



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, June 11, 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 May 14, 2019 Zoning Board of Appeals Meeting

1. May 14, 2019 Zoning Board of Appeals Draft Minutes

C. Public Hearing: 532 Turner Avenue - Zoning Variation - Deck

1. Public Hearing – Zoning Variation request to allow a deck to be constructed in the interior side yard where decks are not a permitted obstruction on the property located at 532 Turner Avenue

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s) June 25, 2019 - 431 Carleton Avenue

F. Adjournment

G. Agenda Items

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



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

Meeting: 06/11/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4016)

DOC ID: 4016

May 14, 2019 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes ZBA 5 14 19 (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
MAY 14, 2019

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

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA) and stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on April 26, 2019, and all property owners affected by the variation being requested were notified by mail.

Chairperson Constantino welcomed new Village Board Member and ZBA Trustee Liaison Kelli Christiansen.

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Panther, to approve the minutes of the March 5, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 464 Cottage Avenue.

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 Jones to open the public hearing for 464 Cottage Avenue at 7:03 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 464 COTTAGE AVENUE

PETITIONERS CHRISTIAN AND LORRAINE AMBLER ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW TO ALLOW A LEGALLY NON-CONFORMING DETACHED GARAGE TO BE RECONSTRUCTED IN ITS EXISTING LOCATION ON THE PROPERTY LOCATED AT 464 COTTAGE AVENUE: 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 A PUBLIC MEETING OF THE VILLAGE BOARD.

(Christian and Lorraine Ambler, owners of the property at 464 Cottage Avenue)

Staff Presentation

Village Planners Kelly Purvis and Katie Ashbaugh were present to speak regarding the proposed variation request and were sworn in.

Village Planner Ashbaugh stated petitioners Christian and Lorraine Ambler, owners of the property at 464 Cottage Avenue, are requesting a variation from the Glen Ellyn Zoning Code to demolish an existing garage on their property and replace this garage in approximately the same location. Village Planner Ashbaugh showed an overview picture of the area at Cottage Avenue and Pleasant Avenue and stated the property is a reverse corner lot, located at the southwest corner of Pleasant Avenue and Cottage Avenue. Village Planner Ashbaugh stated the subject property and surrounding properties are zoned R2 – Residential. Village Planner Ashbaugh stated the Village has no record of any prior variations being granted for the subject property. Village Planner Ashbaugh showed an overview picture of the property and the existing site plan and stated the 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.

Village Planner Ashbaugh stated 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. Village Planner Ashbaugh stated this Chapter includes regulations for accessory uses and structures, including detached garages. Village Planner Ashbaugh stated the specific amendment from which the petitioner is now seeking a variation is to Section 10-5-5(B)4 #14. Village Planner Ashbaugh stated 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. Village Planner Ashbaugh stated 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. Village Planner Ashbaugh stated this prevents a detached garage from being closer to the street than the house next to it on the neighboring lot.

Village Planner Ashbaugh stated the petitioner proposes to demolish the existing detached garage and replace it in approximately the same location. Village Planner Ashbaugh stated 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 so the requested location of the proposed detached garage requires a reduced corner side yard of 20 feet, as opposed to the required 30 feet. Village

Planner Ashbaugh stated the proposed detached garage includes an additional room to the east of it, with an area of approximately 154.5 square feet, and this room is not directly connected to the garage by an interior door and can only be accessed from the outside. Village Planner Ashbaugh stated the proposed garage will not occupy any of the rear yard at this point. Village Planner Ashbaugh stated they would be allowed to occupy up to 1,000 square feet in the rear yard, but they are not encroaching into the required rear yard. Village Planner Ashbaugh stated only 160 square feet of the garage will count toward the Lot Coverage Ratio (LCR), but with the proposed garage, the LCR would still be under the permitted maximum for a residential property in Glen Ellyn. Planner Ashbaugh stated that the existing garage extends about 10 feet into the line of sight north from the existing house on the property, whereas the proposed garage will extend over 20 feet into that line of sight, obstructing the view of the back yard from house. Planner Ashbaugh concluded her presentation and asked if any of the ZBA members has questions about the request.

Questions from the Zoning Board of Appeals

ZBA Member Panther asked if this proposed garage would have been allowed prior to the Zoning Code text amendment, to which Village Planner Ashbaugh stated it would have been allowed.

Chairperson Constantino asked how many existing homes and/or properties in the Village are faced with the problem of a reverse corner lot and accessory structure not set back 30 feet. Village Planner Purvis stated there were enough properties like this when they Zoning Code text amendment was done. Village Planner Purvis stated this text amendment was done so they could avoid having garages sticking out in front of primary structures, and the Village had enough instances of this situation throughout the Village which is why the text amendment was done. Chairperson Constantino asked if the porch counts as a westerly extension of the principal structure. Village Planner Purvis stated the porch is not considered part of a principal structure. Chairperson Constantino asked if this proposed garage would be fine if it was 10 feet to the east, to which Village Planner Purvis stated it would be.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Christian and Lorraine Ambler, petitioners and owners of the property at 464 Cottage Avenue and Jamie Simoneit, architect with Z+O Architecture at 504 Hillside Avenue.

Mr. Ambler thanked the Zoning Board of Appeals for their time and stated this is their third home in Glen Ellyn which they moved into in August of 2000. Mr. Ambler stated in the past few years, the existing garage has started to fall down, and the back of the garage is in bad shape. Mr. Ambler stated they need to replace the garage, but they do want to keep the garage where it is as they do use their back yard. Mr. Ambler stated there is also a fence line that is in line with front face of the existing garage, and they would need to move the fence if the garage was not reconstructed in the same place.

Ms. Ambler stated that the new garage will be significant improvement compared to the look of the garage so it matches the rest of the house.

Mr. Simoneit stated the petitioners are victims of bad timing and circumstances as the Code changed during this project. Mr. Simoneit stated they are proposing to keep the garage where it is, and if not, there will be additional costs for curb cuts and additional concrete work. Mr. Simoneit stated he was not aware of the Zoning Code text change because as he was researching the project, the wording of the Code on the Village's website was the previous text. Mr. Simoneit stated he did review other options for the garage with the petitioners, and the petitioners decided they wanted to go through the variation process. Mr. Simoneit stated there are neighbors in the audience to speak for this variation as the neighbors who can see this garage are for reconstructing the garage in the same place. Mr. Simoneit stated he understands the intent of the Code, but this kind of project messes with the intent. Mr. Simoneit stated per the Code, the garage could be 5 feet away from the property to the north which the petitioners do not want to do, as this would cut off the views of their yard and open space the neighbors currently have and they would instead be looking at a garage.

Additional Questions from the Zoning Board of Appeals

Chairperson Constantino asked if cars parking in front of the existing garage block the sidewalk, to which Mr. Simoneit stated they do not. Chairperson Constantino asked if the plans were submitted before the Zoning Code text amendment was approved. Mr. Simoneit stated they were not as the application was submitted on October 23, 2018; however, when he was researching the Code back in June 2018, the Zoning Code text amendment was not on the Village's website.

Mr. Simoneit asked if he should show the alternative site plans for the proposed garage, which he said were in part of their application packet that the ZBA members had in front of them

tonight. Village Planner Ashbaugh clarified for the ZBA members that the alternative site plans were actually not submitted as a part of the application packet so they were not in front of them, but if Mr. Simoneit had some available, he could present them at this time.

ZBA Member Jones asked if repair can be done on a garage like this. Village Planner Purvis stated minor repair or maintenance is fine, but there can be no major repairs or alternation to the structure, or it would need to be brought into compliance.

Mr. Simoneit showed an overview of the current proposed site plan they were reviewing tonight for the subject request, then showed various other possible site plans which he had reviewed with the Amblers before settling on the subject proposed plan which requires the variation. Mr. Simoneit explained each and showed a plan with the detached garage farther north on the subject property, a plan in compliance with the require 30 foot setback, and a plan requiring a new curb cut and driveway onto Pleasant Avenue in replacement of the existing driveway. Mr. Simoneit stated he would like to build the garage on the same spot since the garage has been there since 1977. Mr. Simoneit stated that shifting the garage to the east by 10 feet would cause the garage to take up more of the backyard, and that shifting it to the north would put it closer to the property to the north. Mr. Simoneit concluded that it also would add additional cost for either of those alternatives by requiring additional pavement for lengthening the driveway or completely relocating it.

ZBA Member Micheli asked the hardship was for this variance request. Mr. Simoneit stated the existing garage has been there since 1977, and they are being forced to do a variation request by a repair to the existing structure. Mr. Simoneit stated they need to replace the foundation of the garage. Mr. Simoneit stated he printed a copy of the Zoning Code on June 6, 2018, and the text amendment was not on the Village's website. Village Planner Ashbaugh clarified that the meeting materials for the Village Board meeting at which the subject zoning code amendment was approved would have been on the website in advance of the meeting, therefore the code as it was proposed was actually on the website in May of 2018. ZBA Member Micheli stated he does not see a hardship, but possibly a political issue that needs to go to the Village Board.

Village Planner Purvis stated the Zoning Code Text Amendment was approved by the Village Board in May 2018 and then is sent to the village's codifier, Municode, to have the Village's Code updated online. ZBA Member Micheli asked Planner Purvis if this can be considered a basis to grant a variation. Village Planner Purvis stated it was not.

ZBA Member Jones asked what the petitioners would do if the Zoning Board of Appeals and the Village Board deny this variation request. Mr. Ambler stated it would seem that their option would be to do nothing and just to let the garage fall apart. Mr. Ambler stated the hardship from his perspective has to do with the fence line needing to be modified, they would lose

space in their rear yard, and they would have problems with their neighbors because they don't want it closer to their house if it were moved north on the property.

ZBA Member Panther asked if the home on the property to the north is closer to the street than the 30-foot setback. Village Planner Purvis stated it does look further forward.

Mr. Ambler stated he does not see how the Zoning Board of Appeals cannot see a hardship because there will be additional costs to move the fence line and adding additional concrete. Mr. Ambler stated they have 100% approval of the people in the neighborhood who can see this garage. ZBA Member Micheli stated cost cannot be the sole basis for a hardship, and it is the petitioners' choice on where they are putting the garage so they also choose not to inflict the hardship on themselves by choosing to put the garage where they have. ZBA Member Micheli stated the ZBA's hands are tied. Mr. Simoneit stated the additional cost is not to make more money on the project.

ZBA Member Miller asked if the tree would be coming down, to which Ms. Ambler stated the tree is going to come down regardless of this project as it is a hazard now.

Persons in Favor of or in Opposition to the Variation Requests

Mary Allsopp, who resides at 575 Pleasant Avenue, stated she lives in the property just to the north of 464 Cottage Avenue. Ms. Allsopp stated the neighbors have a strong voice, as the proposal is what they like and support. Ms. Allsopp showed a picture of what she sees out her kitchen window currently as she looks south at 464 Cottage Avenue. Ms. Allsopp stated she does not want to look out the window and see a garage. Ms. Allsopp stated there is mature landscaping by the fence, and it would be a shame to disturb this landscaping. Ms. Allsopp stated the garage is in a state where it needs repair, and she supports this project.

Beth Coronelli, who resides at 457 Cottage Avenue, stated if the garage is set back, it will completely block the back view for 575 Pleasant Avenue which puts the hardship on Ms. Allsopp. Ms. Coronelli stated if the garage falls down, it will look terrible in the neighborhood. Ms. Coronelli stated this proposed project will make the garage beautiful.

Kelly Cornell, who resides at 570 Pleasant Avenue, stated she lives directly across the street from the existing garage, and the Amblers keep their yard nice. Ms. Cornell stated she has no problem with this project.

Tom Coronelli, who resides at 475 Cottage Avenue, stated the structure as it sits does not look good, and the new structure will beautify the neighborhood.

Findings of Fact

ZBA Member Panther stated petitioners Christian and Lorraine Ambler, owners of the property at 464 Cottage Avenue, are requesting a variation from the Glen Ellyn Zoning Code 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. ZBA Member Panther stated the property is located in the R2 Zoning District, and the land use immediately surrounding the property is R2 Residential as well. ZBA Member Panther stated there are no records of any prior variations being granted for the subject property. ZBA Member Panther stated the ZBA heard from Village Planners Katie Ashbaugh and Kelly Purvis about the previous setback being 18 feet, which was changed by a Zoning Code text amendment in May 2018. ZBA Member Panther stated the variance would not be needed if the garage was moved 10 feet to the east.

ZBA Member Panther stated the ZBA heard from architect Jamie Simoneit and petitioners Christian and Lorraine Ambler. ZBA Member Panther stated the Amblers have lived in the home since 2000, and the garage is in disrepair and needs to be replaced. ZBA Member Panther stated if they have to move the garage, the Amblers would need to move the fence line, add additional concrete and lose space in their back yard. ZBA Member Panther stated Mr. Simoneit has said that the Zoning Code was changed in the middle of this project. ZBA Member Panther stated Mr. Ambler stated the hardship for the variation is that the Amblers will lose yard space, and they would need additional driveway space.

ZBA Member Panther stated the ZBA heard from Ms. Allsopp who lives in the property north of 464 Cottage Avenue, and Ms. Allsopp is supportive of the garage being reconstructed in the existing location. Ms. Allsopp stated cars by the garage at 464 Cottage are not blocking the sidewalk now.

ZBA Member Panther stated the ZBA heard from Beth Coronelli, who resides at 457 Cottage Avenue, who is supportive of this project. ZBA Member Panther stated the ZBA heard from Kelly Cornell who lives directly across the street and has no objections to the project. ZBA Member Panther stated the ZBA heard from Tom Coronelli, who resides at 457 Cottage Avenue, who is supportive of the project as well.

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 Jones stated he feels this was bad timing for the petitioners more than anything, and he could go either way on this. ZBA Member Jones stated he is leaning toward leaving the garage in its existing location.

ZBA Member Miller stated he will vote no as he has an issue with overriding a Zoning Text amendment the first time an issue comes up. ZBA Member Miller stated he has no problem with the Village Board overriding this. ZBA Member Miller stated they do take the neighbors' comments into account. ZBA Member Miller stated he understands there are extenuating circumstances, but he does not see a hardship. ZBA Member Miller stated he feels this needs to go to the Village Board, and the Village Board may need to tighten up the Code a bit.

ZBA Member Panther stated he is torn on this as he sees a unique circumstance due to the long corner lot.

Mr. Simoneit stated they used to have to take an average of the front yard setbacks of all the homes around which the Village has gone away from. Mr. Simoneit stated this is something that should be "grandfathered" in as they are seeking a variance for something that makes common sense. Mr. Simoneit stated he feels precedent already exists, and this is currently existing non-conforming. ZBA Member Jones stated this was existing conforming until the Zoning Code text amendment.

Chairperson Constantino stated he is in favor of recommending the variance as there are unique circumstances with the timing and when the Code text amendment was published, and it does not fit perfectly into any slot. Chairperson Constantino stated the petitioners are not seeking encroachment further into the setback. Chairperson Constantino stated usually when the ZBA considers a project, there can be neighbors opposing this, but in this case, the surrounding neighbors are for the variance. Chairperson Constantino stated the unique circumstances are that the neighbors want the variance, the sight lines would change, the fence would need to be moved and landscaping would need to come down as well. Chairperson Constantino stated he feels the hardship is a safety issue with the garage and the tree that could fall down. Chairperson Constantino stated the garage cannot be repaired without relocating it. Chairperson Constantino stated this is not a picture-book example for a variance, but it is sufficient enough for him to recommend.

ZBA Member Miller stated the unique circumstance could be the neighbors being opposed to the garage being moved. Chairperson Constantino stated if the ZBA fails to recommend approval, this could potentially adversely affect the use and enjoyment of the neighboring properties. Chairperson Constantino stated it is unique that all the neighbors are in favor of granting the variance.

ZBA Member Micheli stated the ordinance is specific, and it could not be clearer. ZBA Member Micheli stated this could not be more self-inflicted.

ZBA Member Miller asked Trustee Christiansen if she would address the ZBA's concerns about how this Zoning Code text is written with the Village Board to which Trustee Christiansen stated she would.

Motion

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to close the public hearing for 464 Cottage Avenue at 8:32 p.m. The motion carried unanimously with a voice vote.

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

Having considered the application of Christian and Lorraine Ambler, for a zoning variation 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 on the property located at 464 Cottage Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the May 14, 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 10-5-5(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 reverse 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.

Due to the following unique circumstances:

1. The neighbors are opposed to the petitioners moving the garage; and
2. Failing to grant the variance will potentially have adverse effects on the enjoyment of the neighbors' properties.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the May 14, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with four (4) “yes” votes and one (1) “no” vote . The “yes” votes are as follows: ZBA Members Jones, Miller, Panther and Chairperson Constantino. The “no” vote is as follows: ZBA Member Micheli.

ZBA Chairperson Constantino stated the ZBA recommended this 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 for this case.

Village Board Trustee Report

Chairperson Constantino welcomed new Village Board Member and ZBA Trustee Liaison Kelli Christiansen.

Trustee Christiansen stated the new Village Board was seated the previous evening. Trustee Christiansen stated an update to the Comprehensive Plan will be discussed at the May 23rd Plan Commission meeting, and the project across from the library will be coming to the Village Board in the next few months. Trustee Christiansen stated the Streetscape Design is in progress as well as the ingress/egress to Baker Hill on Roosevelt Road.

Staff Report

Chairperson Constantino stated this is ZBA Member Micheli’s last meeting, and Chairperson Constantino thanked ZBA Member Micheli’s time and the work he put in.

Chairperson Constantino stated there will be no meeting on May 28, 2019.

Adjournment

At 8:40 p.m., a motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,
Katie Ashbaugh
Village Planner



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/11/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4015)

DOC ID: 4015

Public Hearing – Zoning Variation request to allow a deck to be constructed in the interior side yard where decks are not a permitted obstruction on the property located at 532 Turner Avenue

PROPERTY: 532 Turner Avenue, is a reverse corner lot, located at the southwest corner of N. Main Street and Turner Avenue.

PETITIONERS: The petitioner is Karen McLaughlin, owner of the property located at 532 Turner Avenue.

REQUEST: The petitioner requests a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)4 #8 to allow a deck to encroach 2 feet 4 inches into the required 7 foot interior side yard setback where decks are not a permitted obstruction, creating a side yard setback of 4 feet 8 inches from the interior side (north) property line.
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, the property to the north, the property to the east, and the property to the south across Turner Avenue, are all zoned R2 - Residential District and are single family homes. The property to the west across N. Main Street is also zoned R2 - Residential District but is a recreational facility, the Main Street Recreation Center.

PUBLIC NOTICE: Notice of the public hearing was published in the May 27, 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 does not have records of any prior variations being granted for the subject property.

PERMIT HISTORY:	Year	Permit No.	Type
	1964	9601	Shoring & Underpinning
	1965	10194	Addition - garage
	2010	20101472	Driveway Replacement
	2013	20130782	Drain tile
	2013	20130784	Sewer backup

EXISTING:	R2 Lot Requirements [10-4-8(D)] Data	Subject Property
Lot Area	8,712 ft ² (0.20 acres)	~12,817 ft ² (0.29 acres)
Lot Width	80', corner lots; 66', all other lots	70'
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 (principal structure to the north is 33')	~120' from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	~9' from interior side lot line to principal structure (10% of lot width is 7')
Rear Yard	40'	9.77'
Corner Side Yard	30'	Principal Structure: 27.88-30'

PROPOSED The petitioner proposes to construct a deck off of the northwest corner of the house, encroaching 2 feet 4 inches into the interior side yard where a 7 foot interior side yard is required. Per Section 10-5-5(B)4 #8, decks are not permitted obstructions in front or interior side yards. The existing principal structure is a two-story single family house with an attached garage and sits in a nonconforming location on the lot.

Although the current site configuration functionally creates a rear or “back” yard along the north property behind the house, it is actually the interior side yard per the definitions of “front of lot”, “lot lines” in Section 10-2-2 of the Zoning Code. The proposed deck is intended to replace a previously existing deck, to which a sliding door on the west elevation of the second story led. This sliding door remains today with no structure on which to exit.

PROPERTY HISTORY

Staff notes that per the Village’s records, building permits were not issued for the construction of the existing patio or shed nor were permits issued for the deck which they are seeking to replace. The application packet (Attachment 1) on page six indicates that the previously exist deck was installed approximately eighteen (18) to twenty (20) years ago.

Because the Village does not have records of authorizing construction of this deck, it was illegal nonconforming.

The contractor removed the referenced deck intending to replace it like-for-like. After the deck was removed, it was then understood that the subject zoning variation was required prior to replacing it.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's 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. Petitioner's Application Packet
2. Plat of Survey with Site Plan
3. Deck Plans
4. Petitioner's Photo
5. Location & Zoning Map
6. Aerial Photo
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

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 w Site Plan (PDF)
- 3. Deck Plans (PDF)
- 4. Petitioners Photo (PDF)
- 5. Location - Zoning Map (PDF)
- 6. Aerial Photo (PDF)
- 7. 2-Foot Contour Map (PDF)
- 8. Location Map for Public Hearing Notice (PDF)

- 9. Mailing List for Public Hearing Notice (PDF)
- 10. Public Hearing Notice (PDF)
- 11. Certificate of Publication (PDF)

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



APPLICATION FOR VARIATION

For the property at 532 Turner Ave Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Karen McLaughlin
Address: 532 Turner Ave, Glen Ellyn, IL 60137
Home Phone No.: 630 858 8117 Cell Phone No.: 630 621 6354
Fax No.: 630 858 8117
E-mail: Kmac29hopper@gmail.com
Ownership Interest in the Property in Question: Owned with
husband Steven Hopper

Attachment: 1. Petitioners Application Packet (4015 : 532 Turner Avenue - Zoning Variation - Deck)

CLEAR PAGE

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):

Steven Hopper
Karen McLaughlin
532 Turner Ave
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):

Same

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "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? (Choose "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.

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: 532 Turner Ave., Glen Ellyn ILPermanent tax index number: 05-14-117-005

Legal description:

THE SOUTH 70 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: NC-S14-RT11K1 NALot size: 70 ft. x 183 ft. Area: 12810 sq. ft.Present use: Family homeIV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Village Requesting A variation from section 10-5-5(B)4(8) to allow A deck to be constructed 4 feet 8 inches from the north property line in lieu of the 7 feet required.

Estimated date to begin construction: ASAP

CLEAR PAGE

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

Mike Foss (contractor)
 3951 Prescott
 cell 708-846-0444
 FAX 708-442-1359

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

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

A. Standards Applicable to All Variations Requested:

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

1) setback infringes on the size of deck required. The egress to deck which is a small % of deck size, is 4'8" from the north property line - the required distance is 7'.

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):

1) walkway from patio door to main deck would be too small to walk on. (it would be less than 36" wide).
 d) If deck cannot be built then it would take a major renovation so the house would not "yield a REASONABLE return" without Renovation.

CLEAR PAGE

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

The house is very close to property line on all sides except the west side of house.

Patio door on north wall needs an exit and deck egress.

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

There has been a deck there for 19 years with the egress + deck the same dimension on the side with zoning restrictions

- 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:

1) no walkway should be less than 36".
The house would be left with a patio door going nowhere (8 ft drop), so no egress from the N.W. side of house. A great deal of cosmetic work would need to be done.

CLEAR PAGE

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:

1) This principle may be applicable to other properties in the area. There has been a deck there for the past 18 years with out any problems for other properties

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

The purpose of the variation is to restore the property to how it appeared the last 18-19 years

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.

Well, the house has very tight property lines on all sides but the west. yes we did build the deck 20 years ago - we were doing hospice with mother at time. The current builder did take down deck before permit issue

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.

Patio door is the only exit on west, southwest and north side of house. Egress is an issue. The existing door gives only egress for west side of house

Attachment: 1. Petitioners Application Packet (4015 : 532 Turner Avenue - Zoning Variation - Deck)

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

The structure is a deck - it will not impair the light + air to adjacent property

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

I + does give more egress to that part of house - which increases safety

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

Deck has been there for 20 years without issue.

- d. Diminish or impair property values within the neighborhood;

Actually now without deck it impairs property values: door going nowhere, empty space, holes in struct.

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

- not visible from the street.
I + is a good distance from streets so will not increase or affect traffic

- f. Create a nuisance; or

The deck that was there did not cause any nuisance

CLEAR PAGE

- g. Results in an increase in public expenditures.

Does not increase public expenditures - it is on private property does not effect public expenditures

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

36" minimum for walkway.
Most of the deck is on the west side of the house where there is no zoning restrictions that applies. So the variation applies to the door leading to deck. About 8 ft and the length/depth of the deck about 12 ft.

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

I am new to doing this kind of thing. I have learned not to trust builders going forward & go directly to your office regarding all future projects. My husband is dealing with dementia thus I am handling everything. We would like to stay in house as long as possible.

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

verify that _____

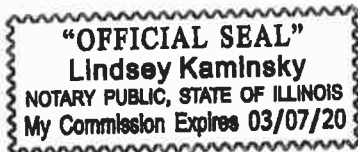
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

Karen McLaughlin
 Owner Signature
Steven Hopper

Subscribed and sworn to before me this

16 day of May, 20 19
Lindsey Kaminsky

Notary Public



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.

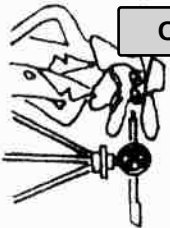
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

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.

<u>5/6/19</u>	<u>Karen McLaughlin</u>	<u>Karen McLaughlin</u>
Date	Print Name	Signature of Applicant
<u>5/6/19</u>	<u>Steven Hoppel</u>	<u>Steven Hoppel</u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Land Surveyors

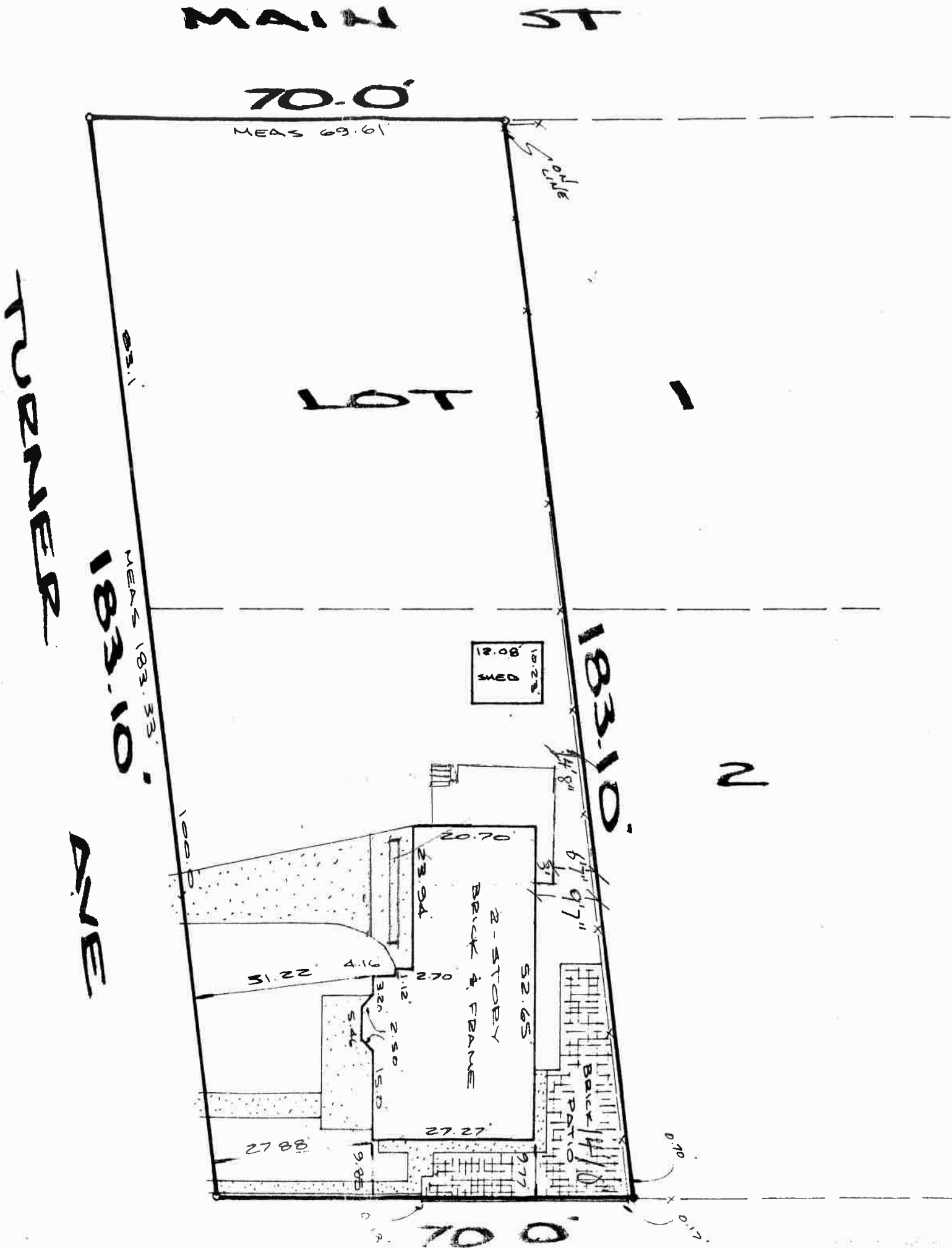
Plat of Survey



SCALE: 1"=20'



OF PROPERTY DESCRIBED AS: THE SOUTH 70 FEET OF LOTS 1 & 2 IN BLOCK 4, IN TOWNED & MC CLEAV'S SURVIVISION OF THE NORTHEPLY 460 FEET OF THAT PART OF THE NORTH 1/7 OF SECTION 14, TOWNSHIP 30 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF HILL (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1905 AS DOCUMENT 03929 IN DUPAGE COUNTY, ILLINOIS.



CAVEAT:
Fences must not be erected using building ties -
rather, metal stakes at lot corners must be utilized.

PREPARED FOR ATTORNEY JOHN PLEVIAK

PROPERTY ADDRESS 532 TURNER
GLEN ELLYN, ILLINOIS

STATE OF ILLINOIS) BUYER: HOPPER
COUNTY OF KANE) SS

We, Village Green Assoc., Inc., do hereby certify that the build-
ings on the lot shown are within the property lines and that
the adjoining building improvements do not encroach on said
lot, except if, and where, noted (husly). *

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952

Any discrepancy in measurements should be promptly
reported to the surveyor for explanation or correction.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEED FOR EASEMENTS AND BUILDING LINES.

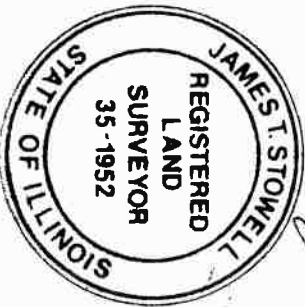
- - Indicates concrete
- X—X— Indicates fencing
- - Indicates metal stake found
- - Indicates metal stake set

DATED: JUNE 11, 1990 A.D.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

We, Village Green Assoc., Inc., do hereby certify that we have
surveyed the above described property according to the
official record, and that the above plat correctly represents
said survey.

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952



Village Green Assoc., Inc.
506 BARRETT STREET
ELGIN, ILLINOIS 60120
Phone (312) 695-4235

NO. 18560



Custom Homes and Additions

C.1.c

Plot 5

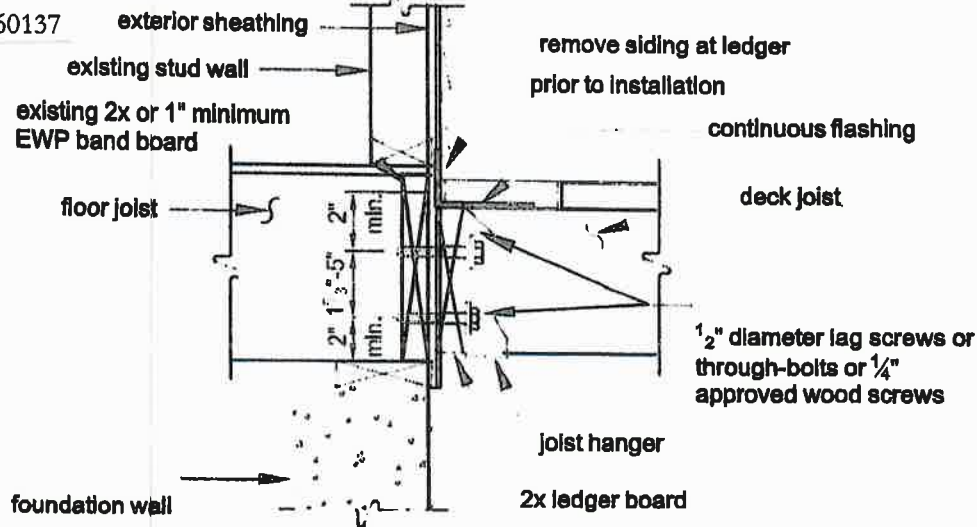
Mike Foss

Lyons, Illinois

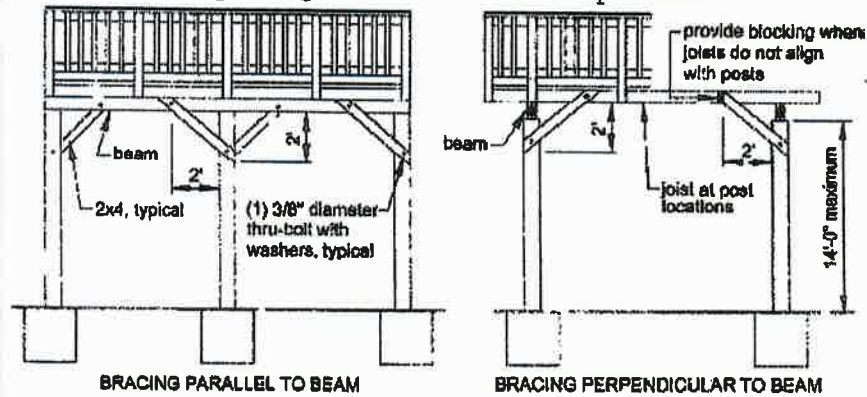
Phone: 708-846-0444 • Fax: 708-442-1359

fosscustomhomes@ameritech.net

RE: Building Permit Application #20182101
Deck
532 Turner
Glen Ellyn, IL 60137



If the lateral devices described above cannot be provided, The American Wood Council provides the following bracing details which we will accept instead:



Attachment: 3. Deck Plans (4015 : 532 Turner Avenue - Zoning Variation - Deck)



Mike Foss

Lyons, Illinois

Phone: 708-846-0444 • Fax: 708-442-1359

fosscustomhomes@ameritech.net

RE: Building Permit Application #20182101
Deck
532 Turner
Glen Ellyn, IL 60137

GUARDRAIL
MINIMUM HEIGHT 36"

SPACE SO THAT A 4" SPHERE
CANNOT PASS

SPACE SO THAT A 4" SPHERE
CANNOT PASS

CONTINUOUS HANDRAIL.
MINIMUM HEIGHT OF 34" AND
A MAXIMUM HEIGHT OF 38"
ABOVE NOSING OF THREADS

RISER ($7\frac{3}{4}$ " MAX)"

TREAD (10" MIN.) NOSE TO NOSE

SPACE SO THAT A 6" SPHERE
CANNOT PASS.

Attachment: 3. Deck Plans (4015 : 532 Turner Avenue - Zoning Variation - Deck)



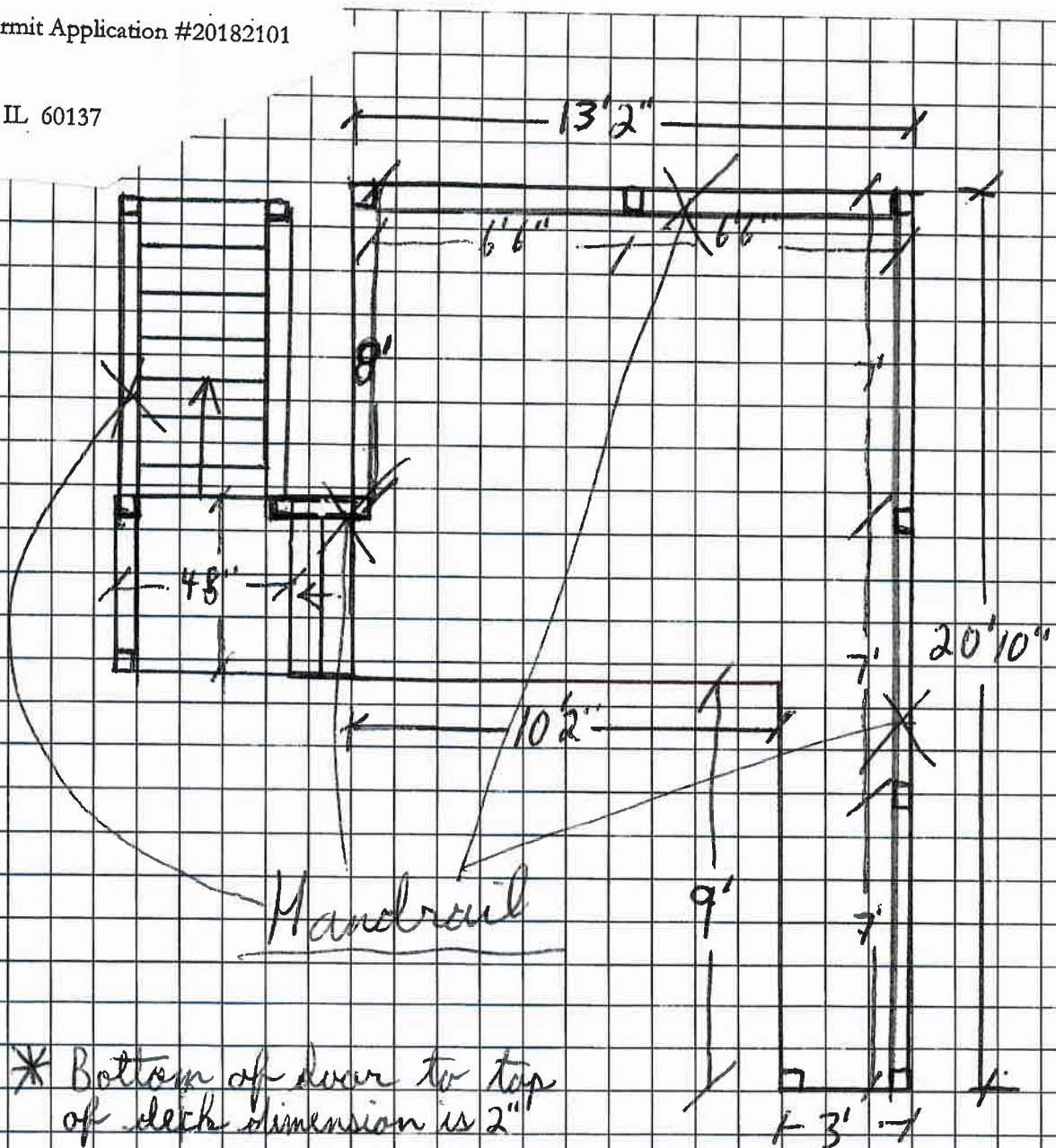
Mike Foss

Lyons, Illinois

Phone: 708-846-0444 • Fax: 708-442-1359

fosscustomhomes@ameritech.net

RE: Building Permit Application #20182101
Deck
532 Turner
Glen Ellyn, IL 60137





Mike Foss

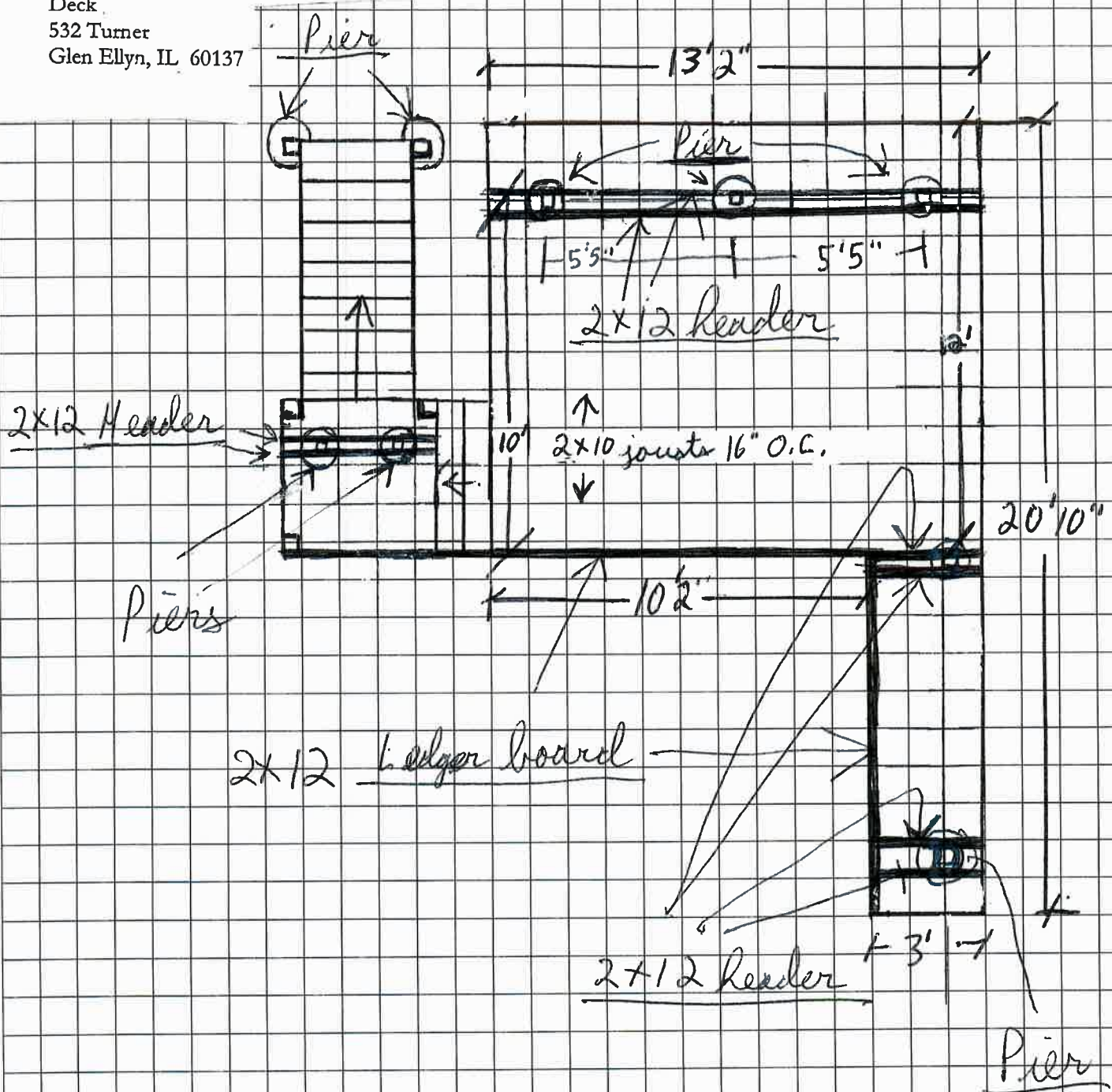
Lyons, Illinois

Phone: 708-846-0444 • Fax: 708-442-1359

fosscustomhomes@ameritech.net

P4 of 5

RE: Building Permit Application #20182101
Deck
532 Turner
Glen Ellyn, IL 60137



Attachment: 3. Deck Plans (4015 : 532 Turner Avenue - Zoning Variation - Deck)



Custom Homes and Additions

C.1.c

Mike Foss

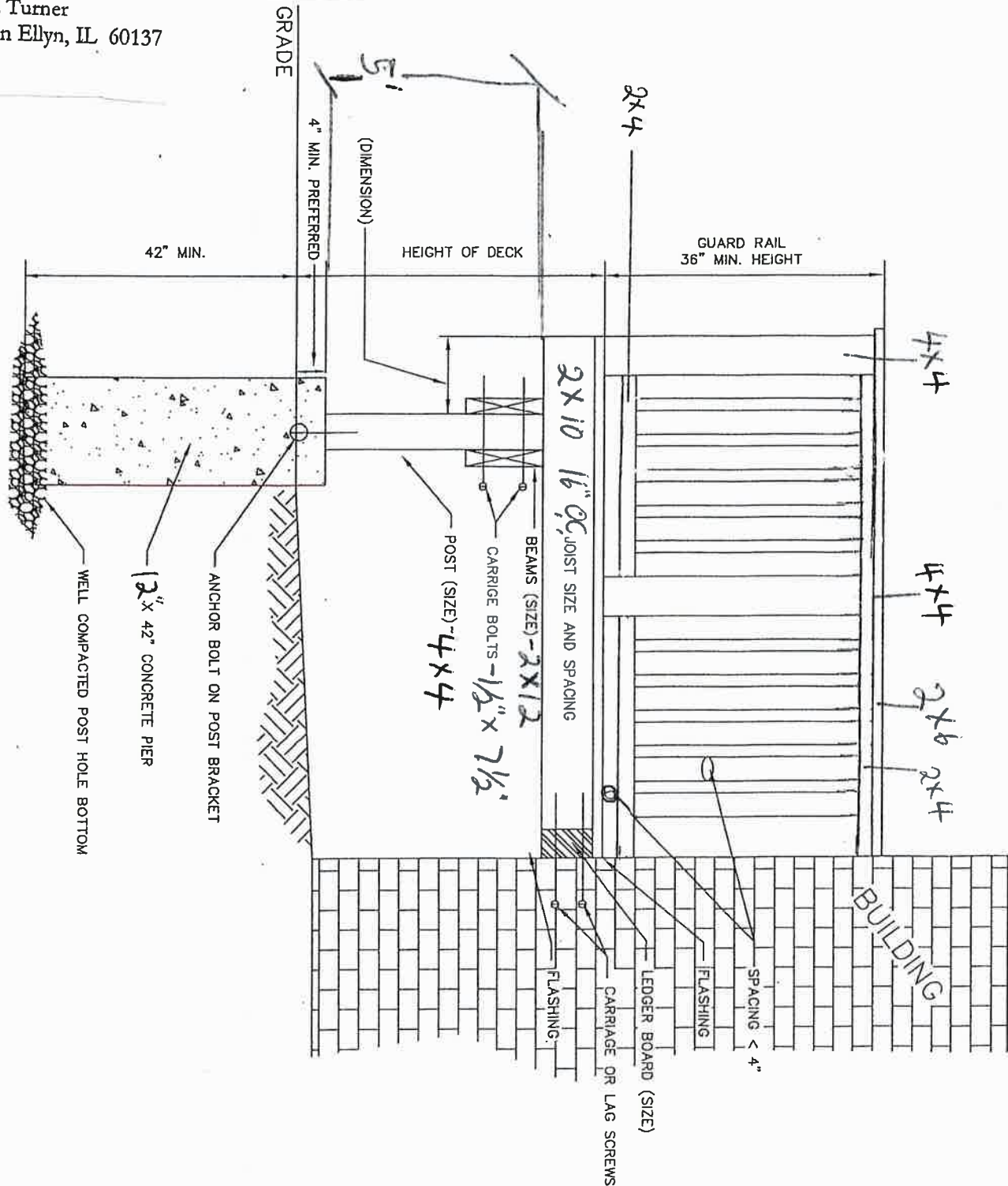
Lyons, Illinois

Phone: 708-846-0444 • Fax: 708-442-1359

fosscustomhomes@ameritech.net

P. 5 of 5

RE: Building Permit Application #20182101
Deck
532 Turner
Glen Ellyn, IL 60137



Attachment: 3. Deck Plans (4015 : 532 Turner Avenue - Zoning Variation - Deck)



Attachment: 4. Petitioners Photo (4015 : 532 Turner Avenue - Zoning Variation - Deck)

Location & Zoning Map



Map created on May 30, 2019.

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



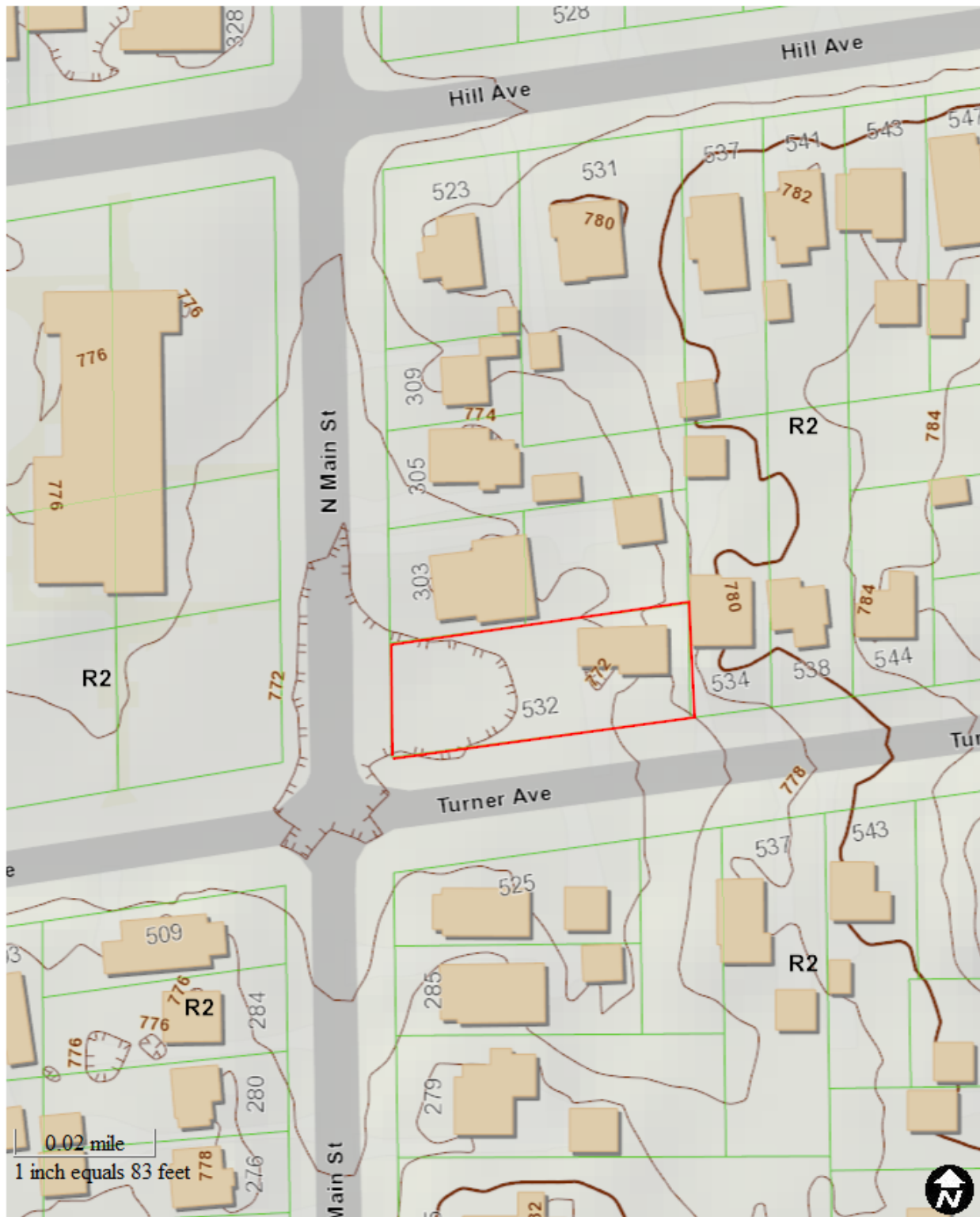
Map created on May 30, 2019.

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2-Foot Contour Map



Map created on May 30, 2019.

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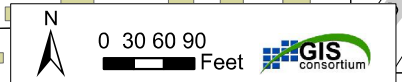


Village of Glen Ellyn

350 Foot Buffer
from
532 Turner Ave

Main Street Recreation Center

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



ALBRECHT, MICHAEL & K
509 TURNER AVE
GLEN ELLYN, IL 60137

BINKS, BRADLEY & SUSAN
523 HILL AVE
GLEN ELLYN, IL 60137

BINKS, HARRY & PATRICIA
531 HILL AVE
GLEN ELLYN, IL 60137

BRADBURY, DOUGLAS & J
503 TURNER AVE
GLEN ELLYN, IL 60137

BRONDYKE, ROBT & CARRIE
284 FOREST AVE
GLEN ELLYN, IL 60137

CHRISTENSEN CONTRACTING
1114 FALCON CT
WHEATON, IL 60187

CROSBY, WILLIAM & CAROLYN
305 N MAIN ST
GLEN ELLYN, IL 60137

D OUVILLE, BRYAN
285 MAIN ST
GLEN ELLYN, IL 60137

DOUGLAS, D & N QUINN
497 TURNER AVE
GLEN ELLYN, IL 60137

EWING, JOHN P & RENATE
275 N MAIN ST
GLEN ELLYN, IL 60137

FENSKE, MATTHEW
543 HILL AVE
GLEN ELLYN, IL 60137

GERVASE, BRUCE E & JUDY B
274 FOREST AVE
GLEN ELLYN, IL 60137

GLEN ELLYN PARK DISTRICT
185 SPRING AVE
GLEN ELLYN, IL 60137

GRAUNKE JR, RUSSELL & RUTH
537 TURNER AVE
GLEN ELLYN, IL 60137

HAMPSON, KENNETH G
276 N MAIN ST
GLEN ELLYN, IL 60137

HAUGSTAD, DAVID E 6269
310 FOREST AVE
GLEN ELLYN, IL 60137

HUMPHREYS, WILLIAM M
275 GLENWOOD AVE
GLEN ELLYN, IL 60137

KINNA, MARTIN E
543 TURNER AVE
GLEN ELLYN, IL 60137

KROEGER, PETER & PATRICIA
270 FOREST AVE
GLEN ELLYN, IL 60137

LANGFORD, STEVEN & JANICE
278 FOREST AVE
GLEN ELLYN, IL 60137

LANGGUTH, SUSAN J
309 N MAIN ST
GLEN ELLYN, IL 60137

LARSEN, PHYLLIS A
274 MAIN ST
GLEN ELLYN, IL 60137

MAIN, JUSTIN & ABIGAIL
306 FOREST AVE
GLEN ELLYN, IL 60137

MC ALINDEN, GRETCHEN L
270 N MAIN ST
GLEN ELLYN, IL 60137

MC LAUGHLIN, KAREN
532 TURNER AVE
GLEN ELLYN, IL 60137

MIDDLETON, CHRISTOPHER N
271 N MAIN ST
GLEN ELLYN, IL 60137

MINSER, THOMAS G & MARY A
537 HILL AVE
GLEN ELLYN, IL 60137

NELSON, STEPHEN & BONNIE
553 HILL AVE
GLEN ELLYN, IL 60137

NGUYEN, J & M FRIEDL
525 TURNER AVE
GLEN ELLYN, IL 60137

NICHOL III 3115-00273, L
290 FOREST AVE
GLEN ELLYN, IL 60137

NIEVES, DAVID
541 HILL AVE
GLEN ELLYN, IL 60137

PATTERSON, LINTON & B
501 TURNER AVE
GLEN ELLYN, IL 60137

RILEY, JOEL & MELISSA M
305 FOREST AVE
GLEN ELLYN, IL 60137

SCHOOL DISTRICT NO 41
793 N MAIN ST
GLEN ELLYN, IL 60137

SCHRYVER, JASON & LISA
538 TURNER AVE
GLEN ELLYN, IL 60137

SMITH, MATTHEW & MELINDA
534 TURNER AVE
GLEN ELLYN, IL 60137

SULLIVAN, JAMES & JANET
544 TURNER AVE
GLEN ELLYN, IL 60137

TOTH, BRIAN & CECILIA
280 N MAIN ST
GLEN ELLYN, IL 60137

UPDEGROVE, DEAN & ROBERTA
547 HILL AVE
GLEN ELLYN, IL 60137

WALTERS, MARTAN
284 N MAIN ST
GLEN ELLYN, IL 60137

WEILAND, MARK & S HILL
295 FOREST AVE
GLEN ELLYN, IL 60137

WERNICK, MARK & FAYETTE
303 N MAIN ST
GLEN ELLYN, IL 60137

YATES, JOHN & SUSAN
279 N MAIN ST
GLEN ELLYN, IL 60137



NOTICE OF PUBLIC HEARING

Steven Hopper and Karen McLaughlin, owners of the property at 532 Turner 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 **June 11, 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 #8 to allow a deck to be constructed in 4 feet 8 inches from the interior side lot line, in lieu of the 7 feet required.
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 70 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-117-005

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\TURNER\532 Turner\Public Notices\PUBLIC NOTICE.docx

**NOTICE OF
PUBLIC HEARING**

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Published in Daily Herald
May 27, 2019 (4525473)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, 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 true copy, was published 27-MAY-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, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Laurel Baetz

Designee of the Publisher and Officer of the Daily Herald

Control # 4525473

RECEIVED

JUN 07 2019

VILLAGE OF GLEN ELLYN

Attachment: 11. Certificate of Publication (4015 : 532 Turner Avenue - Zoning Variation - Deck)