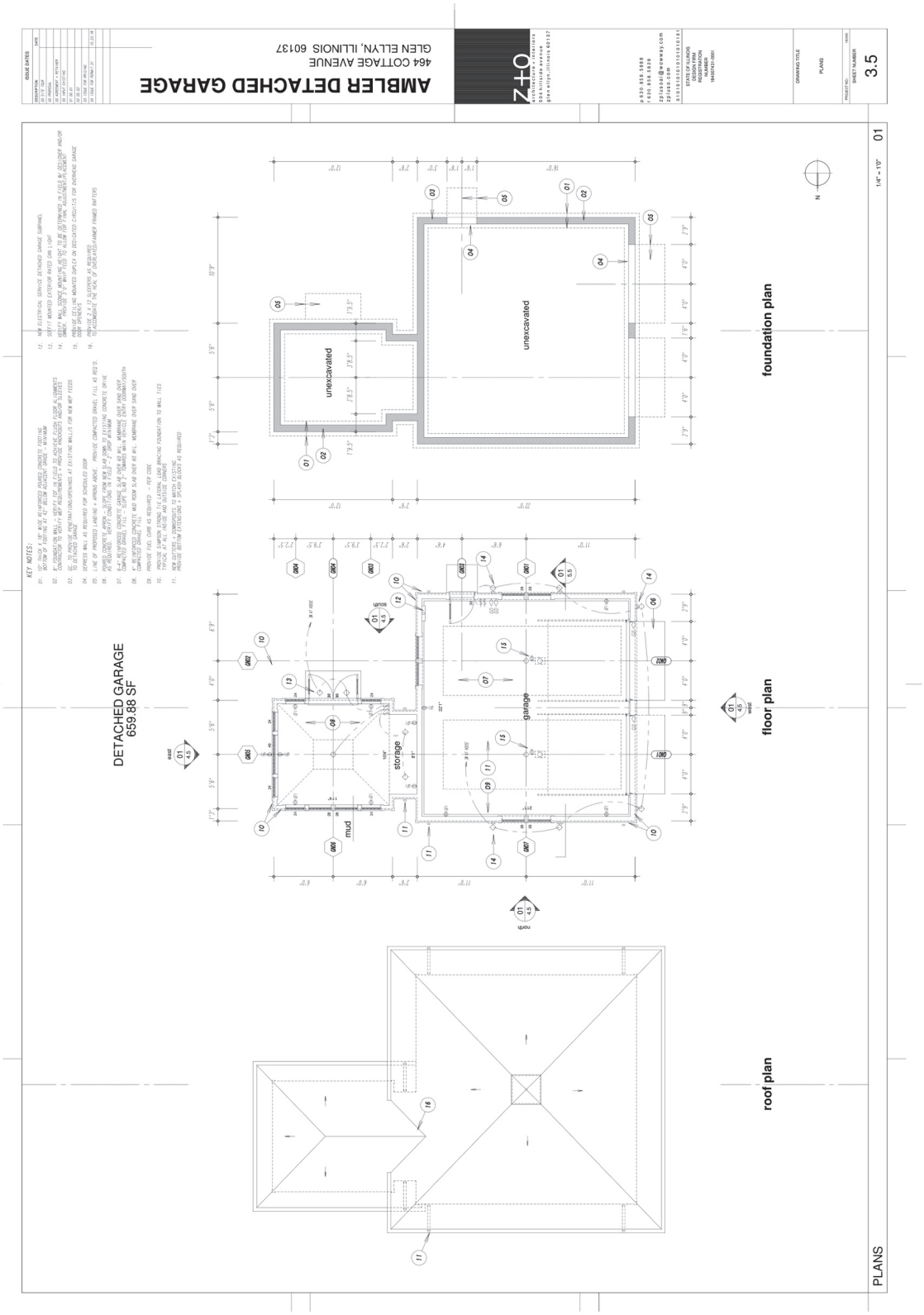
Village Planner Purvis presented the background on the review and recommendation of the Official Zoning Map of 2019 and stated the Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. Village Planner Purvis stated this update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Village Planner Purvis stated staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2019 to the Village Board.

Village Planner Purvis stated public hearings were held as required before any zoning map amendments were approved, and since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the Official Zoning Map of 2019.

Attachment: 12. Zoning Code Amendments - PC Minutes (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

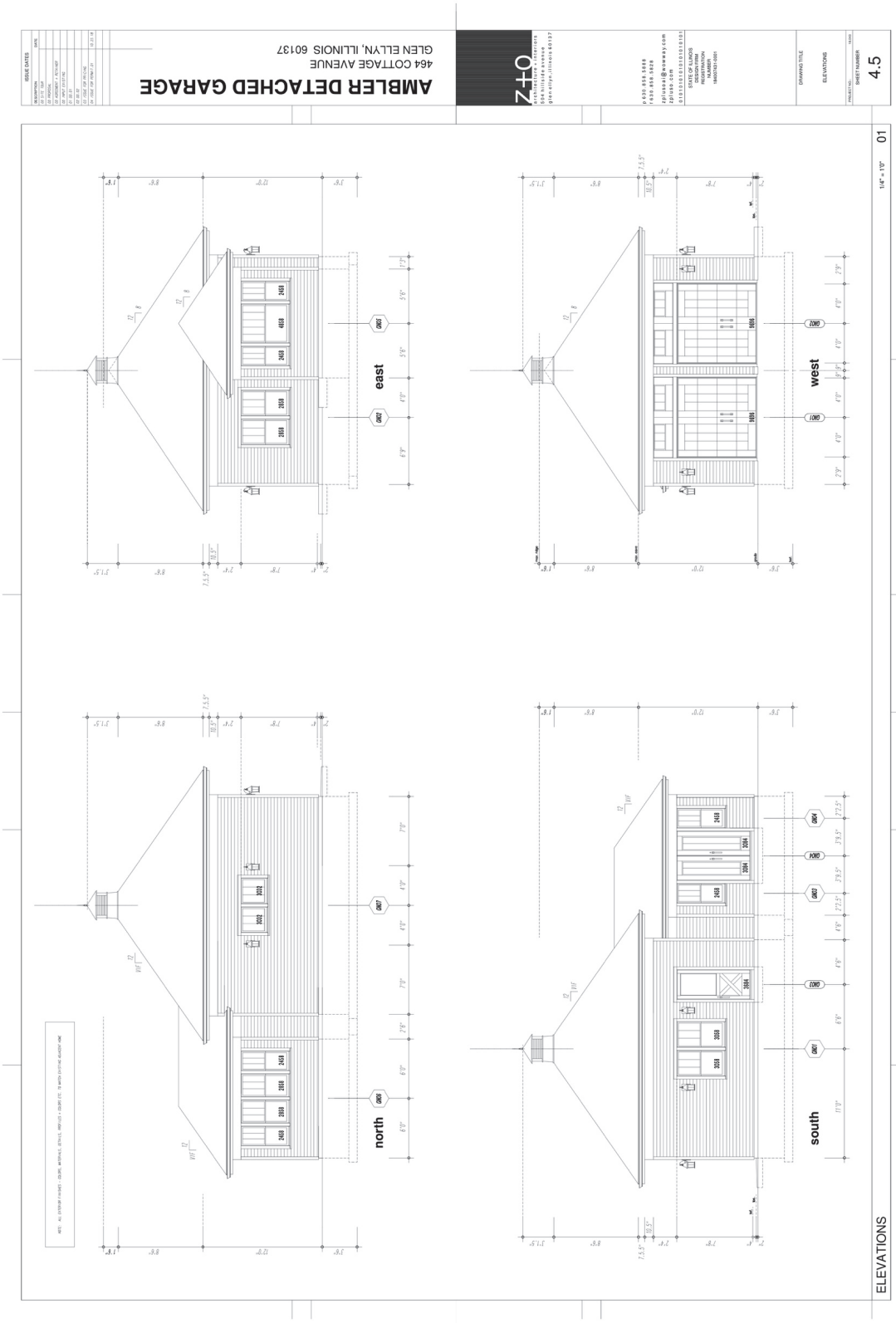
Permit submittal - plans



Attachment: 13. Permit Drawings – Draft, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

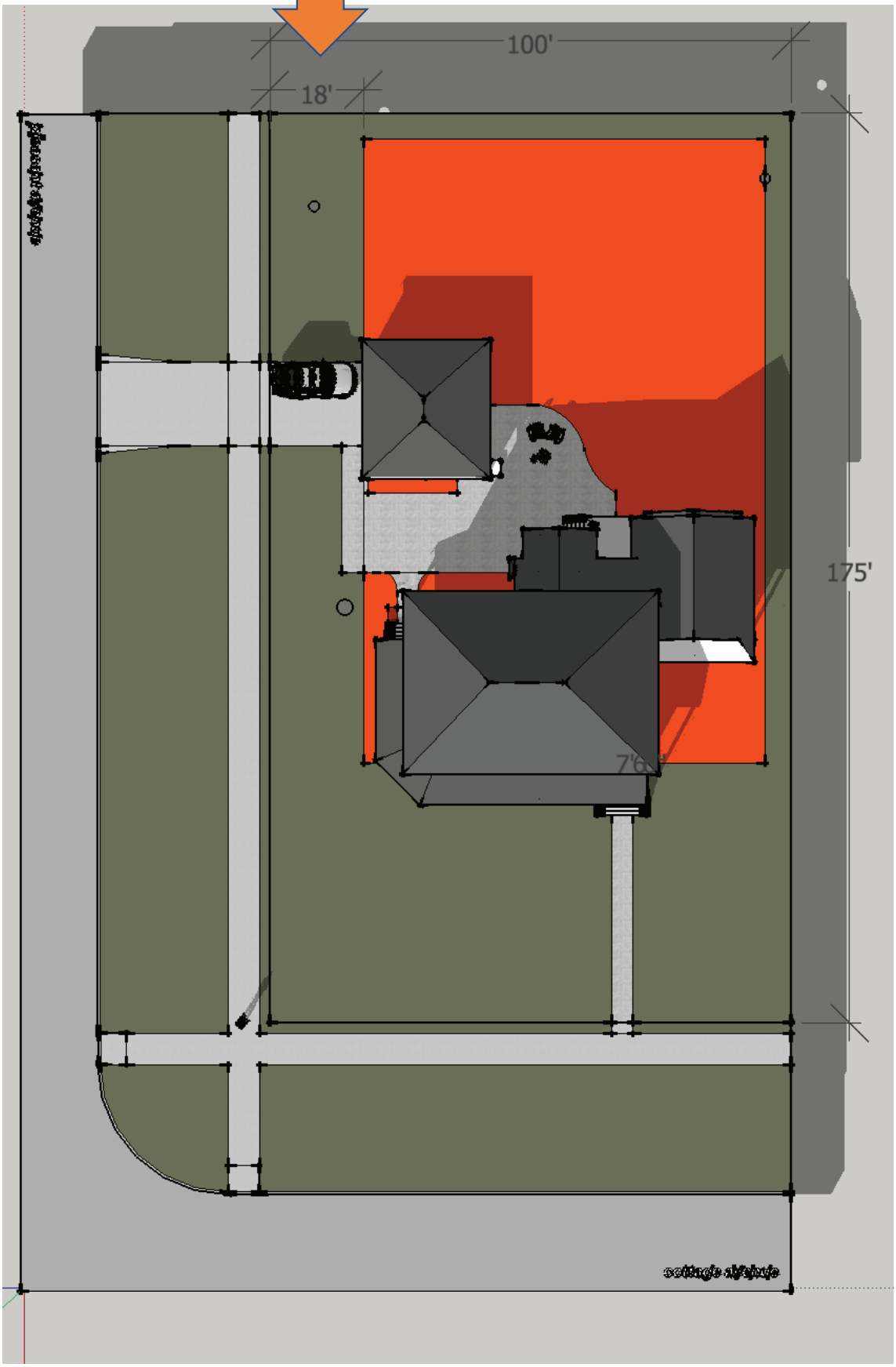
Permit submittal - elevations



Attachment: 13. Permit Drawings – Draft, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

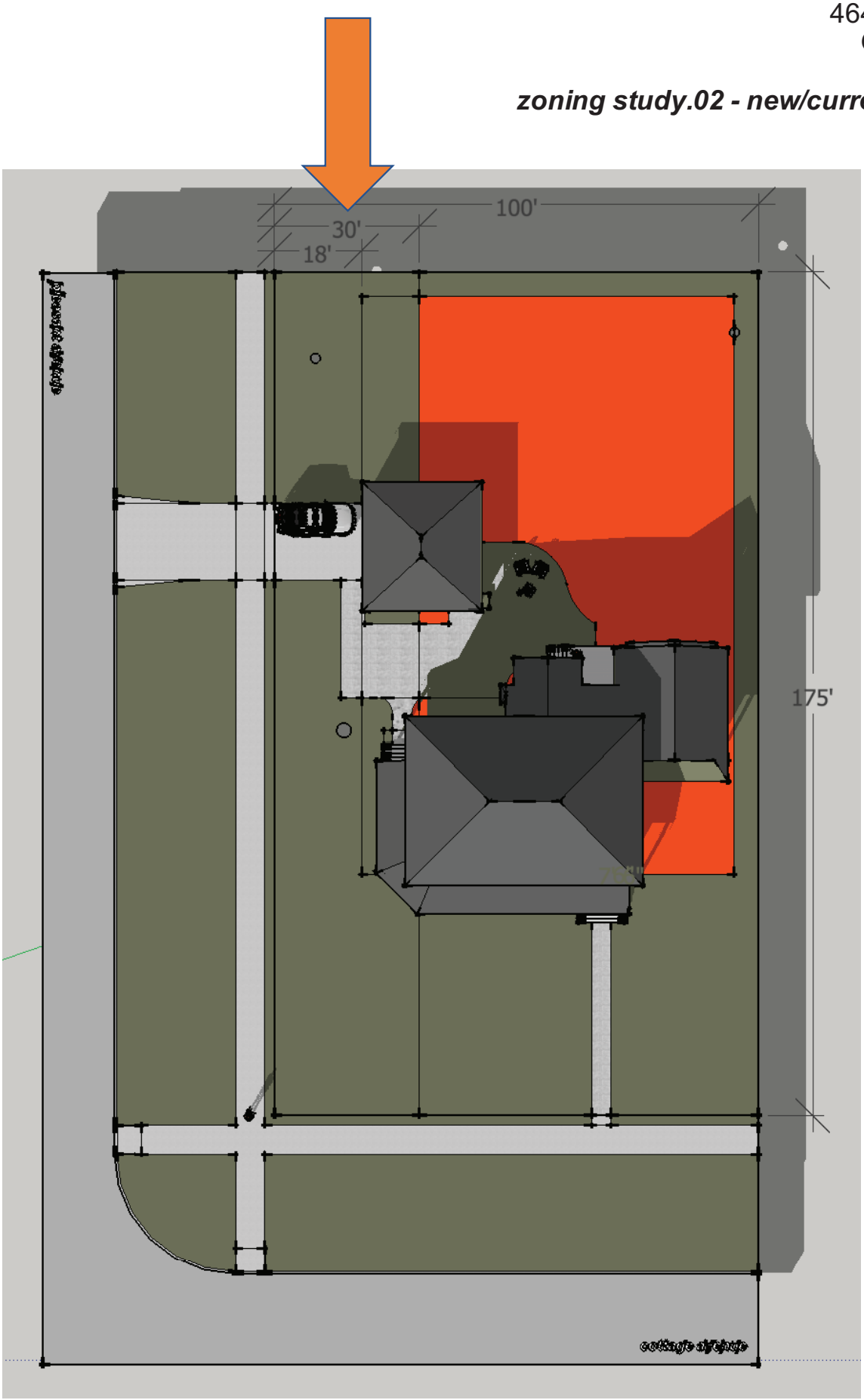
zoning study.01 - old/recent code at 18'0"



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

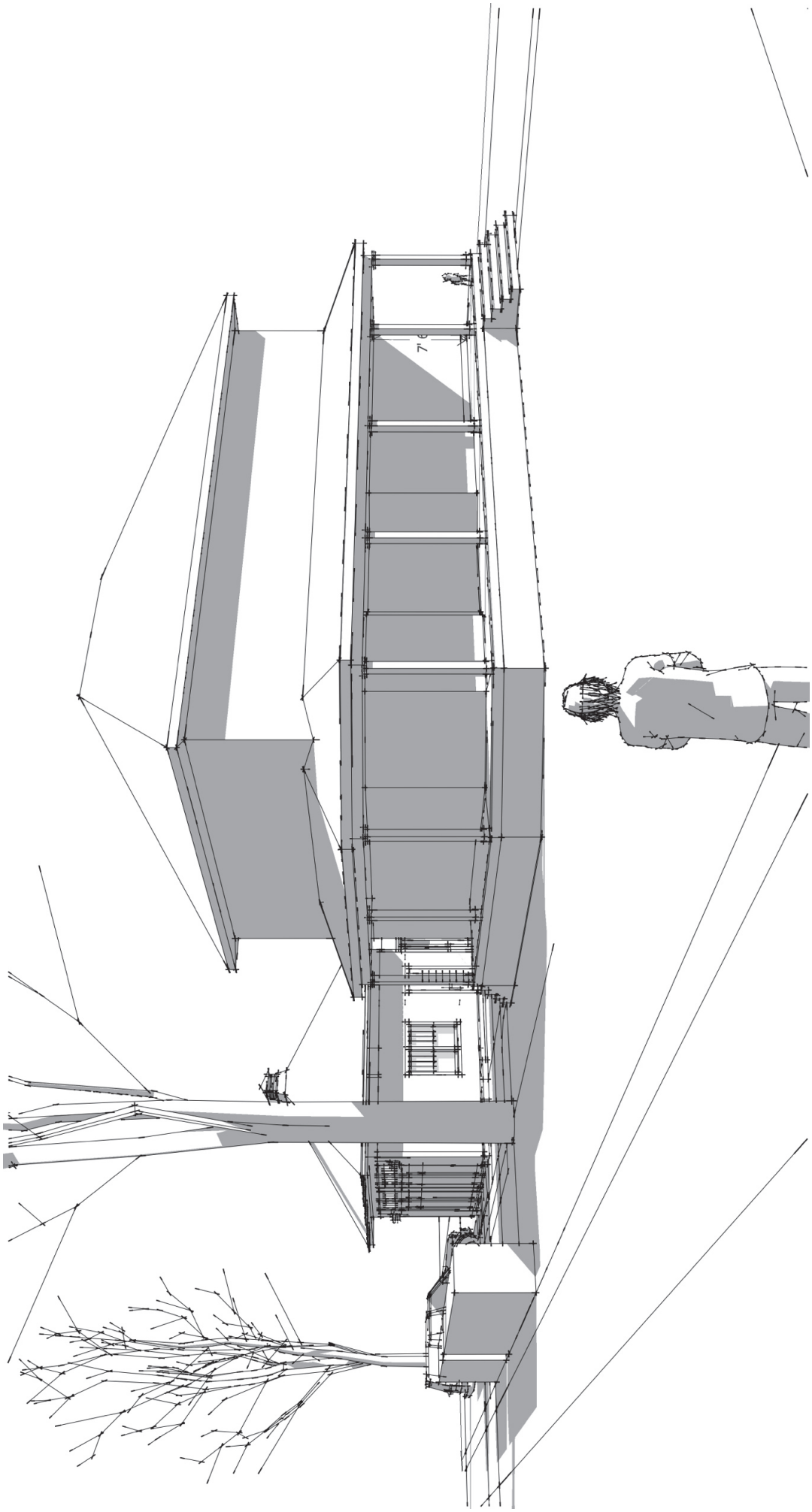
zoning study.02 - new/current code at 30'0"



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

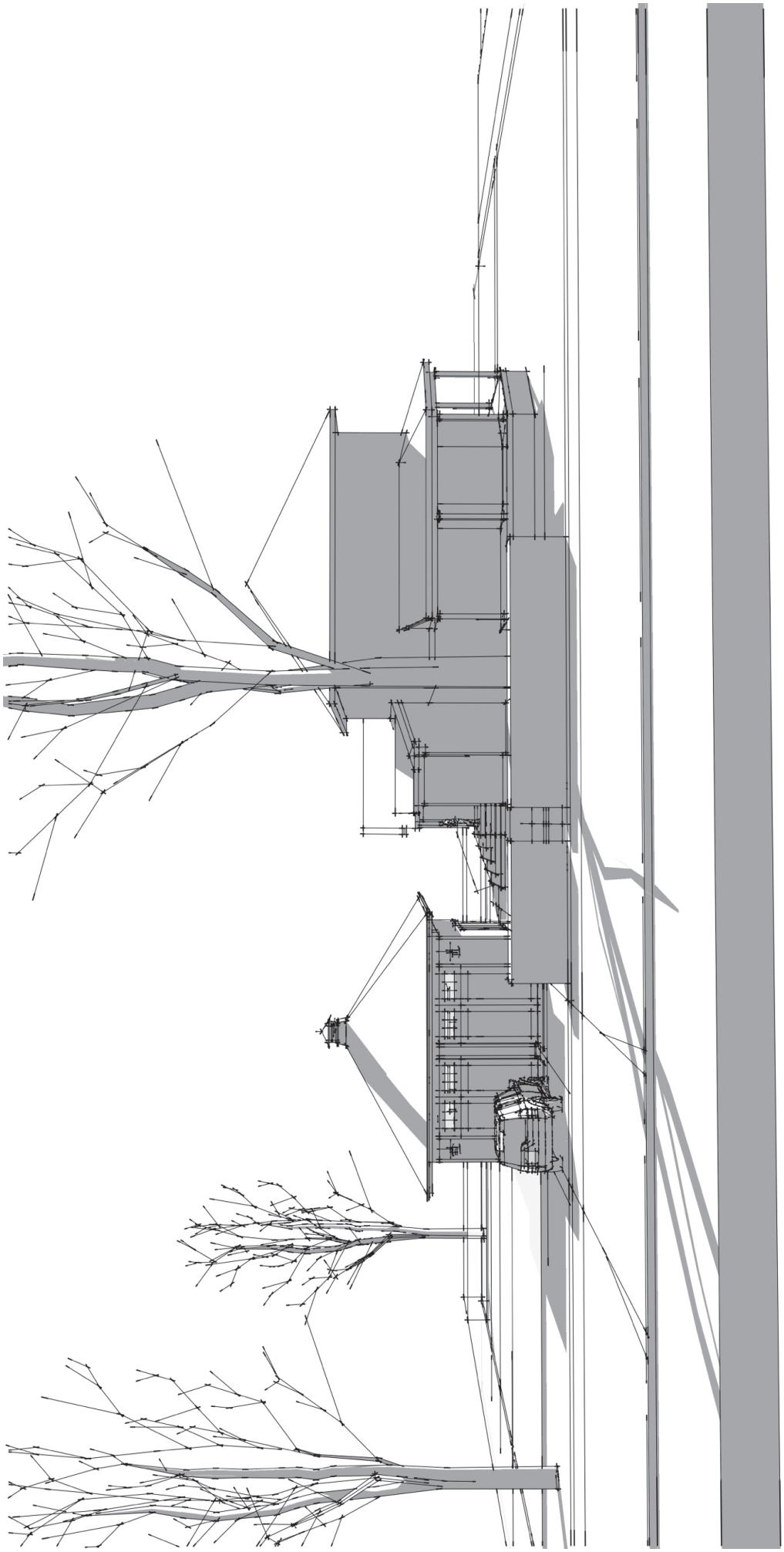
3d model study.01



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

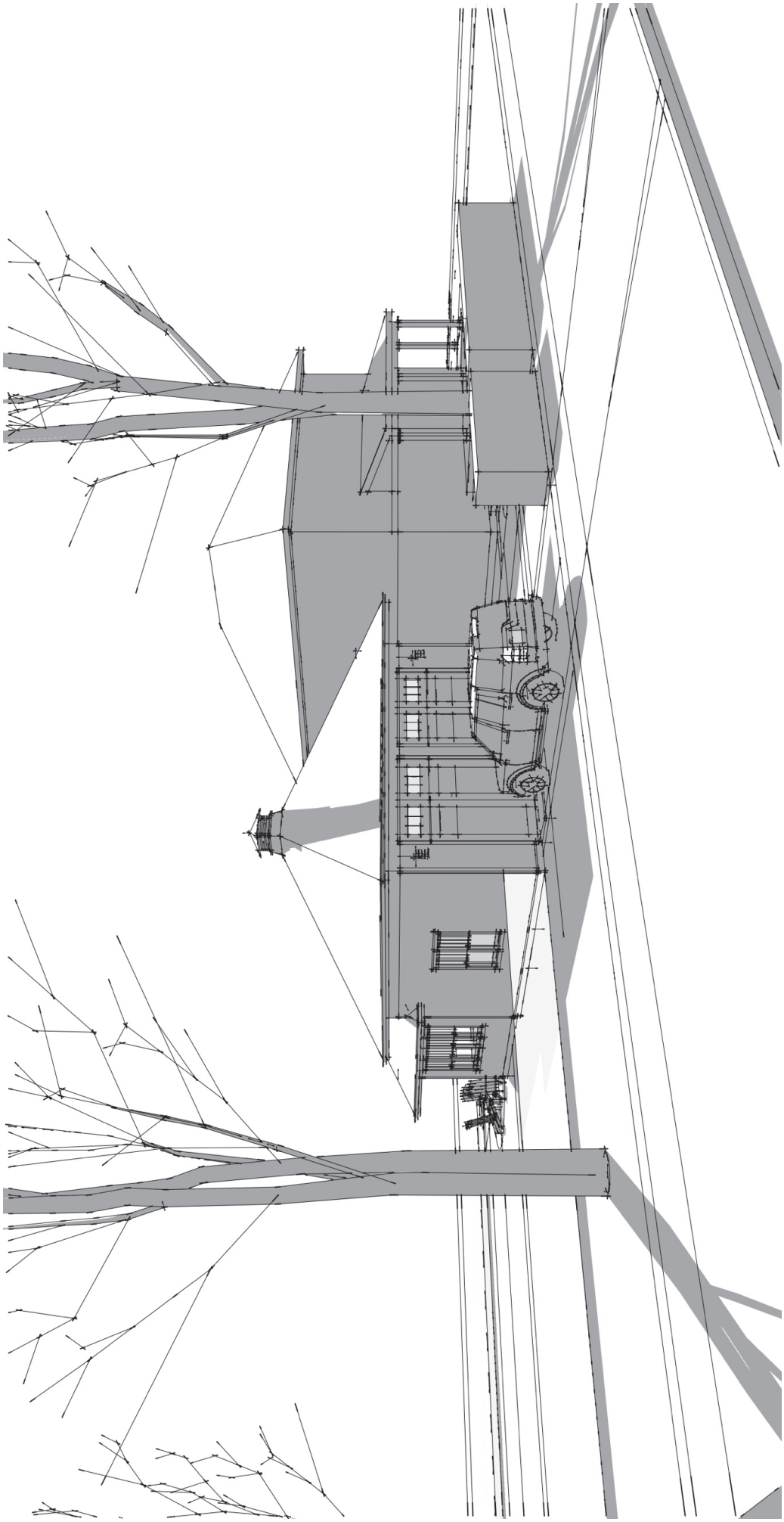
3d model study.02



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

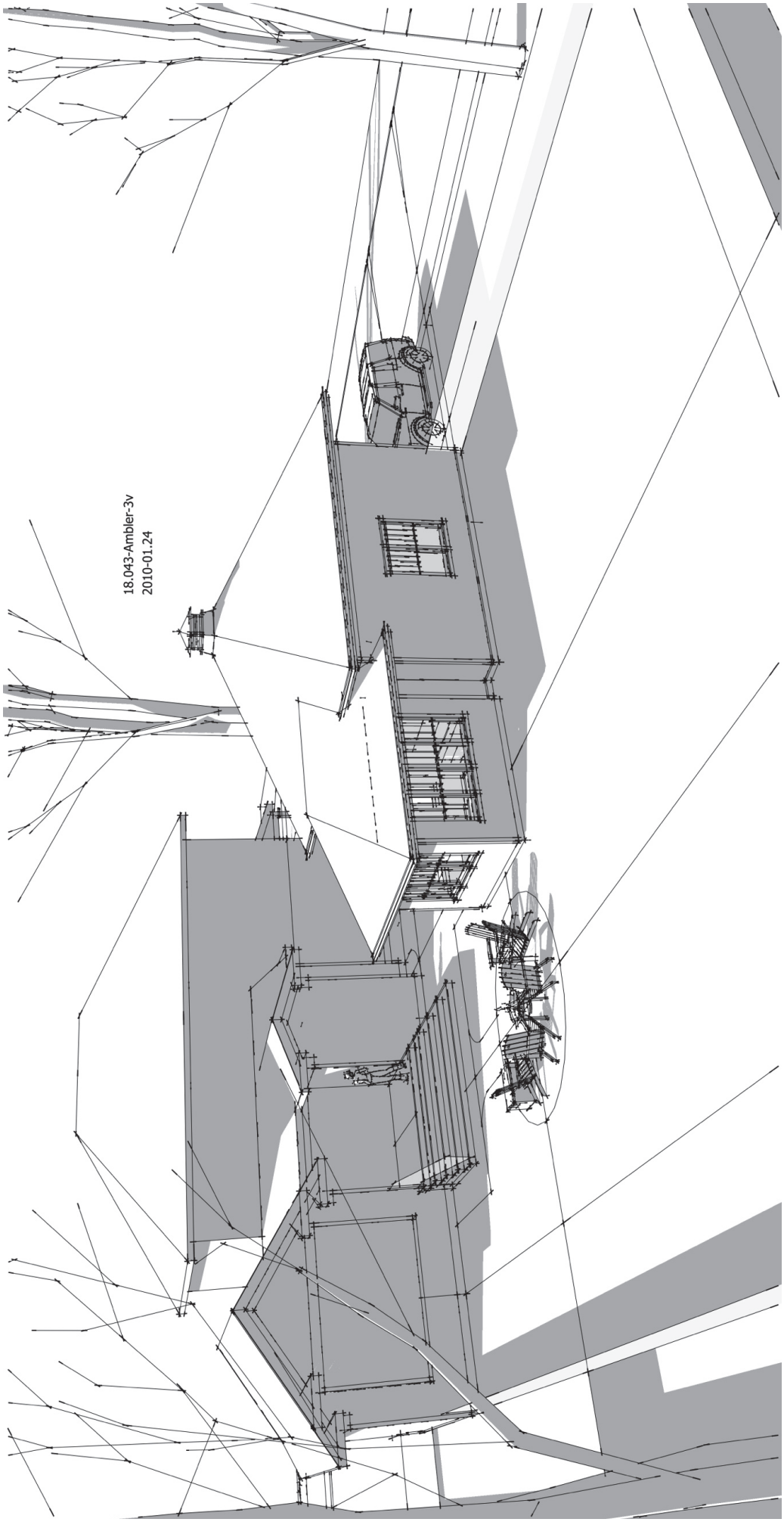
3d model study.03



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

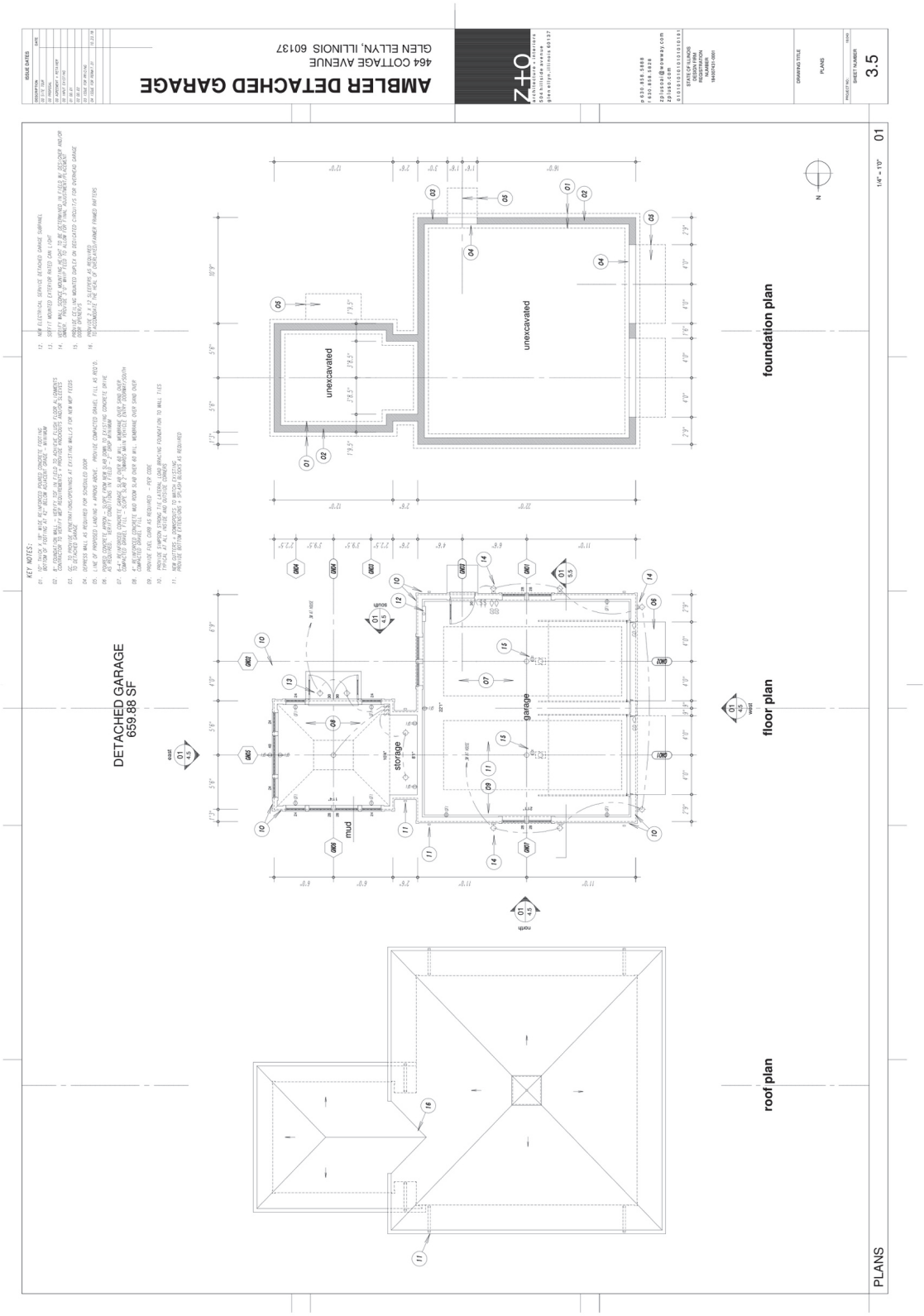
3d model study.04



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Permit submittal - plans



Attachment: 14. Renderings, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)

Ambler Residence
464 Cottage Avenue
Glen Ellyn, Illinois

Petition for Variation Approval

I the undersigned, am aware of the Ambler's desire to replace their existing detached garage with a new structure to be located in the required corner side yard setback on their property located at 464 Cottage Road in Glen Ellyn.

It is our belief that the existing structure as it currently sits/exists will have and/or has no negative impact on the public welfare nor will it be injurious to other property or improvements in the neighborhood in which it is located. The proposed plan will not impair an adequate supply of light and air to adjacent property. It will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property. It will not diminish or impair property values within the neighborhood. The plans will not unduly, increase traffic congestion in the public streets and highways, create a nuisance or result in public expenditures to the best of my knowledge.

We are in support of zoning variation to allow the new garage to be constructed in the location they desire.

name	address	signature	date
Michael Cooney	574 Pleasant		4/8/19
Mary Allsopp	575 Pleasant Ave		4/8/19
Michele Schlosser	576 Pleasant Ave		4/8/19
Gina Walch	56 Cottage Ave		4-8-19
Rose Schoening	470 Cottage Ave		4-8-19
Susan Thomas	465 Cottage		4-8-19
JESSE THOMAS	465 COTTAGE		4-8-19
Michael Evans	459 Cottage		4-8-19
THOMAS CORONELLI	457 COTTAGE		4-8-19
BETH CORONELLI	457 COTTAGE		4-8-19
John Dunerer	453 Cottage		4-8-19
Kevin Cornell	570 Pleasant Avenue		4-8-19
RYAN KUNKEL	578 PLEASANT AVE		4-8-19
Steph DellaPolla	579 Pleasant Ave		4/8/19
KELLY CORNELL	570 PLEASANT AVE.		4/8/19
Dayna Moorhead	582 Pleasant Ave		4/8/19
	582 Pleasant Ave		4/8/19

Attachment: 15. Signatures of Support, from Petitioners (3968 : 464 Cottage Avenue Accessory Structure Variation)