



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, October 27, 2020
7:00 PM
Zoom Video Conference

Meeting Procedures Statement

This meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83438734651?pwd=WUU2ULJESm9qeDhjdFViOFVaS01SUT09>

Password: 234012

Or iPhone one-tap :

US: +13126266799,,83438734651#,,,0#,,234012# or +16465588656,,83438734651#,,,0#,,234012#

Or Telephone, Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Password: 234012

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Chairperson's Statement of Remote Meeting Procedures**
- D. Allow Remote Participation of ZBA Members (roll call vote)**
- E. Approval of Draft Minutes from October 13, 2020**
 - 1) Draft Minutes of the October 13, 2020 Zoning Board of Appeals Meeting
- F. New Business**
 - 1) 342 Taylor Avenue Zoning Variation
 - 2) 491 Ridgewood Avenue - Detached Garage - Zoning Variations
- G. Village Board Trustee Report**
- H. Chairperson's Report**
- I. Staff Report**
- J. Adjournment**



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/27/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-612)**

DOC ID: 2020-612

Draft Minutes of the October 13, 2020 Zoning Board of Appeals Meeting

Statement of the Issue:

Please see draft minutes.

Analysis:

Please see draft minutes.

Budget Impact:

N/A

Action Requested:

Please see draft minutes.

Attachments:

1. 20201013_ZBA Mins_DRAFT

DRAFT MINUTES
ZONING BOARD OF APPEALS
OCTOBER 13, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:09 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller and Reed Panther were present. ZBA Member Tom Whalls was excused. Also present were Community Development Director Staci Springer, Planner Katie Ashbaugh, Civil Engineer Amy McKenna and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated this meeting will be held and can be viewed on Zoom. In addition, any individual desiring to list and/or participate in the meeting by telephone, or through the electronic meeting platform, has been provided that opportunity through Zoom participation information. Finally, members of the public had the opportunity to submit written comments in advance of the meeting.

Chairperson Constantino stated the methods of public participation have been publicized on the Village's website and on the Agenda for tonight's meeting.

Chairperson Constantino stated since the Zoning Board of Appeals is using an electronic meeting platform for the meeting, they expect there will be some bumps as they move through the agenda.

Chairperson Constantino stated when it is time for speakers, other than ZBA members of staff, you will be unmuted and called on by name. Any members of the audience who wish to speak will be asked to raise their hand. Audience members will then be called on to speak and unmuted. After you speak, you will be muted once again. Please note that there may be a slight delay between becoming unmuted and being able to begin speaking.

Chairperson Constantino stated just as a reminder that all speakers are asked to present their comments in a respectful and courteous manner. If inappropriate language or comments are expressed during this meeting, we will mute the speaker and end their participation.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Miller moved, seconded by ZBA Member Panther, to allow the members of the ZBA to participate remotely. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

MINUTES

ZBA Member Panther moved, seconded by ZBA Member Covington, to approve the minutes of the September 22, 2020 meeting. The motion carried with a roll call vote of 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

On the agenda was the Zoning Board of Appeals Training.

Community Development Director Springer provided a presentation to the Zoning Board of Appeals Members regarding the following information:

- Zoning Board of Appeals Statutory Authority including the Illinois State Statute and the Village of Glen Ellyn’s Code
- Zoning Board of Appeals jurisdiction limitations
- Process of holding a Public Hearing including notification requirements, order of procedure, public testimony, Public Hearing notice requirements and due process rights
- Actions allowed to be voted on by the Zoning Board of Appeals
- Meeting rules of procedure including information on Robert’s Rules of Order
- Open Meeting Act Requirements including information on notices, agendas, minutes, recordings, public comment and enforcement
- Freedom of Information Act
- Ethics including information on the required Statement of Economic Interest and gift bans.

Planner Ashbaugh provided a presentation to the Zoning Board of Appeals Members regarding the following information:

- Zoning map overview including information on the different Village zoning districts
- Zoning Variation application process
- Administration Zoning Variations versus Standard Zoning Variations
- Standards for relief

Civil Engineer McKenna provided a presentation to the Zoning Board of Appeals Members regarding the following information:

- General code requirements for stormwater management including information on drainage plans, grading plans and the permit plan requirements
- Permit review approach
- Stormwater management tools including information on infiltration measures (drywells or rain gardens), private storm sewer and improvements to grading on and around properties

Village Board Trustee Report

Trustee Christiansen stated the Village Board held a meeting on Monday, October 12, 2020 and discussed an intergovernmental agreement with Milton Township and the pedway connection from Main Street to the Civic Center Parking Garage. Trustee Christiansen also stated the Capital Improvements Commission is discussing the Downtown Streetscape Improvements project at their meeting tonight. Trustee Christiansen also stated there will be several options for residents to attend an Open House on the Comprehensive Plan, either in person or via Zoom, in mid-November.

Staff Report

Planner Ashbaugh stated there will be two zoning variations for the October 27, 2020 Zoning Board of Appeals meeting and potentially a variation scheduled for the November 10, 2020 Zoning Board of Appeals Meeting.

Adjournment

At 9:10 p.m., a motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to adjourn the meeting. The motion carried with a roll call vote of 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/27/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Cole Jackson

**AGENDA ITEM (ID
2020-610)**

DOC ID: 2020-610

342 Taylor Avenue Zoning Variation

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A

Action Requested:

Review.

Attachments:

1. 342 Taylor Ave. Zoning Variation Staff Report
2. Property Aerial
3. Zoning Map
4. Plat of Survey for 342 Taylor Ave.
5. Storm Application Packet
6. Storm Supplementary Document
7. Site Plan
8. Public Notice
9. Certificate of Publication
10. Public Notice Address List
11. Public Notice Map
12. Ordinance 5855



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/27/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Cole Jackson

**AGENDA ITEM (ID
2020-610)**

DOC ID: 2020-610

342 Taylor Avenue Zoning Variation

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A

Action Requested:

Review.

Attachments:

1. 342 Taylor Ave. Zoning Variation Staff Report
2. Property Aerial
3. Zoning Map
4. Plat of Survey for 342 Taylor Ave.
5. Storm Application Packet
6. Storm Supplementary Document
7. Site Plan
8. Public Notice
9. Certificate of Publication
10. Public Notice Address List
11. Public Notice Map
12. Ordinance 5855

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, Planner
Cole Jackson, Associate Planner

DATE: October 23, 2020

SUBJECT: October 27, 2020 Zoning Board of Appeals Meeting

PROPERTY: 342 Taylor Avenue is a corner lot with frontage on Taylor Avenue and Turner Avenue. The property is located on the west side of Taylor Avenue and the north side of Turner Avenue.

PETITIONER: The petitioners are Josh and Amy Storm, owners of the property at 342 Taylor Avenue.

REQUEST: The petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required; and
2. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of approximately 25.75% in lieu of a maximum lot coverage ratio of 20%; and
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.

ZONING/USE: The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the October 12 2020, 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: In 2010, the Village granted six variances through the adoption of Ordinance No. 5855 (attached) in order to allow the construction of an addition on the home. Variances granted include a front yard setback, interior yard setback, corner side yard setback, and permission for a class II alteration on a non-conforming single family home.

**PERMIT
HISTORY:**

Year	Permit No.	Type
2013	20130127	Exterior fireplace
2010	20100323	Addition, new detached garage, and deck

EXISTING:**R2 Lot Requirements [10-4-8(D)]****Subject Property Data**

Lot Area	8,712 ft ² (0.20 acres)	~8,836 ft ² (0.20 acres)
Lot Width	80', corner lots; 66', all other lots	~52'
Front Yard	30' (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	28.93' actual
Side Yard	6.5' required	3.93 feet (second floor addition)
Rear Yard	40'	45.82'

PROPOSED:

The petitioners are proposing to add a roof over their existing deck, where there is currently a pergola (see attached plans). The proposed rear porch area would be 340 ft² and would connect the garage and to the home. The decking material below the roof is also proposed to be replaced as part of this project.

Per Code, this property is permitted a lot coverage ratio of 20%. Currently, the property is 332 ft² under this maximum. By replacing the open pergola structure with a roofed over deck (porch) the applicant is proposing to increase their lot coverage by 340 ft². This would make the property 8 ft² over the permitted lot coverage. However, because the principal structure would then be connected to the existing detached garage, the lot would lose the 500 ft² detached garage lot coverage ratio bonus. Therefore, to accommodate the new roofed structure and subsequently, the attached garage, the applicants are requesting a lot coverage ratio of 25.75%. This equates to a request for 508 ft² more lot coverage than what is permitted by Village Code.

Additionally, because the existing garage will now be considered attached, the garage must meet the setback requirements of the principle structure on the lot. The garage is setback 4.08 feet from the north property line where 6.6 feet is required. Note, other than being attached to the new rear porch, there is no work proposed to the garage.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if

practical difficulty or a particular hardship exists and if the essential character of the neighborhood is maintained.

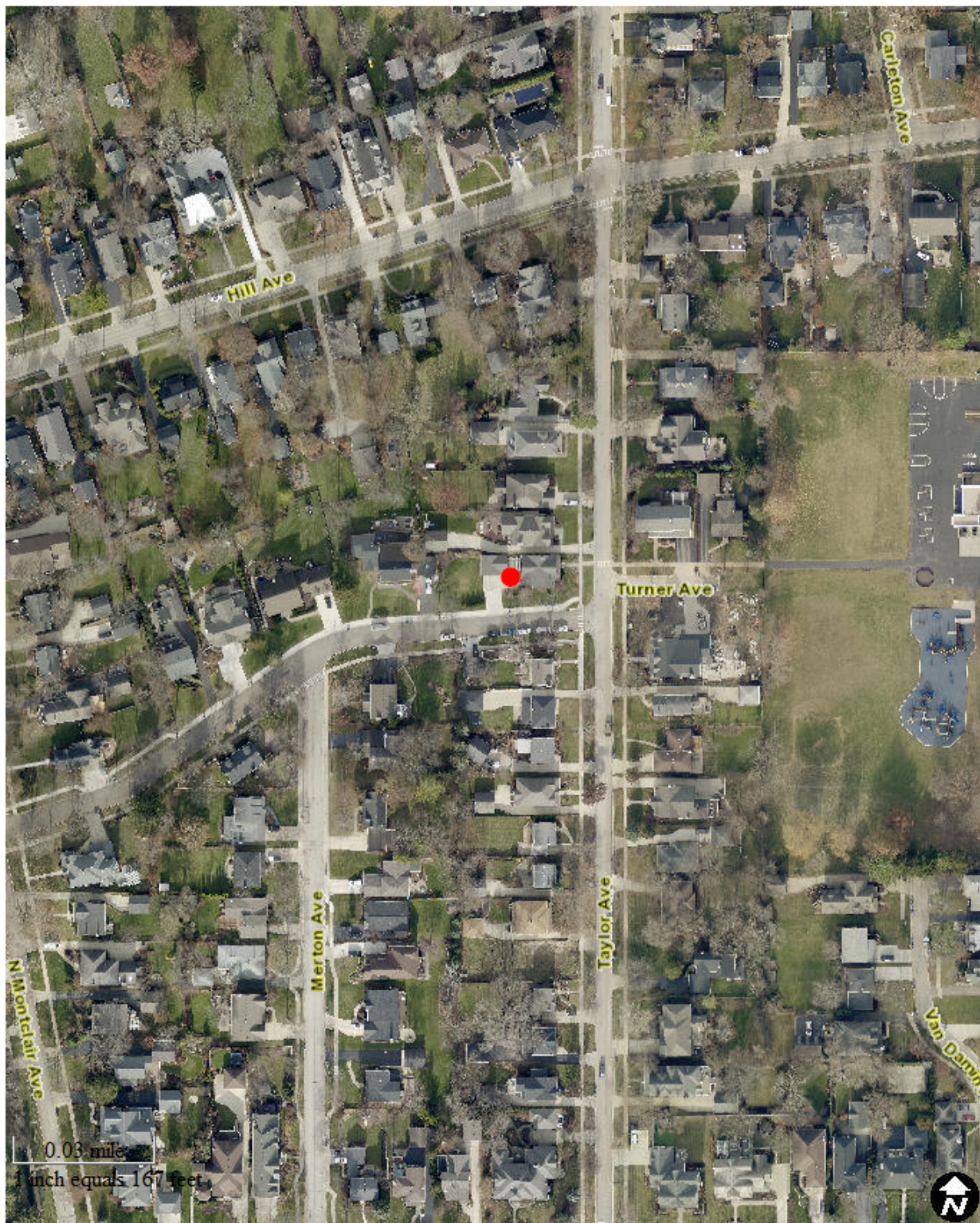
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Property Aerial
2. Zoning Map
3. 2' Contour Map
4. Plat of Survey
5. Application for Zoning Variation
6. Supplementary Informational Document from Applicant
7. Site Plan
8. Copy of Public Notice
9. Certificate of Publication
10. Map of properties notified by mailing
11. Mailing list
12. Ordinance 5855

CC:

Staci Springer, AICP, Director of Community Development
 Steve Witt, AIA, Building & Zoning Official
 Katie Ashbaugh, Planner & ZBA Staff Liaison
 Paula Moritz, Plan Reviewer



Map created on October 22, 2020.

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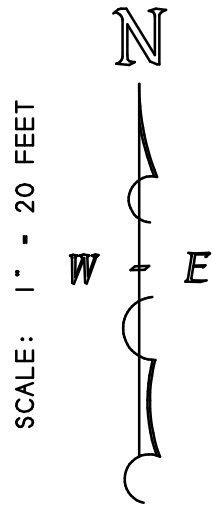


Map created on August 31, 2020.

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PLAT OF SURVEY

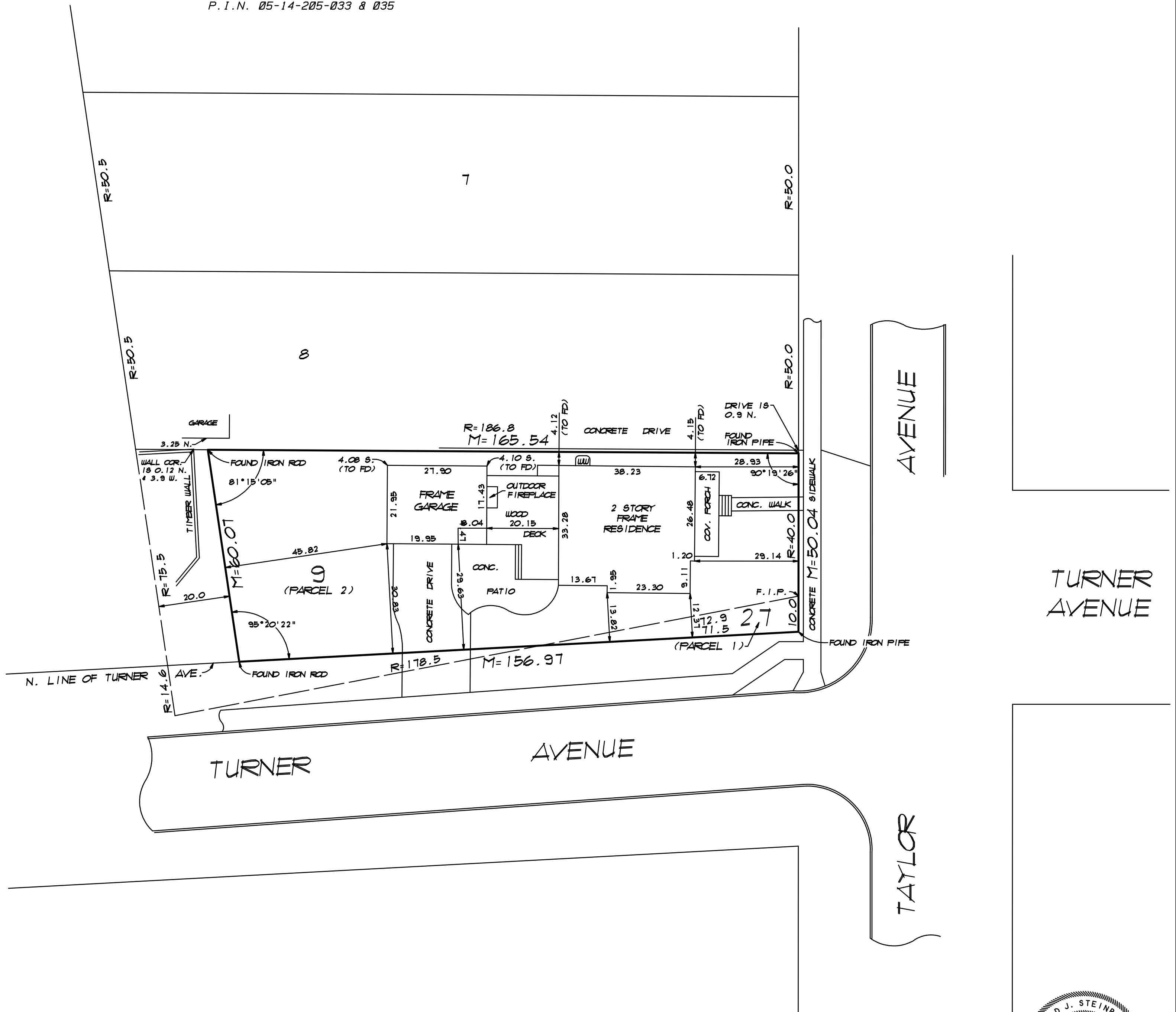
PARCEL 1: LOT 27 IN ARTHUR T. MCINTOSH AND COMPANY'S TAYLOR AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 10 AND 11 IN E.W. ZANDER AND COMPANY ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF ARTHUR T. MCINTOSH AND COMPANY'S TAYLOR AVENUE SUBDIVISION RECORDED APRIL 22, 1925 AS DOCUMENT NO.191645 IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 9 IN JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 IN E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN (EXCEPTING FROM SAID LOT 9, THE WESTERLY 20 FEET THEREOF, SAID 20 FEET TO BE MEASURED ON A LINE RUNNING EASTERLY FROM AND AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 9, ALSO EXCEPTING FROM SAID LOT 9, THAT PORTION THEREOF, LYING WITHIN THE STREET LINE KNOWN AS TURNER AVENUE) IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 342 Taylor Avenue, Glen Ellyn, Illinois

Prepared for Amy Storm

P.I.N. 05-14-205-033 & 035



LEGEND

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

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

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

West Chicago, Illinois, September 30, 2020

Steinbrecher Land Surveyors, Inc.

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

DD/1459/1749:342TAYLO



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

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

APPLICATION FOR VARIATION

For the property at _____ 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 Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

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: _____

Address: _____

Home Phone No.: _____ Cell Phone No.: _____

Fax No.: _____

E-mail: _____

Ownership Interest in the Property in Question:

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

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

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

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

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

III. PROPERTY INFORMATION:

Common address: _____

Permanent tax index number: _____

Legal description:

Zoning classification: _____

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use:

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):

Estimated date to begin construction: _____

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

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:

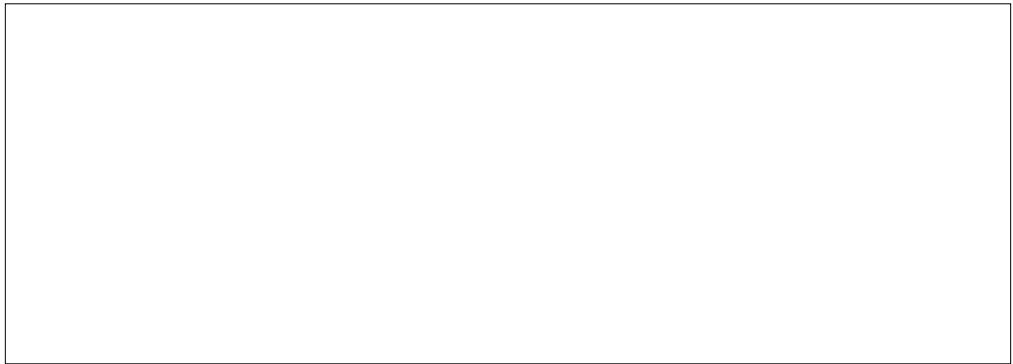
2.
 - a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

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

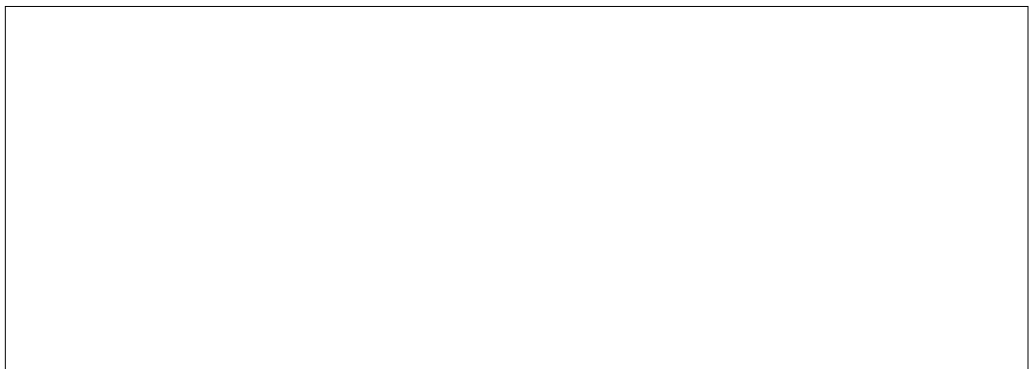
A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item b.

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

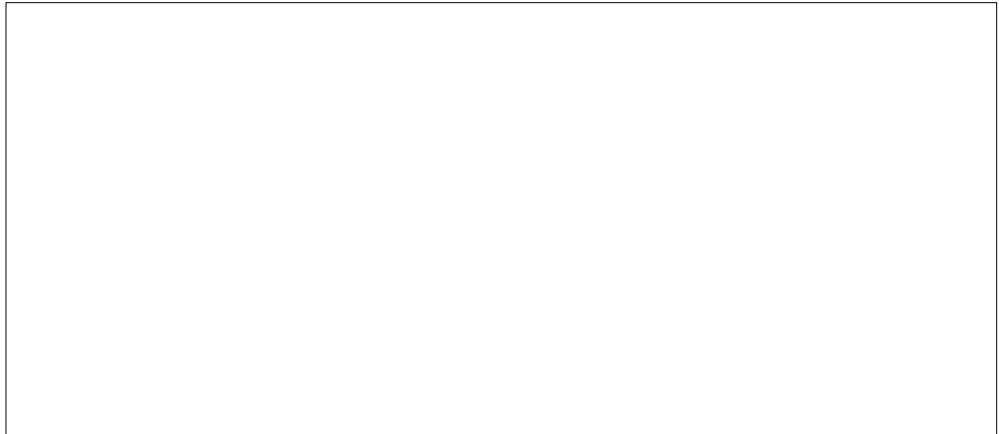
A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 3.

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

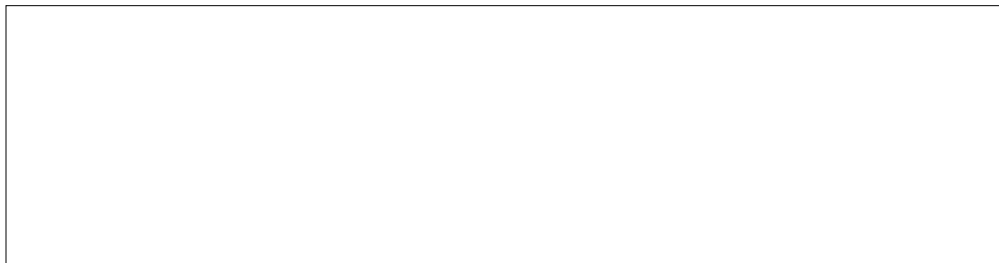
1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 1.

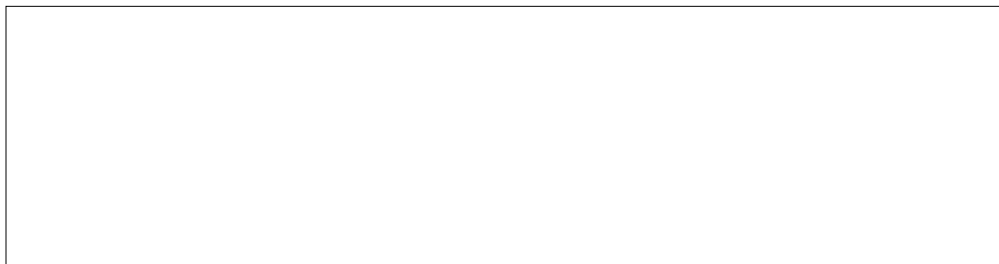
2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 2.

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:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 3.

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.

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 4.

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.

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 5.

6. Provide evidence that the proposed variation will not:

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

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

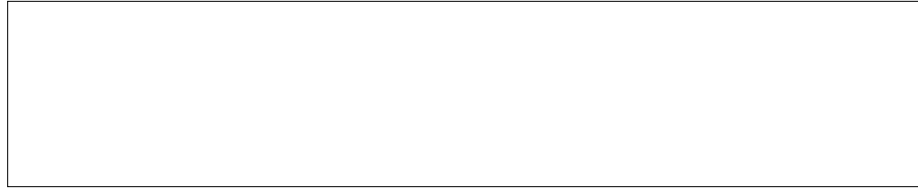
c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

d. Diminish or impair property values within the neighborhood;

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

f. Create a nuisance; or

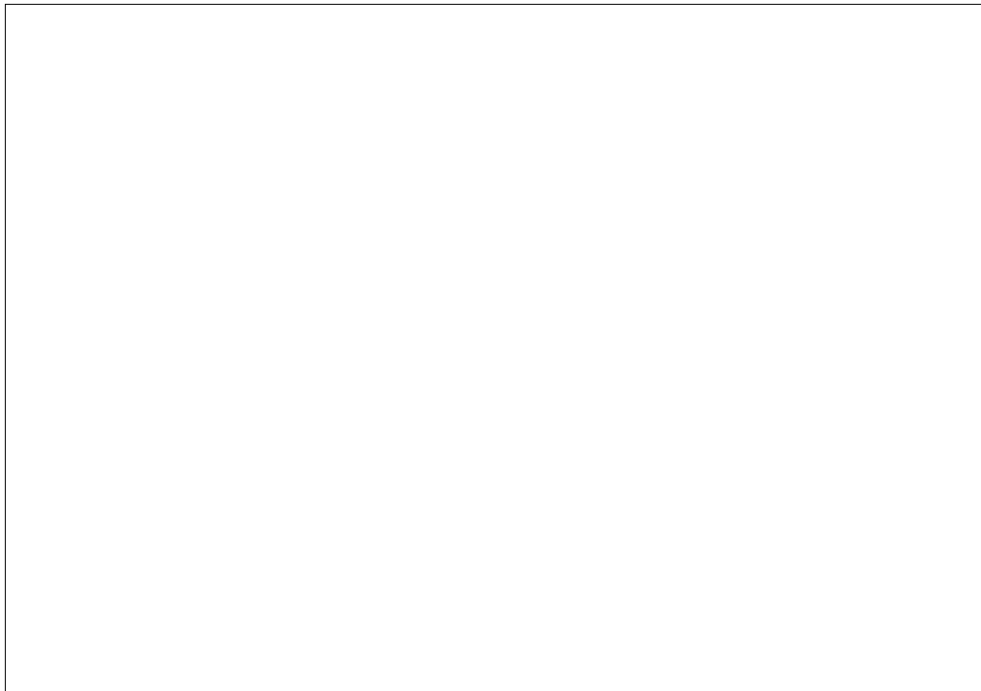
- g. Results in an increase in public expenditures.



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



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



VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

_____	_____	 _____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

verify that _____

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



Owner Signature

Subscribed and sworn to before me this

15th day of **June**, 20**20**

Notary Public

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

--

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is _____, and I hold the position of _____ for _____ (“*Applicant*”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant’s behalf in support of the application for development approval (“*Application*”) the Applicant filed with the Village of Glen Ellyn (“*Village*”).
4. To the best of my knowledge, and as of the Application’s date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application’s date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Amy Storm

Name: _____

Title: _____

Applicant’s Name: _____

Subscribed and sworn to me this

_____ day of _____, 20____.

Notary Public



AMY STORM
& COMPANY

XXXX RESIDENCE

DESIGN DIRECTION

XX/XX/2020



EXISTING SIDE VIEW



PROPOSED SIDE VIEW



EXISTING SIDE VIEW



PROPOSED SIDE VIEW

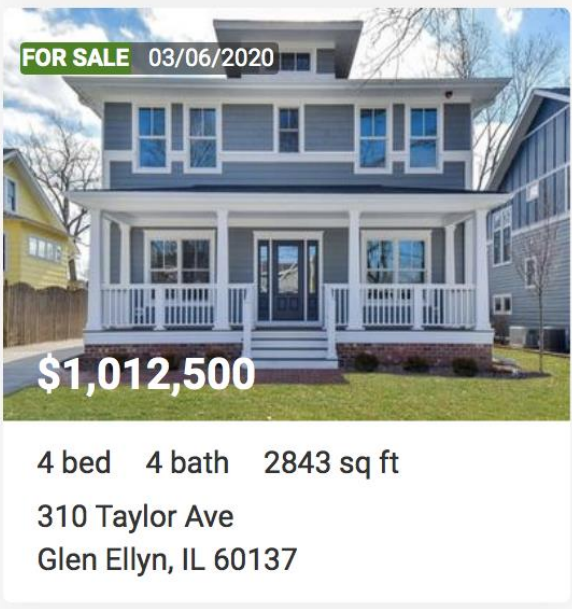
we are hoping to widen the covered area, so we can walk out the kitchen door and be sheltered from weather





existing back yard to remain, no
changes here

310 Taylor Ave, new construction
 Lot size 50 x 143 , detached garage
 Lot Area 7,239 Sq. Ft
 Max allowed 1447



Minimal back yard once drive goes in

328 Taylor Ave
 House is 1,746 Square Feet PLUS a new
 attached 3 season room
 Lot Size 6970
 Minimal / no back yard, all driveway on
 South side



342 Taylor Ave
 Lot size 50 x 165, detached garage
 Lot Area 8,836 sq ft
 Max allowed 1767
 Built 1435 (smaller house than house down the street on a
 smaller lot)

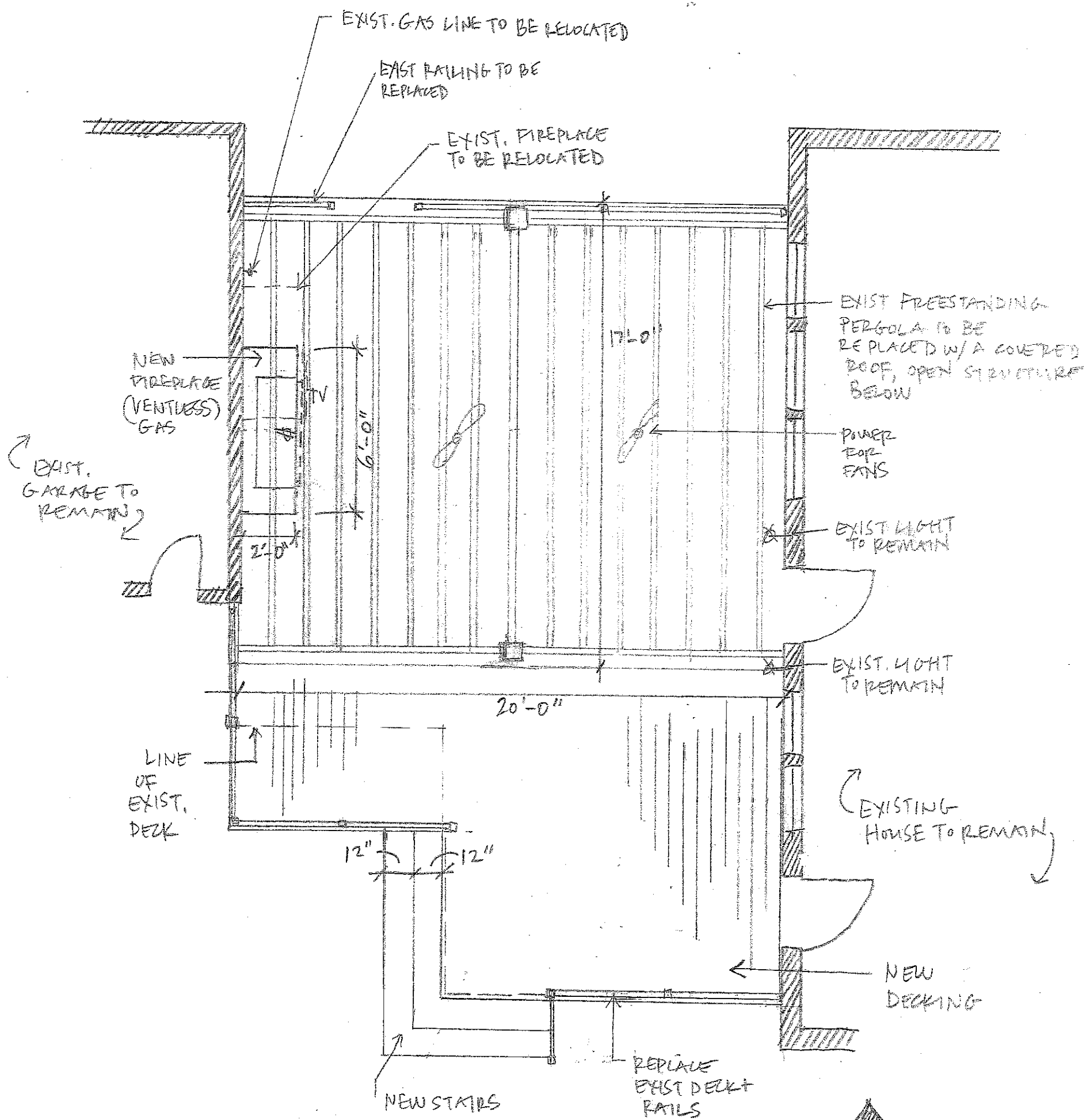
We built 332 sq ft less than allowed. When we connect the covered roof to the house, we technically loose our 500 sq ft detached garage bonus, but what we are requesting does not equate to a 4 season space. We will have deck flooring and are making no HVAC connections to the interior, it is literally a covered porch. We want to attach it so we can cover a wall mounted TV on the garage wall and have overhead cover when we exit the house thru an existing door that could not be relocated.



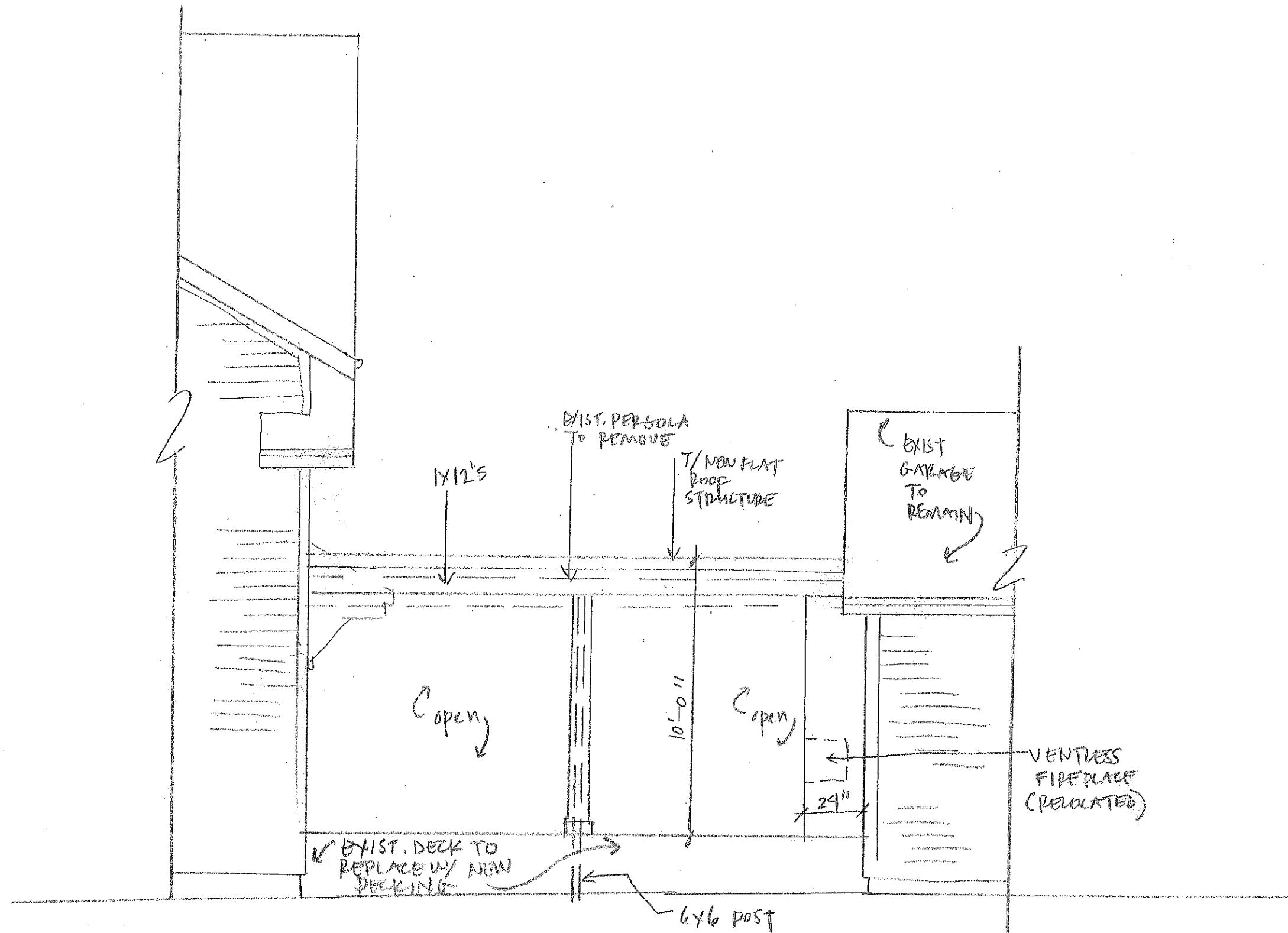


AMY STORM
& COMPANY

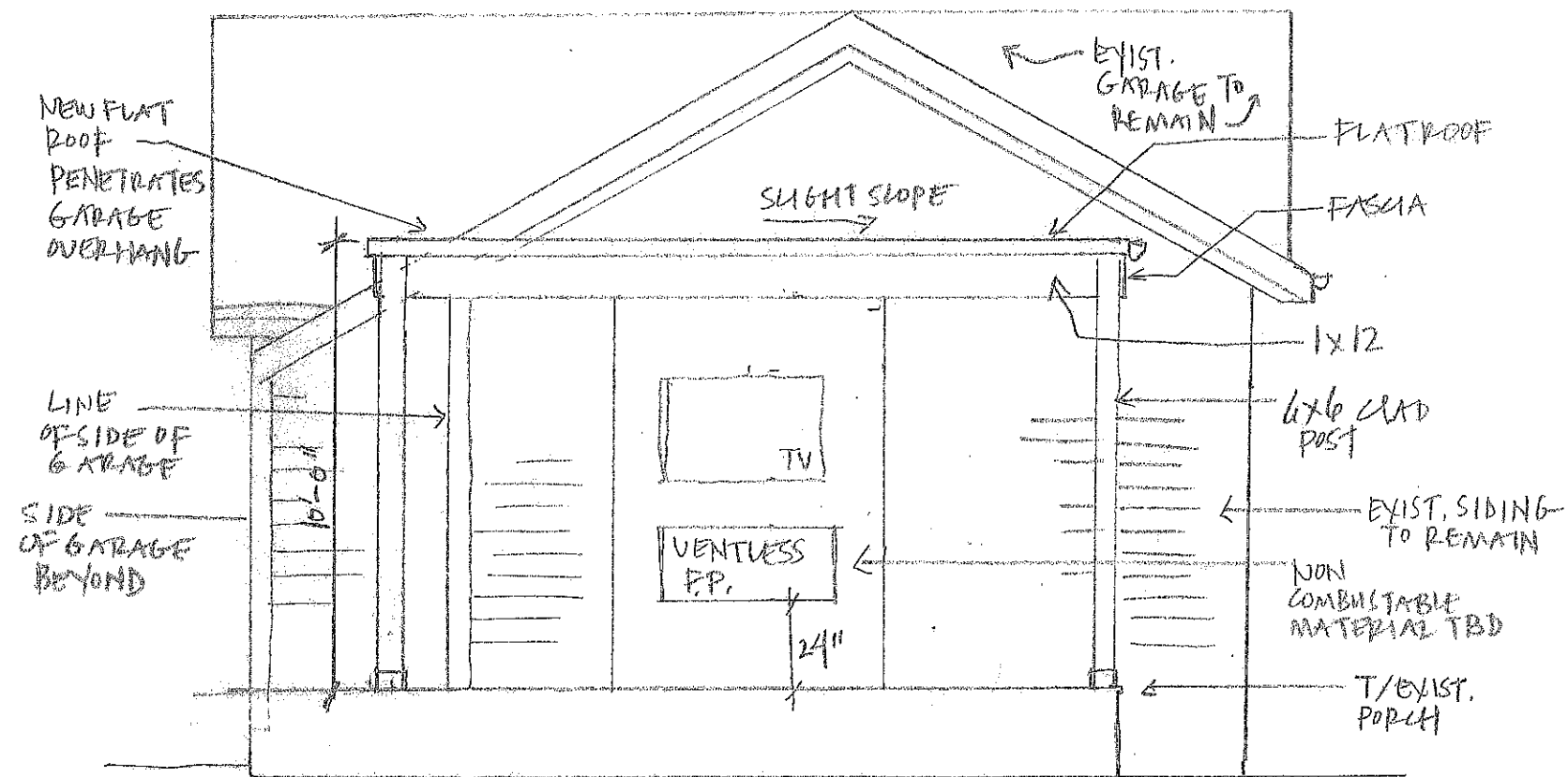
©2020 Amy Storm & Company



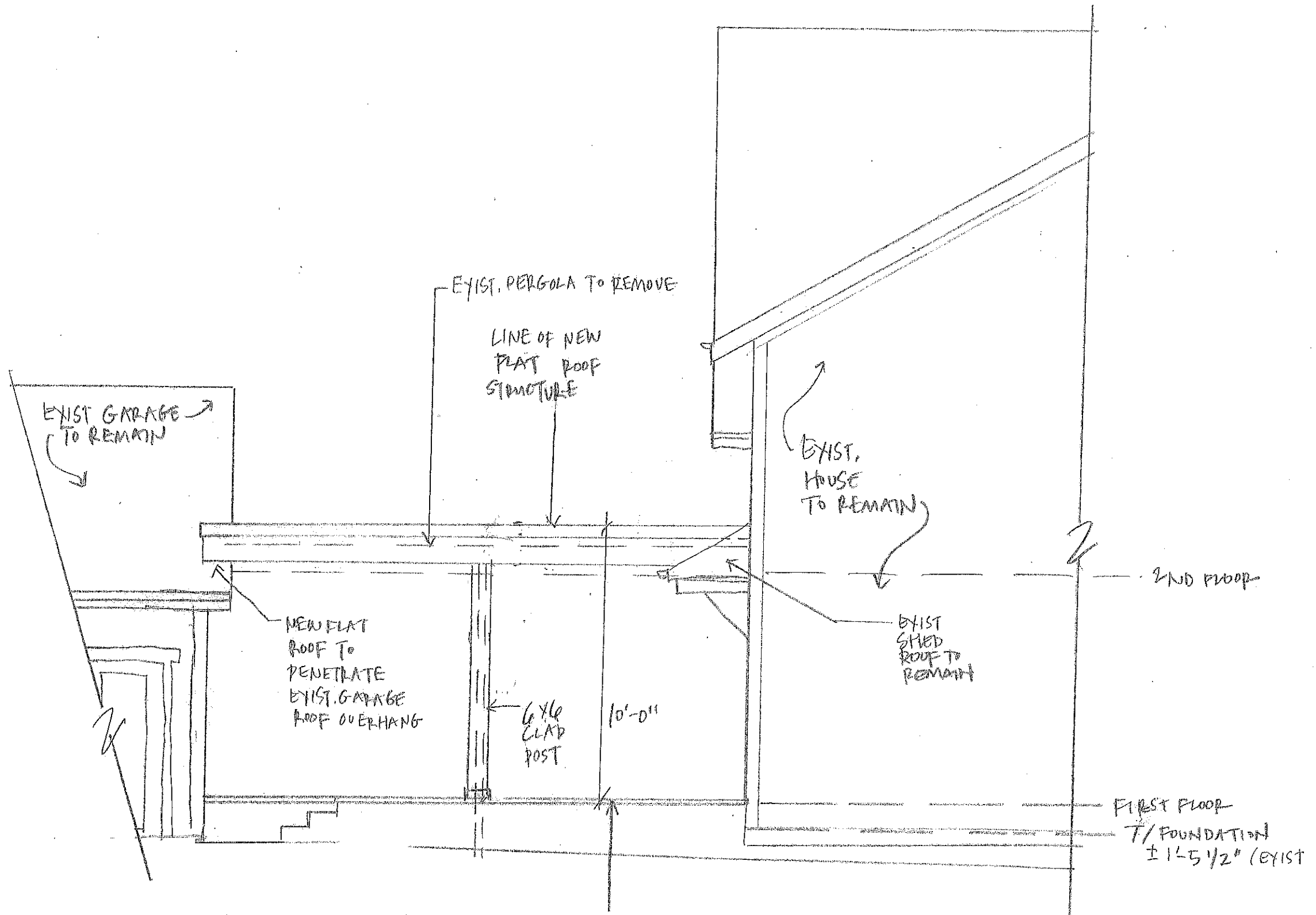
FLOOR PLAN
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

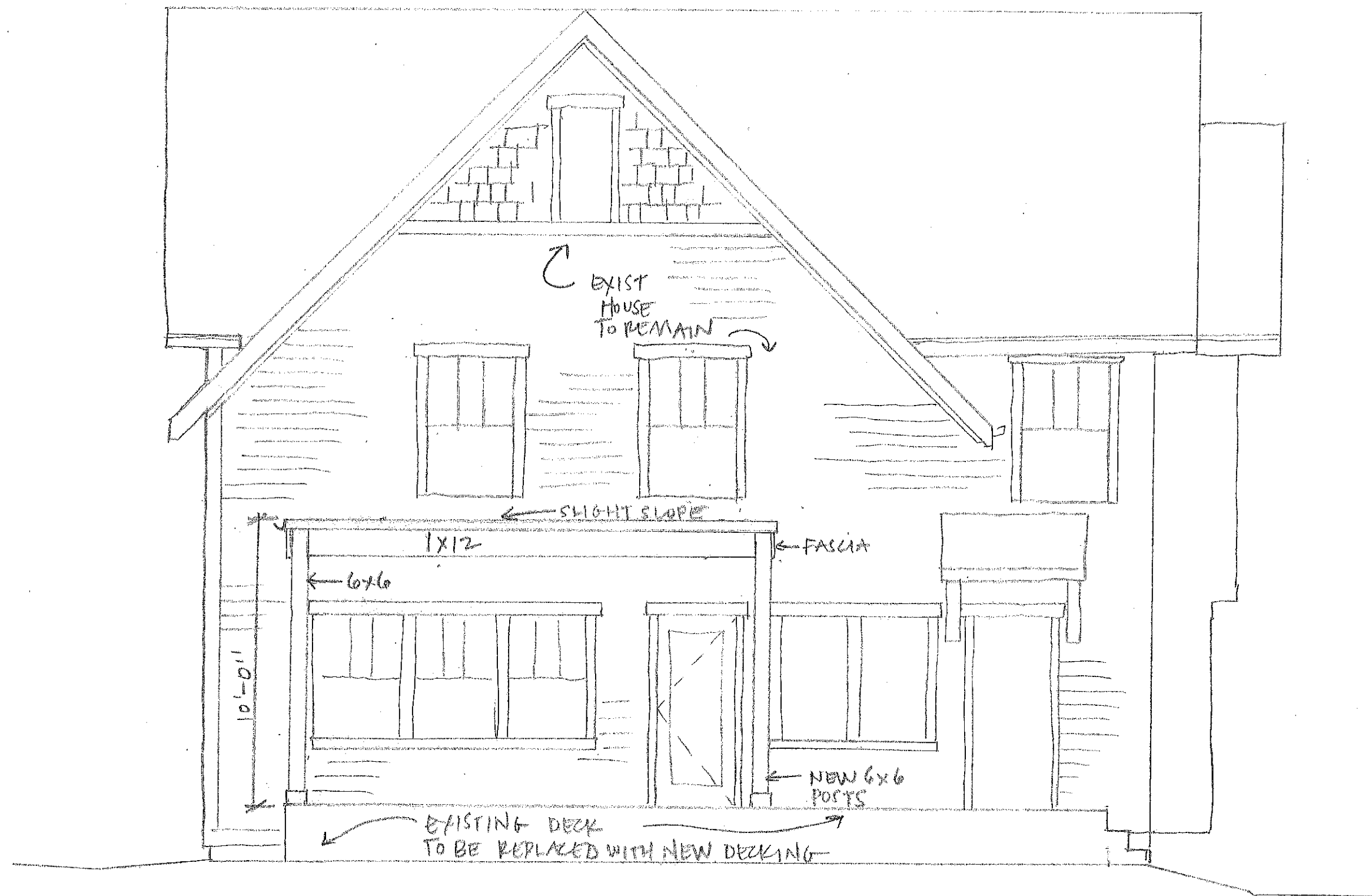


EAST ELEVATION
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

REPLACE DECK
 @ SAME HEIGHT
 + LOCATION AS
 EXIST. DECK



WEST ELEVATION

6/21/2011



NOTICE OF PUBLIC HEARING

Amy and Josh Storm, owners of the property located at 342 Taylor Avenue, are requesting a public hearing for zoning 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 the requested zoning variations on Tuesday, October 27, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The applicants are requesting approval of variations from the Glen Ellyn Zoning Code to allow the conversion of the existing open pergola between the existing home and existing garage to a roofed over porch. The proposed plans would result in the home being connected to the garage by the new roofed porch area. To accommodate this project, the applicants are specifically requesting the following: Specifically, the applicants are requesting variations from the following

1. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required; and
2. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of approximately 25.75% in lieu of a maximum lot coverage ratio of 20%; and
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, commonly known as 342 Taylor Avenue, is zoned R2 Residential District, and is legally described as follows:

PARCEL 1: LOT 27 IN ARTHUR T. MCINTOSH AND COMPANY'S TAYLOR AVENUE SUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 10 AND 11 IN E.W. ZANDER AND COMPANY ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT OF ARTHUR T. MCINTOSH AND COMPANY'S TAYLOR AVENUE SUBDIVISION RECORDED APRIL 22, 1925 AS DOCUMENT NO. 191645 IN DUPAGE COUNTY, ILLINOIS.

And

PARCEL 2: LOT 9 IN JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 IN E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN (EXCEPTING FROM SAID LOT 9, THE WESTERLY 20 FEET THEREOF, SAID 20 FEET TO THE MEASURED ON A LINE RUNNING EASTERLY FROM AND AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 9, ALSO EXCEPTING FROM SAID LOT 9, THAT PORTION THEREOF, LYING WITHIN THE STREET LINE KNOWN AS TURNER AVENUE) IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-14-205-033, 05-14-205-035

Plans related to the proposed project are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website for public viewing no later than Friday, October 23, 2020. If you have questions, please contact Cole Jackson, Associate Planner, at (630) 547-5246.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentzba> or via email to Cole Jackson, Associate Planner, at cjackson@glenellyn.org. All public comments received by 5:00 pm on Tuesday, October 27, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83438734651?pwd=WUU2ULJESm9qeDhjdFViOFVaS01SUT09>

Password: 234012

Or Telephone, dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Password: 234012

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Password: 234012
Or Telephone, dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 834 3873 4651
Password: 234012

Published in Daily Herald October 12, 2020 (4552674)

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/12/2020 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

Laurel Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4552674

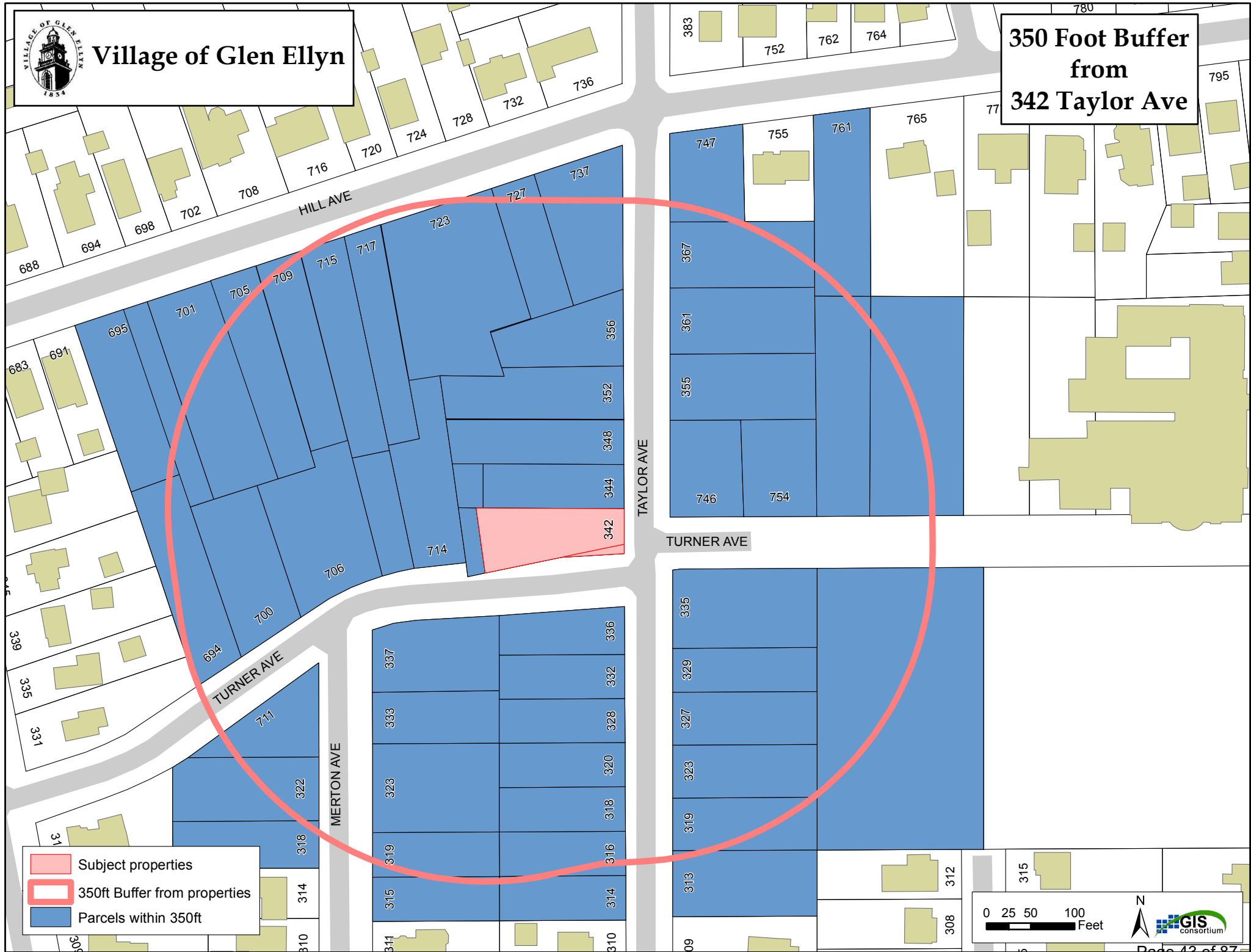
PIN	BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT
0514209014	318 TAYLOR LLC	645		FOREST AVE	
0514209011	ALBRECHT, MICHAEL & DIANE	332		TAYLOR AVE	
0514209015	ALLISON, SETH W & KELLY Z	316		TAYLOR AVE	
0514206001	BARRICK, KENNETH	747		HILL AVE	
0514210006	BECK, STEPHEN & KIMBERLY	319		TAYLOR AVE	
0514209004	BESSLER, ROBERT & JENNIFER	319		MERTON AVE	
0514210002	BOLAND, TRAVIS J & JOLYN	1917	E	EVERGREEN ST	
0514205036	BOURKE, JAMES P	705		HILL AVE	
0514205043	CHICAGO TITLE 8002358738	10	S	LA SALLE ST	2750
0514208009	DEAN JR, CHARLES & M	711		TURNER AVE	
0514205031	FORD, DOUGLAS J & PAULA	344		TAYLOR AVE	
0514206006	FRENCH, PENN & MICHELLE	746		TURNER AVE	
0514205037	GIRARDI, JOSEPH G	700		TURNER AVE	
0514209012	GUIMON, MARTYN & DEBORAH	328		TAYLOR AVE	
0514209013	HACKMAN, J PHILIP & K L	320		TAYLOR AVE	
0514206007	HALL, JOHN & J NOEL	754		TURNER AVE	
0514205025	KARCH, GARY C & ANN	737		HILL AVE	
0514205011	KIDD II, WESLEY E & ALICE	701		HILL AVE	
0514209003	KING JR, ROBERT & MARGARET	323		MERTON AVE	
0514210007	LAUGHLIN, RUTH A	313		TAYLOR AVE	
0514206005	LETTENBERGER, THOMAS & A	355		TAYLOR AVE	
0514209016	LONVICK, ERIC	314		TAYLOR AVE	
0514210005	MANGAN, THOMAS & KAREN	323		TAYLOR AVE	
0514209005	MC GAVOCK, JEFFERY & D R	315		MERTON AVE	
0514205027	MEYERS, PATRICK & NANCY	352		TAYLOR AVE	
0514205040	MOCKO, JONATHAN & COLLEEN	714		TURNER AVE	
0514205041	O DONNELL, PATRICK & MEGAN	709		HILL AVE	
0514210004	O GORMAN, JOHN R	327		TAYLOR ST	
0514205017	PHILLIPSON, ERIC & KARYN	717		HILL AVE	
0514208010	PURDOM JR, CHARELS & CINDY	322		MERTON AVE	
0514209001	RAJECK, MERRILL & JANET	337		MERTON AVE	
0514210003	RICHARDS, GEORGE & P L	329		TAYLOR AVE	
0514205039	RIZZO, MARIO & MARY	715		HILL ST	
0514208011	ROSS, SEAN & KERRY	318		MERTON AVE	
0514205042	ROSSMAN, M & R SIERENS	706		TURNER AVE	
0514205029	RUCKSTAETTER, JOHN A & D	348	S	TAYLOR AVE	
0514209002	SADOWSKI, DANIEL & SUSAN	333		MERTON AVE	
0514205012	SCHMIDT, STEPHEN & LINDA	694		TURNER AVE	
0514209010	SCHMITZ, ERICA & ZACHARY	336		TAYLOR AVE	
0514205009	SCHOENHERR, AARON & J	695		HILL AVE	
0514210013	SCHOOL DISTRICT NO 41	793	N	MAIN ST	
0514206003	SIMEO, JOSEPH	367		TAYLOR AVE	
0514206004	SWIKLE, TODD	361		TAYLOR AVE	
0514206008	VAN DYKE, BRANDON & KELLY	761		HILL AVE	

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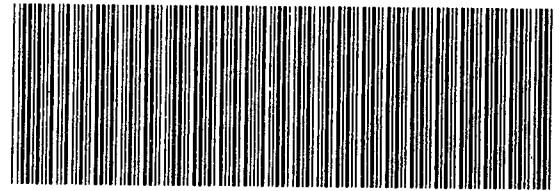


Village of Glen Ellyn

350 Foot Buffer
from
342 Taylor Ave



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



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 29, 2010

10:40 AM

OTHER

05-14-205-033

012 PAGES

R2010-055281

Village of Glen Ellyn

Ordinance No. 5855

An Ordinance Approving Six Variations from the
Setback and Project Class Requirements
of the Zoning Code to Allow an Addition to the
Residence at 342 Taylor Avenue
Glen Ellyn, IL 60137

Adopted by the
President and Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
this 12th day of April, 2010.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 13th
day of April, 2010.

RETURN TO:

VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 5855

**An Ordinance Approving Six Variations from the
Setback and Project Class Requirements
of the Zoning Code to Allow an Addition to the
Residence at 342 Taylor Avenue
Glen Ellyn, IL 60137**

Whereas, Joshua and Amy Storm, owners of the property at 342 Taylor Avenue, Glen Ellyn,

Illinois, which is legally described as follows:

Parcel 1: Lot 27 in Arthur T. McIntosh and Company's Taylor Avenue Subdivision, being a subdivision of part of Block 10 and 11 in E. W. Zander and Company's Addition to Glen Ellyn, being a subdivision in Sections 11 and 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat of Arthur T. McIntosh and Company's Taylor Avenue Subdivision recorded April 22, 1925 as Document No. 191645 in DuPage County, Illinois.

Parcel 2: Lot 9 in James N. Brady's Subdivision of the East Half of Block 12 in E. W. Zander and Company's Addition to Glen Ellyn (excepting from said Lot 9, the westerly 20 feet thereof. Said 20 feet shall be measured on a line running easterly from and at right angles to the west line of said Lot 9, also excepting from said Lot 9, that portion thereof, lying within the street line known as Turner Avenue) in the Northeast Quarter of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

P.I.N.: 05-14-205-033 and 05-14-205-035

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for six variations from the Glen Ellyn Zoning Code as follows:

1. A variation from Section 10-4-8(D)1a to allow a front yard setback of 28.33 feet in lieu of the minimum required front yard setback of 30 feet for the proposed first-floor exterior wall extension.
2. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed two-story addition.
3. A variation from Section 10-4-1(N) to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 4.5 feet for the proposed second-floor addition.

4. A variation from Section 10-4-8(D)4b to allow a corner side yard setback of 11.38 feet in lieu of the minimum required interior side yard setback of 15.55 feet for the proposed second floor addition.
5. A variation from Section 10-5-5(B)4(21) to allow an interior side yard setback of 3.75 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed air conditioning units.
6. A variation from Section 10-8-6(B)3 to allow a Class II Alteration in lieu of the maximum permitted Class I Alteration for a non-conforming single family dwelling.

Whereas, following due notice by publication in the Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on March 9, 2010, at which the petitioners presented evidence, testimony, and exhibits in support of the variation requests and two persons appeared in favor of the variations and no persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on March 9, 2010, the Zoning Board of Appeals adopted findings of fact and, by a vote of four (4) "yes" and one (1) "no," recommended that the variations be approved as set forth in its Minutes dated March 9, 2010, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the variations, if granted, will not alter the essential character of the locality since the resulting structure will be comparable in size, area and height to other existing residences in the neighborhood;

B. That the particular physical surroundings, shape and topographical condition of this property will bring practical difficulty or particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations was to be carried out since the existing residence is positioned with noncompliant front, side and corner side yard setbacks on this noncompliant, narrow, 52-foot wide corner lot.

C. That the conditions upon which the variations are based will not be applicable generally to other property within the same zoning district since the narrow width of this corner lot, its triangular shape, and position of the residence on the lot is unique to this property;

D. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the proposed improvements are intended for the future use and benefit of the current owners;

E. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since the property was purchased by the current owners under the current conditions;

F. That the Variations make possible the reasonable use of the land and building since the variations are minimal, practical and result in a residence that is in accordance with the essential character of the locality; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variations (7 were presented) recommended by the Zoning Board of Appeals.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The minutes of the March 9, 2010 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve six variations from the Glen Ellyn Zoning Code as follows:

1. A variation from Section 10-4-8(D)1a to allow a front yard setback of 28.33 feet in lieu of the minimum required front yard setback of 30 feet for the proposed first-floor exterior wall extension.
2. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed two-story addition.
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Principal Meridian, in DuPage County, Illinois.

P.I.N.: 05-14-205-033 and 05-14-205-035

Section Three: This grant of variation to construct additions is conditioned upon the construction being completed in substantial conformance with the signed Application for Variation received by the Planning & Development Department on February 10, 2010 supporting documents and materials received on February 10, 2010 and the testimony and exhibits provided at the March 9, 2010 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of variation shall expire and become null and void twenty four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said twenty four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall

subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

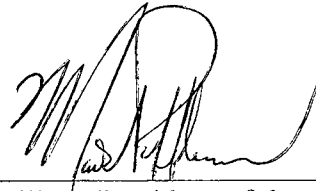
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 12th day of April, 2010.

Ayes: Cooper, Henninger, Comerford, Hartweg, Thorrell, Ladesic

Nays: — 0 —

Absent: — 0 —

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 12th day of April, 20 10.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Suzanne R. Connors

Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 13th day of April 2010).

X:\Plandev\PLANNING\ZBA-VARIATION DOCS\ORDINANCE\TAYLOR342-FRONT,SIDE,CSIDE,CLASS.doc



CERTIFICATION

I, Suzanne R. Connors, duly appointed/elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 5855, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 12th day of April 2010, and that the same was signed and approved by the President of said Village on the 12th day of April 2010.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 13th day of April 2010.

Suzanne R. Connors
Village Clerk

CORPORATE SEAL

she has contacted ComEd and the utility pole will be moved out of the easement and that the easement will be reduced in size. Mr. Kvapil responded to Mr. Waterman that a roof overhang is allowed in a setback.

Persons in Favor of or in Opposition to the Petition

No persons spoke in favor of or in opposition to the variation requests.

Comments from the ZBA

The ZBA members were in favor of the variations requested by the petitioners. They felt that the shape of the lot is a particular hardship, that repairing the foundation will correct a potentially hazardous condition and that the variation for the proposed sunroom is minimal. They also were in favor of the variation requests because the proposal will reduce an existing nonconforming setback. Mr. Kolar recommended as a condition of approval that the utility easement situation is handled as represented at this public hearing.

Motion

Ms. Fried moved, seconded by Mr. Waterman, to recommend that the Village Board approve variations from the Zoning Code as follows: 1. A variation from Section 10-4-1(N)1 to allow the reconstruction of a portion of the existing attached garage that encroaches 10 feet into the minimum required front yard setback in lieu of the maximum permitted encroachment of 5 feet. 2. A variation from Section 10-4-1(N)2 to allow the reconstruction of a portion of the existing attached garage with a foundation that does not meet code requirements in the side yard setback in lieu of the requirement to allow existing structures to be reconstructed with foundations that meet code requirements in the side yard setback. 3. A variation from Section 10-4-8(D)3 to allow the construction of a new sunroom with a side yard setback of 7.5 feet in lieu of the minimum required side yard setback of 8.5 feet. The recommendation for approval was based on the findings of fact that the lot is triangular in shape, that safety issues related to the garage foundation exist and that the request is minimal. Also, the recommendation for approval was based on the conditions that the construction is in compliance with the plans as submitted at this public hearing and that the utility easement situation is handled as represented at this public hearing.

The motion carried unanimously with five (5) "yes" votes as follows: Board Members Fried, Waterman, Constantino, Kolar and Chairman Garrity voted yes.

PUBLIC HEARING - 342 TAYLOR AVENUE

A REQUEST FOR APPROVAL OF SEVEN (7) VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(D)1 TO ALLOW A FRONT YARD SETBACK OF 28.33 FEET IN LIEU OF THE MINIMUM REQUIRED FRONT YARD SETBACK OF 30 FEET FOR THE PROPOSED FIRST-FLOOR EXTERIOR WALL EXTENSION. 2. A VARIATION FROM SECTION 10-4-8(D)3 TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 3.93 FEET IN LIEU OF THE MINIMUM REQUIRED INTERIOR SIDE YARD

SETBACK OF 6.5 FEET FOR THE PROPOSED TWO-STORY ADDITION. 3. A VARIATION FROM SECTION 10-4-1(N) TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 3.93 FEET IN LIEU OF THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 4.5 FEET FOR THE PROPOSED SECOND-FLOOR ADDITION. 4. A VARIATION FROM SECTION 10-4-8(D)4b TO ALLOW A CORNER SIDE YARD SETBACK OF 11.38 FEET IN LIEU OF THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 15.55 FEET FOR THE PROPOSED SECOND-FLOOR ADDITION. 5. A VARIATION FROM SECTION 10-5-5(B)4(8) TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 3.21 FEET IN LIEU OF THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 4.5 FEET FOR THE PROPOSED FIREPLACE CHIMNEY. 6. A VARIATION FROM SECTION 10-5-5(B)4(21) TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 3.75 FEET IN LIEU OF THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK OF 6.5 FEET FOR THE PROPOSED AIR CONDITIONING UNITS. 7. A VARIATION FROM SECTION 10-8-6(B)3 TO ALLOW A CLASS II ALTERATION IN LIEU OF THE MAXIMUM PERMITTED CLASS I ALTERATION FOR A NON-CONFORMING SINGLE-FAMILY DWELLING.

Staff Report

Building and Zoning Official Joe Kvapil stated that Amy and Joshua Storm, the petitioners and owners of 342 Taylor, are requesting seven (7) variations to construct a first-floor expansion, a new 2-story addition, a fireplace chimney addition and the installation of air conditioning equipment, all that do not meet the minimum required side, front or corner side yard setbacks. The petitioners are also requesting a variation to allow a Class II Alteration in lieu of the maximum Class I Alteration permitted. Mr. Kvapil displayed photographs and a map of the subject property, which is a corner lot, and he described the location of the property. He stated that three of the petitioners' neighbors have submitted letters of support regarding the requested variations. Mr. Kvapil stated that Village records indicate two previous building permits have been issued for the subject property and no variations have been granted for the subject property. He described the seven requested variations and indicated the areas that encroach into the required setbacks using a site plan and a floor plan. Regarding the first variation to allow a front yard setback of 28.33 feet in lieu of the minimum required front yard setback of 30 feet for the proposed first-floor exterior wall extension, Mr. Kvapil explained that an architectural element is being applied to the front of the nonconforming exterior wall. Regarding the second variation to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed two-story addition, Mr. Kvapil explained that a portion of the structure is being removed and a new 2-story addition that will line up with the existing house will be constructed. Regarding the third variation to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 4.5 feet for the proposed second-floor addition, Mr. Kvapil explained that the second floor of the existing nonconforming structure that is proposed to be constructed must maintain a minimum distance of 4.5 feet from the property line. The fourth variation is to allow a corner side yard setback of 11.38 feet in lieu of the minimum required interior side yard setback of 15.55 feet for the proposed second-floor addition to the existing structure. The fifth variation requested is to allow an interior side yard setback of 3.21 feet in lieu of the

minimum required interior side yard setback of 4.5 feet for the proposed fireplace chimney, and Mr. Kvapil explained that a chimney is allowed to extend 2 feet into the required setback. The sixth variation is to allow an interior side yard setback of 3.75 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed air conditioning units. Regarding the seventh variation to allow a Class II Alteration in lieu of the maximum permitted Class I Alteration for a non-conforming single-family dwelling, Mr. Kvapil explained that a Class I Alteration allows the exterior surfaces of a nonconforming building to be altered up to 50 percent of all the exterior surfaces of the existing structure and that the proposed alterations exceed that maximum and become a Class II Alteration which is not permitted per the code.

Petitioners' Presentation

Amy Storm, the petitioner and owner of the subject property, stated that their family is outgrowing their home. Ms. Storm stated that the reason that they need to reconstruct the walls on the second floor is because the house, which is existing nonconforming, is over 100 years old. She stated that there are different roof heights on the house and that an existing addition cannot support a second story. Ms. Storm stated that they would like to eliminate variation five regarding the fireplace chimney. She stated that the reason they want to locate the air conditioners in the proposed location is because they basically use the Turner Avenue side of their home as the front and the air conditioning units will line up with their neighbors' garage to the north. She added that the neighbor to the north has reviewed the plans and is supportive of the variation requests.

Responses to Questions from the ZBA

When Mr. Kolar asked why the new construction portion of the project does not conform to the code, Ms. Storm responded that they could not get the space they need without squaring off the house. Ms. Storm responded to Mr. Constantino that the particular hardships or unique circumstances are that the house is 100 years old and is existing nonconforming and the lot is an odd size. Ms. Storm responded to Ms. Fried that the air conditioning units may be able to be placed under the deck if the deck is raised up. She also responded to Mr. Kolar that if the air conditioning units were moved to the south out of the setback, the units would be able to be seen through the windows of their family room.

Persons in Favor of or in Opposition to the Request

Nancy Meyers, 352 Taylor Avenue, Glen Ellyn, Illinois was in favor of the variation requests because the petitioners' house is an odd shape, the petitioners need more space and the variation requests are minimal and will aesthetically improve the house.

John Ruckstaetter, 348 Taylor Avenue, Glen Ellyn, Illinois was in favor of the variation requests and stated that the three neighbors closest to the Storms' are supportive of the variation requests. Mr. Ruckstaetter felt that if the variations are not approved, the petitioners may sell their home and the property could become a vacant lot. Mr. Ruckstaetter stated that the improvements to the petitioners' home will increase his property values.

Comments from the ZBA

Four of the five ZBA members present were supportive of the variation requests. Those in favor felt that the location of the existing home and the width of the front yard facing Taylor Avenue are particular hardships. They also felt that a unique situation exists because the structure predates the existing zoning code. Some Board members felt that a straight-up addition to square off the house makes sense aesthetically. Board Members Kolar and Fried suggested relocating the air conditioning units so that a variation would not be required and the impact on the neighbors would be lessened. Mr. Kolar suggested reducing the size of the deck to allow space for the units. Although Mr. Kolar was supportive of some of the variation requests, he had problems with allowing new construction to be nonconforming and, therefore, was not supportive of variation requests 2 and 6.

Motion

Mr. Waterman moved, seconded by Ms. Fried, to recommend that the Village Board approve variation requests 1, 2, 3, 4, 6 and 7 (the petitioner eliminated variation 5 regarding the fireplace chimney during the public hearing) due to the practical difficulties of the age of the home and the location of the existing house on the lot.

The motion carried with four (4) "yes" votes and one (1) "no" vote as follows: Board Members Waterman, Fried, Constantino, and Waterman voted yes; Board Member Kolar voted no.

Trustee Report

Trustee Ladesic stated that the Village Board recently approved contractor registration in the Village.

Staff Report

Mr. Kvapil reviewed the upcoming agenda item for the next regularly scheduled ZBA meeting.

There being no further business before the Zoning Board of Appeals, the meeting was adjourned at 9:20 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building & Zoning Official



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/27/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-611)**

DOC ID: 2020-611

491 Ridgewood Avenue - Detached Garage - Zoning Variations

Statement of the Issue:

Please see the staff report for this agenda item.

Analysis:

Please see the staff report for this agenda item.

Budget Impact:

N/A

Action Requested:

Please see the staff report for this agenda item.

Attachments:

1. Staff Report
2. Petitioners' Application Packet
3. Plat of Survey
4. Prospect Park Addition
5. Proposed Site Plan
6. Proposed Garage Elevations
7. Location - Zoning Map
8. Aerial View
9. 2-Foot Contour Map
10. Location Map for Public Hearing Notice
11. Mailing List for Public Hearing Notice
12. Public Hearing Notice
13. Certificate of Publication



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 10/27/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-611)**

DOC ID: 2020-611

491 Ridgewood Avenue - Detached Garage - Zoning Variations

Statement of the Issue:

Please see the staff report for this agenda item.

Analysis:

Please see the staff report for this agenda item.

Budget Impact:

N/A

Action Requested:

Please see the staff report for this agenda item.

Attachments:

1. Staff Report
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STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, Planner

DATE: October 23, 2020

SUBJECT: *October 27, 2019, Zoning Board of Appeals Meeting*
Public Hearing – Zoning Variation request to allow a detached garage on a non-buildable lot.

PROPERTY: 491 Ridgewood Avenue is an interior lot, located on the south side of Ridgewood Avenue, just east of the intersection with Glenwood Avenue.

PETITIONERS: The petitioners are Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue.

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

1. Section 10-4-1(L) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
2. Section 10-8-6(B)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
3. Section 10-5-4(A)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures in the required rear yard is 456 square feet; and
4. 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.

ZONING/USE: The subject property and the properties to the north, east, west, and south are all zoned R2 - Residential District and are all improved with single-family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the October 12, 2020 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
1976	B4003	Electrical permit
1998	B17485	Fence
2018	B20182391	Interior Remodel
2020	20200462	Fence

**EXISTING
CONDITIONS:**

	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	5,700 (0.13 acres)
Lot Width	80', corner lots; 66', all other lots	38'
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	28.5' from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	3' 2" from east interior side lot line to principal structure; 15' from west lot line to principal structure
Rear Yard	40'	82.5' from principal structure

The existing home, per the petitioners' application packet (Attachment 1) was constructed in 1909. The original neighborhood, or block area, was platted in 1884 (Attachment 3). Per the legal description, the property was formed from parts of Lots 8 and 9 of the original subdivision. The lot width is 38 feet. This is 42 percent less than the required minimum lot width of 66 feet for interior lots in the R2 district. The lot area is 5,700 square feet. This is 35 percent less than the required minimum lot area of 8,712 square feet for interior lots in the R2 district.

The existing home on the subject property is approximately 881 square feet or 15.5 percent lot coverage. The existing detached garage is approximately 297 square feet, which is less than the 500 square-foot 'bonus' for detached garages and does not count toward total lot coverage. No other freestanding accessory structures are located on the subject property.

HISTORY

In 1989, the Village Board adopted comprehensive amendments to the Zoning Code. This included the adoption of Section 10-4-1 and Chapter 10-8 to create the minimum size of 'buildable lots' in the Village and regulations for

nonconforming uses and structures. Section 10-4-1(L) states that any single-family home located on a zoning lot which lawfully existed on or before October 28, 1974, may be modified, repaired, or otherwise altered, given that the subject zoning lot is not less than 50 feet in width and less than 6,534 square feet in area. The property located at 491 Ridgewood has a lesser width and area than each of these minimums.

Variation 1: To allow the construction of a detached garage on a lot less than 50 feet in width and less than 6,534 square feet in area.

In 1998, the Village Board adopted other miscellaneous amendments to the Zoning Code. This included the addition to the table within Section 10-8-6(B)(3), from which a second variation is required to allow the construction of the detached garage. Because the table's second column titled, "Lots with a Width of At Least 50 Feet and with At Least 6,534 Square Feet in Area", requires that the lot meet both of those minimum dimensions, and the subject property does not, a variation is required to in fact allow the new garage.

Variation 2: To allow the construction of a detached garage on a lot less than 50 feet in width and less than 6,534 square feet in area.

Finally, Section 10-5-4 broadly regulates accessory structures and uses. Subparagraph (A)(2)(a) specifically regulates how much of a lot can be covered by freestanding accessory structures, which is a separate requirement from a lot's overall lot coverage ratio. To summarize, the formula to determine the maximum lot coverage for freestanding accessory structures is 30 percent of the area of the required rear yard. The lot width of the subject property, 38 feet, multiplied by the required rear yard of 40 feet in the R2 district, is 1,520 square feet. Thirty (30) percent of this area is 456 square feet. This would be the maximum total area of permitted freestanding accessory structures in the required rear yard.

Variation 3: To allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all freestanding accessory structures in the required rear yard is 456 square feet.

PROPOSED

The petitioners are requesting three (3) zoning variations cited above to allow for the construction of a 600 square-foot detached garage to the rear of the existing single-family home located at 491 Ridgewood Avenue. The maximum permitted area for a detached garage is otherwise 660 square feet on most other 'buildable' lots. The existing lot coverage, approximately 881 square feet, will increase to approximately 981 square feet, or 17.2 percent due to the 'bonus' 500 square feet of detached garages that do not count toward this total. No other variations for setbacks or height are required.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners'

application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation 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 per Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioners' Application Packet
2. Plat of Survey
3. Prospect Park Addition
4. Proposed Site Plan
5. Proposed Elevations
6. Location & Zoning Map
7. Aerial Photo
8. 2' Contour Map
9. Location Map for Public Hearing Notice
10. Mailing List for Public Hearing Notice
11. Public Hearing Notice - Mailed and on Public Notice Portal
12. Certificate of Publication

CC:

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

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 491 Ridgewood 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 Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

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: Cecil & Agatha Barbato

Address: 491 Ridgewood Ave. Glen Ellyn, IL 60137

Home Phone No.: N/A Cell Phone No.: 630-310-4899

Fax No.: _____

E-mail: Barbato.cecil@gmail.com

Ownership Interest in the Property in Question:

OWNER AND RESIDENT

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):

N/A - OWNERS ARE APPLICANTS

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

N/A

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.

III. PROPERTY INFORMATION:

Common address: 491 Ridgewood Ave. Glen Ellyn, IL 60137

Permanent tax index number: 05-14-111-002

Legal description:

THE WEST 24 FEET OF LOT 9 AND THE EAST 14 FEET OF LOT 8 IN BLOCK 3 OF PROSPECT PARK ADDITION, BEING C. A. PHILLIPS' SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP THIRTY NINE (39) NORTH, RANGE TEN (10) EAST OF THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R2

Lot size: 38 ft. x 150 ft. Area: 5700 sq. ft.

Present use:

SINGLE FAMILY RESIDENTIAL

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):

VARIATION FROM: SECTION 10-4-1(L) - TO ALLOW FOR THE CONSTRUCTION OF A DETACHED GARAGE ON A LOT LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQ/FT IN AREA

VARIATION FROM: SECTION 10-8-6(B)(3) - TO ALLOW FOR THE CONSTRUCTION OF A DETACHED GARAGE ON A LOT LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQ/FT IN AREA

VARIATION FROM: SECTION 10-5-4(A)(2)(a) - TO ALLOW A 600 SQ/FT GARAGE WHERE NO MORE THAN 456 SQ/FT OF THE LOT MAY BE COVERED WITH ROOFED ACCESSORY STRUCTURES

Estimated date to begin construction: NOV. 2020 / MAR. 2021

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

BUILDER - "REGENCY GARAGES" 17W486 LAKE ST ADDISON, IL 60101
LANDSCAPE (RAIN GARDEN) - "GREENSCAPE LANDSCAPING" 540 S.
RIVER ST. BATAVIA, IL 60510

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 SMALL LOT ITSELF (LEGAL NON-CONFORMING) AT THE TIME OF APPLICATION OF THE BULK CODE (1974) COMBINED WITH THE EXTREMELY NARROW WIDTH (38FT WIDE) MAKE THIS LOT UNIQUE, IN NOT ONLY IN THAT THE REQUIRED REAR YARD CREATES A COVERAGE RATIO RESTRICTION (10-5-4(A)(2)(a)) WHICH RESULTS IN BOTH DESIGN AND FUNCTIONALITY ISSUES WITH THE PROPOSED PROJECT BUT SEPARATELY, 10-4-1(L) AND 10-8-6(B)(3) RENDER THE PROPERTY UN-IMPROVEABLE AND PROHIBIT THE PROPOSED PROJECT OR THE CONSTRUCTION OF ANY ACCESSORY STRUCTURE LIKE IT. ITS NOT THAT THE CODE, WHEN APPLIED TO THE STRICT LETTER, MAKES THE PROPOSED PROJECT HARD OR ANY MORE EXPENSIVE TO DESIGN & CONSTRUCT, BUT THAT IT MAKES IT ENTIRELY IMPOSSIBLE.

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):

OR

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

THE SMALL LOT ITSELF (LEGAL NON-CONFORMING) AT THE TIME OF APPLICATION OF THE BULK CODE (1974) COMBINED WITH THE EXTREMELY NARROW WIDTH (38FT WIDE) MAKE THIS LOT UNIQUE.

10-4-1(L) AND 10-8-6(B)(3) RENDER THE PROPERTY UN-IMPROVEABLE AND PROHIBIT THE PROPOSED PROJECT OR THE CONSTRUCTION OF ANY ACCESSORY STRUCTURE LIKE IT. THIS IS A UNIQUE HARDSHIP AS THE CONDITIONS CREATED BY THE ZONING CODE DO NOT ALLOW FOR THE IMPROVEMENT OF THE LAND BEYOND THE FORM IT REPRESENTED OVER 110 YEARS AGO.

VARIATION REQUESTED FROM 10-5-4(A)(2)(a) IS REQUIRED TO ALLOW FOR CONSTRUCTION OF AN ACCESSORY STRUCTURE THAT FITS WITHIN AND IS ARCHITECTURALLY CONSISTENT WITH ITS PRINCIPAL STRUCTURE AND THE REST OF THE NEIGHBORHOOD.

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 PRINCIPAL STRUCTURE AT 491 RIDGEWOOD IS AN AMERICAN FOURSQUARE CONSTRUCTED IN 1909. THE ORIGINAL HOUSE IS STANDING IN ITS ORIGINAL FOOTPRINT AND HAS BEEN COMPLETELY RESTORED. THE PRINCIPAL STRUCTURE BEARS A HIP ROOF AND ATTIC DORMER. THE PROPOSED PROJECT HAS BEEN CAREFULLY DESIGNED TO MATCH THIS CHARMING AND HISTORIC PRINCIPAL STRUCTURE, FEATURING A MATCHED PITCH HIP ROOF, ATTIC DORMER, ARCHITECTURAL SHINGLES, MATCHING WINDOWS COMPOSITE SIDING, CARRIGE STYLE RAISED PANEL OHD, MATCHED EAVES, AND MUCH MORE.

THE VARIATIONS ALLOW FOR (1) THE CREATION OF AN ACCESSORY STRUCTURE, REPLACING THE NON-CONFORMING & DETERIORATING, ON-GRADE EXISTING GABLE-ROOF 1- CAR GARAGE WITH A MODERN 2 -CAR GARAGE. (2) ALLOWING THE CONSTRUCTION OF AN ACCESSORY STRUCTURE THAT WILL BEAR THE LENGTH NECESSARY TO TO CREATE A ROOF, ROOF RIDGE LENGTH AND ARCHITECTURAL DETAILS CONSISTENT WITH THAT OF THE PRINCIPAL STRUCTURE.

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

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

THE PROPERTY IN QUESTION IS 38 FEET WIDE AND 150 FEET IN DEPTH. THE EXTREMELY NARROW SHAPE CONTRIBUTES TO THE NEED TO SEEK VARIATIONS FROM BOTH TYPES OF RESTRICTIONS. FOOTPRINT IN REAR YARD AND CONSTRUCTION ON A LOT LESS THAN 50 FEET IN WIDTH AND 6534 SQ/FT IN AREA.

491 RIDGEWOOD IS A PERFECT EXAMPLE OF THE FIRST TYPE OF ACCEPTABLE HARDSHIP:

"A platted lot that is uniquely shaped and when the zoning code is applied, interferes with the buildable area of the lot."

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 VARIATION WOULD NOT GENERALLY BE APPLICABLE WITH THE EXCEPTION OF THE LOT IMMEDIATELY TO THE WEST, AND THE TWO LOTS IMMEDIATELY TO THE EAST. ALL OF WHICH HAVE BEEN IMPROVED UPON WITH ACCESSORY STRUCTURES THAT DO NOT MEET THE STRICT APPLICATION OF THE BULK CODE.

WHILE THE VARIATION IN QUESTION WOULD NOT BE UNIQUE FOR THESE FOUR PROPERTIES, THESE LOTS ARE UNIQUE IN THE R2 ZONING DISTRICT.

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

THE PROPERTY WAS PURCHASED IN 2019 AS A COMPLETE RESTORATION, ONE WHICH THE OWNERS WERE VERY INVOLVED WITH. THE PURCHASE WAS MADE BECAUSE OF THE DESIRE OF THE CURRENT OWNERS TO START A FAMILY IN GLEN ELLYN AND BE CLOSE TO DOWNTOWN. ADDITIONALLY THIS PARTICULAR HOME WAS SOUGHT OUT AS THE OWNERS HAVE AN APPRECIATION AND PARTICULAR INTEREST FOR THIS TYPE OF ARCHITECTURE. WE INTEND TO LIVE IN THIS HOME FOR THE FORESEEABLE FUTURE.

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 IN 1909 WHEN FOUR IDENTICAL HOUSES WERE BUILT ON 38 FOOT WIDE LOTS WITH LOT AREAS OF 5700 SQ/FT. THE HARDSHIP WAS CREATED OVER 110 YEARS AGO, AND THEN AGAIN IN 1974 WHEN THE BULK CODE WAS APPLIED.

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

THE ADDITION OF THE NEW STRUCTURE WILL ALLOW FOR THE RESIDENTS/OWNERS VEHICLES TO BE PARKED INSIDE ALONG WITH THE NECESSARY EQUIPMENT REQUIRED TO MAINTAIN THE PROPERTY CREATING A CLEANER LOOK FOR THESE HISTORIC HOMES.

6. Provide evidence that the proposed variation will not:

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

IT WILL NOT. THE STRUCTURE IS REPLACING AN EXISTING GARAGE AND WILL COMPLY WITH ALL EXISTING GLEN ELLYN HEIGHT REQUIREMENTS FOR ACCESSORY STRUCTURES AND ALL LISTED MAXIMUM FOOTPRINT REQUIREMENTS.

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

WALLS AND EAVES IMMEDIATELY ADJACENT TO THE PROPERTY LINE WILL BE 1 HOUR FIRE RATED, BUT WILL ALSO BE FURTHER FROM THE PROPERTY LINE THAN THE CURRENT STRUCTURE. ADDITIONALLY THE NEW STRUCTURE AND THE SITE WILL BE DESIGNED TO CAPTURE MORE THAN ITS SHARE OF STORM WATER RUNOFF.

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

IT WILL CREATE A SIGNIFICANT IMPROVEMENT TO THE PROPERTY IN QUESTION AND MODERN CONSTRUCTION WILL MAKE IT A SAFER GARAGE THAN THE EXISTING STRUCTURE OF QUESTIONABLE INTEGRITY.

d. Diminish or impair property values within the neighborhood;

THE PROPERTY IN QUESTION HAS BEEN IN A STATE OF CONTINUOUS IMPROVEMENT SINCE THE CURRENT OWNERS BECAME THE CUSTODIANS OF THE PROPERTY. IT WAS RECENTLY SUBJECTED TO ASSESSMENT CERTIFYING VALUE ADD TO THE PROPERTY WHICH, DIRECTLY INCREASES THE PROPERTY VALUES IN THE NEIGHBORHOOD. THE PROJECT IN QUESTION WILL BE NO DIFFERENT AND CARRIES WITH IT THE SUPPORT OF THE NEIGHBORHOOD.

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

THE PROJECT WILL NOT AFFECT PUBLIC STREETS OR HIGHWAYS.

f. Create a nuisance; or

THE PROPOSED STRUCTURE WILL ELIMINATE THE NUISANCE OF VEHICLES PARKED OUTSIDE BOTH CONTRIBUTING TO A CLEANER NEIGHBORHOOD LOOK AND MAKING THE NEIGHBORHOOD LESS OF A TARGET FOR BURGLARY TO VEHICLES.

- g. Results in an increase in public expenditures.

THE ADDITION OF THE NEW ACCESSORY STRUCTURE WILL ADD VALUE TO THE SUBJECT PROPERTY AS IT WILL HAVE PARKING SUITABLE FOR TODAY'S LARGER VEHICLES AND OUR CLIMATE, INCREASING THE ASSESSMENT AND marginally REDUCING PUBLIC EXPENDITURES.

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

A LARGER GARAGE WAS PLANNED BUT ULTIMATELY ABANDONED AS WE FELT THE STRUCTURE WAS BEYOND PROPORTIONAL. THE DIMENSIONS OF THE PROJECT WERE CAREFULLY CONSIDERED AND IT WAS DETERMINED THAT WE ARE PROPOSING THE MINIMUM ACCEPTABLE WIDTH FOR A STRUCTURE CAPABLE OF PARKING TWO VEHICLES WIDE. THE LENGTH AND RECTANGULAR SHAPE OF THE STRUCTURE ARE IMPORTANT FOR TWO REASONS. 1, SINCE NO ADDITIONAL ACCESSORY STRUCTURES CAN BE BUILT ON THE PROPERTY THE ACCESSORY STRUCTURE IN QUESTION NEEDS TO SERVE THE DUAL PURPOSE OF BEING ABLE TO HOUSE THE TOOLS REQUIRED TO MAINTAIN THE PROPERTY AND SCREEN VEHICLES. 2, THE ADDED LENGTH WILL CREATE A RUN (RIDGE) AT THE TOP OF THE HIP ROOF AS OPPOSED TO BEING PEAKED LIKE A PYRAMID. WHILE THIS DOES NOT CHANGE THE FRONT ELEVATION IT CREATES CONTINUITY BETWEEN STRUCTURES. AS THE RIDGE LENGTH WILL BE PROPORTIONAL TO THE RIDGE LENGTH OF THE HOUSE CREATING A MORE SUITABLE APPEARANCE. THE PROPOSED 600SQFT STRUCTURE WILL MEET ALL HEIGHT AND SETBACK REQUIREMENTS AND IS 10% SMALLER IN SIZE THAN THE MAXIMUM PERMISSIBLE SINGLE ACCESSORY STRUCTURE AND 40% LESS THAN ALLOWABLE MAXIMUM COVERAGE BY ALL ACCESSORY STRUCTURES ON A SLIGHTLY LARGER LOT.

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

EXHIBIT 1 - SITE PLAN
EXHIBIT 2 - ELEVATIONS

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

<u>09/23/2020</u>	<u>Cecil Barbato</u>	<u><i>Cecil J Barbato</i></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Cecil Barbato, and I hold the position of N/A for N/A ("*Applicant*").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: 
Title: N/A

Applicant's Name: CECIL J. BARBATO

Subscribed and sworn to me this

25th day of September, 2020.


Notary Public



MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF **2019 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 *****

05-14-111-002

BARBATO, CECIL & AGATHA
491 RIDGEWOOD AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 1, 2020	.00
PAYING LATE?	PAY THIS AMOUNT:

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$3,029.90 PAID MAY 27, 2020

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF **2019 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 *****

05-14-111-002

BARBATO, CECIL & AGATHA
491 RIDGEWOOD AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 1, 2020	.00
PAYING LATE?	PAY THIS AMOUNT:

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$3,029.90 PAID AUG 25, 2020

Rate 2018	Tax 2018	Taxing District	Rate 2019	Tax 2019
** COUNTY **				
.1007	108.63	COUNTY OF DU PAGE	.1002	82.65
.0217	23.40	PENSION FUND	.0209	17.24
.0330	35.60	COUNTY HEALTH DEPT	.0331	27.30
.0119	12.83	PENSION FUND	.0113	9.32
.1180	127.29	FOREST PRESERVE DIST	.1141	94.12
.0098	10.57	PENSION FUND	.0101	8.33
.0146	15.75	DU PAGE AIRPORT AUTH	.0141	11.63
** LOCAL **				
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0442	47.68	MILTON TOWNSHIP	.0408	33.65
.0700	75.51	MILTON TWP ROAD	.0700	57.74
.0022	2.37	PENSION FUND	.0022	1.81
NEW		MILTON TWP MOSQ DIST	.0124	10.22
.4971	536.27	VLG OF GLEN ELLYN	.5011	413.35
.2968	320.18	VLG GLEN ELLYN LIBR	.2924	241.20
.0185	19.95	PENSION FUND	.0211	17.40
.2926	315.65	GLEN ELLYN PARK DIST	.2960	244.17
.0099	10.68	PENSION FUND	.0097	8.00
.0105	11.32	GLEN ELLYN MOSQ DIST	NO LEVY	
** EDUCATION **				
3.2574	3,514.08	GRADE SCHOOL DIST 41	3.2756	2,702.04
.0810	87.38	PENSION FUND	.0802	66.15
2.2413	2,417.91	HIGH SCHOOL DIST 87	2.1902	1,806.69
.0421	45.41	PENSION FUND	.0394	32.50
.2317	250.06	COLLEGE DU PAGE 502	.2112	174.29
7.4050	7,988.52	TOTAL	7.3461	6,059.80

Mailed to:
BARBATO, CECIL & AGATHA
491 RIDGEWOOD AVE
GLEN ELLYN IL 60137
Property Location:
491 RIDGEWOOD AVE
GLEN ELLYN, 60137
Township Assessor:
MILTON
630-653-5220
Tax Code:
5036
Property Index Number:
05-14-111-002

TIF Frozen Value	
Fair Cash Value	247,500
Land Value	20,110
+ Building Value	62,380
= Assessed Value	82,490*
x State Multiplier	1.0000
= Equalized Value	82,490
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	82,490
x Tax Rate	7.3461
= Total Tax Due	6,059.80
- Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Net Due	

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

*** S OF A FACTOR 1.0000**

1st INST PAID MAY 27, 2020
2nd INST PAID AUG 25, 2020



2019 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

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

2018 \$107,880 Assessed Value 2019 \$82,490

Property Index Number

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I certify that I am the owner and authorize the above name and/or address change.

Print Name _____

Property Index Number

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 -

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I certify that I am the owner and authorize the above name and/or address change.

Print Name _____

Failure to receive a bill does not relieve the taxpayer of penalty if payment is late.

This is the only bill you will receive. This bill includes a separate payment coupon for each installment.

All checks are electronically deposited upon receipt, regardless of date on check. Funds must be in U.S. dollars.

Payments returned to us by your bank as unpaid will be subject to a \$25.00 return item fee plus applicable penalties.

Personal checks received after 10/30/20 will be returned.

No payment will be accepted after 11/18/20 regardless of postmark.

Banks: Thru 09/01/20 (see website for participating banks)
Mail Thru 09/30/20:
 DuPage County Collector, P.O. Box 4203, Carol Stream, IL 60197
Mail After 09/30/20:
 DuPage County Collector, 421 N. County Farm Rd, Wheaton, IL 60187
Online: Thru 10/30/20 using Bank account transfer or with Visa, Mastercard or Discover.

- 2.10% Credit Card convenience fee to service provider
- \$3.00 Debit Card convenience fee to service provider

Drop Box: Thru 11/02/20 by 8:00 am
 South Parking Lot, 421 N. County Farm Rd, Wheaton

Phone: Thru 11/16/20 (844)775-5615 (Credit Cards with 2.10% fee)
In Person: Thru 4:30pm on 11/18/20
 Treasurer's Office, 421 N. County Farm Rd, Wheaton

SENIOR ASSESSMENT FREEZE and SENIOR EXEMPTION
Contact Supervisor of Assessments 630-407-5858

SENIOR CITIZEN TAX DEFERRAL
Contact County Treasurer 630-407-5900

06/01/20	1st installment due date
09/01/20	2nd installment due date
10/09/20	Payment deadline to avoid publication
10/27/20	Certified delinquent bills mailed
10/30/20	Last day to pay online
11/02/20	Certified funds required for payment
11/02/20	\$10 newspaper publication fee assessment begins
11/18/20	In-office payment deadline 4:30pm
11/19/20	Tax Sale

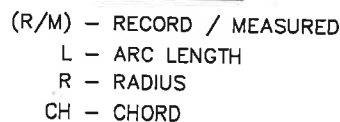
Equalization factors imposed by the State and by DuPage County are used to insure that assessment levels in all nine townships are at the statutory level of assessment of 33.33% of fair cash value. The Illinois Department of Revenue equalization factor (state multiplier) is shown on the front of the bill. The DuPage County Supervisor of Assessments (S of A) equalization factor is also shown on the front of this tax bill*.

After September 30, 2020: Mail payments to the DuPage County Collector, 421 N. County Farm Rd., Wheaton, IL 60187

DuPage County Treasurer's website: www.dupageco.org/treasurer

OF

THE WEST 24 FEET OF LOT 9 AND THE EAST 14 FEET OF LOT 8 IN BLOCK 3 OF PROSPECT PARK ADDITION, BEING C. A. PHILLIPS' SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP THIRTY NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



AREA = 5,700 SQ. FT.
MORE OR LESS

PREPARED FOR: ANTONPOULOS & VIRTEL, P.C. (ATTORNEYS AT LAW)
 JOB ADDRESS: 491 RIDGEWOOD AVE., GLEN ELLYN, IL
 SELLER/BUYER: M & M INVESTMENT GROUP, LLC. / BARBATO
 JOB NO.: 19-04-0167

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 23RD DAY OF MAY, 2019.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 23RD DAY OF MAY, 2019.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2020.

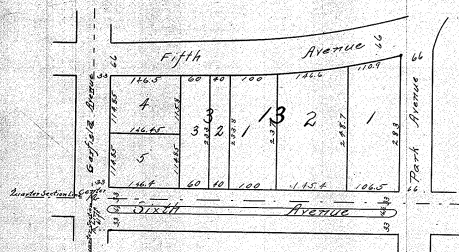
☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT **ALONE**. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

PEARSALL'S SUBDIVISION

of Lot 3 in Block 13

ROBBINS PARK ADDITION TO HINSDALE

DUPAGE COUNTY ILLINOIS



State of Illinois: I hereby certify that I have surveyed for the proprietors Henry A. Pearsall and Marshall Pearsall, DuPage County, Ill., Lot 3 in Block 13 of Robbins Park Addition to Hinsdale in DuPage County, Illinois, and have subdivided the same into lots numbered from 1 to 100 as shown on the above map, which is a correct representation of said survey and subdivision. All dimensions thereon shown being given in feet and decimal parts of a foot.

Given under my hand this first day of December, A.D. 1913.
James M. McHaffie
County Surveyor DuPage Co. Ill.

The undersigned proprietors of the land described by and included within the boundaries of the above described Lot 3 in Block 13 of Robbins Park Addition to Hinsdale in DuPage County, Illinois, having agreed the same to be surveyed and subdivided as above shown do hereby declare the above map as their true and correct and as contemplated by the Statutes of the State of Illinois in reference to Town Plats and Subdivisions.

Henry A. Pearsall (Seal)
Marshall Pearsall (Seal)

State of Illinois: I, A. Donald, a Police Magistrate of Hinsdale and for said County in the DuPage County, Illinois, do hereby certify that Henry A. Pearsall and Marshall Pearsall, who are personally known to me to be the same persons named, the said survey is the correct map, and nothing appeared before me this day in person and acknowledged that they caused the same as their true and correct for the use and purposes therein set forth as contemplated by the Statutes of the State of Illinois in reference to Town Plats and Subdivisions.

Given under my hand and seal this first day of December, A.D. 1913.
A. Donald
Police Magistrate

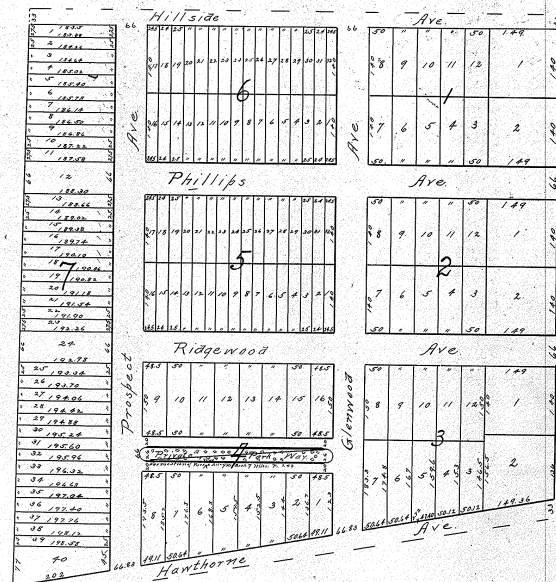
No. 32704 Filed and Recorded December 12th A.D. 1913

T. M. Hall
Recorder.

PROSPECT PARK ADDITION

BEING PHILLIPS' SUBDIVISION

of part of the NW 1/4 of Section 14 T.39 N. R.10 E. of the 3rd P.M.



State of Illinois: I certify that I have surveyed and subdivided that part of the NW 1/4 of Section 14, T.39 N. R.10 E. of the 3rd P.M., DuPage County, Ill., as shown on the above map, which is a correct representation of said survey and subdivision. All dimensions thereon shown being given in feet and decimal parts of a foot.

Chicago, Nov. 24th, 1913

The undersigned owners of the land included in the boundaries of the above plat, do hereby dedicate the same for the use and purposes therein set forth, as contemplated by the Statutes of the State of Illinois in reference to Town Plats and Subdivisions.

C. H. Phillips

State of Illinois: I, John H. Coates, a Notary Public in and for said County, do hereby certify that on this fourth day of January, A.D. 1914, personally appeared Henry A. Phillips and Charles A. Phillips, and acknowledged themselves to be the owners of the land herein plotted and acknowledged said subdivision as their true and correct.

In witness whereof I have hereunto set my hand and affixed my Notarial Seal.
John H. Coates
Notary Public.

No. 32811 Filed and Recorded January 18th A.D. 1914.

REDUCED 30%

Top Dec. # 32704
Bottom Dec. # 32811

PAGE 254

PLAT OF SURVEY

OF

THE WEST 24 FEET OF LOT 9 AND THE EAST 14 FEET OF LOT 8 IN BLOCK 3 OF PROSPECT PARK ADDITION, BEING C. A. PHILLIPS' SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP THIRTY NINE (39) NORTH, RANGE TEN (10) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

GLENWOOD AVENUE

RIDGEWOOD AVENUE

GLENWOOD AVENUE

NOTE:
POSSIBLE EASEMENT ALONG THE
SOUTH PROPERTY LINE AS EVIDENT
BY EXISTING UTILITY LINES & POLES.

NOTE:
REAR OF NEW GARAGE
10'-0" OFF SOUTH
PROPERTY LINE

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 5,700 SQ. FT.
MORE OR LESS

PREPARED FOR: ANTONPOULOS & VIRTEL, P.C. (ATTORNEYS AT LAW)
JOB ADDRESS: 491 RIDGEWOOD AVE., GLEN ELLYN, IL
SELLER/BUYER: M & M INVESTMENT GROUP, LLC. / BARBATO
JOB NO.: 19-04-0167

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☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



FIELD WORK COMPLETED ON THE 23RD DAY OF MAY, 2019.
(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

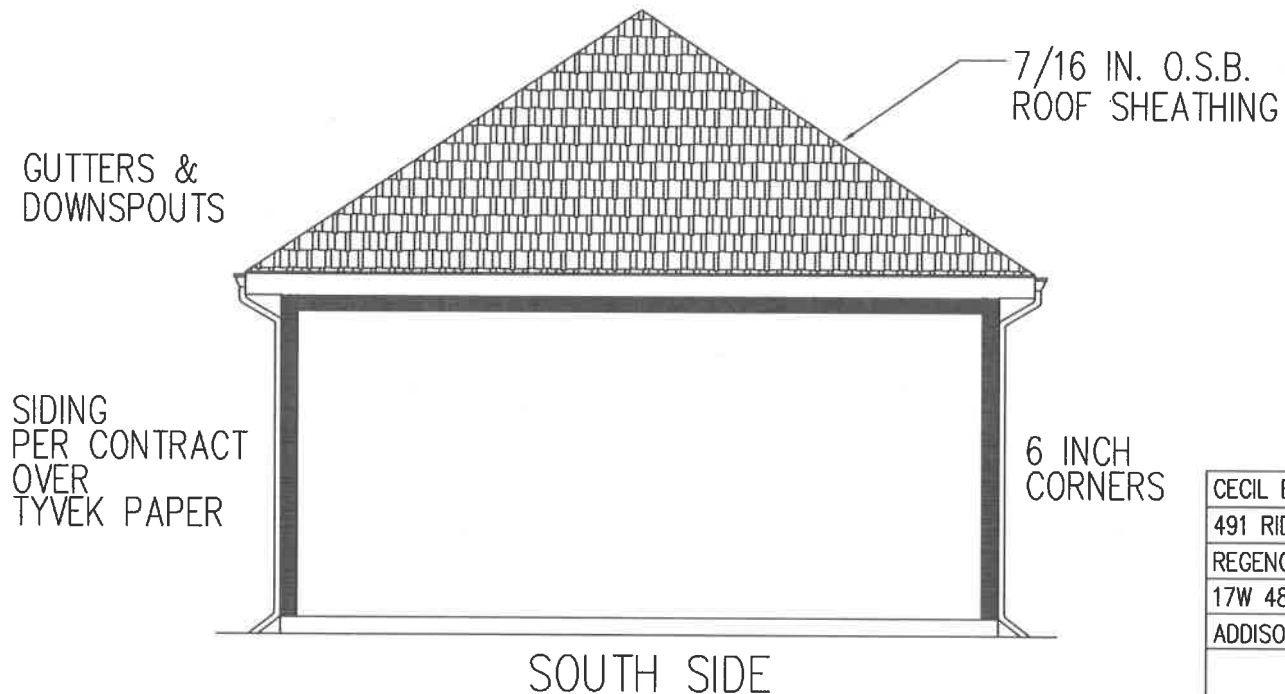
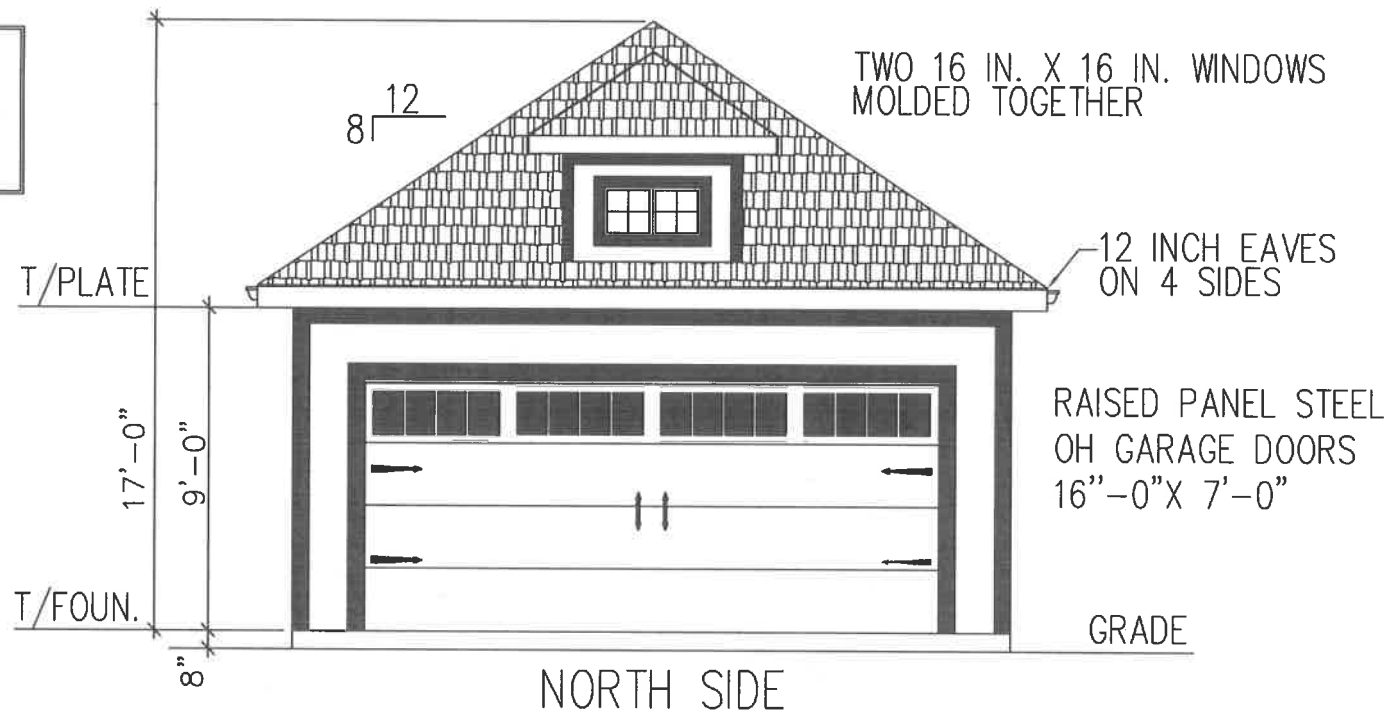
DATED THIS 23RD DAY OF MAY, 2019.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2020.

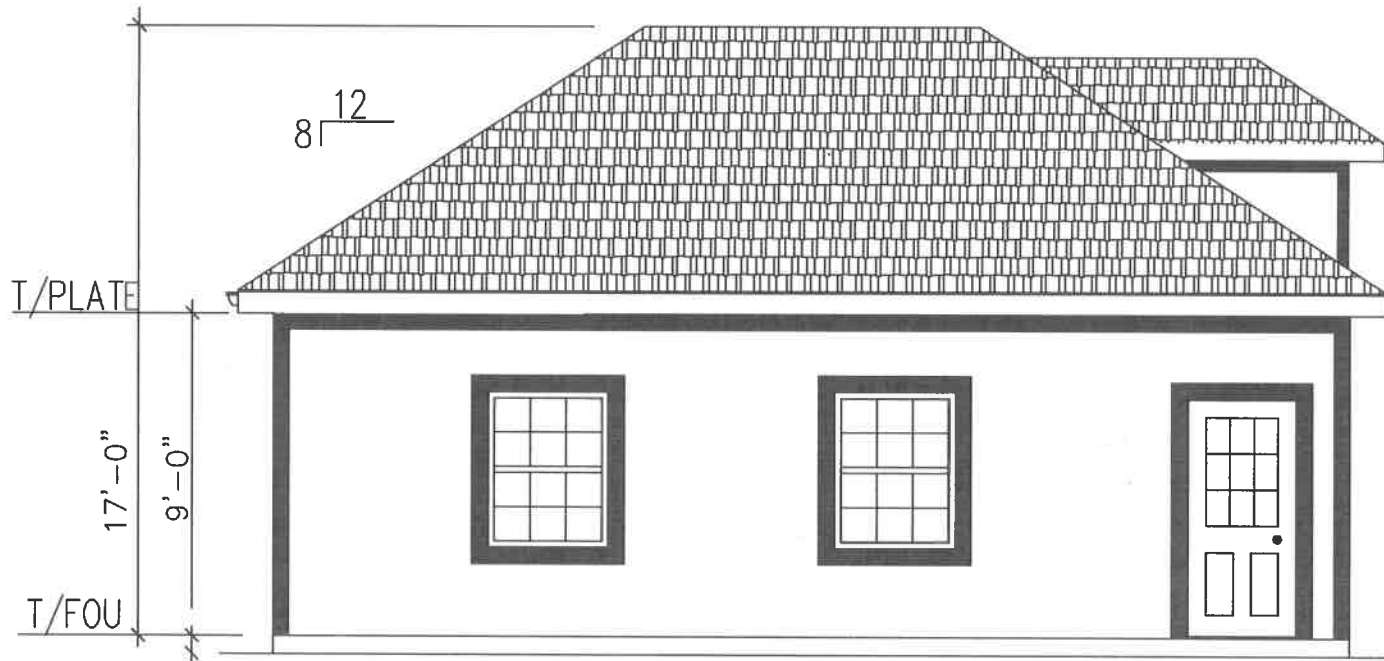


10-11-2020

HIP DORMER
SEE PAGE 6
FOR DETAILS



CECIL BARBATO		9/22/2020
491 RIDGEWOOD, GLEN ELLYN, IL 60137		
REGENCY GARAGES		
17W 486 LAKE ST.		
ADDISON, IL 60101		PH. 630-993-0476
EXTERIOR ELEVATIONS	SCALE	SHEET
	3/16"=1'-0"	2 OF 8

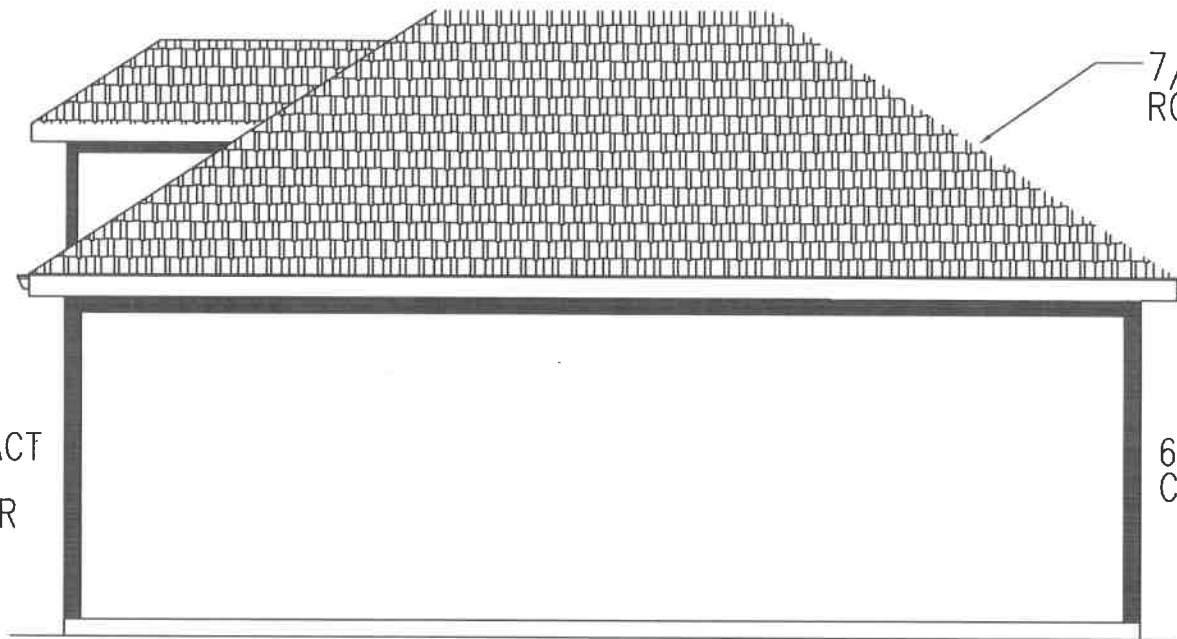


HIP DORMER WITH
4 IN. CORNERS
& FRIEZE BOARD
12 INCH EAVES
ON DORMER

12 INCH EAVES
ON 4 SIDES

36 IN. X 48 IN.
WINDOWS
WITH 6 IN. TRIM

EAST SIDE



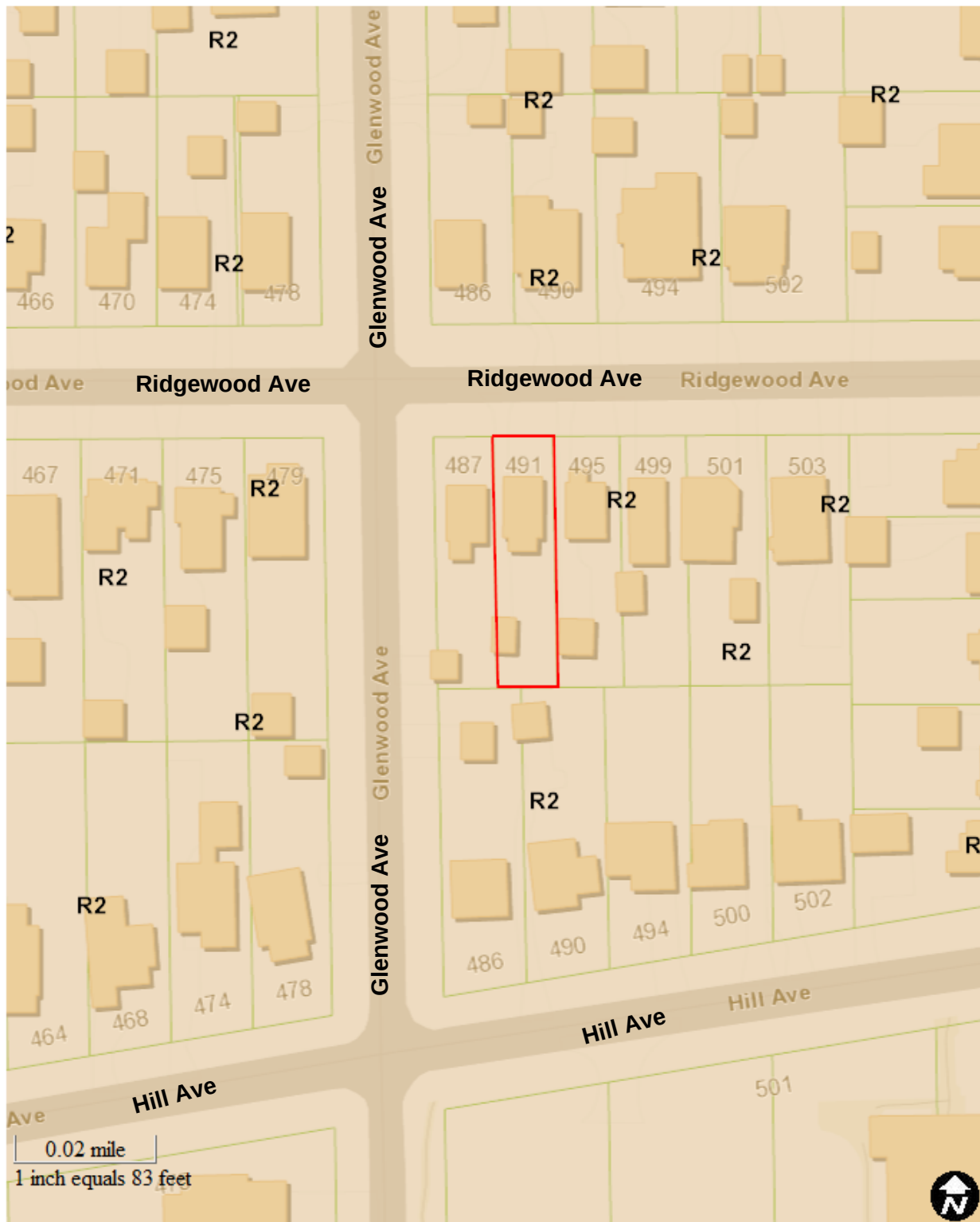
7/16 IN. O.S.B.
ROOF SHEATHING

6 INCH
CORNERS

SIDING
PER CONTRACT
OVER
TYVEK PAPER

WEST SIDE

CECIL BARBATO	9/22/2020
491 RIDGEWOOD, GLEN ELLYN, IL 60137	
REGENCY GARAGES	
17W 486 LAKE ST.	
ADDISON, IL 60101	PH. 630-993-0476
ELEVATIONS	SCALE
	3/16"=1'-0"
	SHEET
	3 OF 8



Map created on October 23, 2020.

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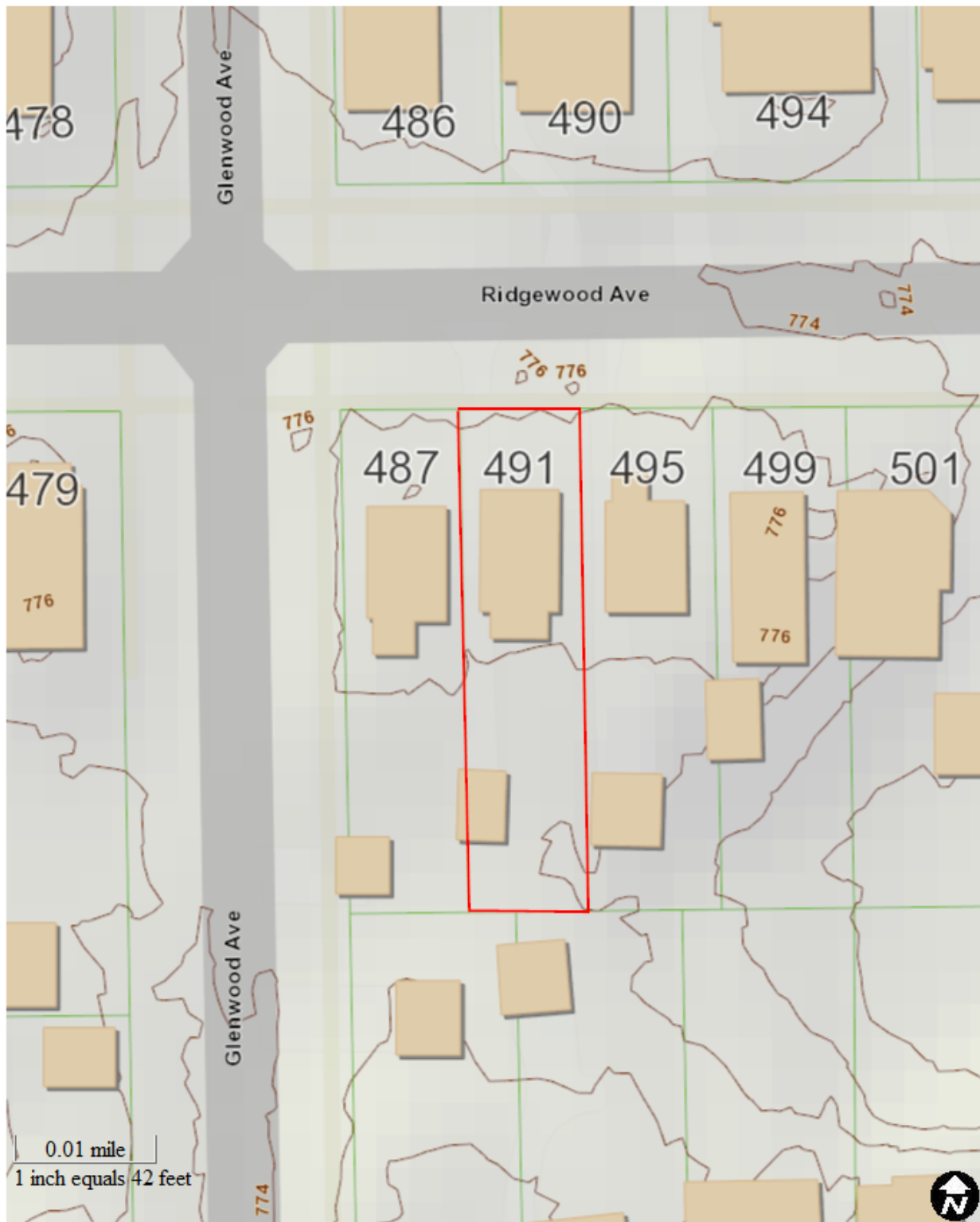


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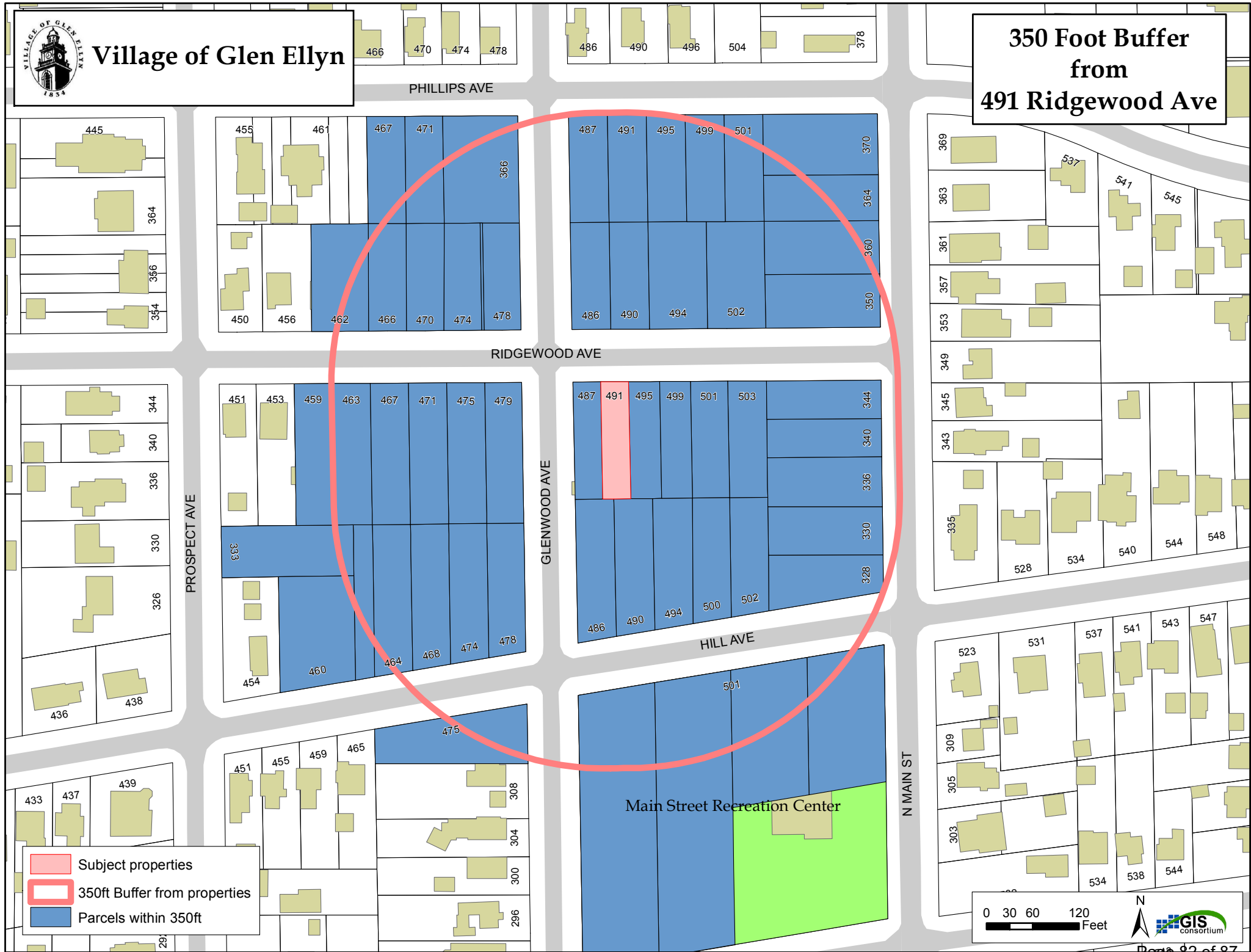
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Village of Glen Ellyn

350 Foot Buffer
from
491 Ridgewood Ave



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

List of Addresses for Public Hearing Notice
491 Ridgewood Avenue

Recipient	Street Number	Street Name	City	State	Zip
BATZ, MICHAEL & LISA	466	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
BJERNING, BRADLEY & SUSAN	328	MAIN ST	GLEN ELLYN	IL	60137
BRAZIER, JONATHAN S	487	PHILLIPS AVE	GLEN ELLYN	IL	60137
CARLSON, MICHAEL & JANET	499	PHILLIPS AVE	GLEN ELLYN	IL	60137
DEMPSEY, DAVIDA Z & M J	464	HILL AVE	GLEN ELLYN	IL	60137
DERDAK, ROBERT & TRINA		491 PHILLIPS	GLEN ELLYN	IL	60137
DIERKES, AGNES	494	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
DISHMAN, NEIL & GWEN	340	MAIN ST	GLEN ELLYN	IL	60137
ENRIGHT, WILLIAM & JEANNE	344	MAIN ST	GLEN ELLYN	IL	60137
GERTZ, JUDITH & L GYENES	474	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
GIBSON, RYAN & MEREDITH	495	PHILLIPS AVE	GLEN ELLYN	IL	60137
GLEN ELLYN PARK DISTRICT	185	SPRING AVE	GLEN ELLYN	IL	60137
GREENLEAF, ROBERT & DARCY	475	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
HACKMAN, BENJAMIN & K	501	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
HOFFMAN, PAUL J	499	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
JONES, MATTHEW THOMAS	463	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
KAMMES, RONALD & ANDREA	333	PROSPECT AVE	GLEN ELLYN	IL	60137
KING, JAMES & SUSAN	474	HILL AVE	GLEN ELLYN	IL	60137
KNIGHT, EDWARD & KRISTINE	486	HILL AVE	GLEN ELLYN	IL	60137
LADD, DAVID & KARA	336	MAIN ST	GLEN ELLYN	IL	60137
LEONARD, THOMAS & ANNE	487	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
LEWANDOWSKI, JACK & JAIME	495	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
LINDSEY, PAUL & C TR	366	GLENWOOD AVE	GLEN ELLYN	IL	60137
M & M INVESTMENT GROUP	491	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
MADSEN, LOUISE DOPLH	486	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
MARCOVICI, GABRIEL & D	471	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
MIHALOPOULOS, THEODORE & S	370	MAIN ST	GLEN ELLYN	IL	60137
MOELLERING, DOLLY	459	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
MORRIS, SANDRA & C WALTER	350	MAIN ST	GLEN ELLYN	IL	60137
MURPHY, RYAN D & CAREY	468	HILL AVE	GLEN ELLYN	IL	60137
O CONNELL, MICHAEL & MARY	490	HILL AVE	GLEN ELLYN	IL	60137
OLIVA, MATTHEW & MEREDITH	490	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
OROSZ, ALEXANDER & CAROL	460	HILL AVE	GLEN ELLYN	IL	60137
PACK-BENT, GABRIELE	360	MAIN ST	GLEN ELLYN	IL	60137
PEREZ, RICHARD B	330	MAIN ST	GLEN ELLYN	IL	60137
PIEPER, ROBERT & ELLEN	503	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
PINO, VICTORIA L	478	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
PREDKELIS, JOHN & P	471	PHILLIPS CT	GLEN ELLYN	IL	60137

**List of Addresses for Public Hearing Notice
491 Ridgewood Avenue**

Recipient	Street Number	Street Name	City	State	Zip
RIEGER, PAUL & JENNY	462	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
SAMSON, RICHARD	467	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
SCARLESKI, MICHAEL & MARTA	500	HILL AVE	GLEN ELLYN	IL	60137
SCHOOL DISTRICT NO 41	793	MAIN ST	GLEN ELLYN	IL	60137
SCHULZ, RICHARD	475	HILL AVE	GLEN ELLYN	IL	60137
SINISE, MICHAEL & KARLY	479	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
STOGSDILL, WM & TAYLER	494	HILL AVE	GLEN ELLYN	IL	60137
STOUGHTON, MATTHEW & R	501	PHILLIPS AVE	GLEN ELLYN	IL	60137
VOSS, TIMOTHY & LAURIE	364	MAIN ST	GLEN ELLYN	IL	60137
WEST SUBURBAN BK	711	WESTMORE AVE	LOMBARD	IL	60148
WILKEN, MICHAEL B	470	RIDGEWOOD AVE	GLEN ELLYN	IL	60137
YEHLING, JAMES A & MARY K	478	HILL AVE	GLEN ELLYN	IL	60137
ZACKRISON, KURT M	502	HILL AVE	GLEN ELLYN	IL	60137
ZORRILLA, RAFAEL	467	PHILLIPS AVE	GLEN ELLYN	IL	60137

NOTICE OF PUBLIC HEARING

Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue, Glen Ellyn, are requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, October 27, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-4-1(L) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
2. Section 10-8-6(B)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
3. Section 10-5-4(A)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures is 456 square feet; and
4. 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 WEST 24 FEET OF LOT 9 AND THE EAST 14 FEET OF LOT 8 IN BLOCK 3 OF PROSPECT PARK ADDITION, BEING C. A. PHILLIPS' SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-111-002

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Thursday, October 22, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.iqm2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentzba> or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, October 27, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83438734651?pwd=WUU2ULJESm9qeDhjdFViOFVaS01SUT09>

Password: 234012

Or iPhone one-tap:

US: +13126266799,,83438734651#,,,0#,,234012# or
+16465588656,,83438734651#,,,0#,,234012#

Or Telephone, dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1
253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Password: 234012

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

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Zoom Meeting ID: 834 3873 4651
Password: 234012
Or iPhone one-tap:
US: +13126266799, 83438734651#,,,0#,,234012# or
+16465588656,,83438734651#,,,0#,,234012#
Or Telephone, dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or
+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
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Published in Daily Herald October 12, 2020 (4552677)

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Paddock Publications, Inc.

DuPage County Daily Herald

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Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
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Winfield, Wood Dale, Woodridge

County(ies) of DuPage

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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 10/12/2020 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.

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DAILY HERALD NEWSPAPERS

BY


Designee of the Publisher and Officer of the Daily Herald

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