



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, January 14, 2020
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 December 10, 2019 Zoning Board of Appeals Meeting**
 - 1. December 10, 2019 Zoning Board of Appeals Draft Meeting Minutes
- C. Public Hearing: 494 Carleton Avenue - Zoning Variation - Detached Garage**
 - Continued from December 10, 2019
 - 1. 494 Carleton Avenue - Zoning Variation - Detached Garage
- D. Village Board Trustee Report**
- E. 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: 01/14/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4311)

DOC ID: 4311

December 10, 2019 Zoning Board of Appeals Draft Meeting Minutes

ATTACHMENTS:

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

DRAFT MINUTES
ZONING BOARD OF APPEALS
DECEMBER 10, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:03 p.m. ZBA Members Michelle Covington, Matt Jones, Chip Miller, Reed Panther and Tom Whalls were present. ZBA Student Intern Maddie Greenleaf 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 November 22, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Whalls, to approve the minutes of the November 19, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 494 Carleton 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 Miller and seconded by ZBA Member Jones to open the public hearing for 494 Carleton Avenue at 7:05 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 494 CARLETON AVENUE

PETITIONER JAMES CAMPBELL IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ONE FOOT FROM THE INTERIOR SIDE LOT LINE IN LIEU OF THE MINIMUM DISTANCE REQUIRED OF THREE FEET FOR ACCESSORY STRUCTURES GREATER THAN TEN FEET FROM THE PRINCIPAL STRUCTURE IN THE R2-RESIDENTIAL DISTRICT. 2. TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ONE FOOT FROM THE INTERIOR SIDE LOT LINE IN LIEU OF THE MINIMUM DISTANCE REQUIRED OF THREE FEET FOR ROOFED OVER STRUCTURES IN THE R2 – RESIDENTIAL DISTRICT. 3. 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.

(James Campbell, owner of the property at 494 Carleton 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 petitioner James Campbell, owner of the property at 494 Carleton Avenue, is requesting two variations from the Glen Ellyn Zoning Code to construct a 560 square-foot two-car, detached garage to the rear of his existing home. Village Planner Ashbaugh showed an aerial view of the property and stated the subject property and the surrounding properties are all zoned R2 – Residential. Village Planner Ashbaugh stated the subject property is an interior lot located on the west side of Carleton Avenue, just north of the Duane Street and Carleton Avenue intersection.

Village Planner Ashbaugh stated notice of the public hearing was published in the November 22, 2019 edition of the Daily Herald, mailed to property owners within in 250 feet of the subject property and a placard was placed on the property. Village Planner Ashbaugh stated the subject property is 7,500 square feet in area and has a lot width of 50 feet, so the lot is a legal nonconforming lot.

Village Planner Ashbaugh showed the 2019 Plat of Survey for this property and stated the petitioner is proposing a new 14 foot by 40 foot two-car garage toward the rear of the property to replace the existing garage. Village Planner Ashbaugh stated accessory structures with roofs and those farther than ten feet from the principal structure, are required to be at least three feet from the interior side and rear lot lines. Village Planner Ashbaugh stated the petitioner proposes to construct the new garage in approximately the same location as the existing garage with a larger footprint to park two vehicles in tandem (parallel), with a one-foot setback from the north interior side lot line. Village Planner Ashbaugh stated with the proposed garage, the maximum eave and ridge height will be compliant and will not need variations. Village Planner Ashbaugh showed pictures of the existing property and renderings of the proposed new garage.

Village Planner Ashbaugh showed a 2-foot contour map to show the depression area to the west side of the property and stated she and Development Civil Engineer Amy McKenna did visit this site and noted the depressional areas.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked if where the measurement for the setback was taken from. Village Planner Purvis stated when surveys are done for detached garages, they go to the foundation for the setback measurement.

ZBA Member Miller asked if the proposed garage gutter will then overhang the property line. Village Planner Ashbaugh stated this does appear to be the case, the ZBA might have to approve two additional variations on top of the two listed. Village Planner Ashbaugh said this was allowed, as the public hearing notice includes the phrase, "Any other zoning relief necessary," as a catch-all for cases such as these. Village Planner Ashbaugh stated that it does appear based on this observation that two additional variations from Sections 10-5-5 (B)(4) #9 & Section 10-5-5 (B)(4) #17 would be required.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was James Campbell, owner of the property at 494 Carleton Avenue.

Mr. Campbell stated they have lived in the home since 1992, and the home is approximately 90 years old. Mr. Campbell stated he thinks the garage is almost as old as the home. Mr. Campbell stated the existing garage is not in good shape, and they would like to replace the existing one-car garage with a two-car garage. Mr. Campbell stated the yard is tight and narrow, and in the past 10 years, construction on neighboring properties has created water flow into his yard. Mr. Campbell stated if they built a garage that was compliant to the code, this would put the garage right in this flow of water.

Mr. Campbell stated the construction on the neighboring properties changed the direction of the water flow into his yard. Mr. Campbell stated there is a catch basin on the southwest corner of the lot which was put in approximately 6 years ago. Mr. Campbell stated they are proposing a tandem garage so the garage would not be sitting in water. Mr. Campbell stated he will be working with the builder to create a drainage system for all the water on the property to flow into as they build this proposed garage. Mr. Campbell stated their hardship is that any draining water flows through and then stands in their back yard, and if they moved the garage over, the garage would then run into their deck, and they could not access their back yard.

Mr. Campbell showed pictures of their property and things added in the neighboring yards to show why the water is flowing to their yard. Mr. Campbell stated a koi pond and deck were installed in the property to the north and a sport court and deck were installed in the property to the south. Mr. Campbell said at the time the sport court was installed, that he had called the Village about it and was told that a permit was not required for it. Mr. Campbell continued to describe the conditions of the surrounding properties and stated that in the mid-2010s, he and his wife rented the property for a few years and lived out of state and thus were not around during any building activities of their neighbors. Mr. Campbell stated that during this time, the owners of the property to the west installed new landscaping which included several very large boulders. Mr. Campbell showed photos of them and continued that he would have certainly notified the Village of this if he had been living on the property at the time.

Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked what the Development Civil Engineer said about the water. Mr. Campbell stated the Development Civil Engineer McKenna said that she understood what they were dealing with and what they are trying to do with this proposed garage. Village Planner Ashbaugh read from an email written by Development Civil Engineer McKenna which stated, "Adjacent neighbors have filled their back yards with landscaping improvements and have essentially filled in some of the areas that would store water during a larger event, forcing more of the water toward Mr. Campbell's property. There is a storm sewer in the area that drains the depression so it is not completely undrained, but I would expect water would pond in the yard during a large storm event. Mr. Campbell has learned to manage this, and his home seems to be protected from flooding. It is my opinion that he is locating his garage expansion thoughtfully to allow the water to continue to pond in his rear yard where it currently does, and he is planning to extend some additional sewer to improve drainage of the area, north of his existing/proposed garage." Village Planner Ashbaugh stated Development Civil Engineer McKenna did not provide any direct suggestions, other than the improvements the petitioner is planning in terms of additional storm sewer and placement make sense to her, pending permit plan review.

ZBA Member Jones asked if the Development Civil Engineer say the garage could not be built to code. Village Planner Ashbaugh stated according to the email from Civil Engineer McKenna, she seems to be in agreement with where the garage is proposed. ZBA Member Jones asked if the garage could be elevated. Mr. Campbell stated the garage is already up a bit, but he would not want to go any higher, and he does not want water around it.

Mr. Campbell stated he has signatures from the immediately surrounding neighbors, all agreeing to the construction of this proposed garage.

ZBA Member Whalls asked if there were always permits needed for sport courts. Village Planner Purvis stated she cannot speak to this. Mr. Campbell stated he called the Village when the neighbor was building the sport court, and the Village at that time said that sport courts were not in the Village's code.

ZBA Member Miller asked if the existing garage is dangerous if left as is. Mr. Campbell stated it is. ZBA Member Miller asked if the petitioner would have a problem if a requirement was added for the new garage gutter to drain to the west of the garage. Mr. Campbell stated he did not have an issue with this.

ZBA Member Covington asked if the gutter will be going over the property line. An unidentified speaker stated that it was going over the property line. Chairperson Constantino asked if the proposed garage could be reduced to 13 feet wide so the gutter would not hang over. Mr. Campbell stated he could do this, but he does not want to as a 13-foot wide garage would not work for them.

ZBA Member Whalls stated this can be taken care of easily, and the Village should get involved regarding the water drainage. Village Planner Ashbaugh stated Civil Engineer McKenna will do a review of the proposed drainage system and added that this review would be required whether or not the variations were necessary to build the garage.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

ZBA Member Panther stated the property in question is 494 Carleton, and petitioner James Campbell is seeking a variation from Section 10-5-4(A)(4)(c) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for accessory structures greater than ten feet from the principal structure in the R2 - Residential District, from Section 10-5-5(B)(4) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for roofed over structures in the R2 - Residential District and any other zoning relief necessary to construct the project as depicted on the plans presented. ZBA Member Panther stated the subject property and the surrounding properties are zoned R-2 Residential. ZBA Member Panther stated the subject property is an interior lot, located on the west side of Carleton Avenue, just north of the Duane Street and Carleton Avenue intersection. ZBA Member Panther stated there is no record of prior variations being granted for this property.

ZBA Member Panther stated they heard from Village Planner Ashbaugh and Village Planner Purvis. ZBA Member Panther stated the existing garage is approximately ten feet seven inches wide by 22 feet six inches. ZBA Member Panther stated the petitioner is proposing a new two-car garage of 14 feet by 40 feet, continuing along the existing one foot setback. ZBA Member Panther stated the petitioner indicated the existing garage is in a state of disrepair. ZBA Member Panther stated it was noted that the proposed eave will overhang 12 inches from the foundation line, and the proposed gutter will overhang the north interior side property line.

ZBA Member Panther stated they heard from petitioner James Campbell who said they have lived on the property since 1992, and that the existing garage is in disrepair. ZBA Member Panther stated it was noted there is a tree line along the rear of the property which the petitioner is trying to maintain. ZBA Member Panther stated there is a depressional area along the property to the west, and the topographical maps which were in the ZBA Members' packets are not necessarily consistent with field conditions. ZBA Member Panther stated there is a catch basin located on the southwest portion of the property that catches most of the water flow from the surrounding area.

ZBA Member Panther stated staff read an email from Development Civil Engineer Amy McKenna who indicated that the adjacent properties have done landscaping improvements

which has essentially filled in some of the areas that would store water during a larger event. ZBA Member Panther stated it has been indicated the existing garage as it stands now could be dangerous, and any drainage of the downspouts will drain to the west.

Motion

ZBA Member Whalls 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 Miller stated he cannot recommend this currently with the issue of the gutter overhanging onto the neighboring property. ZBA Member Miller stated he suggests they table this to the next meeting so the Campbells can meet with their builder and figure out how to make the gutter not overhang onto the neighboring property.

Mr. Campbell asked if there is a requirement to have a gutter on a garage. Village Planner Purvis stated she is not sure on this and would confirm with other appropriate Community Development Department staff. Mr. Campbell stated they are fine without a gutter on the north side of the garage. There was discussion regarding what they could do with this.

ZBA Member Miller stated if they can resolve the gutter issue, he would be in support of this.

ZBA Member Covington stated she understands the hardship and feels the petitioner has been thoughtful about the property. ZBA Member Covington stated the only issue she has is with the proposed gutter, but she would support this if the gutter issue is resolved.

ZBA Member Whalls stated he is in support of this.

ZBA Member Jones stated he understands the hardship of the water, but he feels this can be resolved and is not supportive of this. ZBA Member Jones stated the garage will be 40 feet long and one foot off the lot line. ZBA Member Jones stated where the water goes is a separate issue, and he would move the garage toward the back.

ZBA Member Panther stated he is supportive of this as well. ZBA Member Panther stated the Development Civil Engineer says the proposed garage will add the minimum amount of impervious area to the property.

Chairperson Constantino stated he is in favor of this due to the existing garage being dangerous and a new garage would sit in an area that floods. Chairperson Constantino stated they would need to remove mature trees if they built a code-compliant garage. Chairperson Constantino stated the Lot Coverage Ratio would be approximately 18%, and this proposal will not affect the character of the neighborhood. Chairperson Constantino stated the drainage issues will be

improved and paid for by the Campbells. Chairperson Constantino stated there would be a problem in drafting a motion that goes to the Village Board with the proposed gutter. Chairperson Constantino stated the Campbells and their builder need to draft a plan that meets their needs and does not affect the neighbors.

ZBA Member Whalls asked if a French drain could be put in the one-foot setback. Village Planner Purvis stated they will take this question to the Development Civil Engineer.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Panther to continue the public hearing for 494 Carleton Avenue to the next regularly scheduled Zoning Board of Appeals meeting on January 14, 2020. The motion carried unanimously with a voice vote.

Village Board Trustee Report

Trustee Christiansen stated there will be a discussion regarding the proposed Parking Garage at the Plan Commission meeting the following Thursday, December 12, 2019. Trustee Christiansen stated the Avere project and Bucky's project are moving along. Trustee Christiansen stated the Village Board approved a real estate broker to market the property at 825 N. Main Street.

Staff Report

Village Planner Purvis stated there will be a few items discussed at Thursday's Plan Commission meeting, including the parking garage, a zoning amendment for the Prairie Path and a pre-application meeting for the Glen Ellyn Food Pantry. Village Planner Purvis stated there has been some interest in the McChesney site. Village Planner Purvis there will be an open house shortly for the public to see information and give more input on the Village's proposed update to the Comprehensive Plan.

Adjournment

At 8:43 p.m., a motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,
Debbie Solomon
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Village Planner



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/14/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4310)

DOC ID: 4310

494 Carleton Avenue - Zoning Variation - Detached Garage

- PROPERTY:** 494 Carleton Avenue, is an interior lot, located at on the west side of Carleton Avenue, just north of the Duane Street and Carleton Avenue intersection.
- PETITIONERS:** The petitioner is James Campbell, owner of the property located at 494 Carleton Avenue.
- REQUEST:** The petitioner requests a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:
1. Section 10-5-4(A)(4)(c) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for accessory structures greater than ten feet from the principal structure in the R2 - Residential District.
 2. Section 10-5-5(B)(4) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for roofed over structures in the R2 - Residential District.
 3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.
- Variations added since public hearing opened on December 10, 2019**
4. Section 10-5-5(B)(4) #9 to allow the eave of a new detached garage to be no less than eight inches from the interior side lot line in lieu of the minimum distance of one foot six inches required for eaves in the R2 - Residential District.
 5. Section 10-5-5(B)(4) #17 to allow the gutter and downspouts of a new detached garage to be no less than three inches from the interior side lot line in lieu of the minimum distance required of one foot six inches for gutters and downspouts in the R2 - Residential District.
- ZONING/USE:** The subject property and all of the surrounding properties are zoned R2 - Residential District and improved with single family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the November 22, 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.

At the duly noticed public hearing on December 10, 2019, the Zoning Board of Appeals opened the public hearing and continued it to the next regularly scheduled meeting, January 14, 2020.

**ZONING
HISTORY:**

The Village does not have records of any prior variations being granted for the subject property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1959	7052	Electrical work
1999	188965	Addition and deck
2006	25620	Fence

**PROPERTY
HISTORY**

The Village does not have any available records for the construction of the house or the existing detached garage to be replaced.

EXISTING:

R2 Lot Requirements [10-4-8(D)]

**Subject Property
Data**

Lot Area	8,712 ft ² (0.20 acres)	7,500 ft ² (0.17 acres)
Lot Width	80', corner lots; 66', all other lots	50'
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	29' 2" from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, interior side whichever is greater	12' 4" from north lot line to principal structure; 13' 5" from south lot line to principal structure
Rear Yard	40'	72' 6"

**Accessory
Structures**

The principal structure has two attached accessory structures, a covered front porch and a rear wood deck. One detached accessory structure, an existing one-car garage, is located to the rear of the principal structure, a single-family

home. The garage is ten feet seven inches wide and extends 22 and a half feet toward the rear of the property. It is located one foot from the north interior side lot line. The Village does not have record of any permits for this garage. Please refer to Attachment 12 for photos provided by the petitioner as part of their application for existing conditions of said garage and the rest of the property.

PROPOSED

The petitioner proposes to construct a 560 square-foot two-car, detached garage to the rear of the existing house. The new garage is 14 feet wide and extends 40 feet toward the rear of the property. The proposed garage will replace the existing garage.

Accessory structures with roofs, and those farther than ten feet from the principal structure, are required to be at least three feet from interior side and rear lot lines. The petitioner proposes to construct the new garage in approximately the same location as the existing garage with a larger footprint to park two vehicles in tandem (parallel), with a one-foot setback from the north interior side lot line. The proposed one-foot setback requires a variation.

With the proposed garage, the lot coverage of the property will be 18.4 percent, which is compliant with the 20 percent maximum lot coverage permitted for roofed structures. The height of the proposed garage is also compliant, with a proposed ridge height of twelve feet two inches and eave height of eight feet.

Updated information since December 10, 2019 meeting

The projection of the north eave was previously proposed so that the eave would be zero inches from the north interior side lot line. Per Section 10-5-5(B)(4) #9, eaves are required to be no closer than one foot six inches to any lot line. The projection of the north gutter and downspout projection were previously proposed so that the gutter would extend over the north interior side lot line onto the neighbor property to the north, 498 Carleton Avenue. Per Section 10-5-5(B)(4) #17, gutters and downspouts are required to be no closer than one foot six inches to any lot line.

The above design details were identified during the public hearing on December 10, 2019, at which time the members of the Zoning Board of Appeals determined that additional details were necessary prior to making a recommendation and closing the public hearing. They requested the petitioner to return with plans that showed the north gutter and downspout, as well as the eave, entirely on his property. They also requested the petitioner show on the plans the precise distance which the eave, gutter, and downspouts would be from the north interior lot line.

The petitioner is now proposing that the north eave on the detached garage be no closer than eight inches to the north interior side lot line, in lieu of the required distance of one foot six inches. In addition, the petitioner is also now proposing that the north gutter and downspout on the detached garage be no closer than three inches from the north interior side lot line, in lieu of the required distance of one foot six inches. As shown in Attachment 4, the gutter and downspout are now entirely on the subject property and do not encroach onto the adjacent property to the north, 498 Carleton Avenue.

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
3. Proposed Site Plan - no change
- 4. Proposed Elevations - updated**
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
12. Petitioner's Photos
13. Signatures of Support

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. Petitioner's Application Packet (PDF)
- 2. Plat of Survey (PDF)

- 3. Proposed Site Plan - no change (PDF)
- 4. Proposed Elevations - updated (PDF)
- 5. Location - Zoning Map (PDF)
- 6. Aerial Photo (PDF)
- 7. 2-foot Contour (PDF)
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VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **494 Carleton 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: **James F Campbell jr**

Address: **494 Carleton Ave., Glen Ellyn, IL 60137**

Home Phone No.: **None** Cell Phone No.: **630-532-2890**

Fax No.: **None**

E-mail: **fargusjr@gmail.com**

Ownership Interest in the Property in Question:

James F Campbell Jr and Deborah A Campbell are husband and wife and the property owners and reside at the address.

Attachment: 1. Petitioner's Application Packet (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)

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):

James F Campbell jr and Deborah A Campbell
494 Carleton 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):

Applicant is the property owner

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: **494 Carleton Ave., Glen Ellyn, IL 60137**Permanent tax index number: **05-11-416-011**

Legal description:

The south 1/2 of lot 3 of Saunder's subdivision of part of lot 58 of assessment division of section 11, township 39 north, range 10 east of the third principal meridian, and block 14 of Thain's addition to Glen Ellyn, in DuPage County, Illinois

Zoning classification: **R2**Lot size: **50** ft. x **150** ft. Area: **7500** sq. ft.Present use: **2-Story existing single family dwelling private residence since 1928.**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):

- **Demolition and removal of original (current/existing) detached single car garage and construction of a new tandem/shotgun two-car garage.**
- **Requesting a variation of Zoning Codes 10-5-4(A)(4)(c), and 10-5-5(B)(4), "...no less than three feet [setback] from the rear and side property lines..." to allow the new garage to be constructed and reside on the same northern property border side yard setback of 1 foot, as the original (current/existing) garage currently resides (see Plat of Survey).**
- **New garage will be used to house, organize and and shelter up to two vehicles, various garden/yard work implements, and outdoor power equipment.**

Estimated date to begin construction: **03/01/20**

CLEAR PAGE

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

**Scott Wendell—Owner
Blue Sky Builders
424 Ogden Ave.
Downers Grove IL 60515**

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:

**•It is our desire to build a garage with the same side yard setback that the current garage has had for nearly 90 years.
•The new code forces the garage to sit in areas of standing/pooling & flowing water, and/or requires removal of mature trees & foliage and a stone artifact built in the 1920s by the original owner.**

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

• The existing garage floor is extremely degraded: crumbled concrete floor, the roof leaks and some of the wood is rotting; its size (10'6" x 22'4") will not accommodate two vehicles, various garden/yard work implements, and outdoor power equipment.

OR

CLEAR PAGE

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

- Existing garage has been in this location for nearly 90 years.
- Rain water has been rerouted from adjacent properties. It flows through and/or stands in our backyard: from the south property due to a sport court, from the west property due to new landscaping with huge boulders & dirt that have radically elevated the yard; from the north property due to sunken landscaping and a large pond.

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

- It will appear the same from the street/sidewalk as the design and location mimics the current garage.
- The following are improvements to the character: The new garage will not lean or sag as the current garage does.
- No trees/foliage will be removed; if variation is not granted, four mature burning bushes, one 20' mature red bud, and two 50' mature spruces must be removed.

- 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:

- Rain water has been rerouted from adjacent properties. It flows through and/or stands in our backyard: from the south property due to a sport court, from the west property due to new landscaping with huge boulders & dirt that have radically elevated the yard; from the north property due to sunken landscaping and a large pond.
- Built per code, the garage will be in the path of water or too close to the house & deck

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:

• The petition is based on a unique, one-of-a-kind situation. Rain water never flowed in our backyard until the adjacent properties previously mentioned alterations. The Village was unable to help with these neighboring topographic changes. We have invested money in a vain attempt to stem the tide of displaced water. We cannot, nor will not, build a 2-car garage in an area where water flows & pools. A variation will solve this dilemma.

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:

This is a home improvement project. We have resided in the home since 1992. We've lived in Glen Ellyn over 60 years. I grew up on this block, my mother stills lives five houses south in my childhood home. Both our families came to GE over 100 years ago. We aren't moving.

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

The hardship was created by rain water displacement from adjacent properties. Our home/property is not for sale. None of these adjacent neighbors have made any offers on our property.

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 are working with Blue Sky Builders, a highly reputable firm that has built hundreds of structures in Glen Ellyn and its surrounding communities.
• We will invest thousands more of our own money to create better drainage of displaced water to a storm water catch basin in the SW corner of our backyard.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

None expected. Adjacent property's pond overflows and we will invest our own money to create a drainage of that overflow water to a catch basin in the SW corner of our yard.

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

None expected or planned. The new garage will meet all other Village building codes. We only ask variation on this one: 10-4-8 (D) 3, Interior side yard setback.

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

None expected or planned.

d. Diminish or impair property values within the neighborhood;

The property values will increase with the introduction of this new 2-car garage and the riddance of the old, rotted, leaning single car garage from the 1920s. It's an eyesore.

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

None expected or planned.

f. Create a nuisance; or

None expected or planned.

CLEAR PAGE

- g. Results in an increase in public expenditures.

None expected or planned.

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

We have no plans or expectations to ask for anything more of the Zoning Board as it pertains to this project. We appreciate that the Board members will look at this project holistically — consider our hardship, consider our intentions, consider our past and future history with the Village and love of Glen Ellyn — and grant the setback variation.

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

We have lived in Glen Ellyn all of our lives. We are good, civic-minded citizens who have followed the laws and abide by Village codes. We have desired to build a 2-car garage for many years, but could not abide cutting down trees for that purpose. Trees are a primary reason we and so many others love this wonderful town. We have heard stories of difficulties with variations being granted and, subsequently, have postponed this process. But the current state of the garage and our lifestyles — coupled with our desire to not cut down trees — have brought us at this time to request this one variation. We appreciate your full consideration of our request and will make ourselves available to answer any questions.

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.

11/15/19

Date

James Campbell

Print Name

Signature of Applicant

11/15/19

Date

Deborah Campbell

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

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.

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	James Campbell	
Date	Print Name	Signature of Applicant
	Deborah Campbell	
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF **2018 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

05-11-416-011

CAMPBELL JR, JAMES F
494 CARLETON AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	5,453.79
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	5,535.60
JUL 1 THRU 31	5,617.40
AUG 1 THRU 31	5,699.21
SEP 1 THRU 30	5,781.02
OCT 1 THRU 31	5,862.82
NOV 1 THRU 13	5,944.63

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

C.1.a

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$5,453.79 PAID JUNE 03, 2019

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF **2018 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

05-11-416-011

CAMPBELL JR, JAMES F
494 CARLETON AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 3, 2019	5,453.79
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	5,535.60
OCT 1 THRU 31	5,617.40
NOV 1 THRU 13	5,709.21 *

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON REVERSE SIDE

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

\$5,453.79 PAID SEPT 03, 2019

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
		** COUNTY **		
.1052	149.00	COUNTY OF DU PAGE	.1007	148.33
.0227	32.15	PENSION FUND	.0217	31.96
.0340	48.15	COUNTY HEALTH DEPT	.0330	48.60
.0130	18.41	PENSION FUND	.0119	17.52
.1207	170.95	FOREST PRESERVE DIST	.1180	173.81
.0099	14.02	PENSION FUND	.0098	14.43
.0166	23.51	DU PAGE AIRPORT AUTH	.0146	21.50
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0449	63.59	MILTON TOWNSHIP	.0442	65.10
.0710	100.56	MILTON TWP ROAD	.0700	103.11
.0024	3.39	PENSION FUND	.0022	3.24
.5063	717.12	VLG OF GLEN ELLYN	.4971	732.22
.3082	436.53	VLG GLEN ELLYN LIBR	.2968	437.18
.0202	28.61	PENSION FUND	.0185	27.25
.2968	420.38	GLEN ELLYN PARK DIST	.2926	430.99
.0122	17.28	PENSION FUND	.0099	14.58
.0106	15.01	GLEN ELLYN MOSQ DIST	.0105	15.46
		** EDUCATION **		
3.3256	4,710.37	GRADE SCHOOL DIST 41	3.2574	4,798.15
.0824	116.71	PENSION FUND	.0810	119.31
2.2959	3,251.91	HIGH SCHOOL DIST 87	2.2413	3,301.43
.0443	62.74	PENSION FUND	.0421	62.01
.2431	344.43	COLLEGE DU PAGE 502	.2317	341.40
7.5860	10,744.82	TOTAL	7.4050	10,907.58

Mailed to:

CAMPBELL JR, JAMES F
494 CARLETON AVE
GLEN ELLYN IL 60137

Property Location:

494 CARLETON AVE
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5036

Property Index Number:

05-11-416-011

TIF Frozen Value	
Fair Cash Value	459
Land Value	25
+ Building Value	127
= Assessed Value	153,300
x State Multiplier	1.0
= Equalized Value	153,300
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	147,300
x Tax Rate	7.4
= Total Tax Due	10,907.58
- Less Advance Payment	
= Net Tax Due	10,907.58

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0383**

1st INST PAID JUNE 03, 2019

2nd INST PAID SEPT 03, 2019

2018 DuPage County Real Estate Tax
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187



Office Hours - 8:00 am-4:30 pm, Monday-Friday
Telephone - (630) 407-5900

2017 \$147,640 Assessed Value 2018 \$153,300

Attachment: 1. Petitioner's Application Packet (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)

C.1.a

$$\begin{array}{|c|c|} \hline & \\ \hline \end{array} - \begin{array}{|c|c|} \hline & \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline & & \\ \hline \end{array} - \boxed{\text{C.I.a}}$$

Print Name _____

$$\boxed{}\boxed{} - \boxed{}\boxed{} - \boxed{}\boxed{}\boxed{} - \boxed{}\boxed{}$$

Print Name _____

No payment will be accepted after 11/13/19 regardless of postmark.

Attachment: 1. Petitioner's Application Packet (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)

Packet Pg. 26

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.

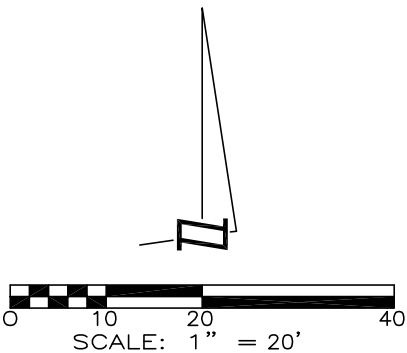
3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

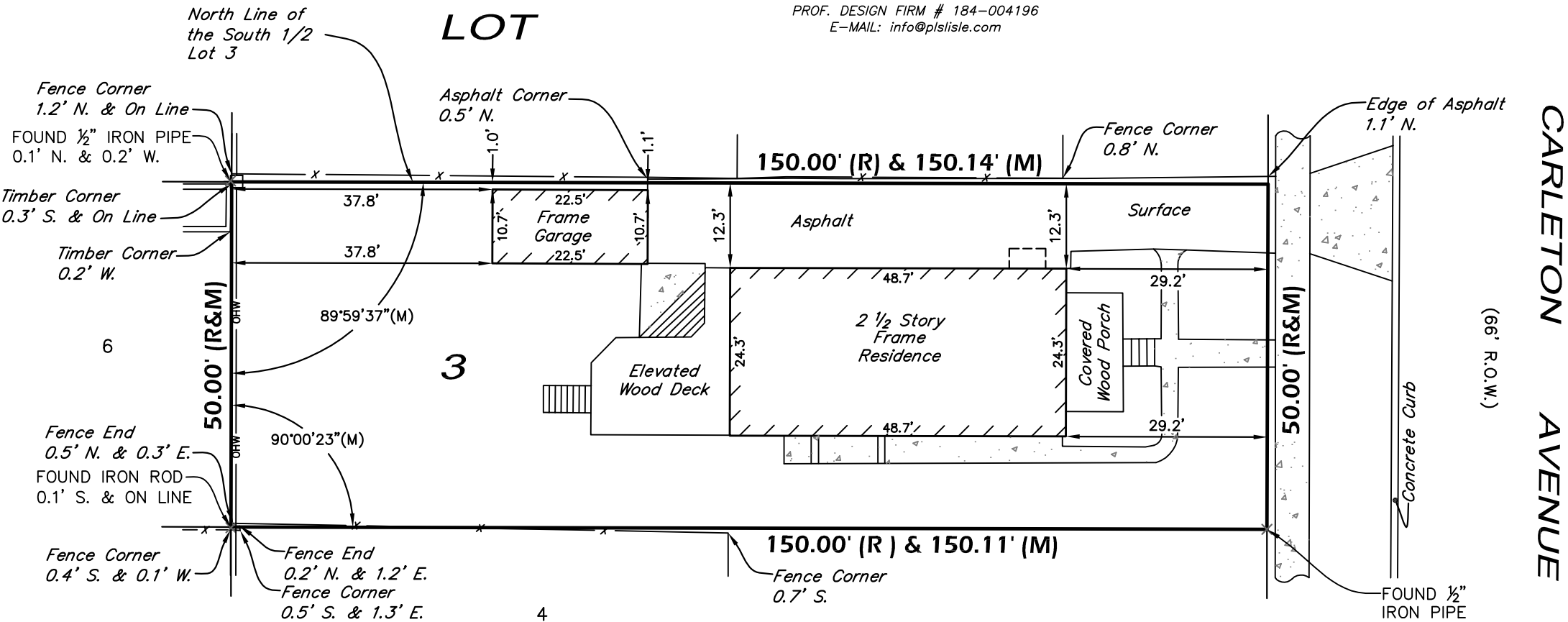
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plsisle.com



PARCEL INDEX NUMBER
05-11-416-011



LEGAL DESCRIPTION

THE SOUTH 1/2 OF LOT 3 OF SAUNDER'S SUBDIVISION OF PART OF LOT 58 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 14 OF THAIN'S ADDITION TO GLEN ELLYN, IN DUPAGE COUNTY, ILLINOIS.

(NOTE: PLAT RECORDING 6/19/1908 093801)

PREPARED FOR: CAMPBELL
ADDRESS: 494 CARLETON AVENUE, GLEN ELLYN, ILLINOIS
BOOK & PG: 220/68 DATE: 09/23/19 JOB NO: 1917595
DRAWN BY: JLK CHECK BY: GLK
REVISED: _____

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SYMBOL LEGEND

- CONCRETE SURFACE
- x-x- - FENCE LINE
- (R) - RECORD DATA
- (M) - MEASURED DATA
- UTILITY POLE
- OHW- - OVERHEAD WIRES

SURVEYED AREA: 7,506± SQ. FT.
THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK
REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.
NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING
STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 19TH DAY OF SEPTEMBER, 2019.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2020

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

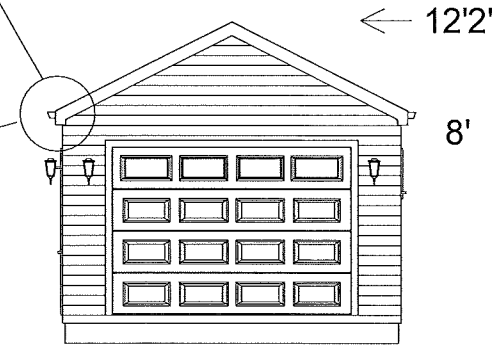
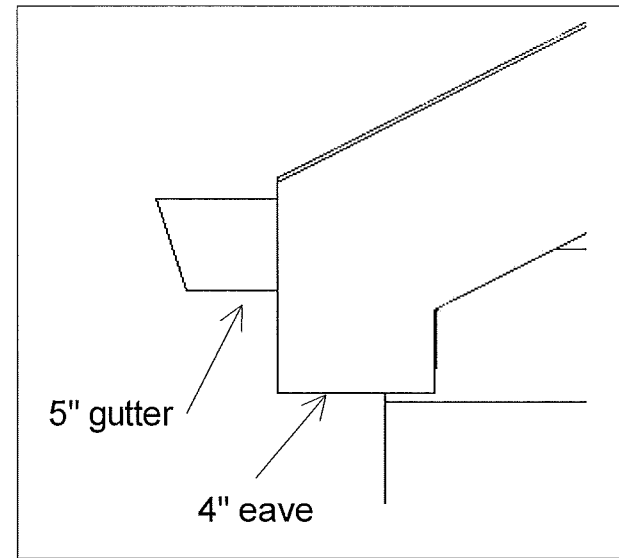


424 Ogden Avenue
Downers Grove, IL 60515
630-852-8485
630-852-0350 fax

FOR: Jim Campbell
494 Carleton Ave
Glen Ellyn

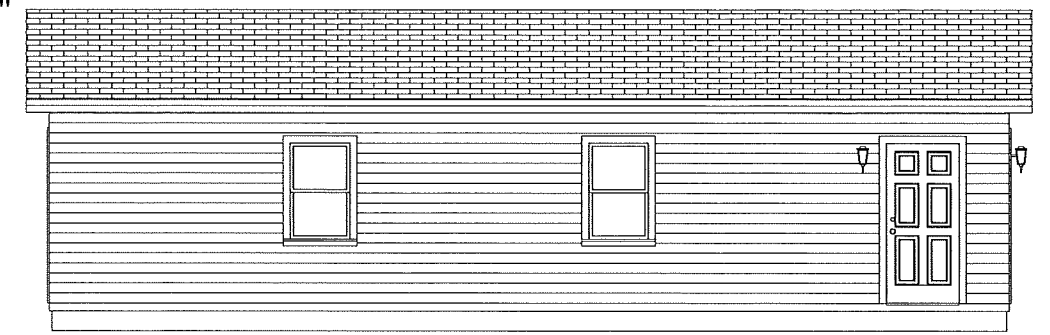
Date: 12/26/18
Scale: 1/8" = 1'

C.1.d

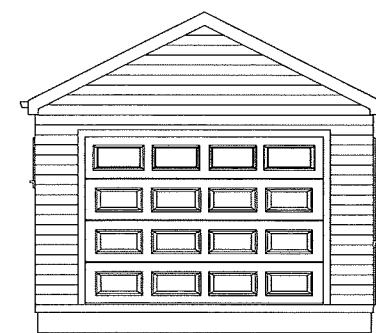


14' East Elevation Front

East and West sides of garage to have 4" eaves + 5" gutters. 9" total

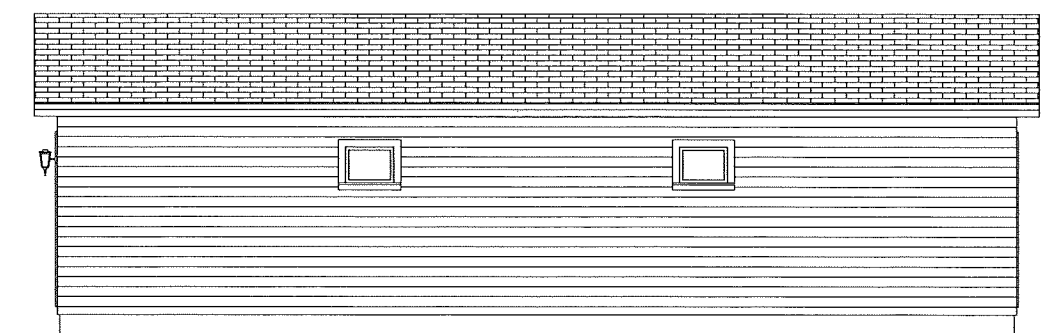


40' South Elevation Side

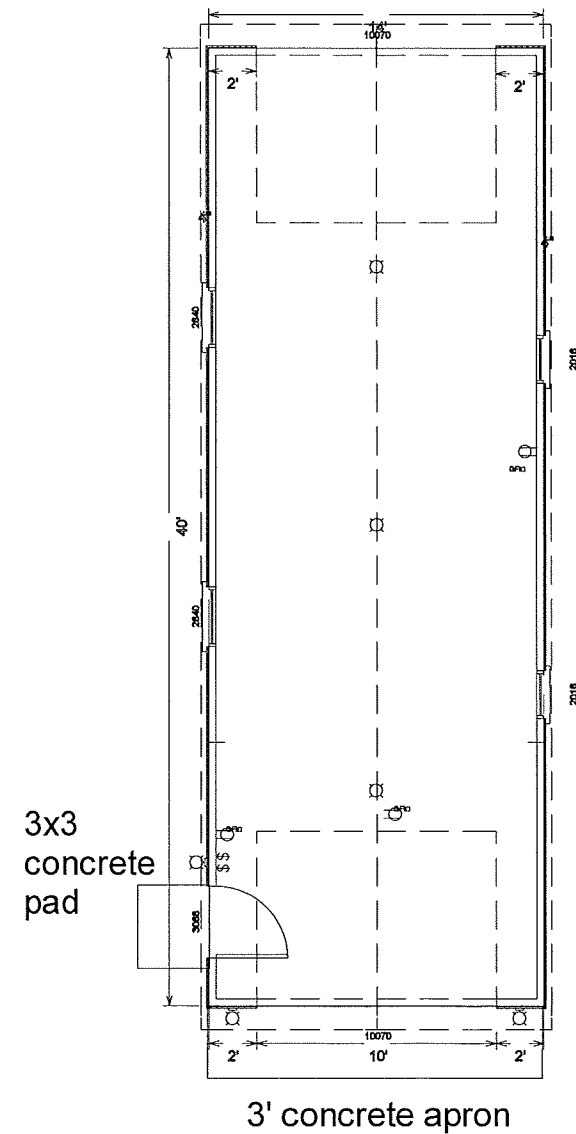


14' West Elevation Back

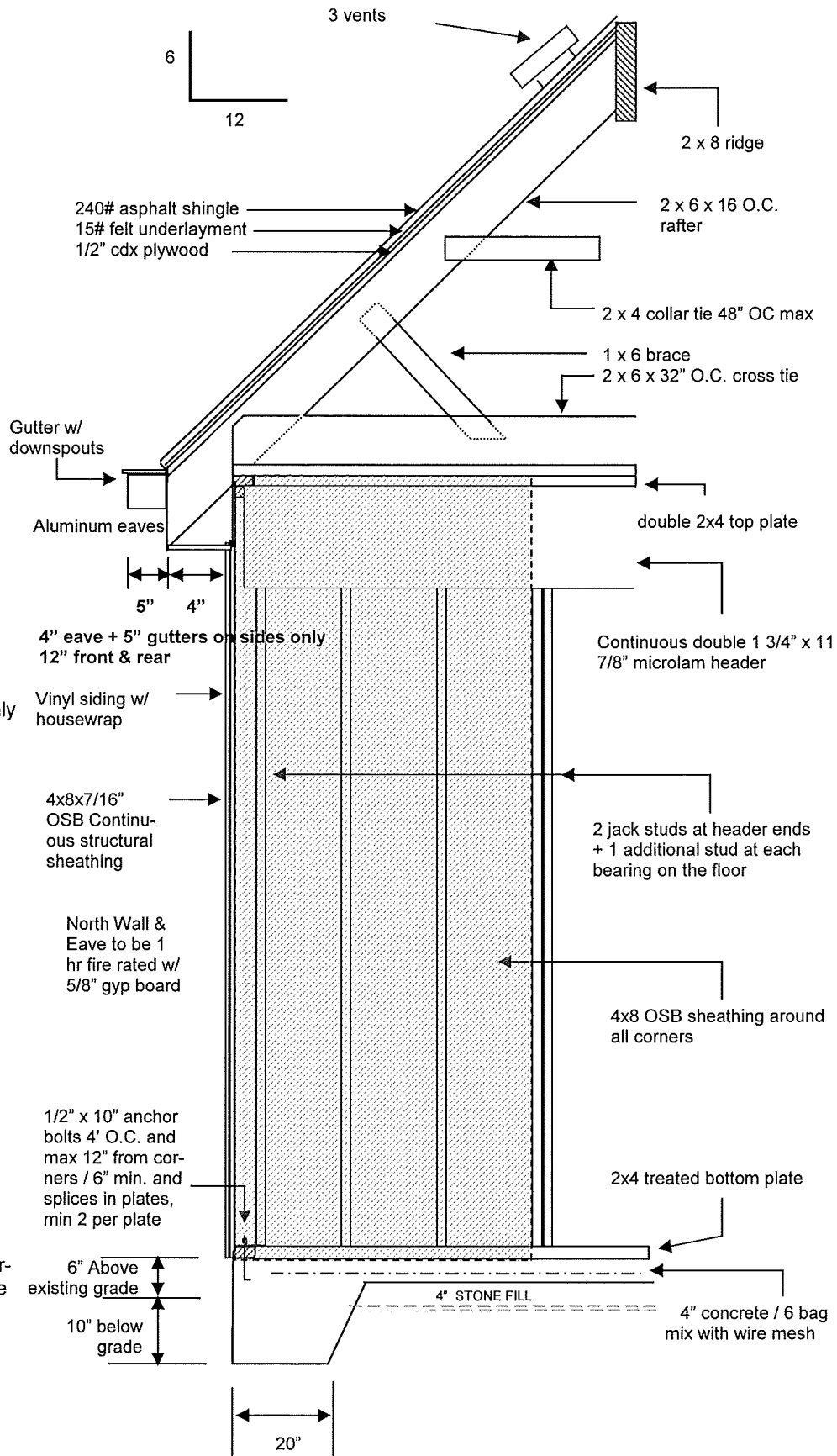
East and West sides of garage to have 4" eaves + 5" gutters. 9" total



40' North Elevation Side



- GARAGE SIZE: 14x40
- ROOF STYLE: Gable
- WALL SHEATHING: 4x8x7/16" OSB
- SWAY BRACES: 4x8x7/16" OSB
- SIDING: Vinyl w/ housewrap
- STUDS: 2X4X16" O.C.
SPF #2 OR BETTER
- TOP PLATE: DOUBLE 2X4
- BOTTOM PLATE: TREATED 2X4
- RAFTERS: 2X6X16" O.C.
- RIDGE: 2X8 SPF #2 OR BETTER
- CROSS TIES: 2X6X32" O.C.
- ROOFING: 15# FELT UNDER
240# ASPHALT SHINGLE
- SHEATHING: 4X8X1/2" CDX PLYWOOD
SPAN RATES 32/16 OR
BETTER
- VENTS: 3 mushroom
- EAVES: 12" aluminum front & rear only
4" eaves + 5" gutters on sides
- OVERHEAD DOOR: 2 - 10x7 steel
- SERVICE DOOR: 36" X 80"
- WINDOWS: vinyl
- HEADERS: —
O.H.D.: Cont. Double
1 3/4" x 11 7/8" MICROLAM
- SERVICE/WINDOW: DOUBLE 2X8
- WALL HGT: 8'
- TOTAL HGT: 12'2"
- GUTTERS: Yes - aluminum
- ANCHORS: 1/2" ANCHOR BOLTS 4' O.C.
AND 1' MAX / 6" MIN FROM
CORNERS AND SPLICES IN
PLATES - MIN 2 PER PLATE
- FLOOR: 4" CONCRETE - 6 BAG MIX
W/ #10 wire mesh & vapor bar-
rier on 4" compacted sub-base
- APRON: 4" CONCRETE ON 4"
COMPACTED SUB-BASE
- WATER LEDGE: RAISED CONCRETE ON 3
SIDES
- FOOTINGS: 20"x10" below grade
6" above grade



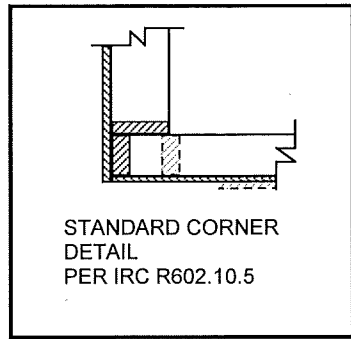
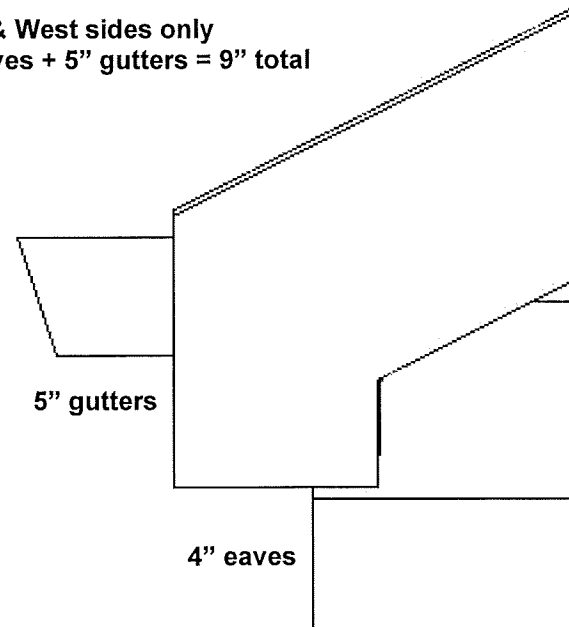
BLUE SKY BUILDERS
424 OGDEN AVENUE
DOWNERS GROVE, IL 60515
630-852-8485
630-852-0350 FAX

DATE: 12/26/19
SCALE: Not to scale
SIZE: 14x40
ROOF: Gable

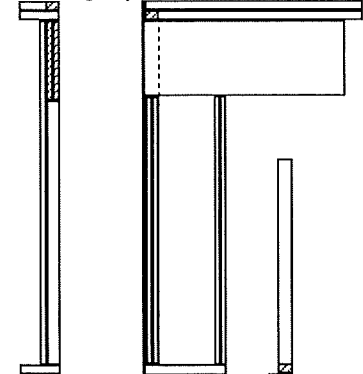
FOR: Jim Campbell
494 Carleton Ave
Glen Ellyn

C.1.d

East & West sides only
4" eaves + 5" gutters = 9" total

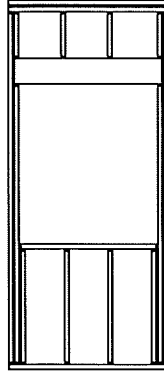


Typical B.S.B. Double Micro-Lam O.H.D.
Framing Layout



Framing At O.H.D

Typical B.S.B. Window
Framing Layout

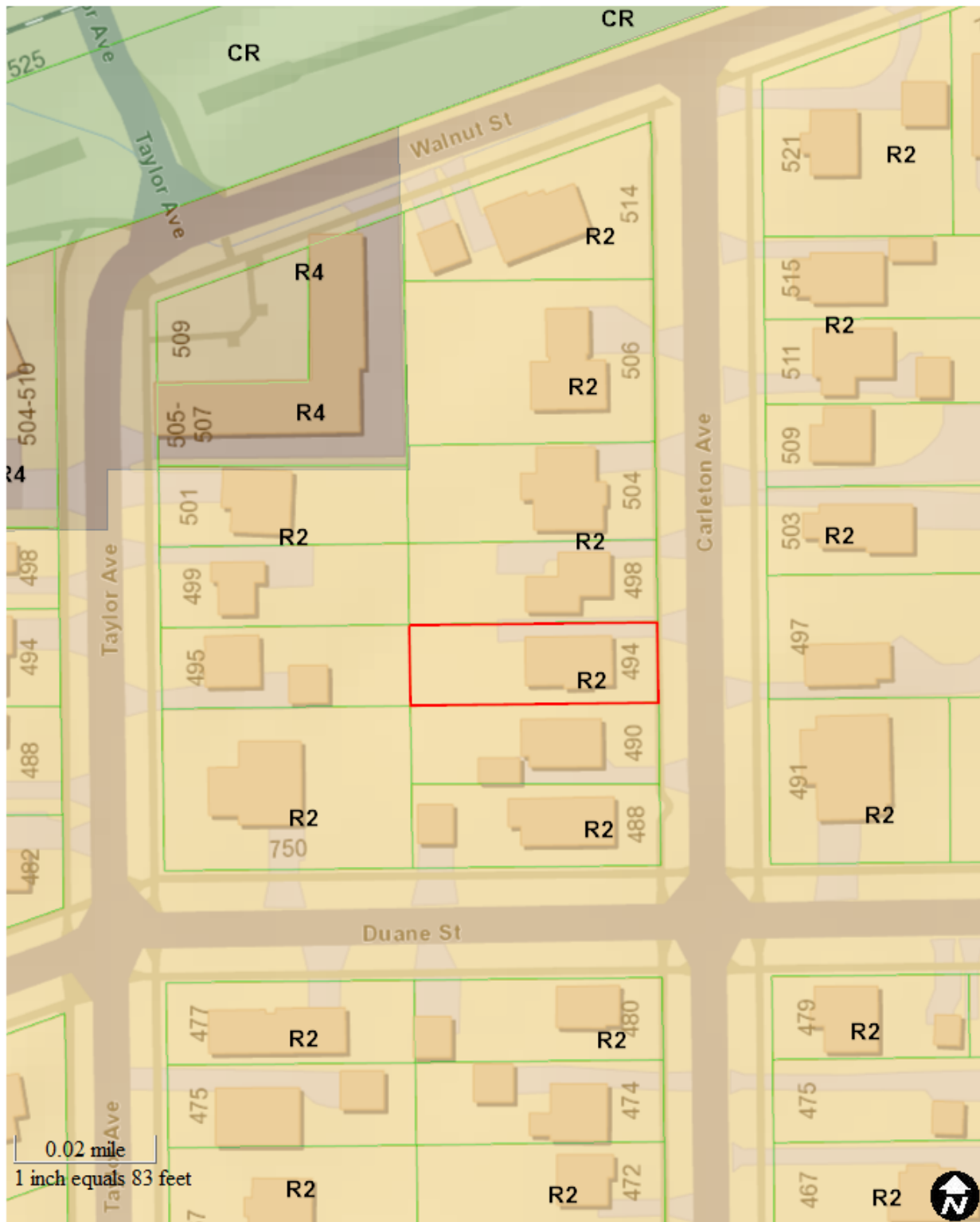


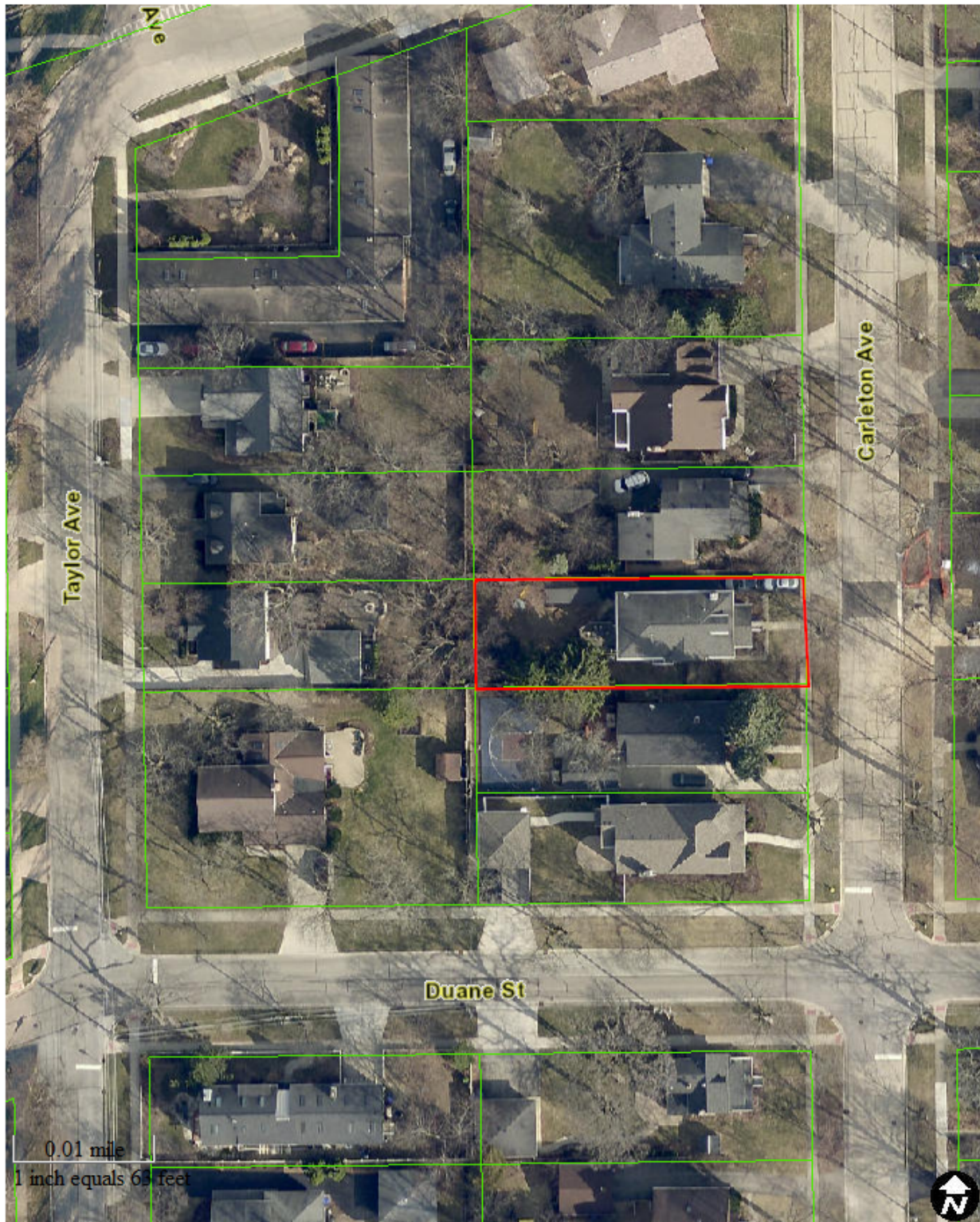
Electric: UFB 12/2 with
Ground 18" Deep with
Rigid Pipe Entrance @
House & Garage

Garage floor to be sloped toward the main vehicle entry.

ADDRESS: 494 Carleton Ave Glen Ellyn





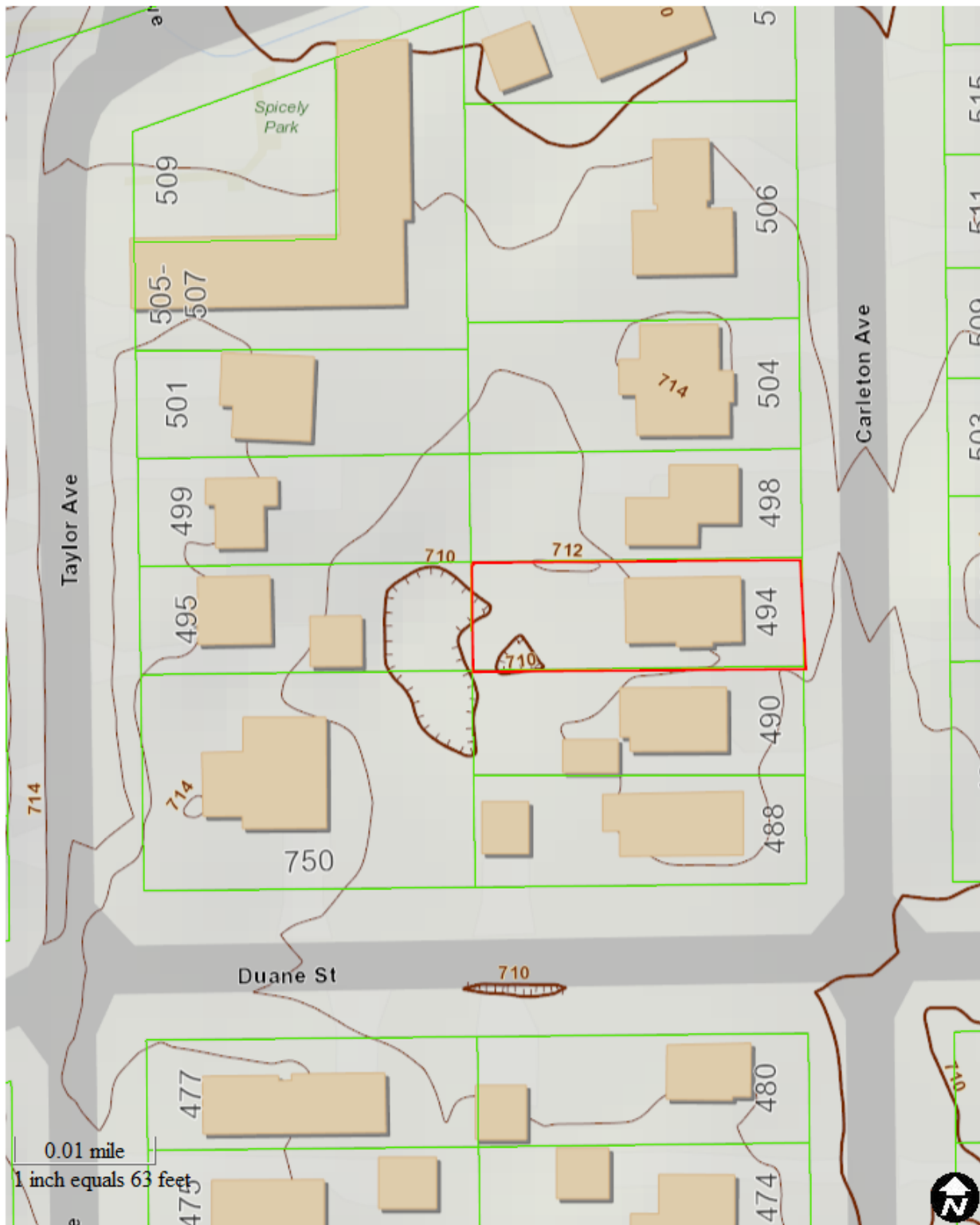


Map created on October 14, 2019.

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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 14, 2019.

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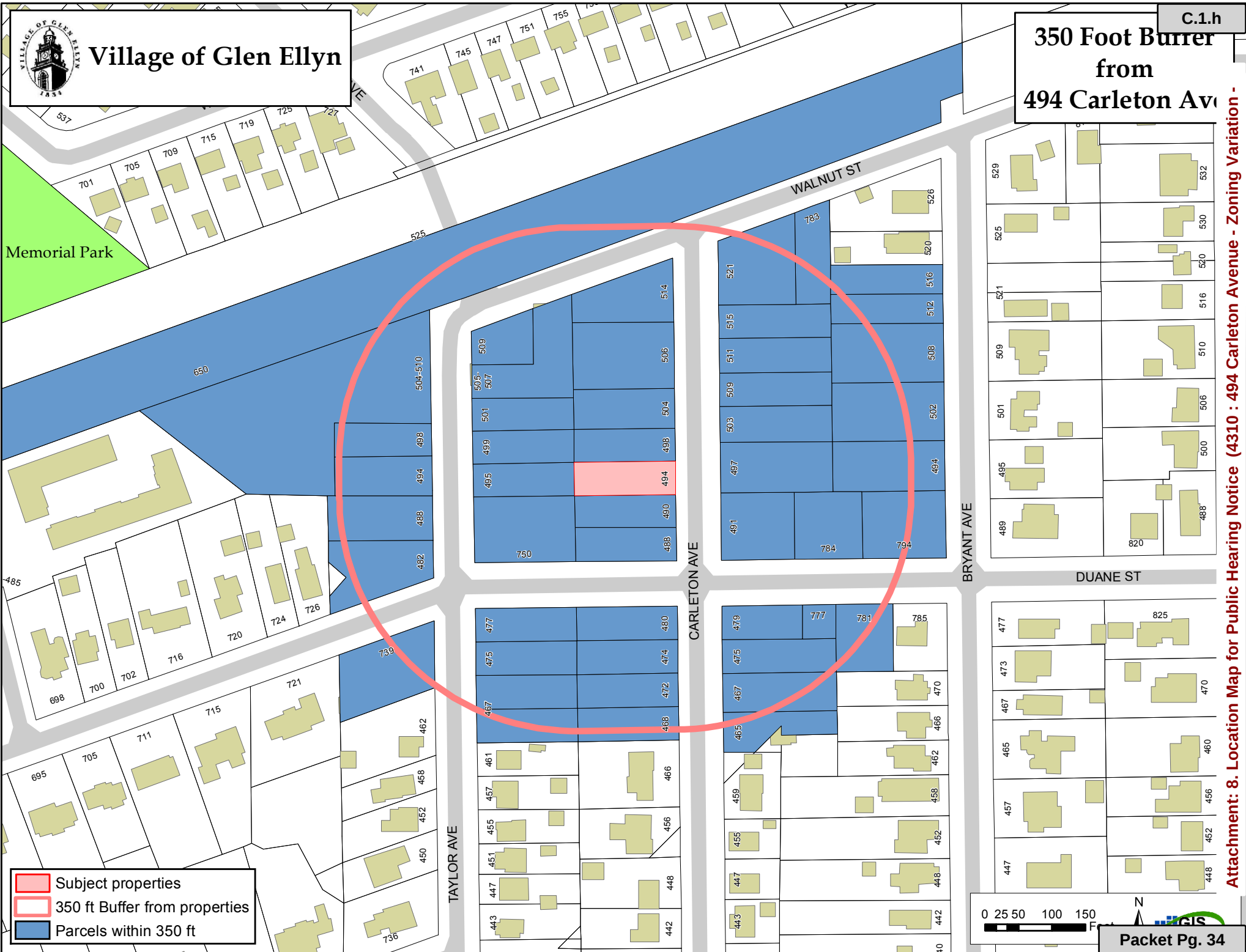


Village of Glen Ellyn

C.1.h

350 Foot Buffer from 494 Carleton Ave

Memorial Park



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

ANTONACCI, BRAD A & JILL
OR CURRENT PROPERTY OWNER
521 CARLETON AVE
GLEN ELLYN, IL 60137

BLANCHE, JOSEPH A
OR CURRENT PROPERTY OWNER
510 TAYLOR AVE D
GLEN ELLYN, IL 60137

BUSH, JAMES A
OR CURRENT PROPERTY OWNER
475 TAYLOR AVE
GLEN ELLYN, IL 60137

CAMPBELL, MARY G
OR CURRENT PROPERTY OWNER
472 CARLETON
GLEN ELLYN, IL 60137

COLLIANDER, JAKE A
OR CURRENT PROPERTY OWNER
508 TAYLOR AVE B
GLEN ELLYN, IL 60137

DAVILA, WILMER F
OR CURRENT PROPERTY OWNER
516 BRYANT AVE
GLEN ELLYN, IL 60137

DEGNAN SR, RONALD J
OR CURRENT PROPERTY OWNER
508 TAYLOR AVE E
GLEN ELLYN, IL 60137

DIRKS, PENELOPE E
OR CURRENT PROPERTY OWNER
510 TAYLOR AVE E
GLEN ELLYN, IL 60137

DUPAGE COUNTY HWY DEPT
OR CURRENT PROPERTY OWNER
130 N COUNTY FARM RD
WHEATON, IL 60187

FLORE, MICHELE
OR CURRENT PROPERTY OWNER
508 TAYLOR AVE D
GLEN ELLYN, IL 60137

BARTLETT, JOEL & LAURA
OR CURRENT PROPERTY OWNER
504 TAYLOR AVE F
GLEN ELLYN, IL 60137

BRANUM, LANCE K
OR CURRENT PROPERTY OWNER
515 CARLETON AVE
GLEN ELLYN, IL 60137

CABAY, LAURA A
OR CURRENT PROPERTY OWNER
506 TAYLOR AVE B
GLEN ELLYN, IL 60137

CHRISTIE ANNE ENTERPRISES
OR CURRENT PROPERTY OWNER
781 DUANE ST
GLEN ELLYN, IL 60137

CULLERTON, DAN & VANESSA
OR CURRENT PROPERTY OWNER
475 CARLETON AVE
GLEN ELLYN, IL 60137

DE WITT, JAMES & NANCY
OR CURRENT PROPERTY OWNER
750 DUANE
GLEN ELLYN, IL 60137

DERVIS, GEORGE & ANN
OR CURRENT PROPERTY OWNER
1198 ROYAL GLEN DR 209A
GLEN ELLYN, IL 60137

DONOVAN, LEE E & EVA M
OR CURRENT PROPERTY OWNER
508 TAYLOR AVE C
GLEN ELLYN, IL 60137

ELVART, CHRISTOPHER
OR CURRENT PROPERTY OWNER
474 CARLTON AVE
GLEN ELLYN, IL 60137

FUERST, JOEL & LORI
OR CURRENT PROPERTY OWNER
499 TAYLOR AVE
GLEN ELLYN, IL 60137

BENNETT, ERIN
OR CURRENT PROPERTY OWNER
739 DUANE ST
GLEN ELLYN, IL 60137

BROWN, NATHAN F
OR CURRENT PROPERTY OWNER
1724 N WINCHESTER AVE
CHICAGO, IL 60622

CAMPBELL JR, JAMES F
OR CURRENT PROPERTY OWNER
494 CARLETON AVE
GLEN ELLYN, IL 60137

COLLERAN, MARK
OR CURRENT PROPERTY OWNER
502 BRYANT AVE
GLEN ELLYN, IL 60137

DAHLGREN, GREGORY
OR CURRENT PROPERTY OWNER
508 BRYANT AVE
GLEN ELLYN, IL 60137

DEEGAN, WILLIAM & MARY
OR CURRENT PROPERTY OWNER
87 CONKLIN AVE
HILLSDALE, NJ 07642

DIEBOLD, JEANINE
OR CURRENT PROPERTY OWNER
510 TAYLOR AVE B
GLEN ELLYN, IL 60137

DUNK, JUDITH A
OR CURRENT PROPERTY OWNER
504 TAYLOR AVE B
GLEN ELLYN, IL 60137

FERNALD, MATHEW & JANINE
OR CURRENT PROPERTY OWNER
506 TAYLOR AVE A
GLEN ELLYN, IL 60137

GANGE, ANTHONY G
OR CURRENT PROPERTY OWNER
842 BENNETT ST
GENEVA, IL 60134

GENEVA AB PROPERTIES LLC
OR CURRENT PROPERTY OWNER
600 KINGSLAND DR
BATAVIA, IL 60510

HESS, EDWARD
OR CURRENT PROPERTY OWNER
511 CARLETON AVE
GLEN ELLYN, IL 60137

HUTCHINSON, IAN & TINA
OR CURRENT PROPERTY OWNER
491 CARLETON AVE
GLEN ELLYN, IL 60137

JENNER, JAMES A & ERIN
OR CURRENT PROPERTY OWNER
503 CARLETON AVE
GLEN ELLYN, IL 60137

KLJAKO, OMER
OR CURRENT PROPERTY OWNER
504 TAYLOR AVE C
GLEN ELLYN, IL 60137

LIEBICH, JULIA
OR CURRENT PROPERTY OWNER
504 E TAYLOR E
GLEN ELLYN, IL 60137

LYNCH, KEVIN
OR CURRENT PROPERTY OWNER
512 BRYANT AVE
GLEN ELLYN, IL 60137

MASON, DANIEL F
OR CURRENT PROPERTY OWNER
504 TAYLOR AVE A
GLEN ELLYN, IL 60137

MILLER, THOMAS R
OR CURRENT PROPERTY OWNER
777 DUANE ST
GLEN ELLYN, IL 60137

O LAUGHLIN, JJ & KATHLEEN
OR CURRENT PROPERTY OWNER
490 CARLETON AVE
GLEN ELLYN, IL 60137

GREANIAS, STEVE & J
OR CURRENT PROPERTY OWNER
488 CARLETON AVE
GLEN ELLYN, IL 60137

HORVATH, JEANNE & STEVEN
OR CURRENT PROPERTY OWNER
508 TAYLOR AVE A
GLEN ELLYN, IL 60137

JACKERT, MICHAEL P
OR CURRENT PROPERTY OWNER
506 TAYLOR AVE F
GLEN ELLYN, IL 60137

KELLEY, TIMOTHY & KATHRYN
OR CURRENT PROPERTY OWNER
480 CARLTON AVE
GLEN ELLYN, IL 60137

KUNNEMANN, DENNIS K
OR CURRENT PROPERTY OWNER
506 CARLTON AVE
GLEN ELLYN, IL 60137

LOOS, ROLAND & DEBORAH H
OR CURRENT PROPERTY OWNER
498 CARLETON AVE
GLEN ELLYN, IL 60137

MANGANELLO, ANTHONY V
OR CURRENT PROPERTY OWNER
482 TAYLOR
GLEN ELLYN, IL 60137

MCMASTER/FAGANEL HOMES
OR CURRENT PROPERTY OWNER
1919 S HIGHLAND AVE 212C
LOMBARD, IL 60148

MOREY, GREG
OR CURRENT PROPERTY OWNER
467 CARLETON AVE
GLEN ELLYN, IL 60137

PENNEY, SCOTT & LISA
OR CURRENT PROPERTY OWNER
510 TAYLOR AVE A
GLEN ELLYN, IL 60137

GUZMAN, CARLOS
OR CURRENT PROPERTY OWNER
506 TAYLOR AVE E
GLEN ELLYN, IL 60137

HURLEY, RYAN
OR CURRENT PROPERTY OWNER
2S516 BEECHWOOD RD
GLEN ELLYN, IL 60137

JELEN, JAMES JOHN
OR CURRENT PROPERTY OWNER
783 WALNUT ST
GLEN ELLYN, IL 60137

KING, STEPHEN P
OR CURRENT PROPERTY OWNER
22W350 STANTON
GLEN ELLYN, IL 60137

LEATH, SUSAN
OR CURRENT PROPERTY OWNER
506 TAYLOR AVE D
GLEN ELLYN, IL 60137

LOVITSCH, DANIEL & R
OR CURRENT PROPERTY OWNER
495 TAYLOR AVE
GLEN ELLYN, IL 60137

MANNA, DOMINIC & MELISSA
OR CURRENT PROPERTY OWNER
784 DUANE ST
GLEN ELLYN, IL 60137

MILLER, FREDERICK W
OR CURRENT PROPERTY OWNER
479 CARLETON AVE
GLEN ELLYN, IL 60137

NELSON, ADAM J & CARLY
OR CURRENT PROPERTY OWNER
794 DUANE ST
GLEN ELLYN, IL 60137

POPE, PATRICK & AMANDA
OR CURRENT PROPERTY OWNER
467 TAYLOR AVE
GLEN ELLYN, IL 60137

RENFRO, MICHAEL & LESLIE
OR CURRENT PROPERTY OWNER
794 KENILWORTH AVE
GLEN ELLYN, IL 60137

ROSHI, DRINI
OR CURRENT PROPERTY OWNER
510 TAYLOR AVE F
GLEN ELLYN, IL 60137

SANCES, JOHN W
OR CURRENT PROPERTY OWNER
508 TAYLOR F
GLEN ELLYN, IL 60137

SAWYER, DOUGLAS & WENDY
OR CURRENT PROPERTY OWNER
494 BRYANT AVE
GLEN ELLYN, IL 60137

SCEEREY, DONNA
OR CURRENT PROPERTY OWNER
68 SPRING AVE
GLEN ELLYN, IL 60137

SCHULTE, NICHOLAS & SARAH
OR CURRENT PROPERTY OWNER
494 TAYLOR AVE
GLEN ELLYN, IL 60137

SHAPIRO, JACOB
OR CURRENT PROPERTY OWNER
477 TAYLOR AVE
GLEN ELLYN, IL 60137

SLATTERY, STEPHEN 21369-1
OR CURRENT PROPERTY OWNER
498 TAYLOR AVE
GLEN ELLYN, IL 60137

VALDEZ, CHRISTOPHER & J
OR CURRENT PROPERTY OWNER
504 CARLETON AVE
GLEN ELLYN, IL 60137

VOET, JOSEPH & SARAH
OR CURRENT PROPERTY OWNER
468 CARLETON AVE
GLEN ELLYN, IL 60137



NOTICE OF PUBLIC HEARING

James Campbell, owner of the property at 494 Carleton Avenue, is requesting a public hearing for two variations 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 these variations on **December 10, 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 owner is requesting approval of two variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-4(A)(4)(c) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for accessory structures greater than ten feet from the principal structure in the R2 – Residential District.
2. Section 10-5-5(B)(4) to allow the construction of a detached garage one foot from the interior side lot line in lieu of the minimum distance required of three feet for roofed over structures in the R2 – Residential District.
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

THE SOUTH ½ OF LOT 3 OF SAUNDER'S SUBDIVISION OF PART OF LOT 58 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 14 OF THAIN'S ADDITION TO GLEN ELLYN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-416-011

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\CARLETON\494 Carleton\3. Public Hearing Notices\PUBLIC NOTICE.docx

**NOTICE OF
PUBLIC HEARING**

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THE SOUTH 1/2 OF LOT 3 OF SAUNDER'S SUBDIVISION OF PART OF LOT 58 OF ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BLOCK 14 OF THAIN'S ADDITION TO GLEN ELLYN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-416-011
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Published in Daily Herald November 22, 2019 (4536154)

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DEC 6 2 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 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 11/22/2019 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, 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 # 4536154



Attachment: 12. Petitioner's Photos (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)



Attachment: 12. Petitioner's Photos (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)



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Campbell Residence
494 Carleton Ave.
Glen Ellyn, IL 60137

RECEIVED

NOV 20

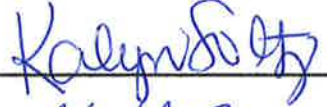
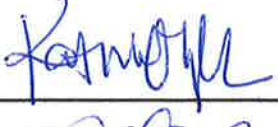
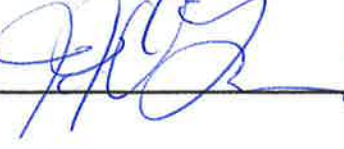
VILLAGE OF GLEN ELLYN

Petition for Variation Approval

I understand and am aware that the Campbell's desire to replace the existing detached garage with a new structure to be located within the same adjacent side yard setback on their property as the current garage at 494 Carleton Ave., Glen Ellyn. I have seen the Plat of Survey and completely understand their desire.

It is my belief that, as with the current structure, the new structure as it will sit/exist will have no negative impact on the public welfare nor will it be injurious to the other property or improvements in the neighborhood in which it is located. The proposed plan will not impair an adequate supply of light and air to the adjacent property. It will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property. It will not diminish or impair property values to the neighborhood.

I am in support of the zoning variation to allow the garage to be constructed in the location they desire.

Name (print)	Address	Signature	Date
Don Louitsch	495 Taylor Ave		11/17/2019
Rikkah Louitsch	495 Taylor Ave		11/17/2019
Kalyn Foltz	497 Carleton Ave		11/17/2019
MATTHEW FOLTZ	497 CARLETON AVE		11/19/2019
Robbie Loos	498 Carleton Ave		11/19/2019
Robbie Loos	498 CARLETON AV.		11/19/2019
Kathleen O'Laughlin	490 Carleton Ave		11/19/2019
J.J. O'Laughlin	490 Carleton Ave		11/25/2019

Attachment: 13. Signatures of Support (4310 : 494 Carleton Avenue - Zoning Variation - Detached Garage)