



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Special Meeting
Tuesday, November 19, 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 September 10, 2019 Zoning Board of Appeals Meeting

1. September 10, 2019 Zoning Board of Appeal Draft Meeting Minutes

C. Public Hearing: 200 Hill Avenue - Zoning Variation

1. 200 Hill Avenue - Zoning Variation - Addition

D. Village Board Trustee Report

E. Staff Report

Next Scheduled ZBA Meeting: December 10, 2019

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

SCHEDULED

AGENDA ITEM (ID # 4235)

DOC ID: 4235

September 10, 2019 Zoning Board of Appeal Draft Meeting Minutes

ATTACHMENTS:

- September 10, 2019 Zoning Board of Appeals Draft Meeting Minutes (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
SEPTEMBER 10, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Michelle Covington, Matt Jones, Reed Panther and Tom Whalls and ZBA Student Intern Maddie Greenleaf were present. ZBA Member Chip Miller was 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 August 23, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Panther moved, seconded by ZBA Member Whalls, to approve the minutes of the July 9, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 444 Lowell Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are familiar with the plans that were submitted.

A motion was made by ZBA Member Jones and seconded by ZBA Member Panther to open the public hearing for 444 Lowell Avenue at 7:09 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 444 LOWELL AVENUE

PETITIONERS GREG AND PAULA BACHMAN ARE REQUESTING A RECOMMENDATION OF APPROVAL OF TWO VARIATIONS FROM THE GLEN ELLYN ZONING CODE FOR THEIR PROPERTY LOCATED AT 444 LOWELL AVENUE IN THE R2 – RESIDENTIAL DISTRICT:

- SECTION 10-8-6(B)(3): TO ALLOW THE CONSTRUCTION OF AN ADDITION TO AN EXISTING NONCONFORMING SINGLE FAMILY HOME THAT REQUIRES A CLASS II ALTERATION OF APPROXIMATELY 63 PERCENT WHERE ONLY CLASS I ALTERATIONS OF UP TO 50 PERCENT ARE PERMITTED
- SECTION 10-4-8(F)(1): TO ALLOW TWO EAVES ON SAID PROPOSED ADDITION TO EXCEED THE MAXIMUM PERMITTED EAVE HEIGHT OF 25 FEET BY THREE FEET, FOR A TOTAL EAVE HEIGHT OF 28 FEET

- 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.

(Greg and Paula Bachman, owners of the property at 444 Lowell 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 Greg and Paula Bachman, owners of the property at 444 Lowell Avenue, are requesting two variations from the Zoning Code related to a proposed addition to their existing nonconforming single family home: to allow a Class II alteration and to allow an eave height higher than allowed by Code. Village Planner Ashbaugh stated the home is an interior lot in the R2 – Residential District, and the properties around the home are zoned R2 as well. Village Planner Ashbaugh showed a Plat from 1983 and relayed the history of the home, which was built in 1908 as a two-story single-family home with a footprint of approximately 750 square feet. Village Planner Ashbaugh stated Village records indicate that minor repair work to this home was completed in the 1960s and 1980s, and in 1985, an approximately 664 square-foot detached garage was constructed to the north of the 1908 home. Village Planner Ashbaugh stated in 1988, an approximately 657 square-foot one-story addition was constructed to the west of the 1908 home, connecting it to the detached Garage; however, staff notes that on the plat of survey included with a later building permit, an addition for which the Village does not have records is shown to the rear of the original structure, with an area of approximately 325 square-feet. Village Planner Ashbaugh stated these two additions to the 1908 home, once connected to the detached garage, combine to create the current footprint on the property shown in the plat of survey dated February 24, 2010.

Village Planner Ashbaugh stated the petitioners propose to construct a 2,817 square-foot, two-story addition onto the rear (west) and part of the side (north) elevations of the existing nonconforming single family home. Village Planner Ashbaugh stated the existing home is two stories and has approximately 3,291 square-feet of livable floor area, and to construct the proposed addition, the petitioners plan to demolish approximately 1,803 square-feet of the existing home. Village Planner Ashbaugh stated this results in a net gain of livable, enclosed square footage of approximately 1,014 square-feet and an addition of less than 75 percent of the existing square footage, a Class I addition. Village Planner Ashbaugh stated Class I additions to existing nonconforming structures are permitted on lots of at least 6,534 square feet in area and 50 feet or more in width (buildable lots). Village Planner Ashbaugh stated in accordance with Section 10-2-2, Definitions, of the Zoning Code, “altered surfaces” are defined as all of the exterior surfaces of a building which will be relocated, or removed and filled in with exterior wall material. Village Planner Ashbaugh stated all parts of the roof and all walls, excluding the

area of any windows or door openings, are included when accounting for the total existing surface area and the total altered surface area of the existing home.

Variation #1

Village Planner Ashbaugh stated due to the demolition of greater than half of the existing home, a total of approximately 3,814 square feet in surface area is proposed to be altered. Village Planner Ashbaugh stated the surface area (including walls and roofed over surfaces) of the existing home in total is approximately 6,331 square feet. Village Planner Ashbaugh showed exhibits to illustrate the existing square footage of the roof and each elevation and the proposed existing surface area to be altered.

Village Planner Ashbaugh explained the following: of the 2,398 square feet of roof, 1,466 square feet would be altered through demolition; of 946 square feet of wall surface area of the east (front) elevation, 283 square feet would be altered through demolition; of 1,088 square feet of wall surface area of the north (side) elevation, 773 square feet would be altered through demolition; of 920 square feet of wall surface area of the west (rear) elevation, 920 square feet would be altered through demolition; and of 978 square feet of wall surface area of the south (side) elevation, 372 square feet would be altered through demolition. Village Planner Ashbaugh stated that all together, the proposed addition requires approximately 60 percent of the existing home's surface area to be altered since greater than half of the home will be demolished, and therefore is defined as a Class II alteration.

Village Planner Ashbaugh stated on buildable lots, up to 50 percent of the surface areas of a non-conforming structure are permitted to be altered as a Class I alteration so the variation is to exceed the permitted Class I alteration by 10 percent for existing nonconforming structures. Village Planner Ashbaugh stated upon receiving exhibits indicating the precise dimensions and areas of each existing elevation, staff determined that the percentage of the existing home to be altered is 60 percent, rather than 63 percent, as it was noticed.

Variation #2

Village Planner Ashbaugh stated on the proposed front (east) elevation, the height of the tallest eave is 28 feet from the average existing grade. Village Planner Ashbaugh stated in accordance with Section 10-2-2, Definitions, of the Zoning Code, an "eave" is the lower edge of a sloping roof surface or the top edge of a parapet or the top of a flat roof. Village Planner Ashbaugh stated on lots in the R2 district which are equal to or greater than 66 feet and less than or equal to 90 feet in width, the maximum permitted eave height is 25 feet. Village Planner Ashbaugh stated the petitioners request a variation for two eaves each with a height of 28 feet which exceeds the maximum permitted eave height of 25 feet.

Chairperson Constantino asked what the nonconforming nature of the existing structure is. Village Planner Ashbaugh stated the nonconforming nature is due to the front yard and side yard setbacks. Village Planner Ashbaugh stated the north side yard setback will be corrected with this proposal, but the front yard setback will remain nonconforming. Chairperson Constantino asked if the petitioners would need a variation if the front yard setback was

conforming. Village Planner Purvis stated they would not. Chairperson Constantino asked if there would be a Lot Coverage Ratio issue with this variation to which Village Planner Ashbaugh stated there would not.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked about the width of the addition. Village Planner Ashbaugh stated she did not have those dimensions with her. Architect Jamie Simoneit stated it is 9 feet, 6 inches.

Chairperson Constantino asked if the height of the roof of the proposed addition would be lower than the current existing roof. Village Planner Ashbaugh stated the addition would be shorter than the current roof ridge and would not exceed the height of the existing roof.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Greg and Paula Bachman, owners of the property at 444 Lowell Avenue and Jamie Simoneit, architect and owner of z+o architecture and interiors.

Ms. Bachman stated they have lived in the home for the past 10 years and like being in an older home that has the farmhouse style. Ms. Bachman stated the home was constructed in 1908 so they cannot control the setbacks that were done then.

Mr. Bachman stated they were drawn to the home because of the character and age of the home. Mr. Bachman stated they are having issues modernizing the home now due to the three previous additions that were not designed to support a second floor. Mr. Bachman stated the attached garage span is making it difficult to add a second floor. Mr. Bachman stated it does not make sense to keep certain portions of the home so they are proposing to remove the additions, but keeping the original 1908 home due to its character.

Mr. Simoneit showed a 3-dimensional model of the proposed home changes and stated 444 Lowell is the first home that was built on this block. Mr. Simoneit stated the additions that were put on the home are the true problems at the moment, and these additions add up to a lot of square footage to be altered. Mr. Simoneit stated the word "nonconforming" is applied due to the front five feet of the home that is in the front yard setback, and that it being one of the original homes in the area, it is likely it was there before the road was. Mr. Simoneit added that it had previously had a Bryant Avenue address. Mr. Simoneit stated there are approximately 13 homes on the block which have similar front yard setbacks. Mr. Simoneit stated for Variation #2, they are going for a Greek Revival look, and this proposed eave height is an aesthetically better solution than the other option which would be compliant. Mr. Simoneit stated it should be considered an architectural feature. Mr. Simoneit stated this extended eave height will allow snow and ice drainage around it and adding a window for more natural light. Mr. Simoneit stated the extended eave height does also proportionally fit in scale and preserves the roofline of the original home.

Additional Questions from the Zoning Board of Appeals

Chairperson Constantino asked what the foundation of the existing additions are made of. Mr. Simoneit stated it looks like birch tree stumps served as the foundation on the first addition, and they will be addressing a potentially unsafe situation which they currently have in the existing additions.

ZBA Member Panther asked if there is a third floor. Mr. Simoneit stated there is not, but the stairwell will go to the bedrooms.

ZBA Member Jones asked if they are keeping the 1908 home and what the foundation is of the original home. Mr. Simoneit stated they are keeping the original 1908 home, and the original home's foundation is stone and is structurally sound. Mr. Simoneit stated they will do some backside underpinning as well.

ZBA Member Whalls asked about a time for completion. Mr. Bachman stated it should be 6 to 8 months.

Village Planner Ashbaugh stated on the demolition plans, a portion of the north wall will be coming down as they are proposing to add on to the north wall. Mr. Simoneit stated they are proposing to alter the existing framing and open the former back door for a room entry.

Persons in Favor of or in Opposition to the Variation Requests

James Dorger, who resides at 436 Lowell Avenue, stated they are the next-door neighbors to 444 Lowell. Mr. Dorger stated he and the other neighbors are strongly in favor of this as the Bachmans will be keeping the original farmhouse. Mr. Dorger stated they have been in their home since 1989.

No one spoke against these variation requests.

Findings of Fact

ZBA Member Whalls stated petitioners Greg and Paula Bachman own the property at 444 Lowell Avenue, which is an interior lot located on the west side of Lowell Avenue, north of Hillside Avenue. ZBA Member Whalls stated the petitioners are requesting two variations – one is a Class II alteration to alter approximately 60 percent of the existing home, and the other variation is due to an extended three feet of eave height. ZBA Member Whalls stated notice of the public hearing was published in the August 23, 2019 edition of the Daily Herald. ZBA Member Whalls stated there are no Village records of prior variations. ZBA Member Whalls stated architect Jamie Simoneit said he found a record showing the home was built in 1906, and not 1908. ZBA Member Whalls stated there was minor repair work done in the 1960s and 1980s as well as a detached garage constructed in 1985. ZBA Member Whalls stated in 1988, a

one-story addition was constructed to the west of the original home, connecting it to the detached garage.

ZBA Member Whalls stated the petitioners propose to construct a 2,817 square-foot, two-story addition onto the rear (west) and part of the side (north) elevations of the existing nonconforming single family home. ZBA Member Whalls stated the existing home is two stories and has approximately 3,291 square-feet of livable floor area. ZBA Member Whalls stated to construct the proposed addition, the petitioners plan to demolish approximately 1,803 square-feet of the existing home which results in a net gain of livable, enclosed square footage of approximately 1,014 square-feet and an addition of less than 75 percent of the existing square footage, a Class I addition. ZBA Member Whalls stated Class I additions to existing nonconforming structures are permitted on lots of at least 6,534 square feet in area and 50 feet or more in width. ZBA Member Whalls stated in accordance with Section 10-2-2, Definitions, of the Zoning Code, "altered surfaces" are defined as all of the exterior surfaces of a building which will be relocated, or removed and filled in with exterior wall material. ZBA Member Whalls stated all parts of the roof and all walls, excluding the area of any windows or door openings, are included when accounting for the total existing surface area and the total altered surface area of the existing home.

ZBA Member Whalls stated due to the demolition of greater than half of the existing home, a total of approximately 3,814 square feet in surface area is proposed to be altered. ZBA Member Whalls stated the surface area (including walls and roofed over surfaces) of the existing home in total is approximately 6,331 square feet. ZBA Member Whalls stated the proposed addition requires approximately 60 percent of the existing home's surface area to be altered, which is defined as a Class II alteration. ZBA Member Whalls stated on buildable lots, up to 50 percent of the surface areas of a non-conforming structure are permitted to be altered as a Class I alteration. ZBA Member Whalls stated the variation is to exceed the permitted Class I alteration by 10 percent for existing nonconforming structures.

ZBA Member Whalls stated on the proposed front (east) elevation, the height of the tallest eave is 28 feet from the average existing grade. ZBA Member Whalls stated in accordance with Section 10-2-2, Definitions, of the Zoning Code, an "eave" is the lower edge of a sloping roof surface or the top edge of a parapet or the top of a flat roof. ZBA Member Whalls stated on lots in the R2 district which are equal to or greater than 66 feet and less than or equal to 90 feet in width, the maximum permitted eave height is 25 feet. ZBA Member Whalls stated the petitioners request a variation for two eaves each with a height of 28 feet which exceeds the maximum permitted eave height of 25 feet.

ZBA Member Whalls stated the front yard setback is approximately 24 feet, 6 inches which is nonconforming, but the porch was built with the original home in 1908. ZBA Member Whalls stated there are no drainage issues at this time. ZBA Member Whalls stated the ZBA heard from petitioners Greg and Paula Bachman that they have lived in the home for 10 years and hope for this work to be completed in 6 to 8 months. ZBA Member Whalls stated the ZBA heard from architect Jamie Simoneit that there are foundation issues on the existing additions. ZBA

Member Whalls stated Mr. Simoneit indicated there are many homes on the block that have nonconforming porches in the front yard setback as well. ZBA Member Whalls stated the original request stated there would be a 63 percent alteration to the home, but after staff reviewed more accurately dimensioned plans, it was determined that 60 percent of the existing home is being altered rather than 63 percent.

Motion

ZBA Member Panther moved, seconded by ZBA Member Covington, that the Zoning Board of Appeals recommend approval of the Findings of Fact.

Additional Comments from the Zoning Board of Appeals

ZBA Member Panther stated he likes what they are proposing as they are saving the original home. ZBA Member Panther stated this home was built in 1908 and was the first home on the block. ZBA Member Panther stated he is supportive of Variation #1, but he is struggling with Variation #2 as this is more of an architectural element to the home which could be adjusted to be compliant. ZBA Member Panther stated he likes that they are correcting the existing encroachment into the north side yard to be compliant.

Student ZBA Member Greenleaf stated she likes what they are doing as they are preserving the history of the home so she is supportive of Variation #1. Student ZBA Member Greenleaf stated she agrees with ZBA Member Panther about Variation #2 as this is more of an architectural element.

ZBA Member Jones stated that he is in favor of both variations, and he likes that they are keeping the original home and foundation. ZBA Member Jones stated he understands the extra eave height is 3 feet, but this is under the existing ridge height.

ZBA Member Whalls stated he is in favor of both variations. ZBA Member Whalls stated they eave does look better architecturally with what they are proposing. ZBA Member Whalls stated no one is opposing this request. ZBA Member Whalls stated most of the original home will remain, and the front yard setback violations are prevalent on this block.

ZBA Member Covington stated she sees the clear-cut reasoning for Variation #1, and she appreciates that the petitioners are trying to maintain the integrity of the original home. ZBA Member Covington stated she agrees with ZBA Member Panther as she is struggling to see a hardship for eave height variation.

Chairperson Constantino stated he is in favor of granting both variations. Chairperson Constantino stated there is a unique circumstance as the petitioners are trying to retain the original farmhouse. Chairperson Constantino stated there is a poor, deteriorating foundation under the existing additions which has created a safety issue so this should be demolished. Chairperson Constantino stated he likes that they are keeping the character of the farmhouse.

Chairperson Constantino stated a number of neighbors signed a petition that they are in favor of these variations. Chairperson Constantino stated for Variation #2, the ridge of the new structure will not exceed the ridge of the existing structure, and this extra eave height makes sense for snow and ice run-off.

Chairperson Constantino stated all ZBA Members are in favor of Variation #1, but not Variation #2. ZBA Member Panther stated the extra eave height makes sense, but he cannot see a hardship for this. ZBA Member Panther stated he understands there could be a unique circumstance with the petitioners potentially addressing the safety issues with multiple stairwells. ZBA Member Jones stated addressing the stairway helps to address future uses of the stairway. Mr. Simoneit showed a rendering of what the compliant eave option would be and stated this creates a “ski slope” of sorts on the roof. Mr. Simoneit stated the eave variation would help keep the character and charm of the farmhouse with an aesthetic value. ZBA Member Covington stated she cannot see a hardship in this.

Chairperson Constantino stated they would need 4 “yes” votes to have approval on this, but it appears it would only get 3 “yes” votes and asked how the petitioners would like to proceed. There was a discussion regarding how the petitioners would like to proceed, and the petitioners asked the ZBA to vote on both variations now so this can go to the Village Board for their vote.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 444 Lowell Avenue at 8:24 p.m. The motion carried unanimously with a voice vote.

Variation #1

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

Having considered the application of Greg and Paula Bachman, for a zoning variation to allow a Class II alteration to an existing nonconforming single family home of approximately 60 percent where only Class I alterations are permitted in the R2 – Residential District, on an interior lot on the property located at 444 Lowell Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners’ application packet and presented by the petitioners at the September 10, 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 requested zoning variation from Section 10-8-6(B)(3) of the Glen Ellyn Zoning Code due to the following hardships and unique circumstances:

1. The existing 3 additions which were poorly constructed and pose a potential safety hazard;
2. Questionable building standards with tree stumps used for a foundation.

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 September 10, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with five (5) “yes” votes .The “yes” votes are as follows: ZBA Members Covington, Jones, Panther, Whalls and Chairperson Constantino.

Variation #2

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

Having considered the application of Greg and Paula Bachman, for a zoning variation to allow two eaves on a proposed addition to the existing single family home to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 – Residential District, on an interior lot on the property located at 444 Lowell Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners’ application packet and presented by the petitioners at the September 10, 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 requested zoning variation from Section 10-4-8(F)(1) of the Glen Ellyn Zoning Code due to the following hardships and unique circumstances:

1. The requested eave height is a unique circumstance for dealing with ice and water issues; and
2. This would allow stairs to address function to the second floor of the home.

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 September 10, 2019 public hearing of the Zoning Board of Appeals.

The motion failed to carry. The “yes” votes are as follows: ZBA Members Jones, Whalls and Chairperson Constantino. The “no” votes are as follows: ZBA Members Covington and Panther.

Village Planner Ashbaugh stated this will be on the October 14, 2019 Village Board Meeting agenda.

Village Board Trustee Report

Trustee Christiansen stated there are many projects in motion, including Pete's Market potentially opening on September 26th, the Avere project is moving along with demolition and Bucky's is moving along. Trustee Christiansen stated Apex 400 will be filling the current hole for now, and the litigation about this project is still ongoing.

Trustee Christiansen stated the Village Board approved a resolution to direct the staff to do research on recreational cannabis regulations. ZBA Member Whalls asked recreational cannabis regulations can go on a referendum. Trustee Christiansen stated this has been brought up, but the state is doing licenses on certain dates which could then get missed. Trustee Christiansen stated there is nothing definite as everything is still being discussed. Village Planner Purvis stated there is a page on the Village's website about recreational cannabis regulations, and residents are encouraged to leave feedback on this. Village Planner Purvis stated the Plan Commission would hold a public hearing on October 10, 2019, regarding possible zoning recommendations for recreational cannabis dispensaries and if recreational cannabis dispensaries should be a Special Use, and the public is welcome to this hearing.

Staff Report

Village Planner Ashbaugh stated there will not be a meeting on September 23, 2019.

Adjournment

At 8:48 p.m., a motion was made by ZBA Member Panther and seconded by ZBA Member Whalls 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: 11/19/19 07:00 PM

Department: Zoning Board of Appeals

Department Head: Katie Ashbaugh

Category: Public Hearing

Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4234)

DOC ID: 4234

200 Hill Avenue - Zoning Variation - Addition

- PROPERTY:** 200 Hill Avenue is an interior lot located on the north side of Hill Avenue, just east of the Traver Avenue intersection.
- PETITIONERS:** The petitioners are Dan Incze and Emese Csomai, owners of the property located at 200 Hill Avenue.
- REQUEST:** The petitioners request a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:
1. Section 10-4-8(D)(3) to allow the construction of a second-story addition to an existing single family home to maintain the nonconforming interior side yard setback of 2 feet along the west lot line, in lieu of the required 6 feet 6 inches, in the R2 - Residential District.
 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 the properties to the east, west and south are all zoned R2 - Residential District and are all improved with single family homes. The properties to the north are incorporated City of Wheaton and also are improved with single-family homes.
- PUBLIC NOTICE:** Notice of the public hearing was published in the October 30, 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
1985	8615	Electrical work
1991	12067	Fence
2010	20101638	Furnace replacement
2011	20110445	Siding replacement
2011	20111521	Fence
2011	20111616	Gate for fence
2014	20141630	Drain tile

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	16,155 ft ² (0.37 acres)
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	between 30' and 50' for new construction; No closer than the closest principal structure of existing principal structures on adjacent lots on the same side of the street	~58' from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, side whichever is greater	2' from west interior lot line to principal structure; 20' from east lot line to principal structure
Rear Yard	40'	202'

PROPOSED The petitioners propose to construct an approximately 355 square-foot addition to the second story of the existing house. The existing house is 2 feet from the west interior side lot line. The second-story addition will be built directly in line with first story toward the rear of the existing home. Per Section 10-4-8(D)(3), the minimum interior side yard setback in the R2 district is 10 percent of the lot width or 6 feet 6 inches, whichever is greater. Per Section 10-8-8(B)(3), the existing house may be altered or added to, provided the alteration or addition complies with applicable zoning requirements in its district. Because the addition as proposed conforms with the existing setback of 2 feet rather than to the required setback of 6 feet 6 inches, a variation is required.

PROPERTY HISTORY

The Village does not have any available records for the construction of the house; however, a plat of survey related to the 1991 fence permit shows the house in approximately the same position.

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. Petitioners' Application Packet
2. Plat of Survey
3. Existing Conditions Plans
4. Proposed Plans
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 (PDF)
- 3. Existing Conditions Plans (PDF)
- 4. Proposed Plans (PDF)
- 5. Location - Zoning Map (PDF)
- 6. Aerial Photo (PDF)
- 7. 2-Foot Contour (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

CLEAR PAGE

For the property at **200 Hill 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: **Dan Incze and Emese Csomai**

Address: **4403 Giant Oak Drive**

Home Phone No.: **847-829-4454** Cell Phone No.: **847-997-5259**

Fax No.: _____

E-mail: **dincze@aol.com**

Ownership Interest in the Property in Question:

My wife and I own this property as our personal, full-time residence.

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):

Same as above

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

NA

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.

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VILLAGE OF GLEN ELLY

CLEAR PAGE

III. PROPERTY INFORMATION:Common address: **200 Hill Ave Glen Ellyn IL 60137**

Permanent tax index number: _____

Legal description:

Lot 4 (except the East 25 feet thereof in block 6 of Robertson's College Hill addition to Glen Ellyn, in the North 1/2 of Section 15, Township 39 North, Range 10, East of the third meridian in DuPage, County, Illinois.

Zoning classification: **R-2**Lot size: **50'** ft. x **323.96'** ft. Area: **16,155** sq. ft.Present use: **Single family residence**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):

We are requesting a side yard setback reduction to accommodate a 2nd floor, 2-bedroom addition. PER ZONING CODE 10-4-8(D)(3).

Estimated date to begin construction: **04/01/20**

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Zoning Variation Request Packet FILLABLE 080417 lg.doc

VILLAGE OF GLEN ELLYN

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

David A. Schaefer Architects PC
2500 S. Highland Avenue, Suite 340
Lombard, IL 60148
O: 630-261-9250
david@das-architects.com

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

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

A. Standards Applicable to All Variations Requested:

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

The house was built closer to the West property line than is permitted by code in order to avoid building in a no longer recognized flood zone.

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 2nd floor bedroom has an ineffective head height by code due a very low ceiling and sloped roof, especially when filled with furniture.

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VILLAGE OF GLEN ELLY

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

The existing house was built closer to the West property line than allowed by code and there are only 2 usable bedrooms in the house presently.

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

The proposed 2nd floor addition would blend seamlessly as most homes in the neighborhood are currently full 2-story homes.

- 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:

If the variance is denied, the new 2nd floor walls would need to be inset approx 24" causing significant structural engineering which would require the addition of new steel beams and columns, reinforcing of existing floor joists, and new concrete piers and foundation. If the variance is granted, the proposed 2nd floor addition is designed to bear on top of the existing exterior and interior load-bearing walls.

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VILLAGE OF GLEN EL

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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:

To the best of my knowledge, other properties are not built so close to the property line.

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:

We are moving to Glen Ellyn to provide a better education and community for our kids than where we currently live. We are going to live here and not "flip" it.

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.

We just purchased the property this year and did not realize the existing house location is an issue when remodeling.

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.

We will make an improvement to this property raising the value of it and the surrounding properties within the neighborhood.

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VILLAGE OF GLEN E

Attachment: 1. Petitioners Application Packet (4234 : 200 Hill Avenue - Zoning Variation - Addition)

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

There would be no impairment of light or air as the adjacent homes are currently separated by approx. 18' on the West and 36' on the East.

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

See reply 6a. Also, the proposed addition will not be any closer than the house is currently.

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

It will improve all of the above.

d. Diminish or impair property values within the neighborhood;

It should increase the property values within the neighborhood.

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

This is a residence, not a commercial property, so no increased traffic.

f. Create a nuisance; or

We (wife and kids) will be the only residence on or in this property, so not a nuisance

Attachment: 1. Petitioners Application Packet (4234 : 200 Hill Avenue - Zoning Variation - Addition)

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OCT 16 2019

VILLAGE OF GLEN EL

CLEAR PAGE

- g. Results in an increase in public expenditures.

The proposed addition will provide additional real estate tax revenue, not expenditures.

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

We just want to make it livable for our family by building on top of the existing ground floor foot print, not any bigger.

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

We want to make an improvement to the house and thus improving the neighborhood. Thank you for your consideration.

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VILLAGE OF GLEN E

Attachment: 1. Petitioners Application Packet (4234 : 200 Hill Avenue - Zoning Variation - Addition)

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

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.

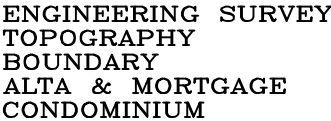
<u>10-5-2019</u>	<u>Dan Incze</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>10-5-2019</u>	<u>Emese Csomai</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Attachment: 1. Petitioners Application Packet (4234 : 200 Hill Avenue - Zoning Variation - Addition)

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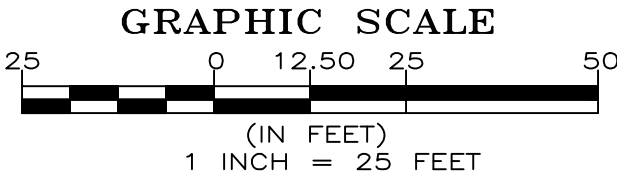
VILLAGE OF GLEN ELLYN



10848 SOUTH HALSTED STREET
CHICAGO, IL 60628
TEL: (773) 253-8539
CELL: (708) 785-1985
FAX: (773) 253-8271
WAYLSURVEY@YAHOO.COM

Lot 4 (except the East 25 feet thereof) in Block 6 of Robertson's College Hill Addition to Glen Ellyn, in the North 1/2 of Section 15, Township 39 North, Range 10, East of The Third Principal Meridian, in DuPage County, Illinois.

COMMONLY KNOWN AS: 200 HILL AVENUE, GLEN ELLYN, ILLINOIS.



FIELDWORK: RA SO
CAD: JJ
CHECK BY: JA

ORDER NO. 2019-04-94
SCALE: 1 INCH = 25 FEET
DATE: APRIL 26, 2019
ORDERED BY: ELENA

EXPIRES: 11/30/2020

LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR
ACCURACY IT SHOULD BE COMPARED WITH THE
TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

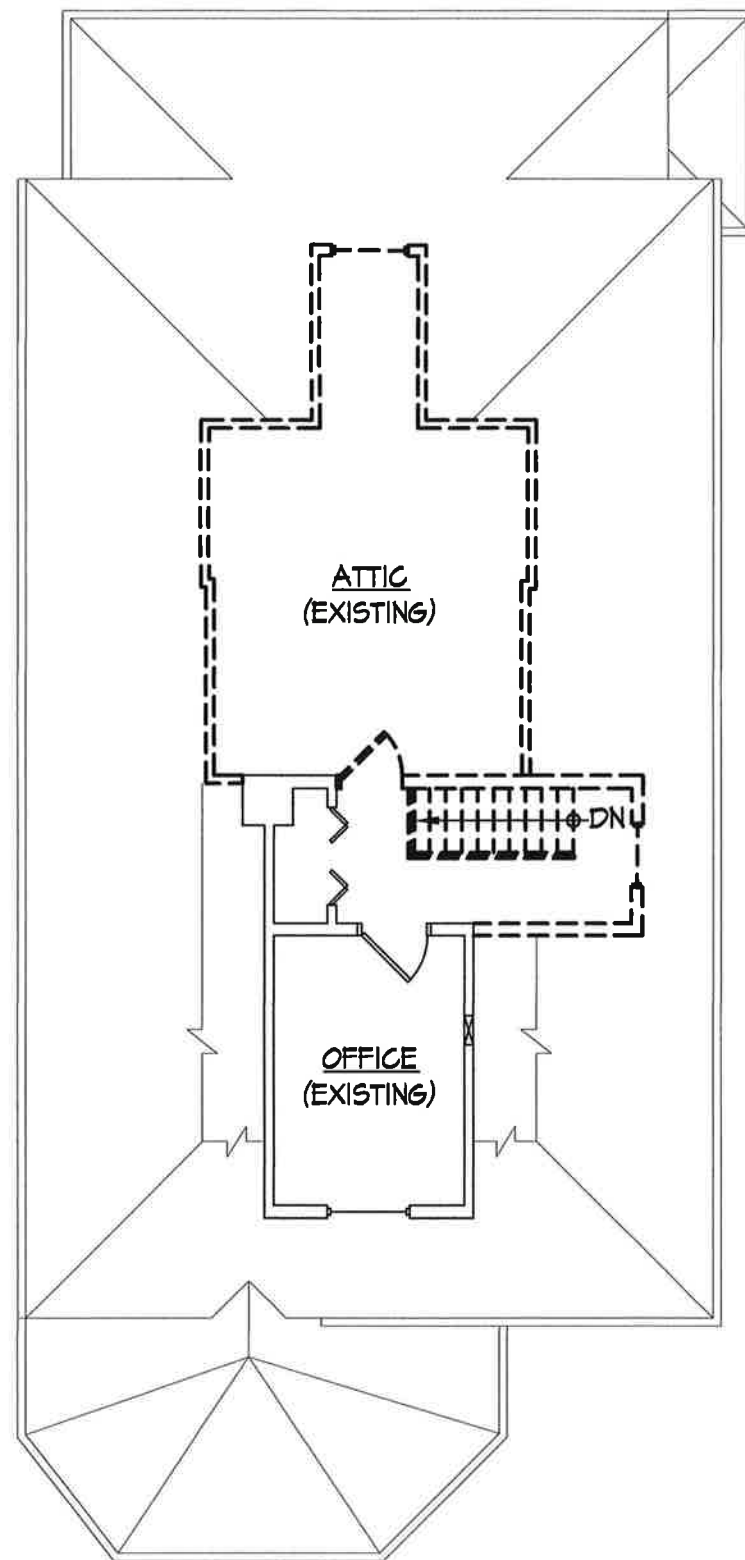
FOR BUILDING LINES, EASEMENTS AND OTHER
RESTRICTIONS NOT SHOWN HEREON, REFER TO
YOUR DEED, TITLE POLICY AND LOCAL ZONING
ORDINANCE, ETC.

STATE OF ILLINOIS }
COUNTY OF COOK. } SS.

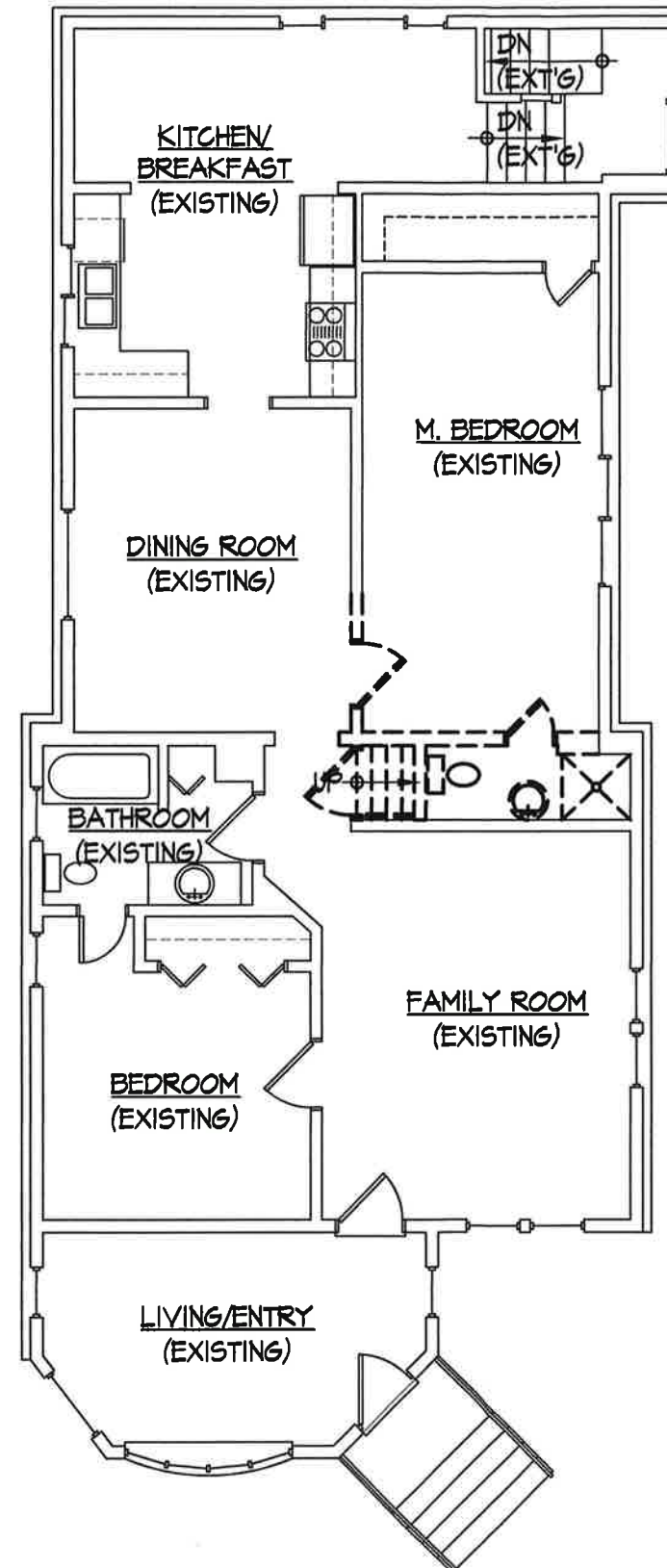
I, Hylton Donaldson, do hereby certify that I have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

SIGNATURE:		REVISED
PROFESSIONAL LAND SURVEYOR NO. 0035-002819 LICENSE EXPIRES 11/30/2020.		

2 **EXISTING 2nd FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH



1 **EXISTING 1st FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH



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VILLAGE OF GLEN ELLYN

2nd FLOOR ADDITION
200 HILL AVE., GLEN ELLYN, ILLINOIS

DAVID A. SCHAEFER ARCHITECTS
2500 S. HIGHLAND AVE., SUITE 340
LOMBARD, ILLINOIS 60148
PH: 630.261.9250 FAX: 630.261.9259

SHEET NO.

A2

DRAWN BY:

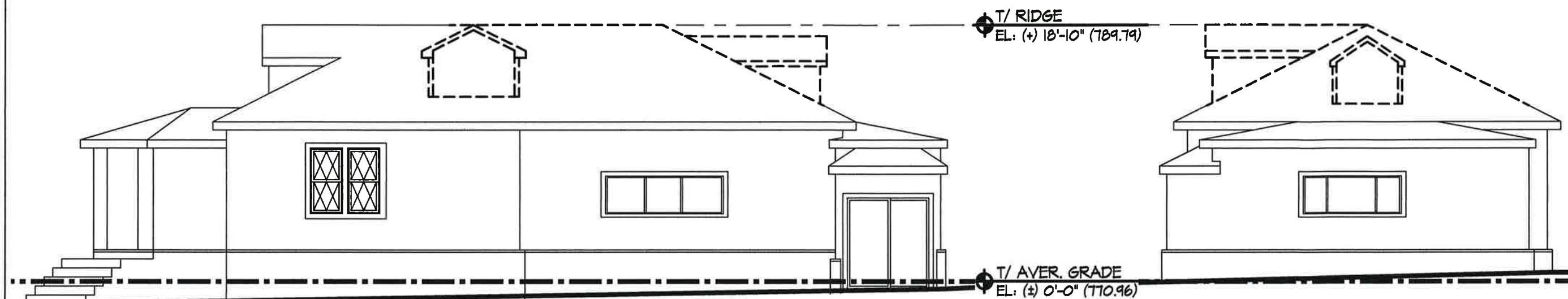
O.K.

PROJECT NO:

14-164

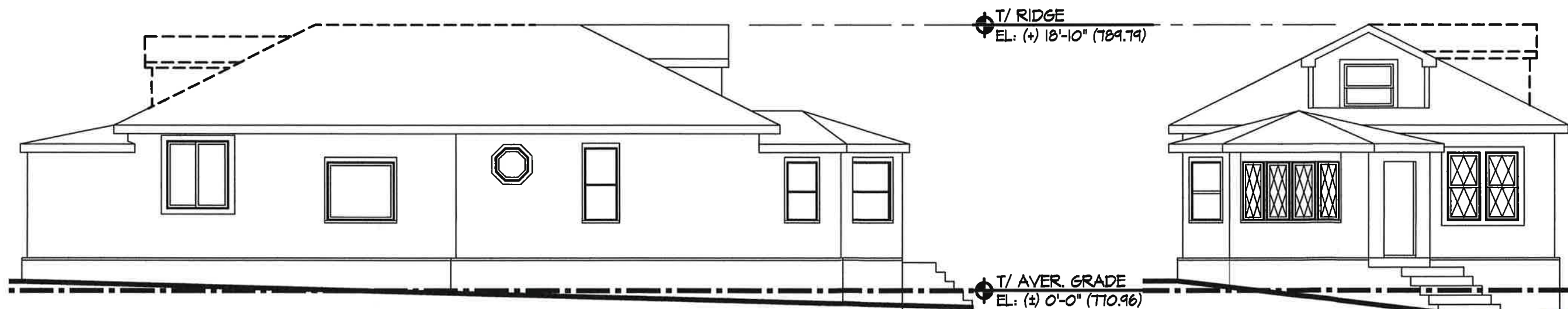
ISSUE DATE:

10-16-19



4 EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

1 EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO.

A3

DRAWN BY:

O.K.

PROJECT NO:

19-164

ISSUE DATE:

10-16-19

DAVID A. SCHAEFER ARCHITECTS

2500 S. HIGHLAND AVE., SUITE 340

LOMBARD, ILLINOIS 60148

PH: 630.261.9250 FAX: 630.261.9259

2nd FLOOR ADDITION

200 HILL AVE., GLEN ELLYN, ILLINOIS

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VILLAGE OF GLEN ELLYN

The map shows the area around Hoffman Park, which is highlighted in green. The park is bounded by College Ave to the north and 200 Hill Avenue to the east. To the west of the park is the Hoffman Park Cultural Center. To the south of the park is the Second Baptist Church-Wheaton. The map also shows the intersection of College Ave and 200 Hill Avenue, and the location of Miller Crane Rental. Other landmarks include the Aniska Turks Cultural Center and the Crossway / Good News Publishers.

NORTH

A

PROJECT NO:

ISSUE DATE:
10-6-19

DAVID A. SCHAEFFER ARCHITECTS

DAVID A. SCHAEFER AND ALLIES
2500 S. HIGHLAND AVE., SUITE 340

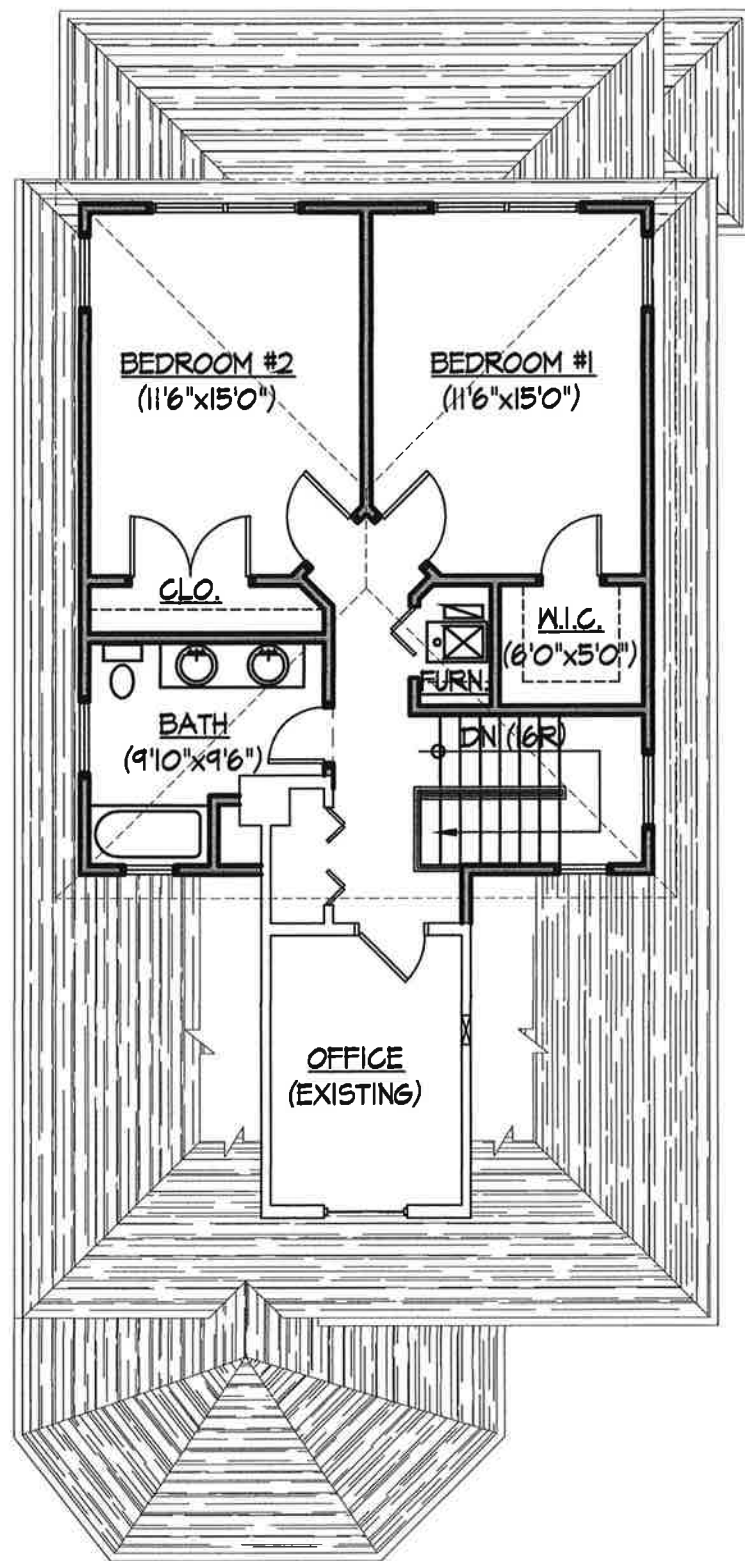
PH: 630.261.9250 FAX: 630.261.9259

200 HILL AVE., GLEN ELLYN, ILLINOIS

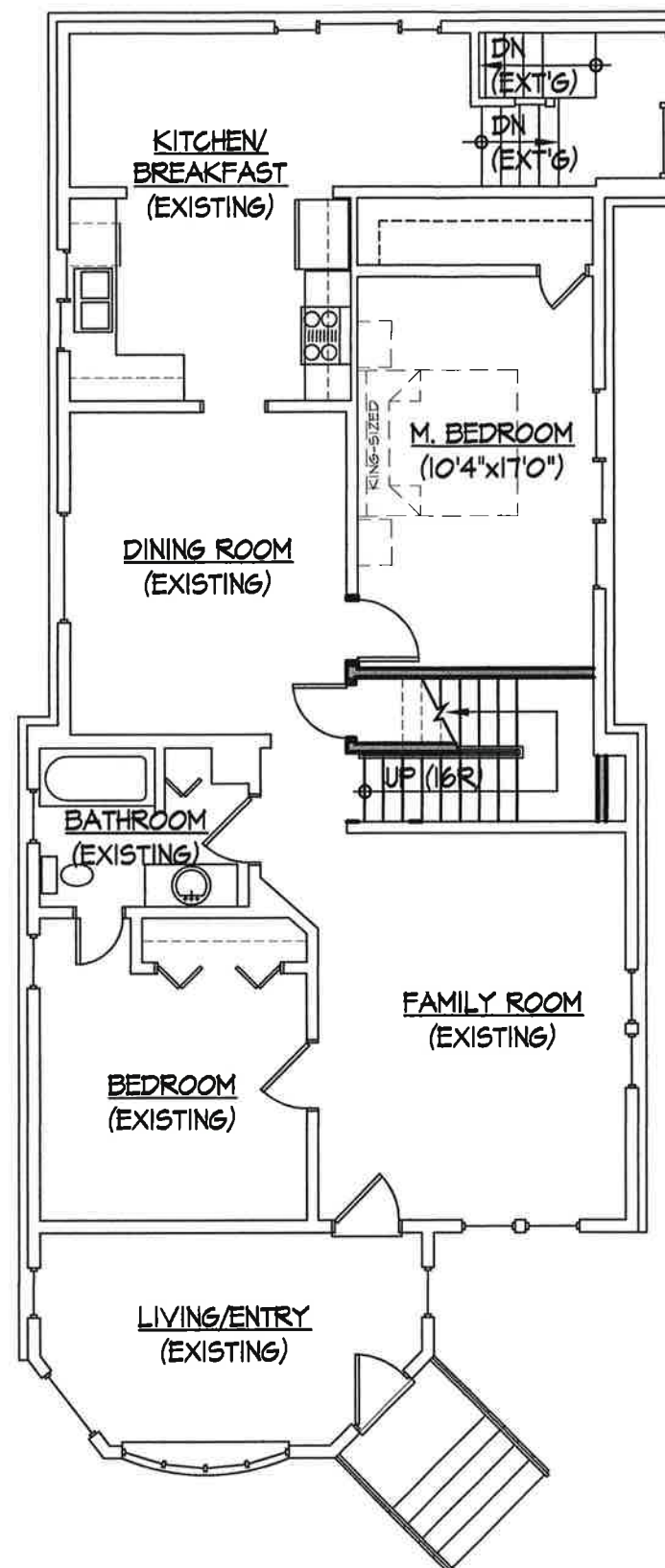
AVERAGE = 770.96'

EXISTING 1 1/2-STORY BRICK & FRAME
RESIDENCE WITH PROPOSED 2nd FLOOR
ADDITION AND 1st FLOOR INTERIOR
REMODELING AS SHOWN HEREIN.

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VILLAGE OF GLEN EL



2 **PROPOSED 2nd FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH



1 **PROPOSED 1st FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH

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VILLAGE OF GLEN ELLYN

2nd FLOOR ADDITION
200 HILL AVE., GLEN ELLYN, ILLINOIS

DAVID A. SCHAEFER ARCHITECTS
2500 S. HIGHLAND AVE., SUITE 340
LOMBARD, ILLINOIS 60148
PH: 630.261.9250 FAX: 630.261.9259

SHEET NO.

A4

DRAWN BY:

O.K.

PROJECT NO:

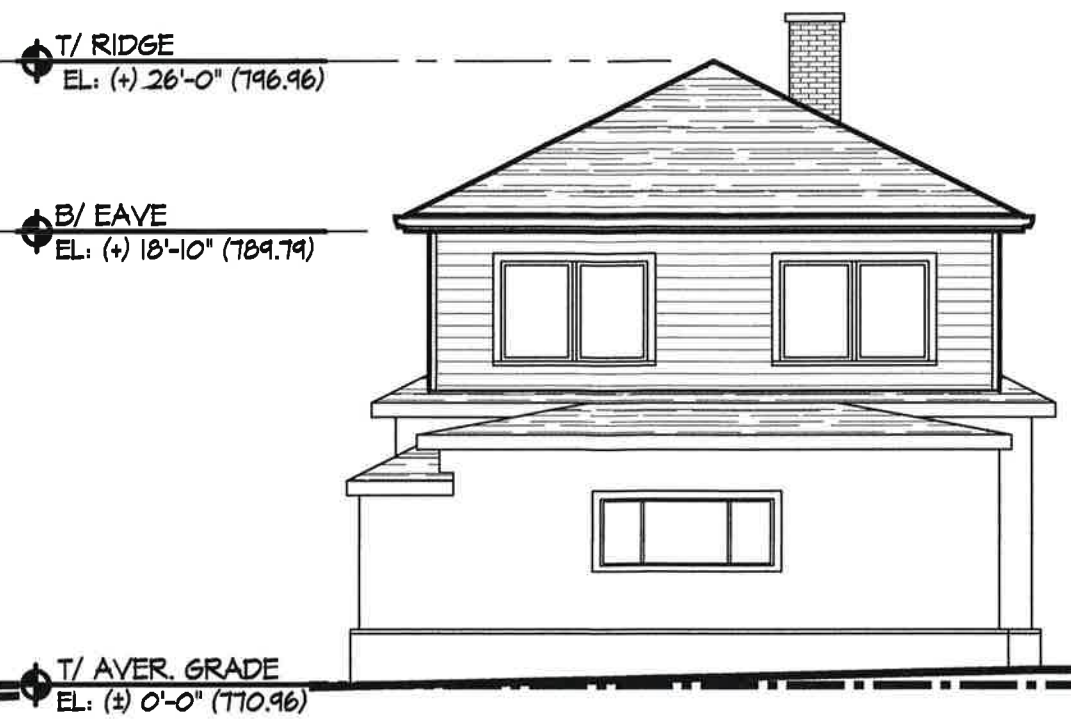
19-164

ISSUE DATE:

10-16-19



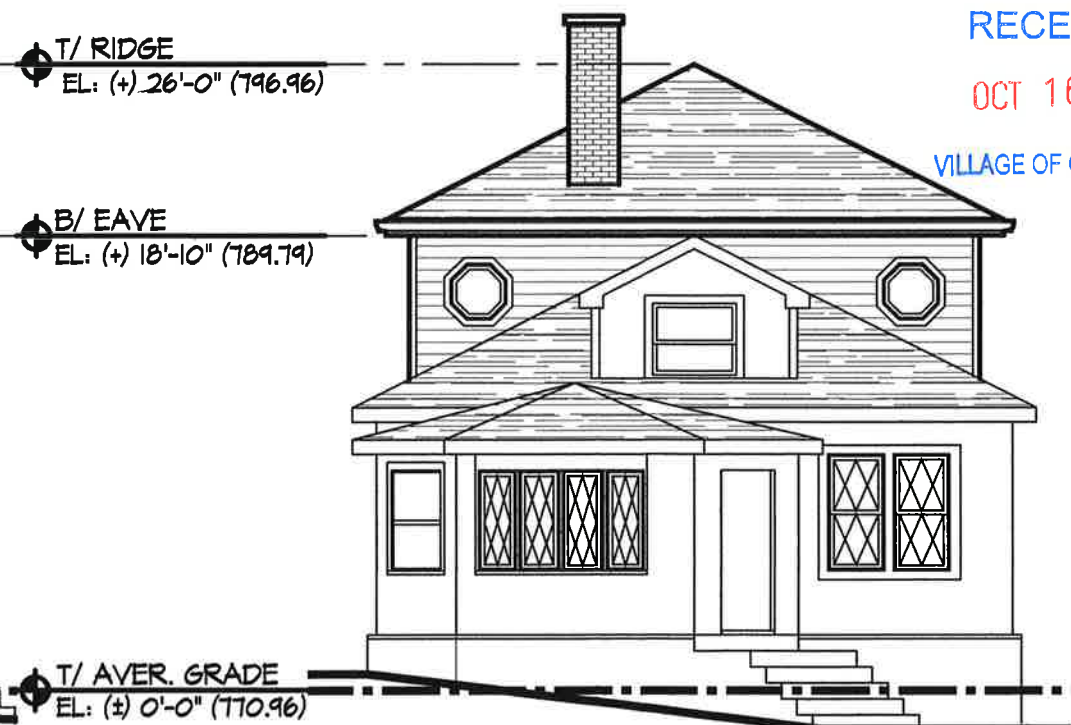
4 PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NO.

A5

DRAWN BY:

OK.

PROJECT NO:

19-164

ISSUE DATE:

10-16-19

DAVID A. SCHAEFER ARCHITECTS
2500 S. HIGHLAND AVE., SUITE 340
LOMBARD, ILLINOIS 60148
PH: 630.261.9250 FAX: 630.261.9259

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VILLAGE OF GLEN ELLYN

2nd FLOOR ADDITION

200 HILL AVE., GLEN ELLYN, ILLINOIS

Attachment: 4. Proposed Plans (4234 : 200 Hill Avenue - Zoning Variation - Addition)



Map created on October 24, 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.

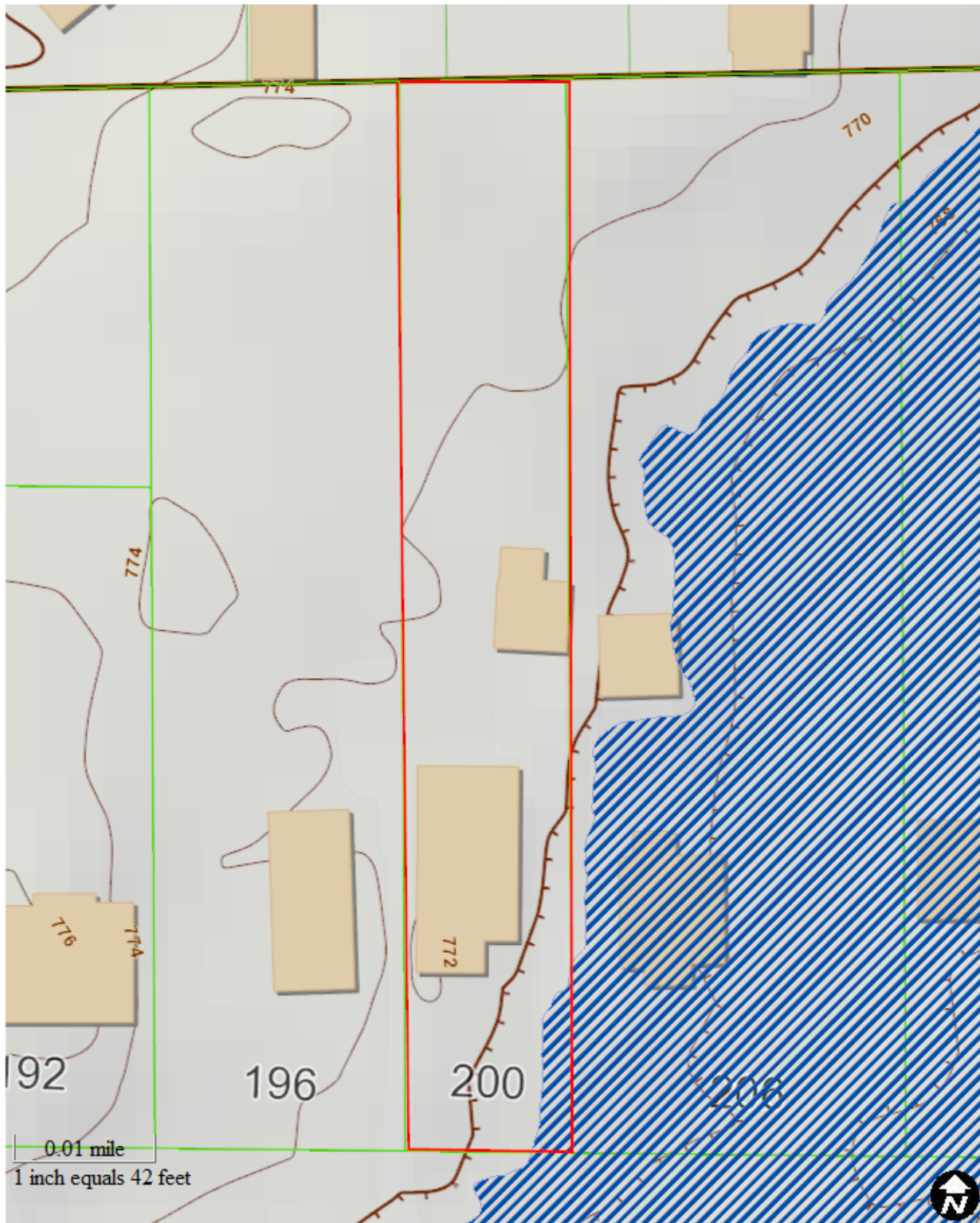


Map created on October 24, 2019.

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Map created on October 24, 2019.

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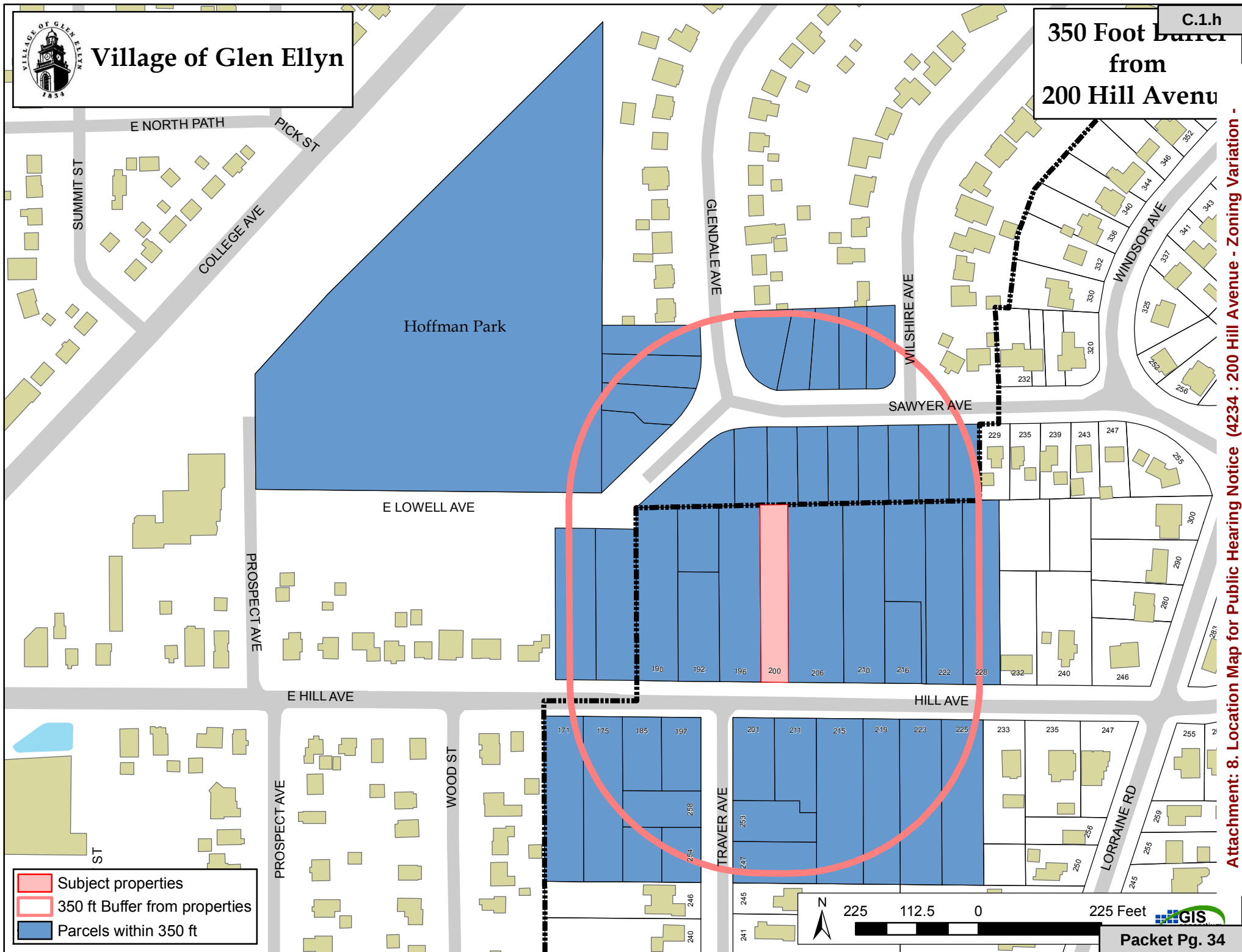
Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered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



Village of Glen Ellyn

350 Foot Buffer
from
200 Hill Avenue

C.1.h



BARKER, FRED
OR CURRENT PROPERTY OWNER
185 HILL AVE
GLEN ELLYN, IL 60137

BRADY, THERESA A
OR CURRENT PROPERTY OWNER
22364 WINDINGWOODS WAY
CLARKSBURG, MD 20871

CALABRESE, BRIAN & JEANINE
OR CURRENT PROPERTY OWNER
1650 SAWYER AVE
GLEN ELLYN, IL 60137

CARR II, J & S YARDNEY
OR CURRENT PROPERTY OWNER
530 GLENDALE AVE
GLEN ELLYN, IL 60137

DEJANOVICH, DAVID & AMY
OR CURRENT PROPERTY OWNER
171 HILL AVE
GLEN ELLYN, IL 60137

FEYERABEND, DEBORAH L
OR CURRENT PROPERTY OWNER
222 HILL AVE
GLEN ELLYN, IL 60137

FUNK, ROBERT & SUSAN
OR CURRENT PROPERTY OWNER
524 GLENDALE AVE
GLEN ELLYN, IL 60137

IH3 PROPERTY ILLINOIS LP
OR CURRENT PROPERTY OWNER
1717 MAIN ST 2000
DALLAS, TX 75201

LASKO TR, GERALD G
OR CURRENT PROPERTY OWNER
210 HILL AVE
GLEN ELLYN, IL 60137

MAYELL, MARCUS & GRACE
OR CURRENT PROPERTY OWNER
1630 SAWYER AVE
GLEN ELLYN, IL 60137

BLUE STONE PROP SOLUTIONS
OR CURRENT PROPERTY OWNER
3900 GABRIELLE LN 9068
AURORA, IL 60598

BRADY, THERESA A
OR CURRENT PROPERTY OWNER
564 N MAIN ST
GLEN ELLYN, IL 60137

CALDWELL, CHRISTOPHER
OR CURRENT PROPERTY OWNER
211 HILL AVE
GLEN ELLYN, IL 60137

CASPER, T & C SURRATT
OR CURRENT PROPERTY OWNER
520 WILSHIRE AVE
GLEN ELLYN, IL 60137

DU MOULIN, THERESE & S
OR CURRENT PROPERTY OWNER
417 MCKEE ST
BATAVIA, IL 60510

FIRSTAR BANK
OR CURRENT PROPERTY OWNER
574 N OAKLAWN AVE
ELMHURST, IL 60126

GARZA RUPP, KURTIS & M
OR CURRENT PROPERTY OWNER
524 GLENDALE AVE
GLEN ELLYN, IL 60137

JAMES, ANDREW J & ANNA R
OR CURRENT PROPERTY OWNER
1638 SAWYER AVE
GLEN ELLYN, IL 60137

LENNER, JOSEPH & KIMBERLY
OR CURRENT PROPERTY OWNER
258 TRAVER AVE
GLEN ELLYN, IL 60137

MILLER, DOUGLAS & DONNA
OR CURRENT PROPERTY OWNER
516 GLENDALE
GLEN ELLYN, IL 60137

BOZEK, DEAN R & B A
OR CURRENT PROPERTY OWNER
6200 WESTMINSTER CT
SPRINGFIELD, IL 62711

BRAZIER, MICHAEL E
OR CURRENT PROPERTY OWNER
215 HILL AVE
GLEN ELLYN, IL 60137

CANTONE, JENNIFER
OR CURRENT PROPERTY OWNER
196 HILL AVE
GLEN ELLYN, IL 60137

CITIMORTGAGE INC
OR CURRENT PROPERTY OWNER
1000 TECHNOLOGY DR
O FALLON, MO 63368

EISNACH, M & M FLAHIVE
OR CURRENT PROPERTY OWNER
197 HILL AVE
GLEN ELLYN, IL 60137

FISHER, HOWARD F
OR CURRENT PROPERTY OWNER
1646 SAWYER AVE
GLEN ELLYN, IL 60137

GRAMACKI, JOHN
OR CURRENT PROPERTY OWNER
22W438 HILLCREST TER
MEDINAH, IL 60157

JOHNSON, BRADLY & J BARNES
OR CURRENT PROPERTY OWNER
190 HILL AVE
GLEN ELLYN, IL 60137

LIEBING, THOMAS M
OR CURRENT PROPERTY OWNER
520 GLENDALE AVE
GLEN ELLYN, IL 60137

PAGE, JAMES D & CAMILLE J
OR CURRENT PROPERTY OWNER
206 HILL AVE
GLEN ELLYN, IL 60137

PAPPAS, AMANDA & ALKI
OR CURRENT PROPERTY OWNER
1637 SAWYER AVE
GLEN ELLYN, IL 60137

QUINN, JAMES & MICHELLE
OR CURRENT PROPERTY OWNER
219 HILL
GLEN ELLYN, IL 60137

SANDACZ, MICHAEL & AUDREY
OR CURRENT PROPERTY OWNER
175 HILL AVE
GLEN ELLYN, IL 60137

STANCZAK, LOUIS E
OR CURRENT PROPERTY OWNER
201 HILL AVE
GLEN ELLYN, IL 60137

URBANO, ROBERT M
OR CURRENT PROPERTY OWNER
1634 SAWYER AVE
GLEN ELLYN, IL 60137

WHEATON PARK DISTRICT
OR CURRENT PROPERTY OWNER
666 S MAIN ST
WHEATON, IL 60187

PETERSON, DONALD & JANET
OR CURRENT PROPERTY OWNER
506 GLENDALE ST
GLEN ELLYN, IL 60137

RISTAU JR, WILLIAM & NANCY
OR CURRENT PROPERTY OWNER
1623 SAWYER
GLEN ELLYN, IL 60137

SANDERS, DONALD J
OR CURRENT PROPERTY OWNER
192 HILL AVE
GLEN ELLYN, IL 60137

TALBERT, MARY
OR CURRENT PROPERTY OWNER
247 TRAVER AVE
GLEN ELLYN, IL 60137

WEICHER, JAMES & COURTNEY
OR CURRENT PROPERTY OWNER
1614 SAWYER AVE
GLEN ELLYN, IL 60137

WITKUS, MARY ELLEN & JOAN
OR CURRENT PROPERTY OWNER
223 HILL AVE
GLEN ELLYN, IL 60137

POLLACK, JEAN
OR CURRENT PROPERTY OWNER
1627 SAWYER AVE
GLEN ELLYN, IL 60137

SAHARA, RONALD & MYRTLE
OR CURRENT PROPERTY OWNER
253 TRAVER AVE
GLEN ELLYN, IL 60137

SNARELY, NICHOLAS & R
OR CURRENT PROPERTY OWNER
1642 SAWYER AVE
GLEN ELLYN, IL 60137

TURNER SR, ALBERT W
OR CURRENT PROPERTY OWNER
1541 HILL AVE
WHEATON, IL 60187

WEST SUBURBAN BANK 1376
OR CURRENT PROPERTY OWNER
711 S WESTMORE AVE
LOMBARD, IL 60148



NOTICE OF PUBLIC HEARING

Dan Incze and Emese Csomai, owners of the property at 200 Hill 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 **November 19, 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 10-4-8(D)(3) to allow the construction of a second-story addition to an existing single family home to maintain the nonconforming interior side yard setback of 2 feet along the west lot line, in lieu of the required 6 feet 6 inches, in the R2 – Residential District.
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:

LOT 4 (EXCEPT THE EAST 25 FEET THEREOF) IN BLOCK 6 OF ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH ½ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-208-019

Plans related to the proposed project are available for public review in the Community 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\5. VARIATION BY ADDRESS\HILL\200 Hill\PUBLIC NOTICE.docx

**NOTICE OF
PUBLIC HEARING**

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1. Section 10-4-8(D)(3) to allow the construction of a second-story addition to an existing single family home to maintain the nonconforming interior side yard setback of 2 feet along the west lot line, in lieu of the required 6 feet 6 inches, in the R2 - Residential District.

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:

LOT 4 (EXCEPT THE EAST 25 FEET THEREOF) IN BLOCK 6 OF ROBERTSON'S COLLEGE HILL ADDITION TO GLEN ELLYN, IN THE NORTH 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-15-208-019
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.

Published in Daily Herald
October 30, 2019 (4534777)

RECEIVED

NOV 05 2019

VILLAGE OF GLEN ELLYN

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, Medina
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/30/2019 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Daulea Balczyk

Designee of the Publisher and Officer of the Daily Herald

Control # 4534777

Attachment: 11. Certificate of Publication (4234 : 200 Hill Avenue - Zoning Variation - Addition)