



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, February 23, 2021
7:00 PM
Virtual Meeting via Zoom

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 Boards 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=WUU2UJESm9qeDhjdFViOFVaS0lSUT09>
Passcode: 234012*

Or iPhone one-tap:

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

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

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215 8782 or +1 346 248 7799*

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- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Allow Remote Participation of ZBA Members (roll call vote)**
- D. Public Comment (Non Agenda Items)**
- E. Approval of Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting**
 - 1) Approval of the Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting
- F. New Business**
 - 1) A Public Hearing Concerning Three Zoning Variation Requests for the Property Located at 419 Hill Avenue

- 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 2/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-923)**

DOC ID: 2021-923

Approval of the Draft Minutes from the January 12, 2021 Zoning Board of Appeals Meeting

Statement of the Issue:

Please review the attached draft meeting minutes.

Analysis:

Please review the attached draft meeting minutes.

Budget Impact:

N/A.

Action Requested:

Please review the attached draft meeting minutes.

Attachments:

1. 20210112_ZBA Minutes_DRAFT

DRAFT MINUTES
ZONING BOARD OF APPEALS
JANUARY 12, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Matt Jones, Chip Miller, Reed Panther and Tom Whalls were present. ZBA Member Katie Crudele was excused. Also present were Planner Katie Ashbaugh, Associate Planner Cole Jackson, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on November 21, 2020, which was continued from December 8, 2020 for the property located at 73 Newton Avenue; a notice was also published on December 24, 2020 in the Daily Herald for the properties located at 231 and 233 N. Park Boulevard.

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 it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variations that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Jones moved, seconded by ZBA Member Panther, to allow remote participation in the meeting by the ZBA members. The motion was carried by roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Whalls, to approve the minutes of the December 8, 2020 meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 73 Newton Avenue continued from December 8, 2020 and a public hearing regarding the properties located at 231 and 233 N. Park Boulevard.

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

The public hearing for 73 Newton Avenue was continued at 7:12 p.m.

PUBLIC HEARING – 73 NEWTON AVENUE

PETITIONERS SCOTT AND NOREEN SCHAEPTY ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. A VARIATION FROM SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATION OF 25.8 PERCENT WHERE A LOT COVERAGE RATION OF 20 PERCENT IS PERMITTED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Scott and Noreen Schaetty, owners of the property located at 73 Newton Avenue)

Staff Presentation

Associate Planner Jackson stated the petitioners are Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue. He said the subject property is zoned R2- Single Family Residential District and is improved with a single-family home. He continued that the property to the north, south and west are all zoned R2- Single Family Residential District and are improved with single-family homes. He said that the property to the east is zoned CR – Conservation Recreation District and is developed as Glen Ellyn Manor Park.

Associate Planner Jackson stated the petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code. Associate Planner Jackson noted the requests are updated from the December 8, 2020 meeting:

1. A variation from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted; and

2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Associate Planner Jackson stated at the December 8, 2020 meeting of the Zoning Board of Appeals, the Board opened a public hearing for consideration of a zoning variation for the subject property. He said the applicant originally requested a variation for a lot coverage ratio of 27.7 percent. He continued that after hearing the deliberations of the ZBA, the applicant requested that the public hearing be continued to the January 12, 2021 meeting so they could revise the plans in response to the ZBA's comments. He said the applicant reduced the size of the proposed roofed structure from 334 ft² to 186 ft², or from a 27.7 percent lot coverage ratio to a 25.8 percent lot coverage ratio where a lot coverage ratio of 20 percent is permitted by Code.

Associate Planner Jackson stated the petitioners are proposing to roof over a 186 ft² portion of their 641 ft² existing patio at the rear of the home. He said the property is improved with a two-story single-family home and is permitted a lot coverage ratio up to 20 percent. He said it is currently legal non-conforming with a lot coverage of 23.3 percent. He said that by adding the 186 ft² area of roofed accessory structure to the property, the applicants would be increasing the lot coverage ratio to 25.8 percent.

Associate Planner Jackson stated staff notes that the subject property is smaller than a standard R2 district lot (by approximately 1,200 square feet) and the home does not have a front porch or detached garage and therefore does not benefit from the lot coverage ratio bonuses the Village allows.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked why the current lot coverage is over the lot coverage ratio that is allowed. Associate Planner Jackson stated the home was built before the current Village Code and met the requirements of the previous Village Code.

ZBA Member Jones asked if the proposed structure was on the front of the house, would it be considered a front porch. Associate Planner Jackson stated if it was covered it would be considered a front porch.

ZBA Member Whalls asked why the updated proposal is for 25.8 percent lot coverage ratio when the ZBA requested a 25 percent lot coverage ratio at the previous ZBA meeting. Associate Planner Jackson stated the petitioner's architect stated the current proposal is the smallest the structure can be while still addressing the hardship.

Petitioners' Presentation

Mr. Scott Schaetty stated the proposed plan is to build a small structure in the backyard over an existing impervious structure to help with the hardship of having no trees in the backyard. Mr. Schaetty noted the lack of trees causes a high increase in their ComEd bill over the summer months. Mr. Schaetty stated his architect noted the current proposal is the smallest it could be while still being functional. Mr. Schaetty noted there are no stormwater concerns and there are no plans to enclose the structure in the future.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked Mr. Schaetty to confirm he is comfortable with the condition the structure will not be enclosed in the future. Mr. Schaetty confirmed this.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 73 Newton Avenue; the owners and petitioners are Scott and Noreen Schaetty; the petitioners are requesting variations from Section 10-4-8 (E)(1) of the Zoning Code to allow a lot coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted and 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.

ZBA Member Panther continued the findings of fact: the prior proposal was for a 334 ft² roofed over structure, which would be a lot coverage ratio of 27.7 percent; the petitioners have submitted a revised proposal for a 186 ft² roofed over structure, which would be a lot coverage ratio of 25.8 percent; staff indicated a front porch bonus in the R2 district would allow for a 240 ft² roofed over structure.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Mr. Schaetty who stated he would be supportive of a condition that would prohibit future enclosure of the porch.

Motion

ZBA Member Jones moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the amended Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she had concerns regarding the water runoff, but it does not appear to be an issue. ZBA Member Covington noted she appreciates the homeowner going back and revising the plans to reduce to size of the roofed structure. ZBA Member Covington stated the condition stating the structure will be not enclosed in the future must be included for her to approve the request.

ZBA Member Jones stated he is having difficulty finding the hardship. ZBA Member Jones stated if trees were planted then a hardship would not exist. ZBA Member Jones stated he would like to see the lot coverage ratio reduced to 25 percent.

ZBA Member Miller stated he appreciates the petitioner has reduced the size of the roofed structure, but will not vote to approve a lot coverage ratio over 25 percent.

ZBA Member Panther stated he appreciates the petitioner reducing the footprint, but was having a difficult time finding a hardship. ZBA Member Panther stated he is overall in support of the variation request. ZBA Member Panther stated he would like the Village Board and staff to review roofed structure and screened-in porch requirements/regulations in the Village Code.

ZBA Member Whalls stated he cannot approve a request with a lot coverage ratio of over 25 percent. ZBA Member Whalls stated the petitioner could plant trees in the backyard.

ZBA Chairperson Constantino stated he would also prefer a lot coverage ratio of 25 percent. ZBA Chairperson Constantino stated he would vote for recommendation of approval of the variations with a condition stating the structure will be not enclosed in the future.

Mr. Schaetty stated he looked at every option to resolve this issue, including planting trees. Mr. Schaetty noted trees would take too long to grow and the proposed roofed structure best meets the characters of the home and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to close the public hearing for 73 Newton Avenue at 7:37 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Chairperson Constantino and seconded by ZBA Member Panther as follows:

Having considered the application of Scott and Noreen Schaetty, owners of the property at 73 Newton Avenue, Glen Ellyn, for zoning variation from Section 10-4-8(E)(1) of the Zoning Code to allow a lot

coverage ratio of 25.8 percent where a lot coverage ratio of 20 percent is permitted at 73 Newton Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends APPROVAL of the requested zoning variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The subject property has a lack of sufficient trees and landscape screening to create a shaded area for the property.
2. The lack of sufficient trees and landscape screening also results in higher utility bills in the summer months due to increased air conditioner use.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the January 12, 2021 public hearing of the Zoning Board of Appeals.
2. The Ordinance will include a condition that the lot area affected by the variation will cannot be enclosed in the future.

The motion failed by roll call vote with 3 “yes” votes and 3 “no” vote due to a lack of simple majority of 4 “yes” votes. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington and ZBA Member Panther. The ‘no” votes are as follow: ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the non-consent agenda for Village Board consideration.

PUBLIC HEARING – 231 AND 233 N. PARK BOULEVARD

PETITIONER CRISTIN FOSTER ENGLISH IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. A VARIATION FROM SECTION 10-5-5(C)(1) OF THE ZONING CODE TO REDUCE THE PERMITTED IMPERVIOUS SETBACK FROM THE NORTH INTERIOR SIDE LOT LINE OF 0.2 FEET, AS GRANTED BY ORDINANCE NO. 6691, TO ZERO (0) FEET ALONG MORE THAN THREE-QUARTERS OF THE EXISTING DRIVEWAY ON THE PROPERTY LOCATED AT 231 N. PARK BOULEVARD. 2. A VARIATION FROM SECTION 10-5-5(C) (1) OF THE ZONING CODE TO REDUCE THE REQUIRED IMPERVIOUS SETBACK FROM APPROXIMATELY 1.35 FEET TO ZERO (0) FEET ALONG PORTION OF THE SAME DRIVEWAY WHICH ENCROACHES ONTO THE PROPERTY LOCATED AT 233 N. PARK BOULEVARD. 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.

(Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard).

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to open the public hearing for 231 and 233 N. Park Boulevard at 7:45 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Staff Presentation

Associate Planner Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard. Associate Planner Jackson said that Ms. English is requesting a public hearing for a construction necessitated zoning variation for the property located at 231 N. Park Boulevard. He said that Ms. English is also requesting a public hearing for a construction necessitated zoning variation for the property located at 233 N. Park Boulevard, of behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard.

Associate Planner Jackson stated 231 N. Park Boulevard in an interior lot on the east side of N. Park Boulevard and is located between Wingate Road and High Road. 233 N. Park Boulevard is directly north of 231 N. Park Boulevard and is located on the corner of N. Park Boulevard and Wingate Road. He said that the subject properties and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes.

Associate Planner Jackson stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard;
2. A variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard;
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

Associate Planner Jackson stated in 2019, the Village approved Ordinance No. 6691 granting a variation to the property located at 231 N. Park Boulevard from Section 10-5-11 (F) 2 and Section

10-5-5 (C) to allow for the extension of a driveway with a width of 8.5 feet and impervious surface setback of 0.2 feet to provide access to a detached garage located in the rear yard. He said no previous variations have been granted to the property located at 233 N. Park Boulevard.

Associate Planner Jackson provided the following permit history: 1927 – two-story new construction; 1961 – electrical; 1963 – addition; 1971 – fire loss repair; 1989 – fence; 2013 – fence; 2018 – residential interior remodel; 2018 – detached garage; 2019 – residential alteration; 2020 – driveway demo/add turnaround; 2020 – fence.

Associate Planner Jackson stated in 2019, the previous owners of the property at 231 N. Park Boulevard extended the existing driveway along the north side of the property to allow access to a detached garage behind the home. He said that because of the narrow distance between the north property line and the house, the owners removed a small triangular piece of the home on the northeast corner to provide room for the driveway to wrap around the edge of the home and to provide access to a detached garage. He said that to accommodate this project, in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required. He continued that after the work was completed, the property was sold to the new and current owners, the Cristin Foster English Trust in February 2020, and a new construction company was utilized for continued work on the site.

Associate Planner Jackson stated the property owners of 231 N. Park Boulevard indicated that that 8.5 feet wide driveway was inadequate and resulted in them driving on part of the side yard on the property directly to the north, 233 N. Park Boulevard, creating muddy conditions and damaging the yard. He said that the applicant then sought to remedy this situation by placing brick pavers on both sides of the driveway including portions of the sidewalk at 233 N. Park Boulevard. He described that along the length of the driveway, portions of the pavers are located on both 231 N. Park Boulevard and 233 N. Park Boulevard. He concluded that the addition of the brick pavers along the driveway reduced the impervious surface side yard setback to 0 feet for both properties.

Associate Planner Jackson stated Village staff recognized that the brick pavers had been added in May of 2020. He stated that in July of 2020, staff told the construction company that the Village needed a final grading survey to document the impervious surface additions. He continued that the Village then received a final grading survey documenting the impervious surfaces in August of 2020 and began working with the property owner and construction company on meeting zoning variation requirements.

Associate Planner Jackson stated the applicant is proposing to maintain the brick pavers in their existing location. He said that if the request is denied, the applicant as provided a cost estimate of \$1,200 to remove the non-conforming brick pavers and an additional \$1,700 to restore the area with topsoil and sod.

Associate Planner Jackson stated per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of construction necessitated zoning variations from the Zoning

Code to allow for the maintenance of an existing driveway with no impervious surface setback on the property located at 231 N. Park Boulevard which also encroaches onto the adjacent property located at 233 N. Park Boulevard in order for the brick pavers to remain.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked how this would be enforced and if the Village has previously interfered with a maintenance easement agreement in the past. Associate Planner Jackson stated the Village would leave it up to the property owners to follow the maintenance easement agreement.

ZBA Member Miller stated in this case, the Village does not have authority to enforce the maintenance easement agreement. Associate Planner Jackson confirmed this.

ZBA Chairperson Constantino stated the maintenance easement agreement would be a private manner between the two property owners.

ZBA Member Miller stated his concern is that the maintenance easement agreement would be for the lifetime of the house and it would be up the current and future property owners to maintain and follow the agreement.

ZBA Member Panther and ZBA Member Whalls stated they have the same concerns as ZBA Member Miller.

ZBA Member Covington asked if the easement would impact future fencing of the property. Associate Planner Jackson stated it would as it would not allow for anything to block the use of the easement.

ZBA Chairperson Constantino asked if there have been any drainage issues raised. Associate Planner Jackson confirmed there have not been any drainage issues raised.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Mike and Cristin English, trustees of the Cristin Foster English Trust, owners of the property located at 231 N. Park Boulevard and petitioners on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; Jon Green, of Engineer Resource Associates; Tracy Kasson, of Rathje and Woodward.

Mr. Tracy Kasson stated 231 N. Park Boulevard was built in 1927 and an addition was added in 1963 which removed the garage. Mr. Kasson stated the English family did not complete the renovations that occurred in 2018. Mr. Kasson stated the English Trust was granted variations in 2019 for a garage addition. Mr. Kasson stated at that time, the variations were granted due a hardship caused by lot size and configuration. Mr. Kasson stated the English family is currently unable to drive on their own driveway to get to their garage. Mr. Kasson stated the English family wants to be good neighbors and avoid any damage to the property at 233 N. Park Boulevard. Mr.

Kasson noted a maintenance easement agreement is not common and there are a number of maintenance easement agreements throughout Glen Ellyn that do not have issues.

Ms. Cristin English stated they had trouble navigating the driveway and there were very deep tire marks left on the property located at 233 N. Park Boulevard. Ms. English stated he spoke with the property owners of 233 N. Park Boulevard who noted the previous contractor left the tire marks in their yard. Ms. English stated she wants to be a good neighbor and help with improving the safety of using the driveway.

Mr. Mike English stated the driveway width of 8.5 feet combined with the irregular shape of the lot leads to safety concerns and potential damages to both properties.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the maintenance easement agreement would be recorded and if there are any concerns regarding the maintenance easement agreement from the English family. Mr. Kasson stated the easement can be recorded and there are no concerns with the maintenance easement agreement as it is already in place.

ZBA Member Jones asked if the petitioners would be comfortable with drawing up an easement agreement stating if the property located at 231 N. Park Boulevard was torn down, the easement would be rescinded. ZBA Member Jones stated he would like to see the house built correctly in the future, if it is torn down. Mr. English stated if that was a requirement, they would add it to the easement agreement.

ZBA Member Panther asked if the easement would be recorded at 1-foot width. Mr. English stated this is correct.

ZBA Chairperson Constantino asked if the easement agreement would be non-exclusive and would allow for the property owners at 233 N. Park Boulevard to drive on the pavers as well. Mr. Kasson stated it would be a non-exclusive easement agreement, but the property owners at 233 N. Park Boulevard do not use that part of the driveway.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the properties in questions are 231 N. Park Boulevard and 233 N. Park Boulevard; the petitioner is Cristin Foster English, trustee of the Cristin Foster English Trust, owner of the property located at 231 N. Park Boulevard and on behalf of Geno and Katie Mattoida, owners of the property located at 233 N. Park Boulevard; the

petitioner is requesting a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard, a variation from Section 10-5-5 (C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of at the public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Associate Planner Jackson who indicated the owners of 231 N. Park Boulevard would be obtaining an easement agreement with the owners of 233 N. Park Boulevard for approximately 1 foot along the property line; in 2019 the Village Board adopted Ordinance No. 6691 granting variations permitting a driveway width of 8.5 feet where 9 feet is required and an impervious surface setback of 0.2 feet where 1 foot is required for the property located at 231 N. Park Boulevard.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mike and Cristin English, the owners of the property located at 231 N. Park Boulevard, who indicated when they purchased the property they noticed the contractors and rutted some of the property along the property line of both 231 N. Park Boulevard and 233 N. Park Boulevard; Mike and Cristin English approved the owners at 233 N. Park Boulevard on how to remedy the situation and came to the conclusion the brick pavers would be sufficient; the ZBA heard from Mr. Tracy Kasson, who presented additional detail on the case.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated the hardship has been proven but there is a challenge that the variation approval may create potential hardships/issues for any future owner of the property located at 233 N. Park Boulevard. ZBA Member Covington stated this is difficult as the variations include an additional property.

ZBA Member Jones stated he is comfortable with the variations as the easement will be included. ZBA Member Jones also noted staff will ensure the easement is included. ZBA Member Jones stated he is interested in added a condition to the easement that any new house built on the property must comply with the Zoning Code.

ZBA Member Miller stated he can find the hardship in the request and is in favor of the variations. ZBA Member Miller stated he does not have any issue with the easement and it will be recorded and any potential future homeowner would see the easement on file with the County. ZBA Member Miller stated he is disappointed with the previous contractor. ZBA Member Miller stated he is not in favor of ZBA Member Jones addition to the easement agreement as he does not see value.

ZBA Member Jones stated he is still comfortable with approving the variations/easement without the addition.

ZBA Member Panther stated he is in support of the variations as it is to make an attempt the make the driveway usable, which it currently is not.

ZBA Member Whalls stated he is fully in support of the variation requests.

ZBA Chairperson Constantino stated he is in favor of the variation requests. ZBA Chairperson Constantino stated the shape of the lot/driveway and orientation of the house creates a hardship. ZBA Chairperson Constantino stated the trespass to the neighbor's lawn will cause damage, and the variations will help solve these problems. ZBA Chairperson Constantino stated there are no drainage issues and the project will maintain the characteristics of the homes and neighborhood.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 231 and 233 N. Park Boulevard at 8:33 p.m. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones as follows:

Having considered the application of Cristin Foster English, Trustee of Cristin Foster English Trust which owns the property at 231 N Park Blvd, Glen Ellyn and behalf of Geno and Katie Mattioda, owners of the property at 233 N Park Blvd, Glen Ellyn, for the following construction necessitated zoning variations: from Section 10-5-5(C)(1) of the Zoning Code to reduce the permitted impervious setback from the north interior side lot line of 0.2 feet, as granted by Ordinance No. 6691, to zero (0) feet along more than three-quarters of the existing driveway on the property located at 231 N. Park Boulevard where a setback of no less than two-percent of lot width is required on an interior lot, and from Section 10-5-5(C)(1) of the Zoning Code to reduce the required impervious setback from approximately 1.35 feet to 0 feet along portions of the same driveway which encroaches onto the property located at 233 N. Park Boulevard where a setback of no less than two-percent of lot width is required on a corner lot, both in the R2- Residential District as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals

hereby recommends APPROVAL of the requested zoning variations from the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The odd size and shape of the lot.
2. The unusual lot line between the properties located at 231 N. Park Boulevard and 233 N. Park Boulevard cause a narrow point in the driveway at the northeast corner of the home at 231 N. Park Boulevard that causes vehicles to drive on the property located at 233 N. Park Boulevard

Subject to the following conditions:

1. The area is maintained in the same located noted on the plans and survey submitted for the 1/12/2021 Zoning Board of Appeals Meeting
2. The owners of the properties at 231 N. Park Boulevard and 233 N. Park Boulevard enter into the easement agreement submitted with the 1/12/201 Zoning Board of Appeals Meeting and the easement agreement is recorded at the same time as any Ordinance to approve the variations requested.

The motion was passed by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and will likely be placed on the consent agenda for Village Board consideration.

Staff Report

Planner Ashbaugh stated both cases discussed tonight will be brought to the February 8, 2021 Village Board Meeting.

Planner Ashbaugh noted the Village Board approved the variation request for 554 N. Park Boulevard at the January 11, 2021 Village Board meeting, and also requested staff to prepare an ordinance approving the construction necessitated variations for 410 Spring Avenue for their consideration at the January 25, 2021 Village Board meeting.

Planner Ashbaugh stated the Village Board has asked staff to look into how to address construction necessitated variations moving forward.

Planner Ashbaugh stated there are several variation requests pending, but will not be ready for the January 26, 2021 meeting.

Trustee Liaison Report

Trustee Christiansen stated the Village Board overturned the Zoning Board of Appeals recommendation for 410 Spring Avenue and the Village Board asked staff to look into construction

necessitated variations moving forward to allow the Village Board to be more consistent in their approval/denials.

Trustee Christiansen stated the Plan Commission reviewed the Comprehensive Plan and encouraged feedback of the proposed plan.

Trustee Christiansen stated the public voting on the proposed Streetscape material ends tonight.

Trustee Christiansen stated the Capital Improvements Commission is meeting tonight to discuss Streetscape materials.

Trustee Christiansen stated President McGinley resigned due to moving out of state of 2020, and the Village Board has 60 days to appoint an Acting Village President.

ZBA Member Jones requested staff also review the Zoning Code to clean up any loose ends. Trustee Christiansen stated she will bring this idea to staff and the Village Board and encouraged the Zoning Board of Appeals to bring forward any recommendations/changes to Planner Ashbaugh and herself.

ZBA Member Whalls suggested the Village Board and staff have a round table discussion with the top contractors and select residents to fully review and discuss the Zoning Code and Village Code. Trustee Christiansen stated she will float that idea with the Village Board and Village Manager.

Adjournment

At 8:55 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Review by,
Katie Ashbaugh, AICP
Planner



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-919)**

DOC ID: 2021-919

A Public Hearing Concerning Three Zoning Variation Requests for the Property Located at 419 Hill Avenue

Statement of the Issue:

Please see the attached staff report.

Analysis:

Please see the attached staff report.

Budget Impact:

N/a.

Action Requested:

Please see the attached staff report.

Attachments:

1. Staff Report for 419 Hill Avenue Zoning Variation Requests
2. Petitioner's Application Materials
3. Aerial Photo
4. Zoning & Location Map
5. 1-Foot Contour Map
6. Plat of Survey
7. Existing Conditions Photos
8. Proposed site plan
9. Existing elevations
10. Proposed elevations
11. Proposed elevations - overlay of existing elevations
12. Proposed floor plans
13. 1 - 2 Family Zoning Worksheet
14. Public Notice

15. Certificate of Publication
16. Buffer Map for Public Notice Mailing
17. List of Addresses Which Received Public Notice
18. Petitions of Support

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: February 18, 2021

SUBJECT: *February 23, 2021 Zoning Board of Appeals Meeting*
A Public Hearing Concerning Three Zoning Variation Requests for the Property Located at 419 Hill Avenue

PROPERTY: 419 Hill Avenue is an interior lot located on the south side of Hill Avenue, just east of the Miller Court and Hill Avenue intersection.

PETITIONER: The petitioner is Jane R. Hootman, owner of the property at located at 419 Hill Avenue.

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

1. Section 10-8-6(B)(3) – To allow a Class II alteration of approximately 70 percent of the exterior surface of an existing nonconforming single-family home where a Class I alteration of no more than 50 percent of the exterior surface is permitted on lots of at least 50 feet in width;
2. Section 10-4-8(D)(1) – To allow a front yard setback for the proposed addition to the principal structure of approximately 37 feet where a setback of 50 feet is required;
3. Section 10-5-5(B)(4) #24.b – To allow a front yard setback for the proposed front porch of approximately 32 feet 7 inches where a setback of 37 feet 6 inches is required; 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.

ZONING/USE: The subject property is zoned R2 – Single Family Residential District and is improved with a one-story single-family home and an approximately 496 square-foot detached garage. All surrounding properties are also zoned R2 – Single Family Residential District and also improved with single-family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the February 8, 2021, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

**ZONING
HISTORY:**

The Village has not granted any past variations to this property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
2020	20202518	Residential Remodel
2020	20202279	Clearwater Connection
2000	B19827	Water Garden
1996	B16132	Fence
1989	B11089	Concrete Slab and Garage
1965	B9942	Electrical
1961	B8092	Electrical

EXISTING:

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

Subject Property Data

Lot Area	8,712 ft ² (0.20 acres)	8,712 ft ² (0.20 acres)
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	50' (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)	+/- 37'
Side Yard	6' 6" required	+/- 10' 7" (west); +/- 14' 3" (east)
Rear Yard	40'	+/- 85' 6"

PROPOSED:

The petitioner is proposing to construct a second-story addition with a front porch onto their existing nonconforming single-family home.

Additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The property located to the west, 413 Hill Avenue, and the property located to the east, 423 Hill Avenue, are both farther than 50 feet from their respective front lot lines along Hill Avenue. Therefore, the subject property must comply with the 50-foot front yard setback. Because the existing home is approximately 37 feet from its front lot line, it is nonconforming. The proposed would maintain this existing setback at 37 feet. One variation is required.

Front porches are permitted to encroach up to 25 percent into the required front yard. Because the required front yard setback for the subject property is 50 feet, a front porch may encroach up to 12 feet 6 inches for a setback of 37 feet 6 inches from the front lot line. The proposed front porch would instead encroach approximately 22 feet 4 inches into the required front yard, for a resulting setback of approximately 27 feet 8 inches from the front lot line. One

variation is required.

Finally, nonconforming structures on lots with a width of at least 50 feet are permitted to have Class 1 alterations and Class 1 and 2 additions made to the existing principal structure. Class 1 alterations are defined as alterations in which no more than 50 percent of the total exterior surface of the principal structure may be changed, with the exterior surfaces consisting of the roof and exterior walls of the structure. Window and door openings are not included in the surface area calculation. The proposed addition requires approximately 70 percent of the total exterior surface of the existing principal structure to be replaced. One variation is required.

The proposed addition is considered a Class 2 addition and will increase the floor area of the home by 1,333 square feet or 114%, which is permitted.

The petitioner has provided photos of existing conditions (attached). No comments were received in opposition to the request. Owners of the properties directly adjacent to the subject lot (at 413 & 423 Hill Avenue) have signed a petition in support of the requests.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists and if the essential character of the neighborhood is maintained.

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

ATTACHMENTS

1. Petitioner's Application Materials
2. Aerial Photo
3. Zoning & Location Map
4. 1' Contour Map
5. Aerial Photo
6. Plat of Survey
7. Existing Conditions Photos
8. Proposed Site Plan
9. Existing Elevations
10. Proposed Elevations
11. Proposed Elevations w/ Overlay of Existing Conditions
12. Proposed Floor Plans
13. 1 & 2 Family Zoning Worksheet
14. Public Notice
15. Certificate of Publication
16. Buffer Map for Public Notice Mailing
17. List of Addresses Which Received Public Notice

18. Petitions of Support

CC:

Jane and Jonathan Hootman, Owners and Petitioners
Staci Springer, AICP, Director of Community Development
Kelly Purvis, AICP, Planning Manager
Paula Moritz, AIA, Plans Examiner
Adrian Diaz, Planning Intern

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 419 Hill Avenue Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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: Jane & Jonathan Hootman

Address: 717 Gary Court, Wheaton, IL 60187

Home Phone No.: 630.272.1474 Cell Phone No.: 630.235.5739

Fax No.: _____

E-mail: janehootman@gmail.com, jhootm3@gmail.com

Ownership Interest in the Property in Question:

100% owner

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):

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: 419 Hill AvenuePermanent tax index number: 05-14-114-005-0000

Legal description:

The West 50 feet of the North 1/2 of lot 3 in block 1 in Turner and McCleans Subdivision, being a subdivision in the North half section of 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded March 18th, 1905 as document 83929, in DuPage County, Illinois.

Zoning classification: Residential R-2Lot size: 50 ft. x 180 ft. Area: 9,000 sq. ft.

Present use:

Single family residence

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

We are seeking three variations for a home addition as noted below:

1. Section 10-8-6(B)(3) – To allow an alteration to an existing single-family home on a non-conforming lot to change approximately 70% of the exterior surface which requires a Class II alteration. A Class I alteration of up to 50% is permitted for properties on lots 50' or less in width. We are requesting a Class II alteration be permitted on a 50' wide lot;

2. Section 10-4-8(D)(1) – To allow a front yard setback of +/- 37';

3. Section 10-5-5(B)(4) #24.b – To allow the proposed +/- 27'8" setback of the front porch. Because the required front yard setback is 50 feet, the front porch may encroach up to 12'6", resulting in a required setback of 37'6" from the front lot line for the front porch.

The requests are related to the proposed plans to build an addition to our historic home. The requests will allow us to put a proper foundation under the existing enclosed front porch and put a second story on the home. The current structure covers +/-13% of the lot whereas the total completed project will cover an approximate +/-15% of the lot. The proposed plans are also preserving the side yard setbacks that are 14' and 10'. Even with the modest addition on the back, the proposed plans maintain the 86' rear yard setback for the primary structure. The building height will not exceed the max 32' ridge height. If granted, the plans will allow for preservation of our 1920's existing home, its unique setting on the lot, while allowing for 21st Century improvement for single family use.

Estimated date to begin construction: As soon as possible (Spring 2021)

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

- General Contractor; Matt Rooney, McJames Construction - 601 Forest Avenue, Glen Ellyn
- Architect; Julia Smith, Julia Smith Architecture - 658 Kenilworth Avenue, Glen Ellyn

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:

Due to the size and location of existing home and driveway, the only available space for an addition, while preserving the historic home, is to add on top of the existing structure + porch and expanding the width of the current structure to the back (South) of the home. The proposed plans include replacing the existing enclosed front porch with livable space, which will not change the current setback of the existing structure. The existing house meets the minimum setback in the district, but is non-conforming due to a new construction home at 423 Hill Avenue.

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):

Due to the age of our home (built in 1920) and considering the need for a total renovation, the addition is necessary to provide for living space expected for homes in the neighborhood. We desire to preserve the home, honoring the unique setting on our lot. The only available space is a second story with small expansion to meet with current footprint off of the back (South) of the home. When we purchased the home in October 2020, it was listed as a Lot for Sale and Home for Sale – we purchased in hopes to preserve the history, while maintaining modest, tasteful improvements which include safety elements as well. To follow conditions allowed by zoning codes, the house would need to be not only raised, but rebuilt with setback matching that of 423 Hill Avenue.

OR

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

Please see section 2a.

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 Village lot coverage code has varied over the years. To our understanding, the type of proposed work we are requesting would be allowed based on construction of the neighboring home at 423 Hill Avenue (2002). The lot is identical (50'x180'), yet covers over +/-19% of its lot. If granted, our home will only cover +/-15% of the lot. The existing structure has an enclosed screened front porch that expands the width of the front of the home (North). Our proposed plans are to keep the existing setback, but turning the front porch in to living space, which requires a new foundation. This additional living space allows us to gain four bedrooms on the second floor if granted.

- 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:

(See Plat of Survey and photos of existing structure) our home has an identical lot size to that of 423 Hill Avenue (50'x180'). Our proposed plans are for an addition that will keep the structure at the current set back of 37'. Our front yard setback of 37'/current structure is affected by how Hill Avenue bends slightly South where our lot begins. In order to bring the existing structure to the conforming 50' setback, we would have to add a larger addition off the back (South) side of the home. This space in the back is limited due to where the existing (already narrow) drive-way and garage exist. It also would take away from the small size of the backyard where we wish to have space for our family to enjoy. Our intention is to do as little as possible to the existing structure in hopes to preserve its uniqueness and historic charm while preserving a decent size backyard.

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 majority of lots in the neighborhood were originally built with a further setback and/or are newer developments. 423 Hill Avenue affects the setback of our home which was re-built in 2002. 423 Hill has an identical lot size, with more square feet coverage, and 3 stories. Our proposed plan is less square feet and only two stories.

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

We, the petitioner, have the intention of making the house our home and raising our family with no future plans of selling. The existing structure has two bedrooms which is not large enough for our growing family. The variation requests will allow us to build a proper second story to include additional bedrooms and bathrooms, with a modest expansion on the first floor that matches the width of the existing footprint.

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 existing house was built in 1920 which pre-dates the zoning code. The hardship, which includes a non-conforming structure, was created by the construction of 423 Hill Avenue in 2002. We, the petitioner, purchased the home in October 2020 with intentions of adding space for our growing family, enhancing/preserving the home's historic charm, while adding value to the neighborhood.

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

We anticipate the improvements will enhance the beauty of the street and surrounding properties. All work will be completed over the existing structure with a small expansion to meet the width of the back, on private property, following all approved construction methods and guidelines provided by the Village of Glen Ellyn.

6. Provide evidence that the proposed variation will not:

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

The existing building is shorter than both neighbors, and if approved, will not be larger. Our driveway is located on the West side of the lot and the West neighbor's driveway, 413 Hill Avenue, is located on the East side of their lot, allowing for additional space between the two structures. The home on the East side (423 Hill Avenue) is higher due to it having a third story. Both neighboring homes should continue to have ample/adequate light.

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

Our property exceeds the minimum side yard setback and is farther from the adjacent home than that in the zoning district. We do not anticipate the proposed addition to provide or increase hazard or danger, but provide enhancements to the current house structure that will in fact reduce hazards/danger by upgrading electric & plumbing, etc. to proper code.

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

The property will remain a single family residence while preserving historical impact of the existing home, neighborhood & community.

d. Diminish or impair property values within the neighborhood;

The improved and expanded property will increase property values within the neighborhood within conservative means

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

The property will remain a single family residence, therefore, will not increase traffic.

f. Create a nuisance; or

The property will remain a single family residence and will not create any type of nuisance.

- g. Results in an increase in public expenditures.

The proposed structure will not have any impact on public expenditures. If anything, the addition to the square footage will increase our property taxes to be distributed to public institutions which tax property owners.

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

In the development of the proposed additions plans, our architect has created a thoughtful design that is the same width as the existing structure, which will provide more usable space for today's lifestyle. The home will maintain its history and provide value to the neighborhood with its enhancements of its structure and safety proponents instead of demolishing and building something new and larger. The design provides less coverage than that of 423 Hill Avenue, an identically sized lot that is also 3 stories.

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

With the variation granted, we will be able to improve the original property within conservative means. It will help us keep the character of the original 1920 structure and avoid having to raze the house and build new with a larger footprint. We, the petitioners, were both born and raised in Glen Ellyn. We value and understand the Village's focus on maintaining the historical heritage while allowing homes to be restored to reflect today's lifestyle, all within thoughtful consideration of the impact of surrounding/neighborly structures and properties. It most likely would be an easier project to tear down the existing home and build new to avoid the variation process, however, we take pride in owning a piece of Glen Ellyn's history as its uniqueness and charm are of great value. We are confident the proposed addition and improvements will honor and meet our focus to sustain the distinctive character of the community while adding value (and also providing beauty to match that of our neighbors!)

We are committed to working with the Village on this proposal.

Thank you,
Jane & Jon Hootman

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.

02/01/2021

Date

Jane R Hootman

Print Name

DocuSigned by:
Jane Hootman
AF58B7E89571193
Signature of Applicant

02/01/2021

Date

Jonathan R Hootman

Print Name

DocuSigned by:
Jonathan R Hootman
Signature of Applicant

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 Jane Hootman, and I hold the position of applicant for Jane Hootman ("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: Jane Hootman

Title: Owner

Applicant's Name: Jane Hootman

Subscribed and sworn to me this

14th day of January, 2021.

Linda Smith
Notary Public



**THIS INSTRUMENT WAS
PREPARED BY:**

Edwin J. Hull, Esq.
Cutler & Hull
70 W. Madison, Suite 2101
Chicago, Illinois 60602

WARRANTY DEED

Above Space For Recorder's Use Only

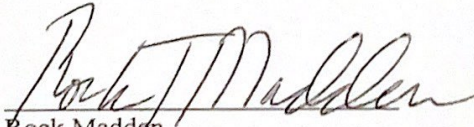
THE GRANTOR, Rock T. Madden, a single man, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged does hereby CONVEYS and WARRANTS to **GRANTEES**, Jonathan Hootman and Jane Hootman, husband and wife as tenants by the entirety, all interest in the real estate situated in the County of DuPage in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof.

Subject to covenants, conditions, and restrictions of record; party wall agreement; public and utility easements; general real estate taxes for the year 2019 and subsequent years. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 05-14-114-005-0000

Address of Real Estate: 419 Hill Ave., Glen Ellyn, IL

8th IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this day of October 2020.


Rock Madden

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Rock Madden, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 14 Day of October 2020.

Commission expires _____, 20__

Notary Public

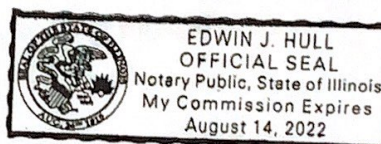
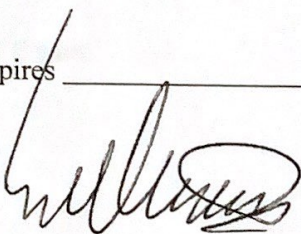


EXHIBIT A
LEGAL DESCRIPTION

THE WEST 50 FEET OF THE NORTH 1/2 OF LOT 3 IN BLOCK 1 IN TURNER AND MC CLEAN'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DU PAGE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 05-14-114-005-0000

Address of Real Estate: 419 Hill Ave., Glen Ellyn, IL

Affidavit Affirming No Conflict of Interest

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

1. My name is Jane Hootman, and I hold the position of applicant for Jane Hootman ("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: Jane Hootman

Title: Owner

Applicant's Name: Jane Hootman

Subscribed and sworn to me this

14th day of January, 2021.

Linda Smith
Notary Public





0 50 100
ft

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

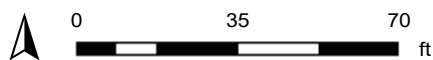
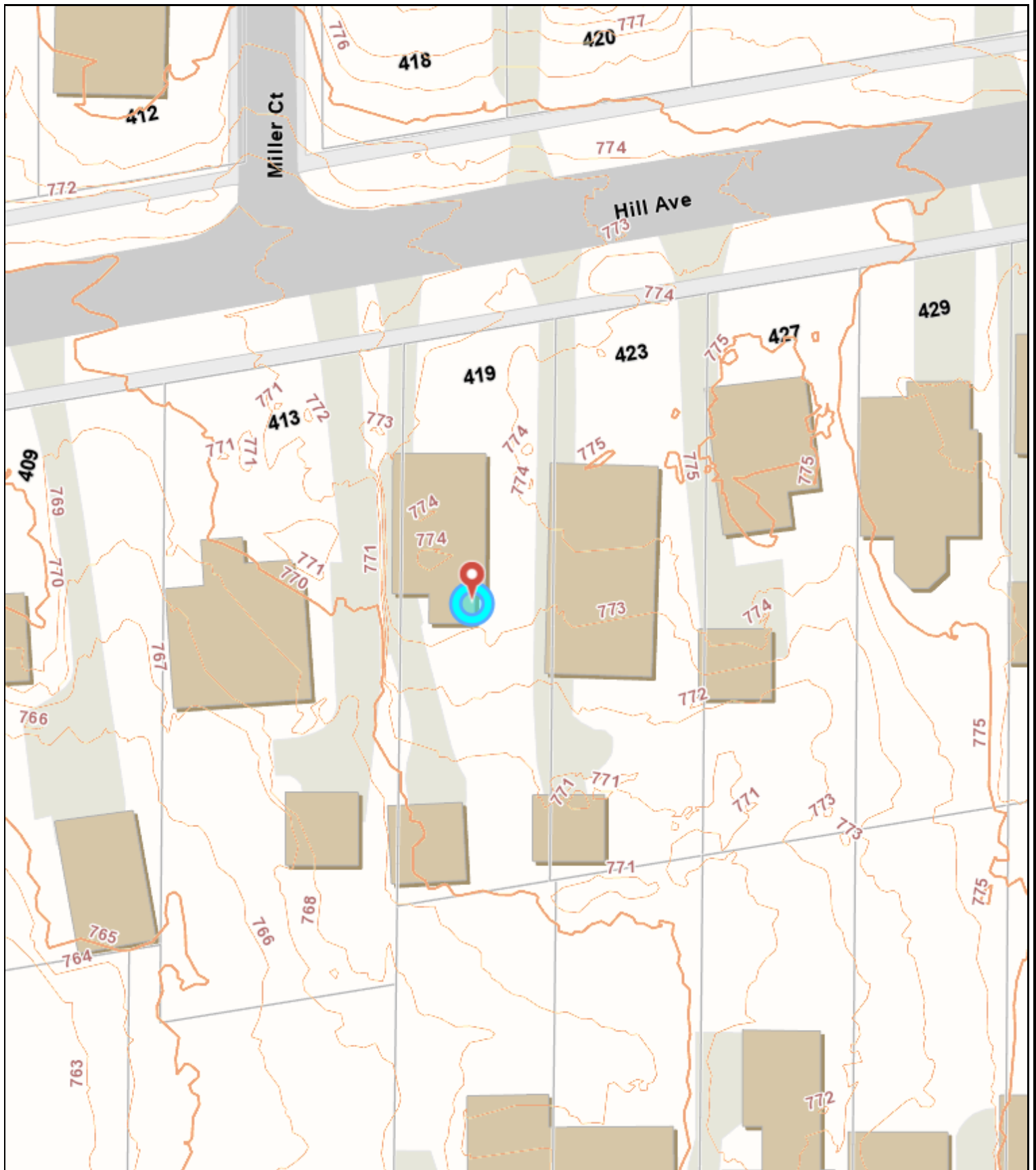
Notes



0 100 200 ft

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Notes

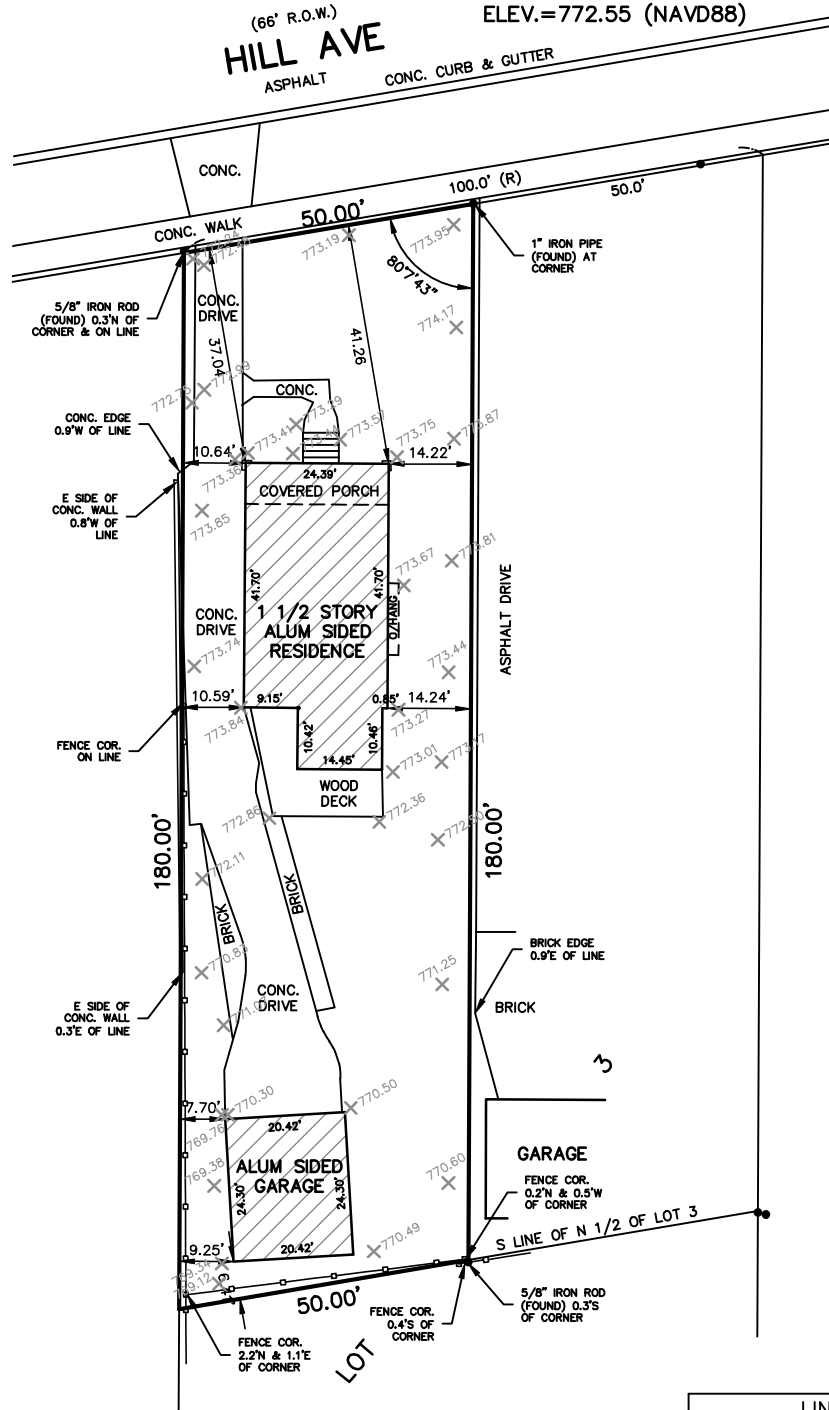
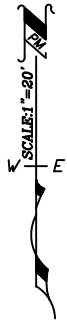
PLAT OF SURVEY

THE WEST 50 FEET OF THE NORTH HALF OF LOT 3 IN BLOCK 1 IN TURNER & MCLEAN'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 419 HILL AVENUE, GLEN ELLYN
PIN: 05-14-114-005
AREA: 0.2 ACRES

"BM"

CUT CROSS ON CONC. CURB
ELEV.=772.55 (NAVD88)



STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 10/02/2020.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 5TH DAY OF OCTOBER, A.D., 2020.

Norbert V. Lambert, Jr.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE
○ = SET IRON STAKE

LINE LEGEND	
	= WOOD FENCE

ORDERED BY: PATTY MURRAY.

FILE NO. 200824

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES

933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396

E: INFO@LAMBERTSURVEY.COM

LAND TECHNOLOGY

980 EAST OAK ST #3
LAKE IN THE HILLS, IL 60156
P: (815)363-9200
F: (815)363-9223

E: LANDTECH@LT-PE.COM

EXISTING CONDITIONS PHOTOS | 419 HILL AVENUE



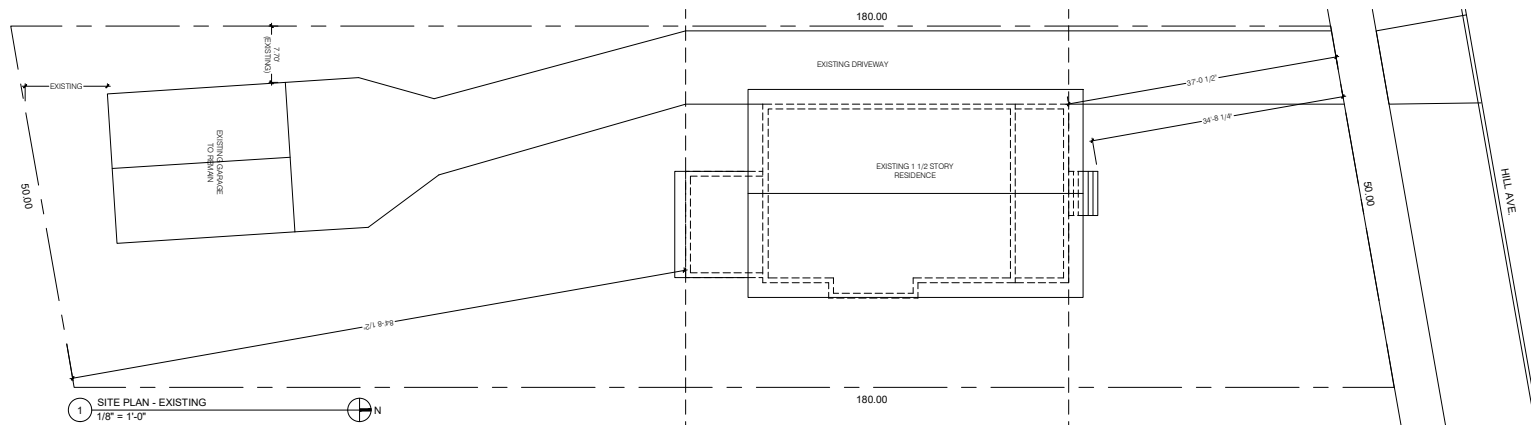
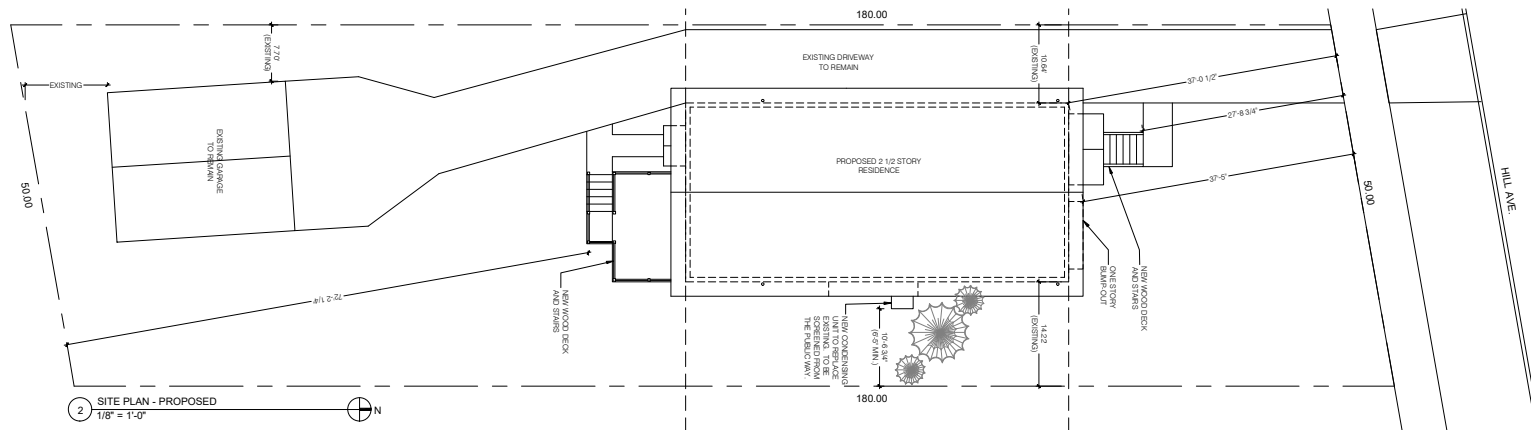
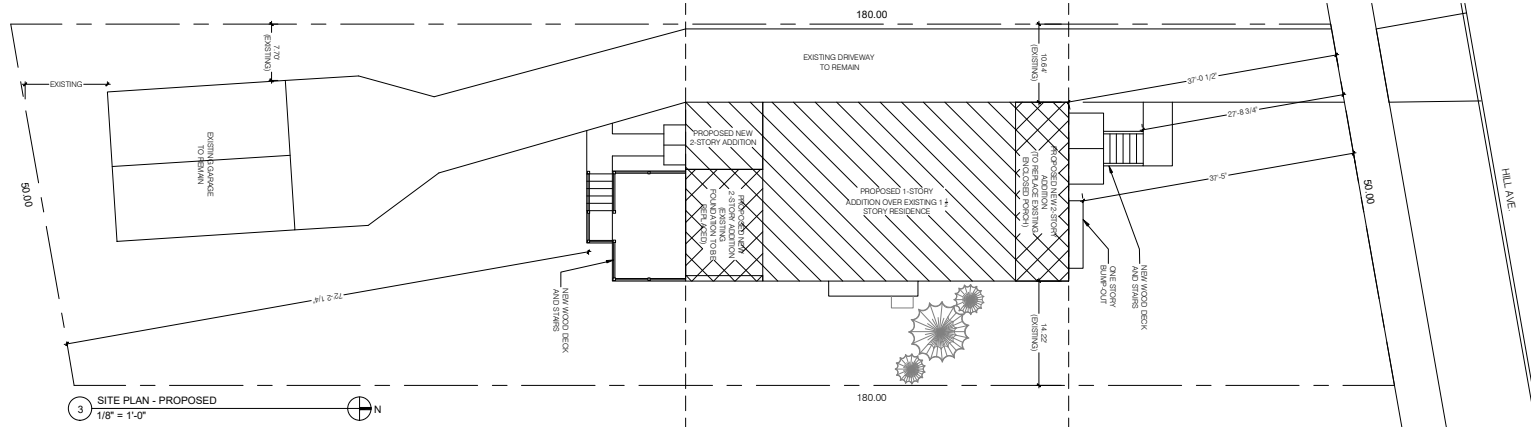




© Positive Image

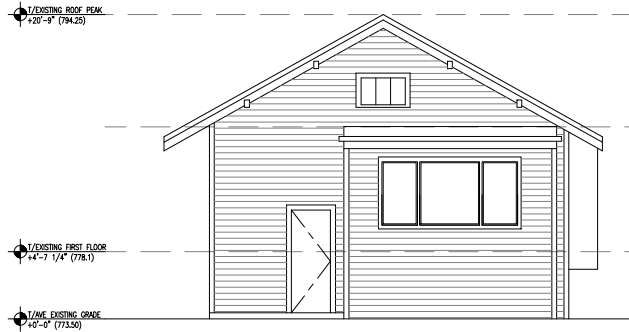






N O T E S

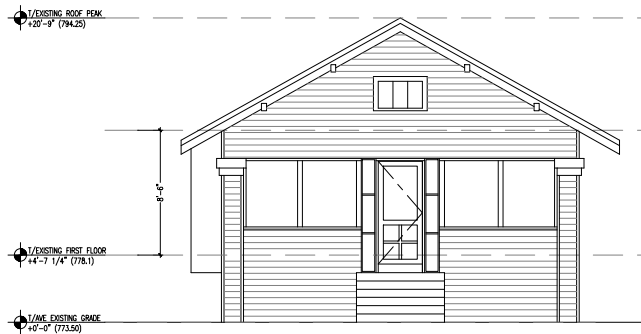
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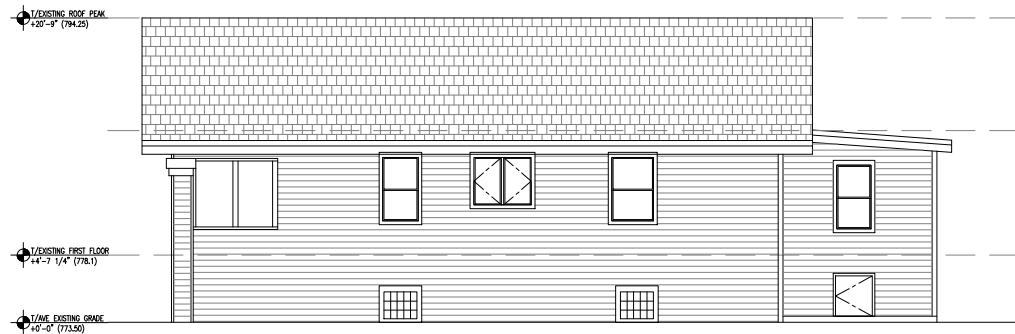
3 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



4 EXISTING EAST ELEVATION
1/4" = 1'-0"



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING WEST ELEVATION
1/4" = 1'-0"

JULIA SMITH
ARCHITECTURE - INTERIORS

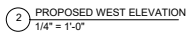
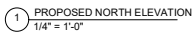
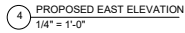
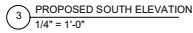
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JULIASMITHARCHITECTURE.COM

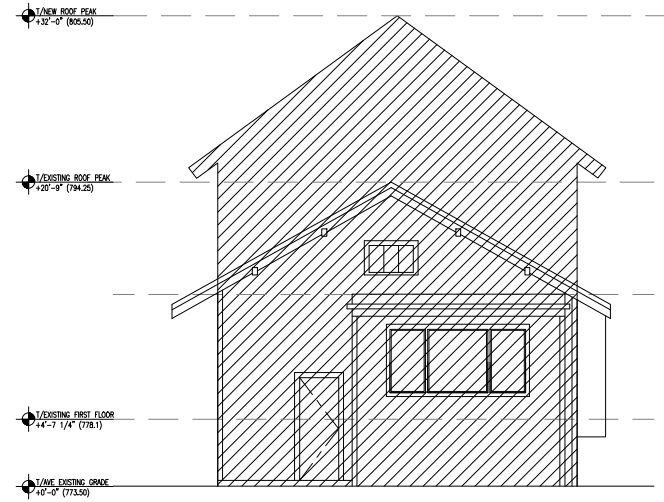
DATE	ISSUED FOR
01.20.2021	ZONING HEARING

THE HOOTMAN RESIDENCE
419 HILL AVENUE
GLENNVILLE, GA 30507

ELEVATIONS

A2-0

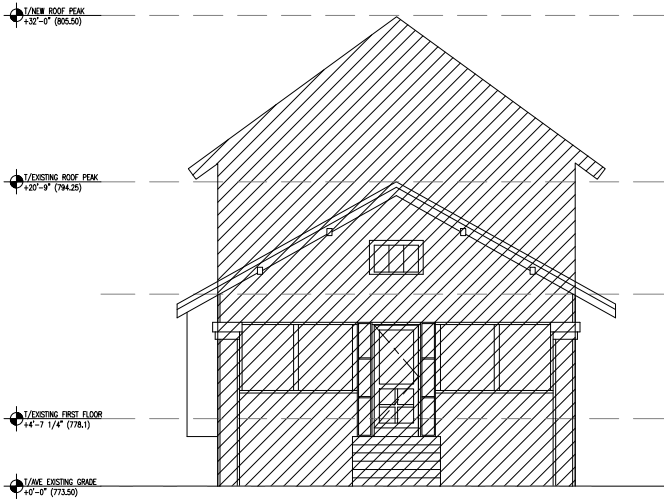




3 SOUTH ELEVATION - EXISTING/PROPOSED
1/4" = 1'-0"



4 EAST ELEVATION - EXISTING/PROPOSED
1/4" = 1'-0"



1 NORTH ELEVATION - EXISTING/PROPOSED
1/4" = 1'-0"



2 WEST ELEVATION - EXISTING/PROPOSED
1/4" = 1'-0"

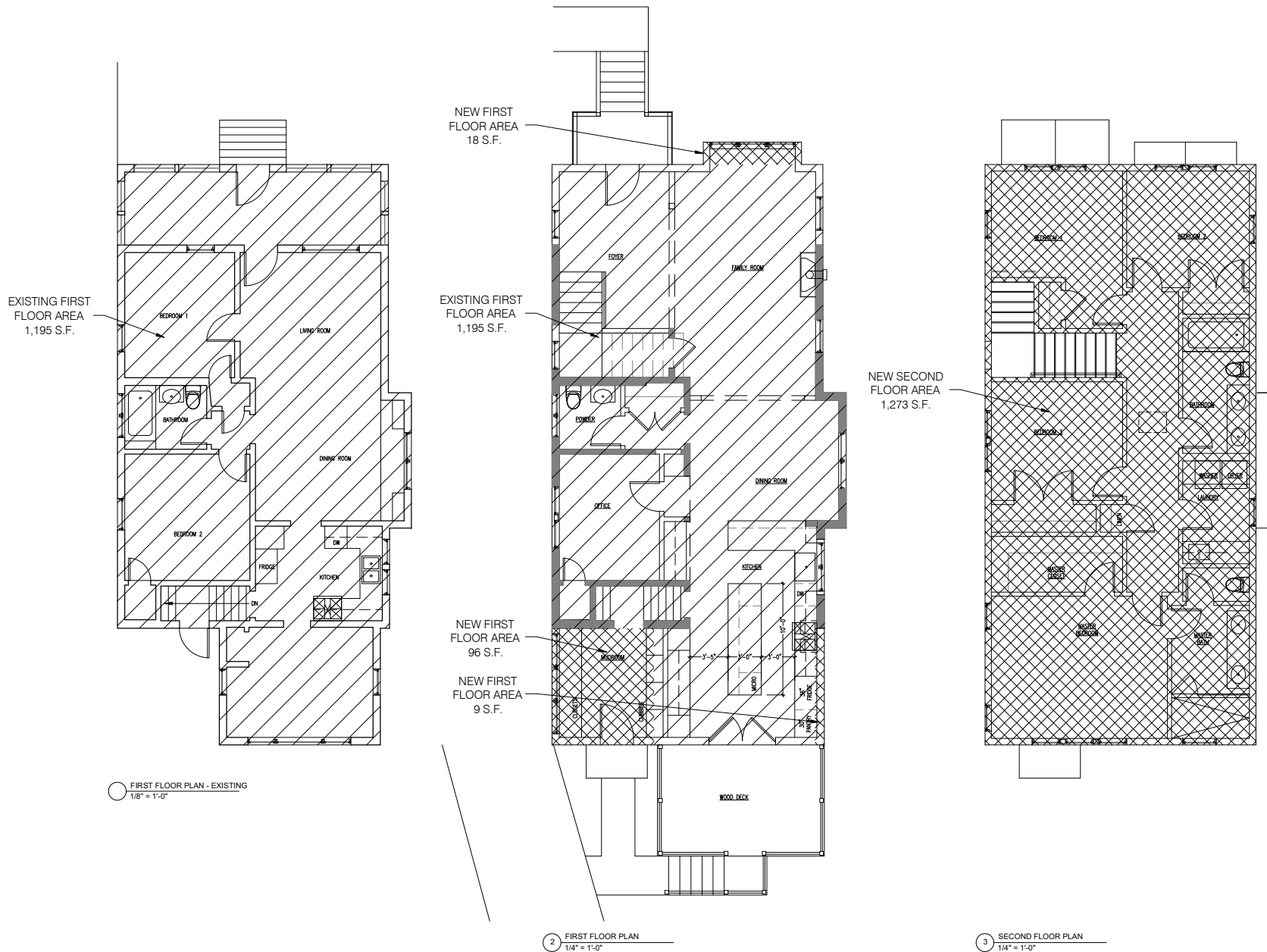
JULIA SMITH
ARCHITECTURE - INTERIORS

DATE	ISSUED FOR
01.20.2021	ZONING HEARING

THE HOOTMAN RESIDENCE
419 HILL AVENUE
GLENNVIEW, IL 60137

ELEVATIONS

A2-2



Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 419 Hill Avenue Zoning District: R2

Describe the Project: Second floor addition to existing 1 1/2 story residence.

2. **Lot Coverage Ratio (LCR):** District Maximum **R0, R1, R2, R3** = 20% for 2-story or 35% for 1-story structures.

All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing 1665 sq ft + New 105 sq ft - Garage 496 sq ft - Porch _____ sq ft = Total 1274 sq ft

Total lot coverage area 1274 sq ft ÷ lot area 8863 sq ft x 100 = 14 % LCR

3. **Front Yard Setback:** District Minimums: **R0** = 50 ft, **R1** = 40 ft, **R2** = 30 ft

Min. required front yard setback: no closer than the closest enclosed portion of the principal structure on either adjacent lot

1. Address (Left Side) 423 Existing Setback: _____ ft

2. Address (Right Side) 413 Existing Setback: _____ ft

Required Front Yard Setback (lesser of number 1 or 2 above - 50 ft maximum) 50' ft

Front Yard Setback (existing structure): 37.04 ft Proposed Front Yard Setback: 37.04 (Residence), 27'-8" (Deck/Stair) ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = 50' x .75 = 37'-6" (30' x .75 = 22'-6") ft

Proposed Open Front Porch Setback: 27'-8" ft

4. **Side Yard Setback:** District Minimums: **R0**=15% of lot width, **R1**=10% of lot width, **R2**=Greater of 6.5 ft or 10% of lot width

Lot width 50 ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 5 ft

Interior Side Yard Setback (existing structure): Left: 14.22 ft Right: 10.64 ft

Proposed Interior Side Yard Setback: Left: 14.22 ft Right: 10.64 ft

5. **Corner Side Yard Setback:** District Minimums: **R0** = 40 ft, **R1** = 40 ft, **R2** = 30 ft

Corner Side Yard Setback (existing structure): NA ft Proposed Corner Side Yard Setback: _____ ft

Corner Side Yard Setback for lots less than 80 feet wide in the R2 District complete this section below:

Lot width _____ x .30 = _____ ft Minimum allowable corner side yard setback

Permitted Open Porch Setback (Required Corner Side Yard Setback from above) x 0.75 _____ ft

Proposed Open Porch Setback: _____ ft

6. **Rear Yard Setback:** Minimums: **R0** = 60 ft, **R1** = 50 ft, **R2** = 40 ft

Rear Yard setback (existing structure): 86' ft

Proposed Rear Yard setback: 86' (Residence), 72'-6" (Deck) ft

7. **Impervious Surface Setback:** Minimum based on lot width = 2% (<66'), 3% (66'-<90'), 4% (90'-100'), 5% (>100')

Lot Width 50 x .02 Percentage Required = 1 Required Setback (ft)

8. **Building Height:** The maximum eave and ridge heights and permitted height bonuses are specified in Zoning Code Section 10-4-8(F)1. Roof height is determined at the highest eave and at the highest ridge from average existing grade at four (4) corners where an imaginary line parallel to the front and rear yard setback lines and touching the proposed structure intersects the required side yard setback lines. Grade elevations at all four points shall be shown on Plat of Survey/Site Development Plan.

A. Front Left Point Grade Elevation: 773.3 B. Front Right Point Grade Elevation: 774.1
 C. Rear Left Point Grade Elevation: 773.4 D. Rear Right Point Grade Elevation: 773.2
 Grade Elevation Total (A + B + C + D) = 3,094 ÷ 4 = 773.5 Average existing grade
 Max Ridge Height 32 ft + Porch Bonus or Setback Bonus 0 ft = Permitted Ridge Height 32 ft
 Max Eave Height 22 ft + Setback Bonus 0 ft = Permitted Eave Height 32 ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation 773.9 ft Highest Eave 795.5 ft Highest Ridge 805.5 ft

9. **Building Classification:**

Any change to an existing building is assigned a classification based on a new use or the proposed work. Village Code 4-1-10 (D) requires certain building improvements be completed for each classification.

- A. **Alteration:** Any change to the exterior structure or part thereof (excluding exterior finishes) of a building.
 Walls: the square footage of all outside wall surfaces from a point 8" above the adjacent grade to the soffit or eave.
 Roof: the square footage of the horizontal plane(s) formed by the outside top edge of the perimeter walls.

Existing Roof Area: 1,195 sq ft + Existing Wall Area: 1,906 sq ft = Total Exterior Surface 3,101 sq ft
 Area of Roof Altered: 1,195 sq ft + Area of Walls Altered: 967 sq ft = Total Area Altered 2,162 sq ft
 Total Area Altered: 2,162 sq ft ÷ Total Exterior Surface: 3,101 sq ft x 100 = 70 %

Alteration Classifications: (circle one) Class I = Under 50%, Class II = 50% - 75%, Class III = above 75%

- B. **Addition:** Any change to a structure or part thereof that increases the finished floor area of the building

Floor Area of Addition: 1,333 sq ft ÷ Floor Area of Existing Building: 1,195 sq ft x 100 = 114 %

Addition Classifications: (circle one) Class I = Under 75%, Class II = 75% - 150%, Class III = above 150%

- C. **Remodeling:** Any change to the interior or part thereof of a building. The hard cost is the total value of interior improvements (except interior finishes and fixtures). Remodeling Classifications: (circle one)

Class I = under \$15,000 hard cost Class II = \$15,000-\$200,000 hard cost Class III = over \$200,000 hard cost

- D. **Change of Use:** Any change in the purpose or activity within a building or part thereof. See Village Code 4-1-10 (E) Hazard Index Table for index number. Change of Use Classifications: (circle one)

Class I = 0 to 1 increase in index number Class II = 2 or more increase in index number

I do certify that to the best of my knowledge and belief, the Zoning worksheet has been completed substantially in accordance with the building plans. I further agree that if this certification is in error, the permit issued and erection commenced on the strength of said certification, that I will assume full responsibility for any and all changes in the exterior shape and/or design of said residence required to make it comply with the Village of Glen Ellyn Zoning Ordinances.

[Signature]
 Authorized Agent (Signature)

JULIA STUTH
 Print Name

02/01/2021
 Date



NOTICE OF PUBLIC HEARING

Jane R. Hootman, owner of the property located at 419 Hill Avenue, Glen Ellyn, is requesting a public hearing for three (3) 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, February 23, 2021, at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owners are requesting approval of three (3) variations from the Glen Ellyn Zoning Code to construct a second-story addition and front porch onto their existing nonconforming single-family home. To accommodate this project, the property owners are requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-8-6(B)(3) – To allow a Class II alteration of approximately 70 percent of the exterior surface of an existing nonconforming single-family home where a Class I alteration of no more than 50 percent of the exterior surface is permitted on lots 50 feet or less in width;
2. Section 10-4-8(D)(1) – To allow a front yard setback for the proposed addition to the principal structure of approximately 37 feet where a setback of 50 feet is required;
3. Section 10-5-5(B)(4) #24.b – To allow a front yard setback for the proposed front porch of approximately 32 feet 7 inches where a setback of 37 feet 6 inches is required; 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 located at 419 Hill Avenue is zoned R2 Residential District, and is legally described as follows:

THE WEST 50 FEET OF THE NORTH HALF OF LOT 3 IN BLOCK 1 IN TURNER & MCLEAN'S SUBDIVISION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-14-114-005

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. These plans and a staff report will be posted on the Village's website for public viewing on the Agendas and Minutes page for public viewing no later than Friday, February 19, 2021, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Katie Ashbaugh, Planner, at either (630) 547-5249 or kashbaugh@glenellyn.org.

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 Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, February 23, 2021 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>

Passcode: 234012

Or iPhone one-tap:

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+16465588656,,83438734651#,,, *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

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+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 834 3873 4651
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VILLAGE OF GLEN ELLYN

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DuPage County
Daily Herald

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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 02/08/2021

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



Designee of the Publisher and Officer of the Daily Herald

Control # 4558283



Village of Glen Ellyn

350 Foot Buffer
from
419 Hill Ave



List of Addresses for Public Notice
419 Hill Ave

Recipient Name	Or	Street Number	Street Name	City	State	Zip
ALBRECHT TR, MICHAEL & K	Or Current Property Owner	403	TURNER AVE	GLEN ELLYN	IL	60137
ANDERSEN, JUDITH F	Or Current Property Owner	328	MILLER CT	GLEN ELLYN	IL	60137
ARNOLD, M & M WALLACE	Or Current Property Owner	403	HILL AVE	GLEN ELLYN	IL	60137
BABBITT, GARY	Or Current Property Owner	334	MILLER CT	GLEN ELLYN	IL	60137
BAUMERT, BRIAN & LORI	Or Current Property Owner	396	TURNER AVE	GLEN ELLYN	IL	60137
BAUMRUCKER, MATTHEW & M	Or Current Property Owner	435	TURNER AVE	GLEN ELLYN	IL	60137
CLARK, MATTHEW P & S L	Or Current Property Owner	316	BRANDON AVE	GLEN ELLYN	IL	60137
COOPER, PETER & C RODEE	Or Current Property Owner	393	HILL AVE	GLEN ELLYN	IL	60137
DEVRIES, NICHOLAS T	Or Current Property Owner	430	TURNER AVE	GLEN ELLYN	IL	60137
DIPERT, JERRY J	Or Current Property Owner	292	PROSPECT AVE	GLEN ELLYN	IL	60137
EMERICK, MICHAEL & B	Or Current Property Owner	330	PROSPECT AVE	GLEN ELLYN	IL	60137
FARRELL, MARLENE K	Or Current Property Owner	321	BRANDON AVE	GLEN ELLYN	IL	60137
FERRO, MICHAEL & MARY	Or Current Property Owner	417	TURNER AVE	GLEN ELLYN	IL	60137
FOLEY, RYAN & MARTHA	Or Current Property Owner	406	HILL AVE	GLEN ELLYN	IL	60137
FORMAN JR, KENNETH & C	Or Current Property Owner	428	TURNER AVE	GLEN ELLYN	IL	60137
FRANCE, M G & L A SCARPELLI	Or Current Property Owner	331	BRANDON AVE	GLEN ELLYN	IL	60137
GANLEY, EILEEN	Or Current Property Owner	427	HILL AVE	GLEN ELLYN	IL	60137
GAUDETTE, MATTHEW & ET AL	Or Current Property Owner	409	HILL AVE	GLEN ELLYN	IL	60137
GEHALLE, L & R VAN NESS	Or Current Property Owner	439	HILL AVE	GLEN ELLYN	IL	60137
GEORGITIS, PETER & K	Or Current Property Owner	268	REGENT ST	GLEN ELLYN	IL	60137
GETTLE, MICHAEL	Or Current Property Owner	413	HILL AVE	GLEN ELLYN	IL	60137
GIULIANO, THOMAS	Or Current Property Owner	4403	ROYAL FOX DR	ST CHARLES	IL	60174
HASSO, DANIEL & AMY	Or Current Property Owner	273	REGENT ST	GLEN ELLYN	IL	60137
HIBEN, BRADLEY & TERESA	Or Current Property Owner	437	HILL AVE	GLEN ELLYN	IL	60137
JACKSON, CHRISTOPHER & H	Or Current Property Owner	400	HILL AVE	GLEN ELLYN	IL	60137
KONIECZNY, D & J REIFF	Or Current Property Owner	438	HILL AVE	GLEN ELLYN	IL	60137
KRUPA, JOANNA	Or Current Property Owner	345	WOODBINE DR	WOOD DALE	IL	60191
LAFONTAINE, BENJAMIN	Or Current Property Owner	310	BRANDON AVE	GLEN ELLYN	IL	60137
LIVERMORE, BEN	Or Current Property Owner	444	TURNER AVE	GLEN ELLYN	IL	60137
LUPIANI, LANA	Or Current Property Owner	412	HILL AVE	GLEN ELLYN	IL	60137
MAAS, DANIEL G & BETH L	Or Current Property Owner	398	TURNER AVE	GLEN ELLYN	IL	60137
MADDEN, ROCK T	Or Current Property Owner	342	MARION AVE	GLEN ELLYN	IL	60137
MAY, BRIAN & E TALBOTT	Or Current Property Owner	331	MILLER CT	GLEN ELLYN	IL	60137
MELTON, MICHAEL D	Or Current Property Owner	327	MILLER CT	GLEN ELLYN	IL	60137
MOEN, RAYMOND J	Or Current Property Owner	429	HILL AVE	GLEN ELLYN	IL	60137
NIFORATOS, DAN & LORI	Or Current Property Owner	426	HILL AVE	GLEN ELLYN	IL	60137
OLMSTEAD, CAROL J	Or Current Property Owner	327	BRANDON AVE	GLEN ELLYN	IL	60137
ONDREJKA, SHARON A	Or Current Property Owner	420	HILL AVE	GLEN ELLYN	IL	60137
PERRY, MICHAEL R & B B	Or Current Property Owner	326	PROSPECT AVE	GLEN ELLYN	IL	60137
PETERS, W R	Or Current Property Owner	322	MILLER CT	GLEN ELLYN	IL	60137
PHILLABAUM, THOMAS & KIM	Or Current Property Owner	360	HILL AVE	GLEN ELLYN	IL	60137
PRESTAGE III, NORMAN	Or Current Property Owner	418	TURNER AVE	GLEN ELLYN	IL	60137
PRESTAGE III, NORMAN A	Or Current Property Owner	418	TURNER AVE	GLEN ELLYN	IL	60137
RADEK, MICHAEL & LINDSEY	Or Current Property Owner	271	REGENT ST	GLEN ELLYN	IL	60137
REAGAN, NANCY L	Or Current Property Owner	436	TURNER AVE	GLEN ELLYN	IL	60137
SACKSTEDER, MICHAEL	Or Current Property Owner	439	TURNER AVE	GLEN ELLYN	IL	60137
SAHS, DAVID & MARGARET	Or Current Property Owner	414	TURNER AVE	GLEN ELLYN	IL	60137
SCHAFFNIT, BRADLEY & K	Or Current Property Owner	408	TURNER AVE	GLEN ELLYN	IL	60137
SCHNEIDER, JOSEPH & JESS	Or Current Property Owner	300	PROSPECT AVE	GLEN ELLYN	IL	60137
SHUKIN, MICHAEL & SUSAN	Or Current Property Owner	433	HILL AVE	GLEN ELLYN	IL	60137
STRECKFUS, KIRK & CAILIN	Or Current Property Owner	399	HILL AVE	GLEN ELLYN	IL	60137
STREETMAN, PAUL & MARCIA	Or Current Property Owner	441	TURNER AVE	GLEN ELLYN	IL	60137
SVOBODA, MICHAEL & BARBARA	Or Current Property Owner	407	TURNER AVE	GLEN ELLYN	IL	60137
TOLMAN, BRETT & KAREN	Or Current Property Owner	423	HILL AVE	GLEN ELLYN	IL	60137
TRIPPEL, GEOFFREY & K	Or Current Property Owner	388	HILL AVE	GLEN ELLYN	IL	60137
WHELTON, JEFFREY	Or Current Property Owner	440	TURNER AVE	GLEN ELLYN	IL	60137
WIETING, MARK & C ASHLEY	Or Current Property Owner	436	HILL AVE	GLEN ELLYN	IL	60137

PETITION FOR 419 HILL AVENUE PROJECT

We, the adjacent neighbors of 419 Hill Avenue, have spoken with its owners, Jane & Jonathan Hootman. We are aware of the scope of the proposed changes to the house and support/have no objection to the variation requests made by the owners. The variation requests include the following:

1. Section 10-8-6(B)(3) To allow an alteration to an existing single-family home on a non-conforming lot to change approximately 70% of the exterior surface which requires a Class II alteration. A Class I alteration of up to 50% is permitted for properties on lots 50' or less in width. We are requesting a Class II alteration be permitted on a 50' wide lot;
2. Section 10-4-8(D)(1) To allow a front yard setback of +/- 37';
3. Section 10-5-5(B)(4) #24.b To allow the proposed +/- 27'8" setback of the front porch. Because the required front yard setback is 50 feet, the front porch may encroach up to 12'6", resulting in a required setback of 37'6" from the front lot line for the front porch.

We wish to see the house improved and stay in the character of our neighborhood within conservative means.

X

DocuSigned by:

Karen Tolman

Owner, 423 Hill Avenue

X

DocuSigned by:

Alli Hayes

Owner, 413 Hill Avenue