



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, May 11, 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=WUU2UkJESm9qeDhjdFViOFVaS0lSUT09>
Password: 234012*

Or iPhone one-tap:

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

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

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

Webinar ID: 834 3873 4651

Password: 234012

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Public Comment (Non Agenda Items)**
- D. Allow Remote Participation of ZBA Members (roll call vote)**
- E. Approval of Draft Minutes from March 23, 2021 ZBA Meeting**
 - 1) Draft Minutes - March 23, 2021 ZBA Meeting
- F. Public Hearing - 614 Roger Road**
 - 1) Zoning Variation request to allow an addition with a roof top deck to encroach into the required rear yard
- G. Village Board Trustee Report**
- H. Staff Report**
- I. Adjournment**



**Glen Ellyn Zoning Board of
Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/11/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1107)**

DOC ID: 2021-1107

Draft Minutes - March 23, 2021 ZBA Meeting

Statement of the Issue:

See attached draft minutes.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 20210323_ZBA Minutes-DRAFT

DRAFT MINUTES
ZONING BOARD OF APPEALS
March 23, 2021

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

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on March 8, 2021.

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

MINUTES

ZBA Member Jones moved, seconded by ZBA Member Whalls, to approve the minutes of the March 9, 2021 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

On the agenda were public hearings regarding the properties located at 200 N. Montclair Avenue, 715 Pleasant Avenue and 639 Newton Avenue.

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

A motion was made by ZBA Member Whalls and seconded by ZBA Member Jones to open the public hearing for 200 N. Montclair Avenue at 7:11p.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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 200 N. MONTCLAIR AVENUE

PETITIONER BLAKE STALLINGS IS REQUESTING A RECOMMENDATION OF APPROVAL FOR THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-5-5(B)(4) #33.A TO ALLOW AN EXISTING RESIDENTIAL SPORT COURT TO BE LOCATED APPROXIMATELY 1 FOOT 5 INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF 7 FEET 6 INCHES (10 PERCENT OF THE LOT WIDTH) IS REQUIRED; 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.

(Blake Stallings, owner of the property located at 200 N. Montclair Avenue).

Staff Presentation

Planner Ashbaugh and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and sworn in.

Planner Ashbaugh stated the petitioner is Blake Stallings, owner of the property located at 200 N. Montclair Avenue. She described the approximate location of the subject property and stated it was zoned R2 - Single Family Residential District. She said all surrounding properties were also all zoned R2 and improved with single family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval for the following variation from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required.

Planner Ashbaugh stated on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. She said the original screened porch was within the required interior side yard, but the foundation did not meet building code requirements. She said it was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. She said that the degree of the variation granted is not stated in the ordinance or exhibits, but that the plat of survey provided with this request measures an existing setback of approximately 5 feet.

Planner Ashbaugh stated the Village has granted the following permits for this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; and a front porch, 2020. She said the front porch permit was still active.

Planner Ashbaugh stated on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. She continued that on September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. She said that the petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. She said the petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

Planner Ashbaugh stated on December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. She clarified that the front porch permit review continued separately from this request and was issued on September 26, 2020.

Planner Ashbaugh stated the existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. She said that this is an 81 percent reduction in the required setback. She said the sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet and that it does not encroach into the required rear yard.

Planner Ashbaugh stated the Zoning Code requires sport courts and other recreational equipment to be setback a distance of 10 percent of the lot width away from all property lines. She said that this was put in place because these types of accessory uses inherently create activity and noise, and the required setback is meant to mitigate any disruption of adjacent properties.

Planner Ashbaugh stated to comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court, or approximately 155 square feet (25 percent) of the existing sport court.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the sport court was the correct distance from the lot line, if it would need a variation for anything else, specifically if a variation for impervious surface coverage would be required. Planner Ashbaugh stated a variation for impervious surface would not be required, but the Village would still require a drainage plan.

ZBA Member Miller asked if the sport court came through the permitting process, what would have been required for stormwater management. Senior Civil Engineer McKenna stated a drainage plan would have been required, but there would have not been a requirement for a drywell.

ZBA Chairperson Constantino stated he believes this property is connected to the Village's stormwater system. ZBA Chairperson Constantino asked if all stormwater concerns have been addressed. Senior Civil Engineer McKenna confirmed this variation request is a setback concern.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Blake and Michelle Stallings, owners of the property located at 200 N. Montclair Avenue.

Michelle Stallings stated her family moved into the home in May of 2012. Ms. Stallings stated when they moved into the home, it had the preexisting concrete slab with a basketball hoop. Ms. Stallings stated her family refinished the court and hoop in 2018. Ms. Stallings stated the project included applying sport court material and extending the court. Ms. Stallings noted they have had significant water issues since they moved in. Ms. Stallings noted they have spent a lot of money to fix these water issues and have joined the Village's storm sewer. Ms. Stallings stated they are constantly making sure water is not an issue and assured water is not affecting their neighbors. Ms. Stallings stated they were unaware a permit was needed for the sport court.

Blake Stallings stated they added to the northern end of the existing concrete slab when they refinished the court and hoop in 2018. Mr. Stallings also noted the property has two drywells to help with stormwater issues.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if the sport court can be relocated to anywhere else on the property. Ms. Stallings stated she does not believe it can be relocated due to grading and stormwater concerns.

ZBA Member Crudele asked if the grading in the backyard is the hardship on the property. Ms. Stallings confirmed this.

ZBA Member Jones asked how much smaller the previous slab of concrete was. Mr. Stallings stated they added about 3 feet to the west and about 6 feet to the north of the existing slab.

ZBA Member Jones asked if the contractor told them a permit was required. Mr. Stallings stated the contractor did not say a permit was needed.

ZBA Member Miller asked if the previous owner had a construction necessitated zoning variation for the concrete slab. Ms. Stallings stated the slab and zoning was in place when they purchased the house.

ZBA Member Miller stated he understands these type of situations, but is concerned the work was done without a permit.

ZBA Member Whalls asked if the concrete slab was on the property in 2012 prior to the purchase. It was confirmed it was through aerial photography Planner Ashbaugh showed during the Zoom meeting.

ZBA Member Covington asked if a permit was ever obtained for the initial concrete slab. Planner Ashbaugh stated there is no evidence to prove a permit was obtained.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 8 properties within 350 feet of the subject property that were mailed notice have signed a petition in support of this project, but that 3 of the 8 also submitted letters of support.

Chase Purdon, 211 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Matthew Sessa, 208 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Anne Gelfer, 190 N. Montclair Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 200 N. Montclair Avenue. 200 N. Montclair Avenue is an interior lot located on the west side of N. Montclair Avenue, mid-block between Wingate Road and Revere Road. The petitioner is Blake Stallings, owner of the property at 200 N. Montclair Avenue. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1.

Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required; 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. The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has granted the following permits to this property: deck and sliding door, 1983; addition, 1987; basement finishing, 1993; roof, 2010; interior remodel, 2012; remodel/alteration, 2012; sanitary sewer replacement, 2013; patio/seat wall/fire pit, 2013; garage siding, 2014; storm sewer connection, 2014; fence gate, 2014; sewer repair, 2018; front porch, 2020.

ZBA Member Whalls continued the findings of fact: on May 14, 2012, the Village Board approved Ordinance 6032 to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. The original screened porch was located within the required interior side yard, but the foundation did not meet building code requirements. Because the foundation needed to be completely removed and rebuilt for the reconstruction, the replacement of the screened porch in-kind was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to be rebuilt upon an original foundation. Therefore, the Zoning Board of Appeals found that because the foundation was required to be rebuilt due to building code requirements, rendering the screened porch ineligible for the “straight up” provision, the request was reasonable and voted to recommend approval unanimously. The Village Board concurred with a unanimous vote as well. The degree of the variation granted is not stated in the ordinance of exhibits. However, the plat of survey provided with this request measure an existing setback of 5 feet.

ZBA Member Whalls continued the findings of fact: on August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. On September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery. The petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain. On December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

ZBA Member Whalls continued the findings of fact: an existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. This is an 81 percent reduction in the required setback. The sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet. The sport court does not encroach into the required rear yard. The Village Code requires sport courts and other recreational equipment to be 10 percent of the lot width away from all property lines. These uses inherently create activity and noise, and the

required setback is meant to mitigate any disruption of adjacent properties. To comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court. This results in a removal of approximately 155 square feet or about 25 percent of the existing sport court. As part of the application for a construction necessitated variation, the petitioner is required to submit an estimate for a code compliant alternative. One quote from Ligman Construction Group, LLC was provided, According to the quote, to removed and relocate the sport court, it would cost \$12,800.00.

ZBA Member Whalls continued the findings of fact: no comments were received in opposition of the request and the owners of 8 properties which signed a petitioner in support of the request.

Motion

ZBA Member Covington moved, seconded by ZBA Member Crudele that the Zoning Board of Appeals recommend to approve 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated if this variation request would have been brought to the ZBA prior to it being built, she would have not approved the request. ZBA Member Covington stated the hardship is difficult and noted a drainage plan is required. ZBA Member Covington stated she is not sure if the court can be moved without causing additional stormwater concerns.

ZBA Member Crudele stated she is concerned on how close the court is to the property line. ZBA Member Crudele stated there are serious water issues and the petitioners have done a lot to address those concerns. ZBA Member Crudele stated there is a lot of support from the neighbors and moving to court could cause additional stormwater concerns. ZBA Member Crudele stated she is overall in favor of the request.

ZBA Member Jones stated the ZBA has approved other structures (garages) to be 1 foot from the property line. ZBA Member Jones also noted there is a lot of neighbor support for this project.

ZBA Member Miller stated he is not in favor of this project. ZBA Member Miller stated he would approve the project if it was in line with the existing garage. ZBA Member Miller stated he would have not approved the request in 2012. ZBA Member Miller noted he is also concerned a permit was not pulled for this project.

ZBA Member Whalls stated he agrees with ZBA Member Miller.

ZBA Chairperson Constantino stated he is leaning towards approving the request due to the stormwater concerns. ZBA Chairperson Constantino also noted there is support of the neighbors to the north of the property. ZBA Chairperson Constantino stated the cost to fix the court is high, and it may cause more stormwater issues in the end.

ZBA Member Covington asked if approved, would a condition for stormwater review be required. Senior Civil Engineer stated she is comfortable with the stormwater/drainage with the plans in place.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to close the public hearing for 200 N. Montclair Avenue at 8:10 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls as follows: Having considered the application of Blake Stallings, petitioner and owner of the property located at 200 N. Montclair Avenue, Glen Ellyn, for a construction necessitated zoning variation to allow an existing residential sport court to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required on the property located at 200 N. Montclair 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 adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Section 10-5-5(B)(4) #33.a of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The cost to relocate the sport court.
2. The potential of creating additional stormwater concerns for the neighbor if the sport court is moved.
3. There is support for many neighbors including the neighbor from the property to the north.

The motion was carried by roll call vote with 4 “yes” votes and 2 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele and ZBA Member Jones. The “no” votes are as follow: ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to open the public hearing for 715 Pleasant Avenue at 8:25 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

PUBLIC HEARING – 715 PLEASANT AVENUE

PETITIONER RAY WHALEN IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(E)(1) TO ALLOW A LOT COVERAGE RATIO OF 22.8 PERCENT WHERE A LOT COVERAGE RATIO OF NO MORE THAN 20 PERCENT IS PERMITTED ON A LOT WITH A PRINCIPAL STRUCTURE OF GREATER THAN ONE STORY; 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.

(Ray Whalen or Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue).

Staff Presentation

Planner Ashbaugh, Planning Intern Diaz and Senior Civil Engineer McKenna were present to speak regarding the proposed variation request and was sworn in.

Planning Intern Diaz stated the petitioner is Ray Whalen of Ray Whalen Builders Inc., owners of the property located at 715 Pleasant Avenue. Planning Intern Diaz stated 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. Planning Intern Diaz stated the subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single-family homes.

Planning Intern Diaz stated the petitioner is requesting a recommendation of approval of a zoning variation from Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story.

Planning Intern Diaz stated the Village has not granted any past variations to this property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020.

Planning Intern Diaz stated as listed in the building permit history, a demolition permit and a related new construction permit were issued in 2020 to construct a new two-story single-family home on the subject property. The lot coverage ratio approved for the home currently under construction was approximately 1,600 square feet, or 20 percent, which was approved by permit Note, the actual square footage prior to applying the front porch bonus was 1,737 square feet.

Planning Intern Diaz stated because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than approved lot coverage.

Planning Intern Diaz stated the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet, which was compliant with the maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district, 35 percent.

Planning Intern Diaz stated the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. He said that the lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. He said that with the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet, and no accessory structures are proposed.

Planning Intern Diaz stated prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extend through the block.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked if the petitioner sought to have the detached garage, but it was not included in the plans due to drainage issues. Planning Intern Diaz confirmed this.

Chairperson Constantino asked if the screened in porch was asked for at the same time as the attached garage. Planning Intern Diaz stated the screened in porch was requested as part of this variation after the original permit was approved.

Senior Civil Engineer McKenna stated there were a lot of pre-review meetings with the contractor prior to submitting the plans.

Chairperson Constantino asked if the screen in porch did not have a roof, if a variation would still be needed. Planner Ashbaugh stated if there was no roof, a variation would not be needed.

Chairperson Constantino asked if there are any drainage issues regarding the screened in porch. Senior Civil Engineer McKenna stated there are not.

ZBA Member Jones asked if the property could be tied into the Village's storm sewer. Senior Civil Engineer stated they could not directly tie into the storm sewer due to the location. Senior Civil Engineer McKenna noted the property will have downspouts and a sump pump. Senior Civil Engineer McKenna stated the builder is deciding exactly where to put the sump pump.

ZBA Member Jones asked if a detached garage was possible with a drainage plan. Senior Civil Engineer McKenna confirmed this would be very difficult and likely not possible.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Ray Whalen, owner of the property located at 715 Pleasant Avenue. Mr. Whalen stated he purchased the property in December of 2020. Mr. Whalen

stated the property was purchased with the intention to build a home similar to what he was previously built on the same size lot. Mr. Whalen stated the depressional storage and stormwater issues were brought to his attention by a consultant. Mr. Whalen stated he has spent a lot of time with staff discussing this project and options. Mr. Whalen stated he prefers to build a detached garage, as it would make him eligible for the garage bonus. Mr. Whalen stated the hardships are created by the topography and stormwater concerns. Mr. Whalen stated he is looking to construct a new home that is enriching to the neighborhood, and does not want to cause any other potential stormwater issues. Mr. Whalen noted the topography in the property limits what can be built on this lot. Mr. Whalen stated his request is a minimized request.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked why they went for a roofed in patio instead of building out the living space. Mr. Whalen stated the screen porch was always intended for this project.

ZBA Member Jones asked if the existing foundation serving as an uncovered patio currently would support a second story. Mr. Whalen confirmed this.

ZBA Member Miller asked if Mr. Whalen would have an issue with the ZBA limiting a future build out of the screen porch. Mr. Whalen stated he is comfortable with that, and would recommend it. Mr. Whalen stated this part of the house was never intended to have a second floor. ZBA Chairperson Constantino asked what the hardship is. Mr. Whalen stated the hardship is created from the topography.

ZBA Chairperson Constantino asked if the porch could be designed any smaller. Mr. Whalen stated it could but, but he prefers it to be built as the size proposed.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 36 individuals from 22 properties have signed a petition in support of this project.

Chris Fanella, 179 Brandon Avenue, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in questions is 715 Pleasant Avenue. 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue. The petitioner is Ray Whalen of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue. The petitioner is requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: 1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted on a lot with a principal structure of greater than one story; 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. The subject property and all surrounding subject properties are zoned R2 Residential District and are all improved with single family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to the property and the following permits have been issued: plumbing, 1971; electrical service, 1977; deck, 1986; sanitary sewer repair, 2005; sanitary sewer repair, 2006; sanitary sewer repair, 2006; hot water heater, 2008; plumbing, 2009; clearwater connection, 2011; roof, 2013; clearwater connection, 2020; demolition, 2020; new single-family home construction, 2020. The lot area is 8,000 square feet, the lot width is 50 square; the front yard 32 feet 8 inches, the north side yard is 7 feet 2 inches, the south side yard is 6 feet 7.5 inches and the rear yard is 82 inches.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met. The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than approved lot coverage; the lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet. The maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district is 35 percent.

ZBA Member Whalls continued the findings of fact: the petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch with qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed; prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility on constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extend through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting to development to the high western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area; although a detached garage is permitted in the Zoning Code and a bonus of 500 square feet could be granted towards the maximum lot coverage, the petitioner elected to construct a home with an attached garage within the maximum lot coverage ratio requirement of 1,600 square feet and develop the lot in such a way that the stormwater storage in the rear yard depressional area was maintained. The petitioner is now seeking approval of the variation from this requirement to allow for sunroom off of the rear of the

home that is less than the size of a typical two-car garage; it should be noted that the proposed development increases the impervious surface on the property by only 229 square feet more than what previously existed, so no stormwater infiltration measures are required by Code. The petitioner included a sump pump discharge connection to the Village storm sewer on the permit to avoid sending additional water to the rear yard depressional area.

Motion

ZBA Member Miller moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is leaving towards voting to approve this project. ZBA Member Covington stated if the request was for a detached garage, she would not be in favor of it. ZBA Member Covington stated she is leaning toward approval due to the fact these plans reduce stormwater issues.

ZBA Member Crudele stated the hardship is caused by a unique lot, and noted the lot does not allow for an attached garage. ZBA Member Crudele stated she is in favor of the request.

ZBA Member Jones stated he is not in favor of the request. ZBA Member Jones stated as a builder, you know what you’re buying. ZBA Member Jones stated the builder should have been aware of the unique drainage issues prior to purchasing the lot. ZBA Member Jones stated he is concerned that a second story will eventually get built. ZBA Member Jones also noted the screened in porch is not necessary, but rather is a want.

ZBA Member Miller stated he is in favor of the proposed request due to the unique property. ZBA Member Miller stated the screened in porch will improve water flow. ZBA Member Miller stated he would be in favor of adding a condition that states the porch can’t be improved with a second story.

ZBA Member Whalls stated he is having trouble seeing the hardship. ZBA Member Whalls stated in the future he would like the Village Code to have a lot coverage ratio of 25 percent, but noted that is not how the Code is currently written.

ZBA Chairperson Constantino stated at first he was against the request. ZBA Chairperson Constantino stated after hearing the staff and petitioner presentation he is more aware of the topography of the property. ZBA Chairperson Constantino stated he is also in favor of a condition that states the porch can’t be improved with a second story. ZBA Chairperson Constantino stated he thinks the ZBA will see similar issues in the future. ZBA Chairperson Constantino stated he is in favor of this request.

ZBA Member Whalls and ZBA Member Jones stated they are in favor of the request with the conditions noted by ZBA Member Miller.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to close the public hearing for 715 Pleasant Avenue at 9:46 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 Crudele, ZBA Member Jones, ZBA Member Miller 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 Ray Whalen, petitioner on behalf of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent is permitted for the construction of a two-story principal structure on the property located at 715 Pleasant 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 Sections 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) and unique circumstance(s):

1. Due to the drainage issues caused by the unique topography and existing watershed on the lot, the owner cannot put a detached garage to the back and receive the garage bonus. The backyard garage would cause additional water issues for the neighbors. The screened porch will improve water flow over the previously approved raised patio with the downspouts.

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 March 23, 2021 public hearing of the Zoning Board of Appeals.
2. The screened in porch with vinyl windows may not be improved with windows, a second story, or HVAC.

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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to open the public hearing for 639 Newton Avenue at 9:53 p.m. The motion was carried by roll call vote with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 639 NEWTON AVENUE

PETITIONER JOSHUA WESOLOWSKI IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(D)(4) TO ALLOW A SECOND-STORY ADDITION TO BE NO CLOSER THAN APPROXIMATELY 10 FEET 11 INCHES FROM THE CORNER SIDE LOT LINE WHERE THE REQUIRED CORNER SIDE YARD SETBACK IS 18 FEET; 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.

(Joshua Wesolowski, owners of the property located at 639 Newton Avenue).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. She said that 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. She said it is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. She said all surrounding properties are also zoned R2 Residential District and improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of a zoning variation from Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet.

Planner Ashbaugh stated the Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019.

Planner Ashbaugh stated the petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She said the front, corner side, and interior side yard setbacks of the existing home are nonconforming. She said that because the corner lot is less than 80 feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. She said that the existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback.

Planner Ashbaugh stated the proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. She said that because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required.

Planner Ashbaugh stated the proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. She said that the proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

Planner Ashbaugh showed photos of existing conditions provided by the petitioner. She said that no comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request signed a petitioner in support of the request.

Questions from the Zoning Board of Appeals

ZBA Member Miller is the house located at 690 Newton Avenue is closer to the street than this request. Planner Ashbaugh stated it appears to be in a similar location.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh and Julie Wesolowski, owners of the property located at 639 Newton Avenue.

Mr. Josh Wesolowski stated he is a life-long Glen Ellyn resident and he personally attended Hadley Jr. High and Glenbard West High School. Mr. Wesolowski stated they are looking to grow a family and that they want to stay in Glen Ellyn. Mr. Wesolowski stated in order to stay in Glen Ellyn an addition to the house is needed. Mr. Wesolowski stated the house was built in 1920 and was bought by his family in 2015. Mr. Wesolowski stated when they saved the home from being a teardown when they purchased it. Mr. Wesolowski stated it was important to honor the character of the home and neighborhood as well as maintaining the historical aspect of the house. Mr. Wesolowski stated the existing sunroom encroaches to the side yard which creates an existing nonconforming house. Mr. Wesolowski stated it is the intention to maintain the current setback.

Mrs. Julie Wesolowski stated their home is on a nonconforming lot, and noted if the house was located on an interior lot, a variation would not be needed. Mrs. Wesolowski stated there is not parkway between the sidewalk and the street. Mrs. Wesolowski stated the side yard is only 60 feet when it should be 80 feet. Mrs. Wesolowski stated the addition will look like it is part of the original home.

Additional Questions from the Zoning Board of Appeals

None.

Persons in Favor of or in Opposition to the Variation Requests

Planner Ashbaugh stated 26 individuals for 19 properties have signed a petition in support of this project.

Cindy and George Truchioli, 364 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Kate Marsch, 331 Linden Street, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the petitioner is Joshua Wesolowski, owner of the property located at 639 Newton Avenue. 639 Newton Avenue is a corner lot located at the southeast corner of the intersection of Newton Avenue and Linden Street. The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet; 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. The subject property is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. All surrounding properties are also zoned R2 Residential District and improved with single-family homes. Notice of the public hearing was published in the March 8, 2021, edition of the Daily Herald. The Village has not granted any past variations to this property and the following permits have been issued: illegible record, 1950; swimming pool, 1959; bath house, 1959; furnace replacement, 1976; deck, 1991; garage, 1995; clearwater connection, 2015; fence, 2015; roof, 2019. The lot area is 8,370 square feet, the lot width is 60 feet, the front yard is 39 feet 6 inches, the corner side yard is 10 feet 11 inches, the east side yard is 4 feet 8 inches and the rear yard is 60 feet 3 inches.

ZBA Member Whalls continued the findings of fact: The petitioner is proposing to construct a partial second-story addition onto their existing nonconforming single-family home. The additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. The front, corner side, and interior side yard setbacks of the existing home are nonconforming. Because the corner lot is less than 8- feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. The existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback. The proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. Because the addition is proposed to maintain the existing nonconforming side yard of approximately 10 feet 11 inches, a variation is required. The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. The proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which is also permitted on nonconforming structures.

ZBA Member Whalls continued the findings of fact: the petitioner has provided photos of existing conditions. No comments were received in opposition of the request and the owners of 21 properties which were mailed notice of the request by mail signed a petitioner in support of the request.

Motion

ZBA Member Miller moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of this request and noted the hardship is the smaller lot size than a typical corner lot.

ZBA Member Crudele stated she is in favor of this request.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted the sidewalk is closer to the street than normal and there will be zero negative impact from this project.

ZBA Member Miller stated he is in favor of this request as the house sits on a existing nonconforming lot.

ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated he is in favor of this request and noted the unique circumstance and large right-of-way.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Crudele to close the public hearing for 639 Newton Avenue at 10:19 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 Crudele, ZBA Member Jones, ZBA Member Miller 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 Joshua Wesolowski, petitioner and owner of the property located at 639 Newton Avenue, Glen Ellyn, for a zoning variation from the Glen Ellyn Zoning Code to allow a second-story addition to be no closer than 10 feet 11 inches from the corner side

lot line where the required corner side yard setback is 18 feet on the property located at 639 Newton Avenue, a corner 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 adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals remote public hearing conducted on March 23, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(4) of the Glen Ellyn Zoning Code due to the following hardship(s):

1. House sits on an existing non-conforming corner lot causing the inability to add a second story without zoning relief. They are not increasing the footprint of the property.

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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Staff Report

Planner Ashbaugh stated there are no applications slated for the April 13th ZBA meeting.

Trustee Liaison Report

Trustee Christiansen provided an updated on the Comprehensive Plan and Village COVID-19 vaccine clinic.

Adjournment

At 10:33 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Whalls 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 Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 5/11/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1106)**

DOC ID: 2021-1106

**Zoning Variation request to allow an addition with a roof top deck
to encroach into the required rear yard**

Statement of the Issue:

See attached Staff Report.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. Staff Report - 614 Roger Road
2. 1. Petitioner's Application
3. 2. Location - Zoning Map
4. 3. Aerial Photo
5. 4. 2-Foot Contour Map
6. 5. Plat of Survey - 2017
7. 6. Existing Conditions Photos
8. 7. Proposed Site Plan
9. 8. Approved Elevations
10. 9. Updated Elevations
11. 10. 3D Models - Approved Addition
12. 11. 3D Model - Proposed Addition
13. 12. Floor Plans
14. 13. Buffer Map for Public Hearing Notice

- 15. 14. Mailing List for Public Hearing Notice
- 16. 15. Public Hearing Notice
- 17. 16. Certificate of Publication
- 18. 17. Ordinance No. 6800

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, Planning Manager

DATE: May 4, 2021

SUBJECT: May 11, 2021 Zoning Board of Appeals Meeting
Public Hearing – Zoning Variation request to allow an addition with a roof top deck to encroach into the required rear yard.

PROPERTY: 614 Roger Road is an interior lot located on the west side of Roger Road, mid-block between the intersections of Clifton Avenue and Ellynwood Drive with Roger Road.

PETITIONER: The petitioner is Daniel J. Simoneit on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road.

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

1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition with a roof top deck in the R2 district; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

PUBLIC NOTICE: Notice of the public hearing was published in the April 24, 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: In August of 2020, a variation was granted to allow a proposed addition to encroach 10 feet 9 inches into the required rear yard.

PERMIT HISTORY:

Year	Permit No.	Type
1956	B5848	New construction of single-family home
1964	B9797	Screened porch
2003	B22970	Sewer repair

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	14,713 ft ² (0.34 acres)
Lot Width	80', corner lots; 66', all other lots	90'
Front Yard	~42' 9" required	~40' 6" actual
Interior Side Yard	9' required	~8' 1.5" from north interior lot line; ~5' 10.5" from south interior side lot line
Rear Yard	40'	~44' 2"

PROPOSED: The petitioner previously received approval of a variation to construct the 370 square foot addition to the rear of the home, which will encroach 10 feet nine inches into the required 40 foot rear yard (Ord. No. 6800 attached). At its nearest point, the proposed addition will be 29 feet three inches from the rear property line. Approximately 113 square feet of the addition will be within the required rear yard. Since approval of the variation, the petitioner has updated the plans to include a rooftop deck. The degree of the variation will remain the same, but staff felt that the ZBA and Village Board should have the opportunity to review the updated proposal. The variation approval was conditioned upon the construction of the project being in substantial conformance with the plans presented at the July 28, 2020 ZBA and August 24, 2020 Village Board meetings, which have been significantly altered to accommodate a roof top deck over the addition. The previously approved elevations and models as well as the updated/proposed elevations and models are attached for the ZBA's review and consideration.

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

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

ATTACHMENTS

1. Petitioner's Application
2. Location & Zoning Map
3. Aerial Photo
4. 2' Contour Map
5. Plat of Survey – 2017
6. Existing Conditions Photos

7. Site Plan
8. Approved Elevations
9. Updated Elevations
10. 3D Models – Approved Addition
11. 3D Models – Proposed Addition
12. Floor Plans
13. Buffer Map for Public Hearing Notice
14. Mailing List for Public Hearing Notice
15. Public Hearing Notice
16. Certificate of Publication
17. Ordinance No. 6800

CC: Staci Springer, Director of Community Development
Steve Witt, Building & Zoning Official
Paula Moritz, Plan Reviewer

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\R\ROGER\Roger 614\4. Meeting
Materials\ZBA\20210503_614 Roger Rd_RYS Variation_Staff Report.docx



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

preliminary submittal: 2020-03.02

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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

APPLICATION FOR VARIATION

For the property at 614 Roger Road 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: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors

Address: 504 Hillside Avenue Glen Ellyn, IL. 6037

Home Phone No.: z+o office: 630.858.5828 Cell Phone No.: Jamie's cell: 630.341.5888

Fax No.: none

E-mail: z+o office: zplusoai@wowway.com

Ownership Interest in the Property in Question:

Applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
Architect representing: property owners - Joseph (JT) + Jessica Charron

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):

JT & Jessica Charron
614 Roger Road, Glen Ellyn, IL. 60137

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

JT & Jessica Charron
614 Roger Road, Glen Ellyn, IL. 60137

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: 614 Roger Road, Glen Ellyn, IL. 60137

Permanent tax index number: 05-12-110-011

Legal description:

Lot 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THEN NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R2

per Milton Township Assessor

Lot size: 90 ft. x varies ft. Area: 14,713 sf sq. ft.

Present use: NOTE: irregular/non-rectangular at 90' M x 163.83' M x 38.34' R x 51.77' R x 166.23 M

1-story single-family dwelling/ private residence w/ 2 car attached garage

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):

The Charron's are seeking a variation to:

10-4-8. - R2 Residential District

(D) minimum lot and yard requirements

2. Rear yard: Forty feet in depth.

The owners are requesting a side yard set back of 29'3" in lieu of the required 40'0" to allow for a new wood frame master bedroom addition to the south west corner of the existing masonry structure

Estimated date to begin construction: late summer/early fall of 2020

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

Architect: Daniel J. Simoneit (Jamie) z+o architecture + interiors
Civil Engineer: Norbert V. Lambert Jr. Lambert & Associates

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

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

A. Standards Applicable to All Variations Requested:

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

1. The home was built prior to the adoption of the current code/40' setback
2. An 11'0" drop in grade exists from the rear/west yard to the front/east
3. the rear yard is irregular - non rectangular with an inward pointing crease that shorten the depth of the rear yard at it's center
4. the home is place parallel to the slope of the hill it rests on - not parallel any of the four boundary/property lines
5. Adding on to the east/front would be more difficult, more costly and dramatically change the characteristics of the home + neighborhood

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

The setback variation request is not being made in the effort to yield a return, reasonable or not. This request is being made in the effort to enhance the property while providing a reasonable amenity of a true master bedroom ensuite typical of the majority of the homes in the surrounding neighborhood. The 113 sf of infringement on the +/- 3,620 sf rear yard is minimal.

Please refer to pages 23, 24 + 25

OR

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

1. The home exists today pretty much as it was built and finished (for a different lifestyle) back in 1957. It is in need of many updates ranging from roof repair to window replacement, mechanical, electrical and plumbing updates as well as interior remodeling from one end to the other.
2. The home currently exists with only 3 bedrooms - 2 small children's bedrooms plus a modest master bedroom
3. The home only has 1 first floor bathroom which all the 3 bedrooms share.
4. The home does not have a guest bath/powder room

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

1. The proposed addition is to be located at the back/west end of the home far far from the front/east yard that abuts Roger Road.
2. the proposed addition will not be able to be seen from Roger Road
3. the proposed addition is to be set into the Hillside and will be hardly be seen by any of the adjacent neighbors
4. Heavy landscaping, retaining walls, trees/woods separate the Charron's property at the rear/west from their adjacent neighbors

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

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

1. The property is not flat, an 11'0" drop in grade exists from the rear/west yard to the front/east - the only viable option/location to expand the home is at the small open area it is currently proposed
2. The rear yard is irregular - non rectangular with an inward pointing crease that shortens the distance to the rear of the existing home
3. Many large heritage trees exist on and around the Charron's property, the proposed addition is to reside in an existing open area that would not require any trees to be removed

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

The petition for variation is based on unique conditions on a very unique site. It is fair to assume that this ranch style home (originally designed for a flat site) rotationally set on a very unique site is a one-of-a-kind situation in Glen Ellyn.

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

The proposed solution and the endeavor of applying for the variance is not driven by making money on the property. JT + Jessica's request for this variation is driven by their desire to create an right-sized home that functions well to raise their family in.

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 hardships were created by a not-so-site sensitive developer/home builder that constructed a home 63 years ago under a different set of zoning rules.

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

The Charron's have been working with and will be working with licensed professionals to ensure the best design solution is achieved and that their proposed project will not be detrimental or injurious to any/other properties or improvements

6. Provide evidence that the proposed variation will not:

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

The proposed addition is only one story in height totaling less than 8'0" to its eaves and less than 12'0" to its low slung ridge. It will not cast a shadow on any of the adjacent neighbors property

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

- f. Create a nuisance; or

None expected/none imagined at the time of this application.

- g. Results in an increase in public expenditures.

None expected/none imagined at the time of this application.

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

The proposed addition totals only 370 sf - sized to allow for a modest master bedroom w/ it's own private bathroom and small ensuite closet.

Please refer to the proposed floor plan/s on pages 25 + 26

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

It is the Charron's desire to make 614 Roger Road a home to last them their lifetime. It is their desire to create a comfortable home with room for their children grow. Their request for variation, if approved, will allow them to remain in the neighborhood they have quickly become attached to. The proposed project will have zero impact on their neighborhood and the adjacent homes.

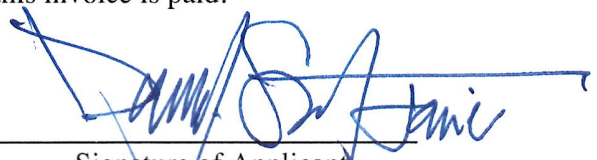
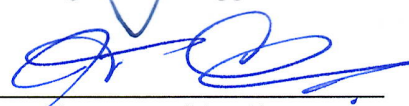
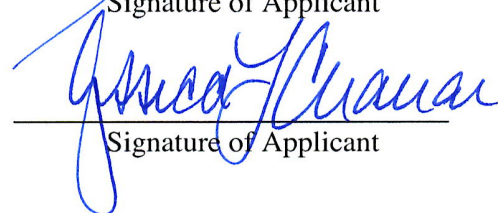
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

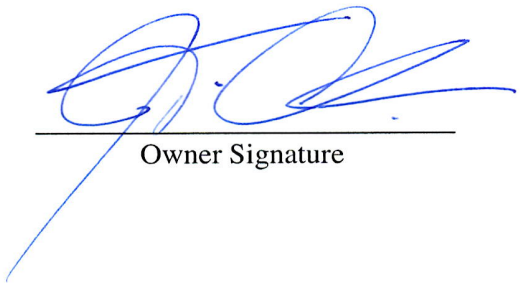
<u>02.04.20</u> Date	Daniel J. Simoneit (Jamie) Print Name	 Signature of Applicant
<u>3/4/20</u> Date	Joseph (JT) Charron Print Name	 Signature of Applicant
<u>3.4.20</u> Date	Jessica Charron Print Name	 Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Joseph (JT) Charron owner of the property described as

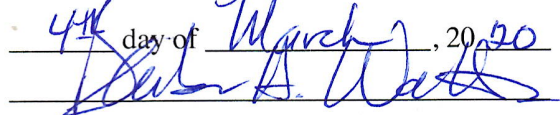
614 Roger Road in Glen Ellyn Illinois 60137

verify that Daniel J. Simoneit (Jamie) principal architect of z+o architecture + interiors
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
applicant is actual notice to owner.

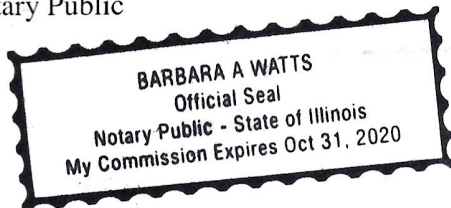


Owner Signature

Subscribed and sworn to before me this

4th day of March, 2020


Notary Public



Affidavit Affirming No Conflict of Interest

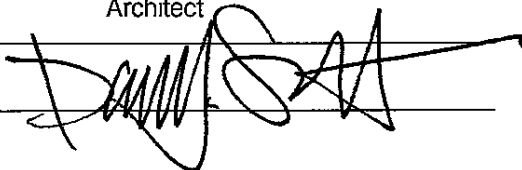
The undersigned, being duly sworn and under oath, states as follows:

1. My name is Daniel J. Simoneit (Jamie), and I hold the position of Architect for Joseph (JT) + Jessica Charron ("Owner").
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 Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("*Application*") the Owner 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 Owner, the Application, or the project proposed by the Owner.
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 Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Daniel J. Simoneit (Jamie)

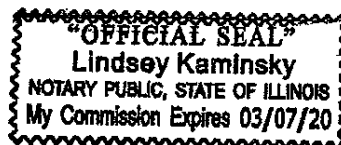
Title: Architect

Signature: 

Subscribed and sworn to me this

3 day of March, 2020.


Notary Public



Charron Residence
614 Roger Road
Glen Ellyn, Illinois

Proof of Ownership

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2018 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2019 0065524 1 AV 0383 01

05-12-110-011
CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	\$5,855.51

PAYING DATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	5,943.34
JUL 1 THRU 31	6,031.18
AUG 1 THRU 31	6,119.01
SEP 1 THRU 30	6,206.84
OCT 1 THRU 31	6,294.67
NOV 1 THRU 13	6,382.51

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

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

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

☐

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

CHASE HOME FINANCE LLC has notified us of its intention to pay your real estate taxes. Please contact them if you have any questions. This bill is sent for information only. No return envelopes have been included.

1051211001185036000058555151

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2018 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

05-12-110-011
CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 3, 2019	\$5,855.51

PAYING DATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	5,943.34
OCT 1 THRU 31	6,031.18
NOV 1 THRU 13	6,129.01

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

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

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

☐

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

If your mortgage holder will be paying your second installment, please avoid making a duplicate payment. Contact them if you have any questions. No return envelopes have been included.

2051211001185036000058555152

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018		
		** COUNTY **			Mailed to:	TIF Frozen Value
.1052	160.00	COUNTY OF DU PAGE	.1007	159.25	CHARRON JR, JOSEPH & J	Fair Cash Value 492,500
.0227	34.52	PENSION FUND	.0217	34.31	614 ROGER RD	Land Value 64,080
.0340	51.71	COUNTY HEALTH DEPT	.0330	52.18	GLEN ELLYN IL 60137	+ Building Value 100,070
.0130	19.77	PENSION FUND	.0119	18.81		= Assessed Value 164,150 *
.1207	183.58	FOREST PRESERVE DIST	.1180	186.61	Property Location:	x State Multiplier 1.0000
.0099	15.05	PENSION FUND	.0098	15.49	614 ROGER RD	= Equalized Value 164,150
.0166	25.24	DU PAGE AIRPORT AUTH	.0146	23.08	GLEN ELLYN, 60137	- Residential Exemption 6,000
		** LOCAL **				- Senior Exemption
NO LEVY		DU PAGE WATER COMM	NO LEVY			- Senior Freeze
.0449	68.29	MILTON TOWNSHIP	.0442	69.90	Township Assessor:	- Disabled Veteran
.0710	107.99	MILTON TWP ROAD	.0700	110.70	MILTON	- Disability Exemption
.0024	3.65	PENSION FUND	.0022	3.47	630-653-5220	- Returning Veteran Exemption
.5063	770.08	VLG OF GLEN ELLYN	.4971	786.16	Tax Code:	- Home Improvement Exemption
.3082	468.77	VLG GLEN ELLYN LIBR	.2968	469.38	5036	- Housing Abatement
.0202	30.72	PENSION FUND	.0185	29.25	Property Index Number:	= Net Taxable Value 158,150
.2968	451.43	GLEN ELLYN PARK DIST	.2926	462.74	05-12-110-011	x Tax Rate 7.4050
.0122	18.55	PENSION FUND	.0099	15.65		= Total Tax Due 11,711.02
.0108	16.12	GLEN ELLYN MOSQ DIST	.0105	16.60		- Less Advance Payment 0.00
		** EDUCATION **				= Net Tax Due 11,711.02
3.3256	5,058.23	GRADE SCHOOL DIST 41	3.2574	5,151.57	CHANGE OF NAME/ADDRESS:	
.0824	125.33	PENSION FUND	.0810	128.10	CALL: 630-407-5900	* S OF A FACTOR 1.0383
2.2959	3,492.06	HIGH SCHOOL DIST 87	2.2413	3,544.61		
.0443	67.38	PENSION FUND	.0421	66.58		
.2431	369.85	COLLEGE DU PAGE 502	.2317	366.58		
7.5860	11,538.32	TOTALS	7.4050	11,711.02		



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

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

2017 \$158,100 Assessed Value 2018 \$164,150

001100 01 01 065524 066845 P



Map created on July 22, 2020.

© 2020 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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



Map created on July 22, 2020.

© 2020 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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



Map created on July 22, 2020.

© 2020 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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

OF LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58) IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.



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: 08/22/2017.

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

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
THIS 28TH. DAY OF AUGUST, A.D., 2017.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/18
ILLINOIS DESIGN FIRM NO. 184007260

REFER TO DEED OR 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

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

3922 W. MAIN ST
MCHENRY, IL 60050
P: 815-363-9200
F: 815-363-9223

ORDERED BY: STEVEN NORGAARD-ATTY. ORDER NO. 17 H 37 FILE NO. 17-0588

Existing Conditions - front + rear facades Photo.01 +.02



Charron Residence
614 Roger Road
Glen Ellyn, Illinois

Existing Conditions - street view





SD.02 - MTG.02: 2020-01.20

NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT

ISSUE DATES	
DESCRIPTION	DATE
MEETING TOUR	09.23.19
PROPOSAL	10.24.19
RETAINER	11.15.19
DOCUMENT EXISTING	11.16.19
INPUT EXISTING	12.19.19
MTG.01 PROGRAM SD.01	01.02.20
MTG.02 SD.02	01.20.20

CHARRON RESIDENCE

614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

Z+O
architecture + interiors
594 hillside avenue
glen ellyn, illinois 60137

p 630.858.5888
f 630.858.5828
zplusoai@wowway.com
zpluso.com
0101010101010101010101

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE

PROJECT NO.: 18047
SHEET NUMBER

SITE

ISSUE DATES	
DESCRIPTION	DATE
MEETING TOUR	09.28.19
PRELIMINARY	10.24.19
RETAINER	11.15.19
DOCUMENT FURNISHING	11.16.19
INPUT EXISTING	12.19.19
MTG.01 PROGRAMS SD.01	01.02.20
MTG.02 SD.02	01.20.20

CHARRON RESIDENCE
614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

Z+O
architecture + interiors
504 hillside avenue
glen ellyn, illinois 60137

p 630.858.5888
f 630.858.5828
zplusoai@wowway.com
zpluso.com
010101010101010101010101

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE

PROJECT NO.: 19.047
SHEET NUMBER

ELEVS

1/4" = 1'0"

01



PROPOSED EXTERIOR ELEVATIONS

CHARRON RESIDENCE
614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

p 630.858.5888
f 630.858.5828

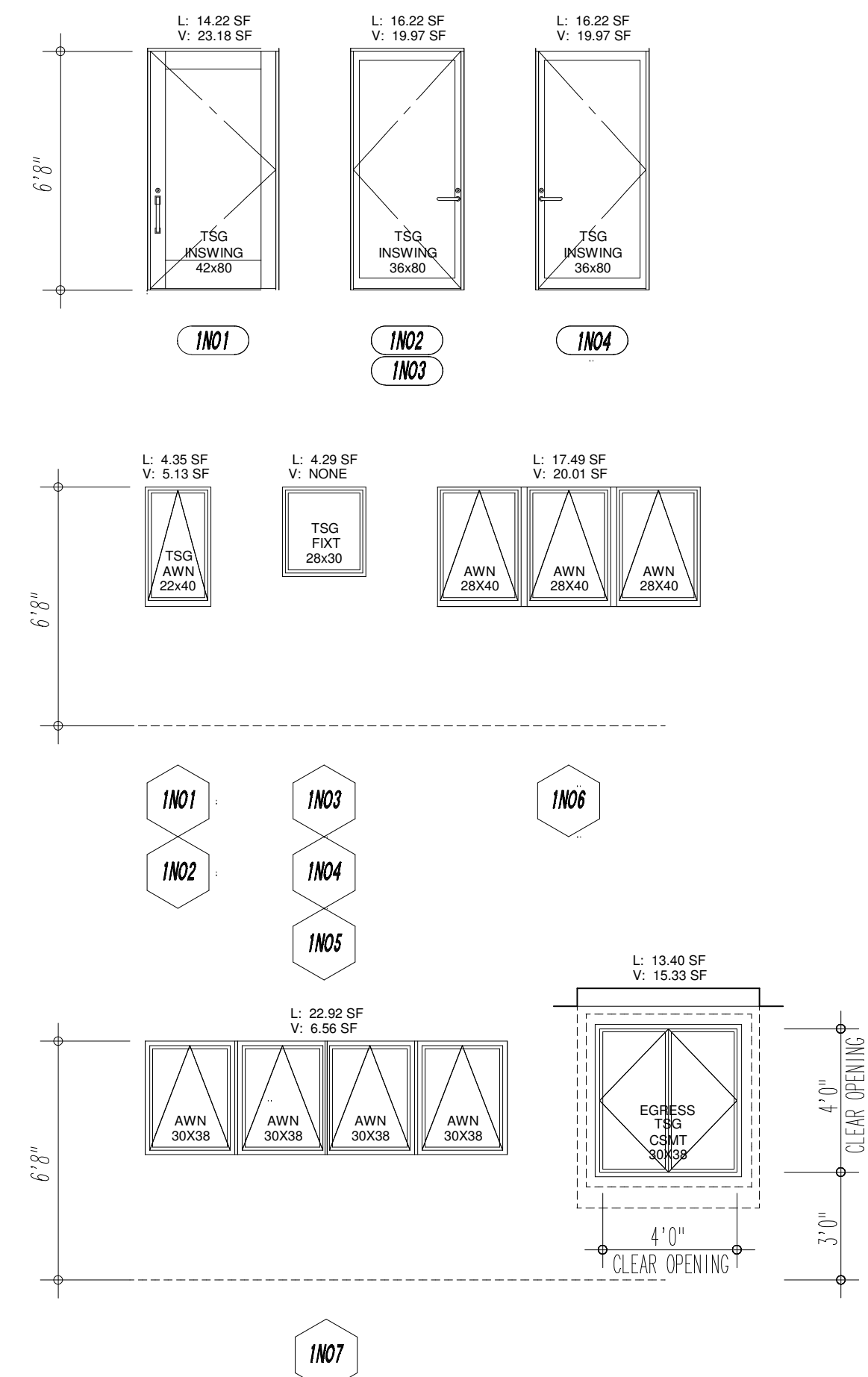
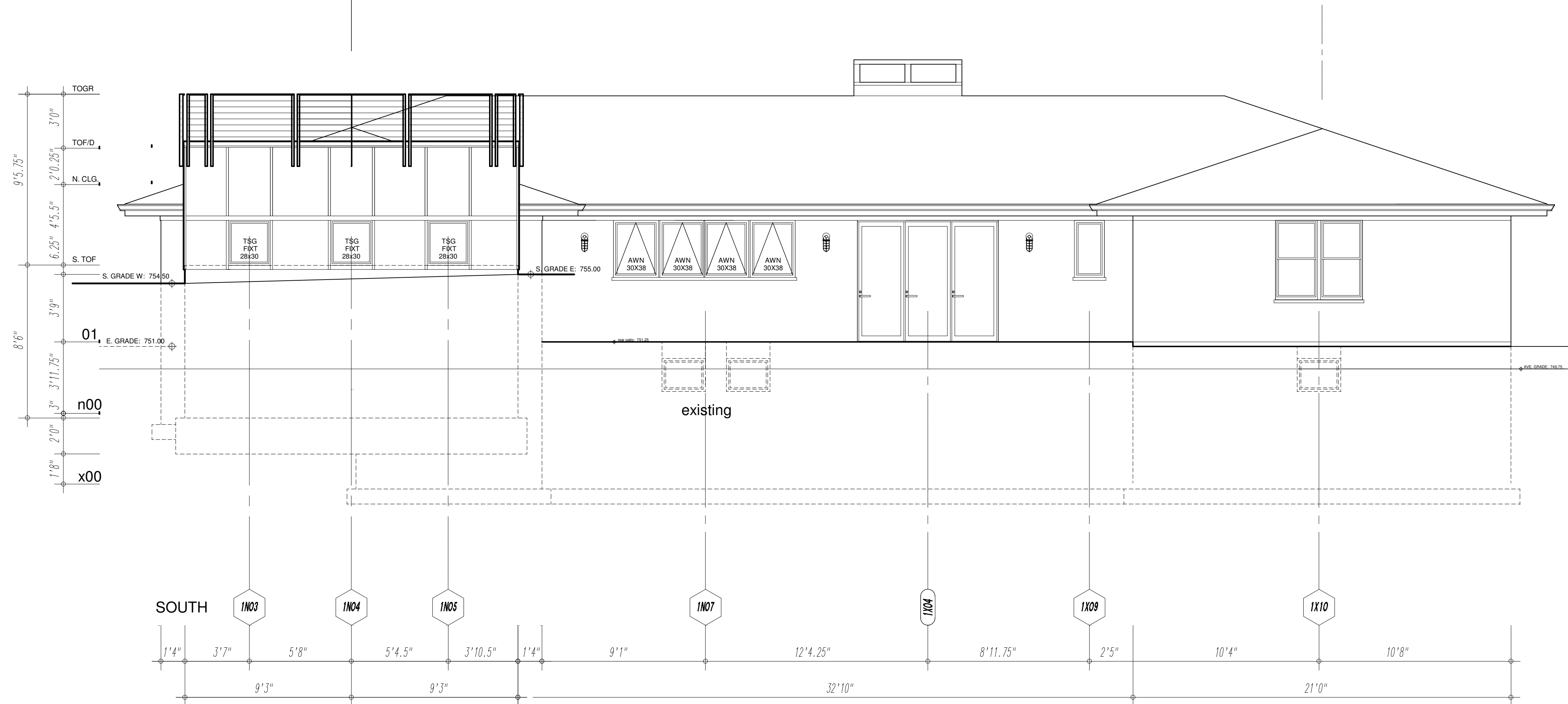
zplusoai@wowway.com
zpluso.com

0101010101010101010101

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

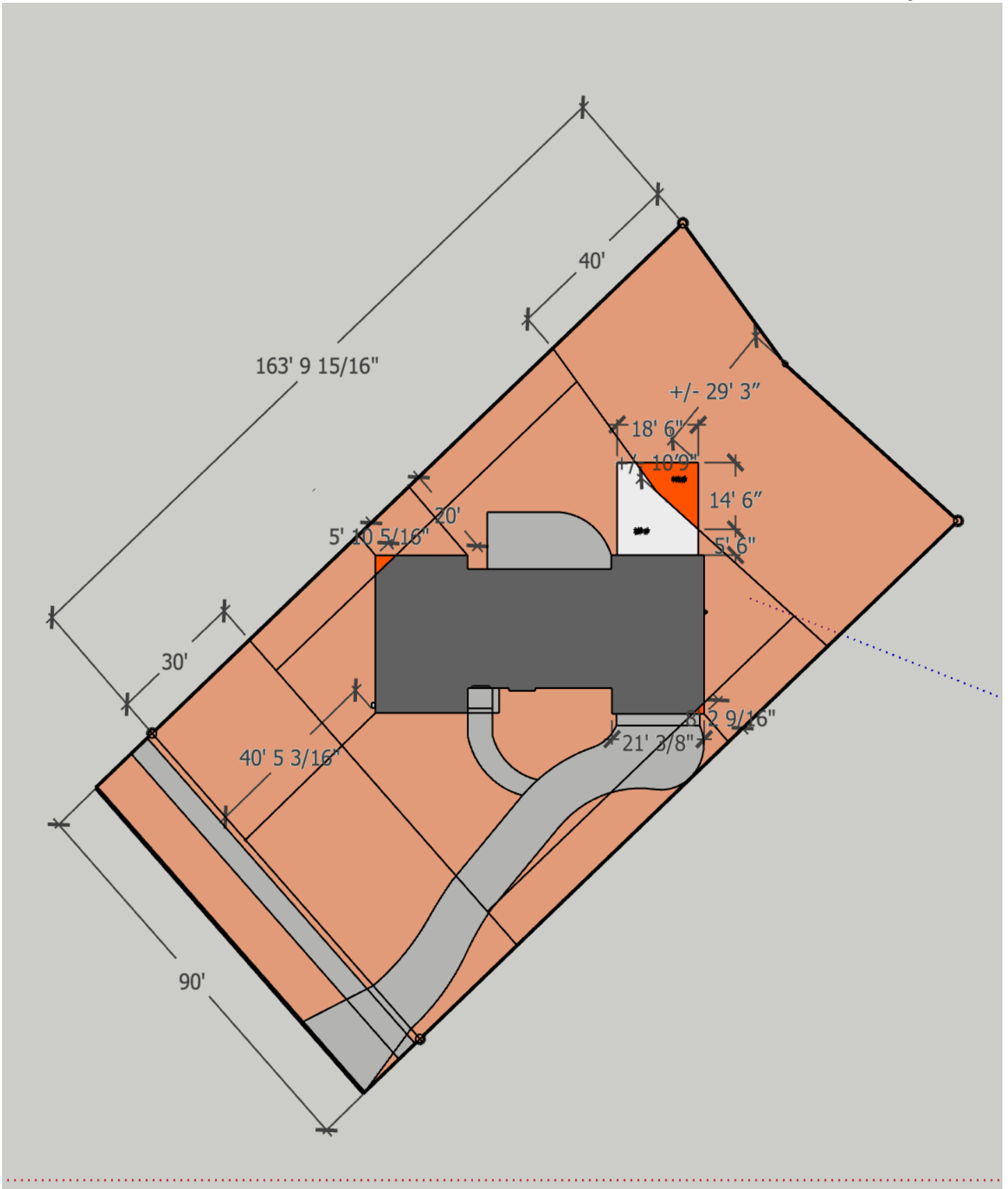
PROJECT NO.:	19.047
SHEET NUMBER	

A4.00

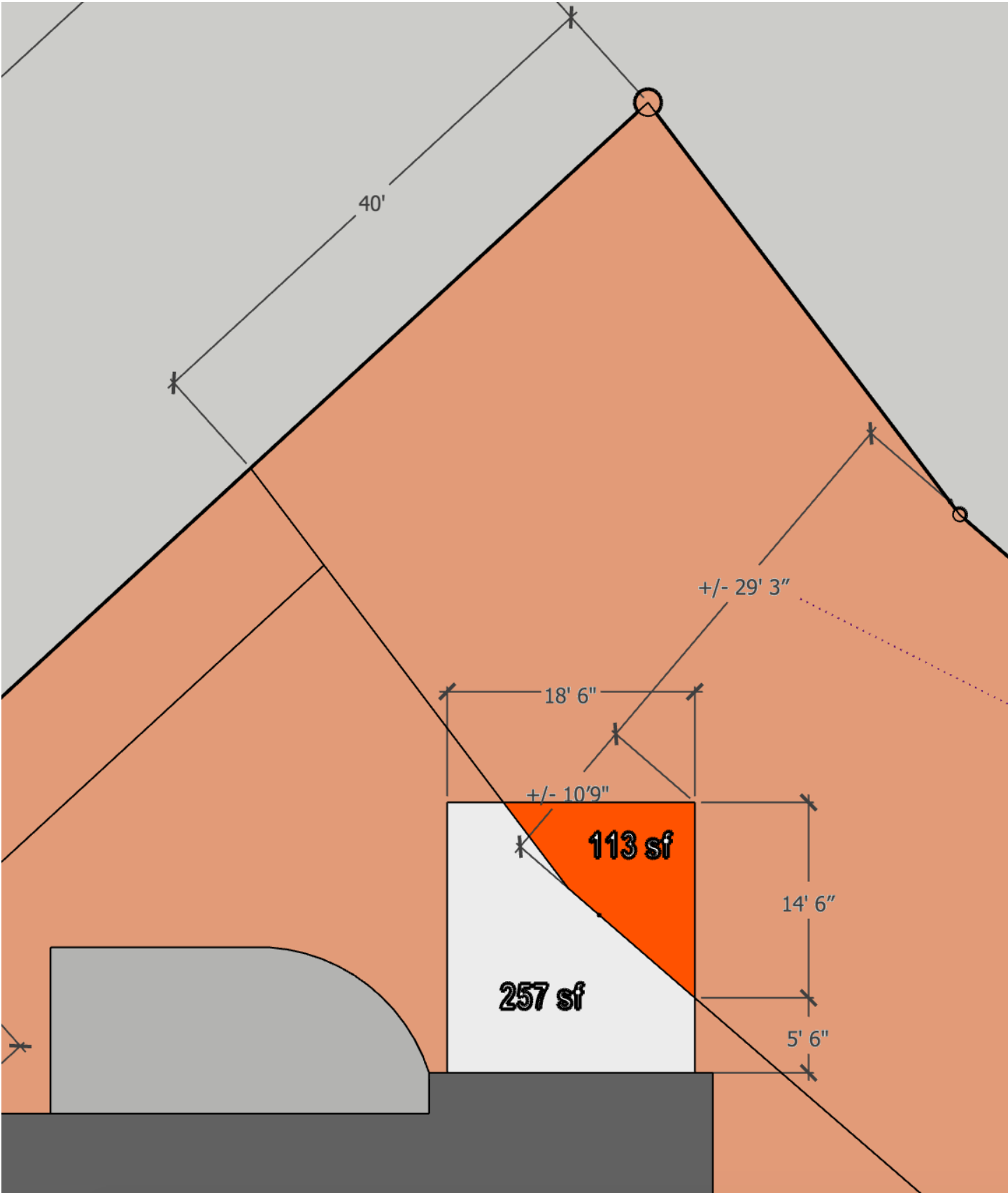


01

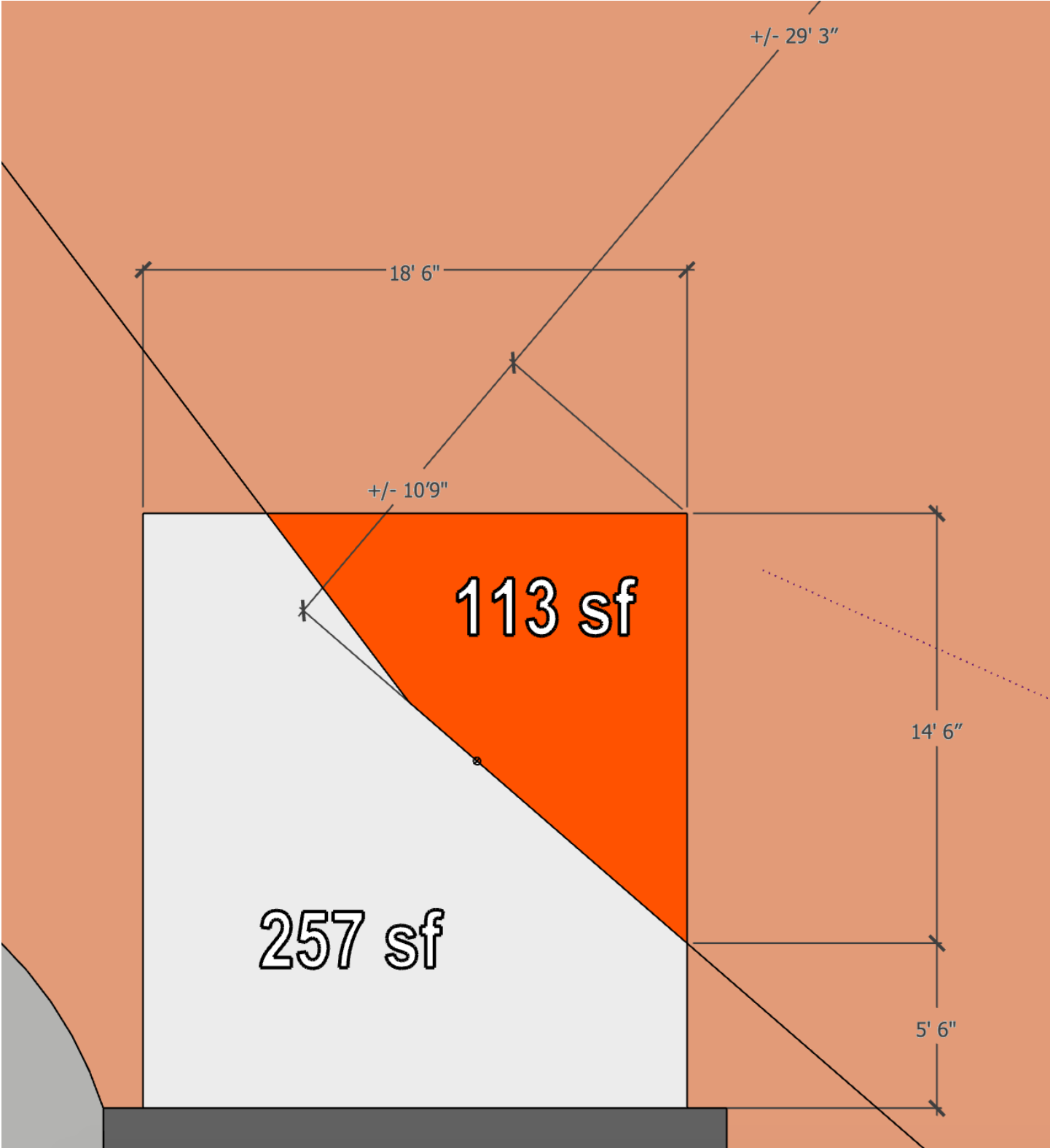
3d setback study 1 of 3



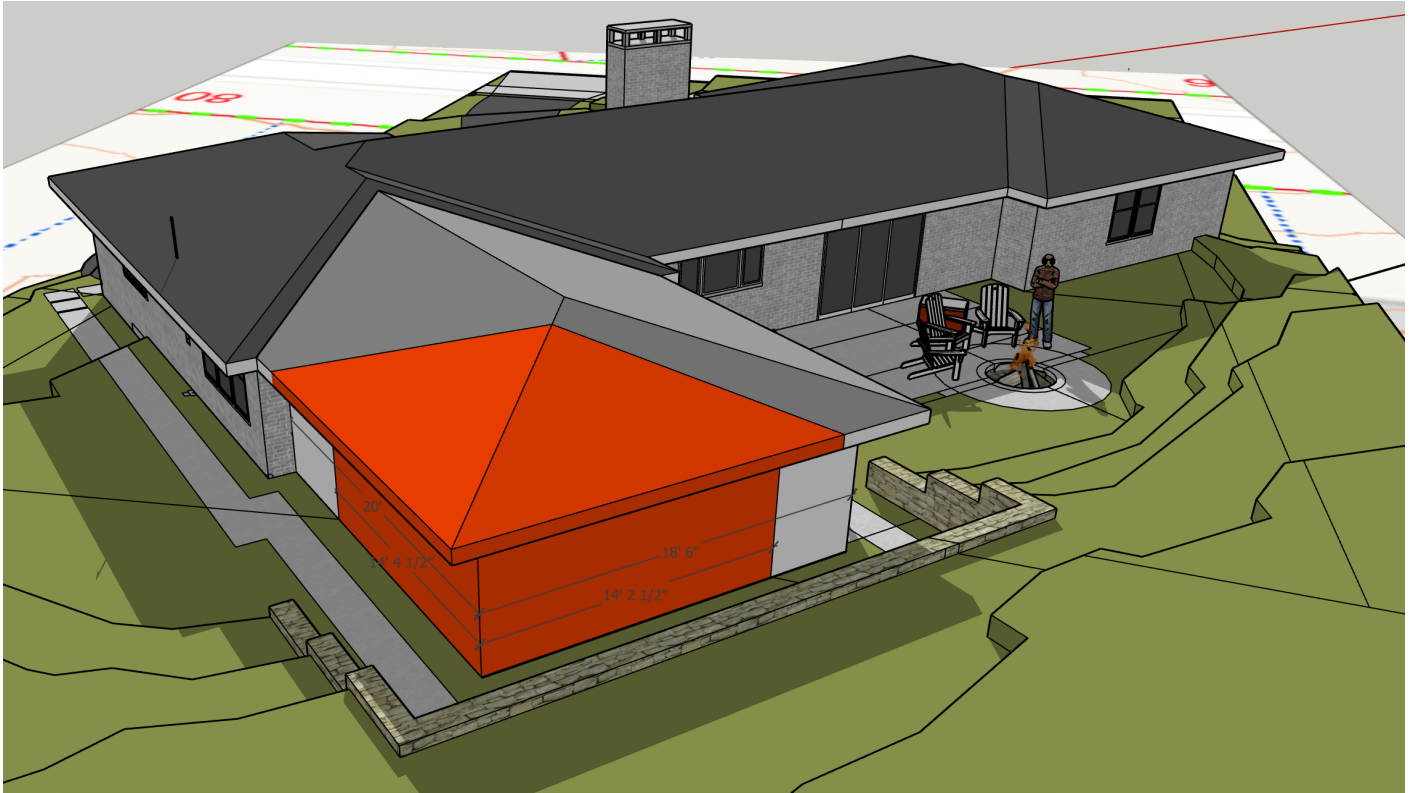
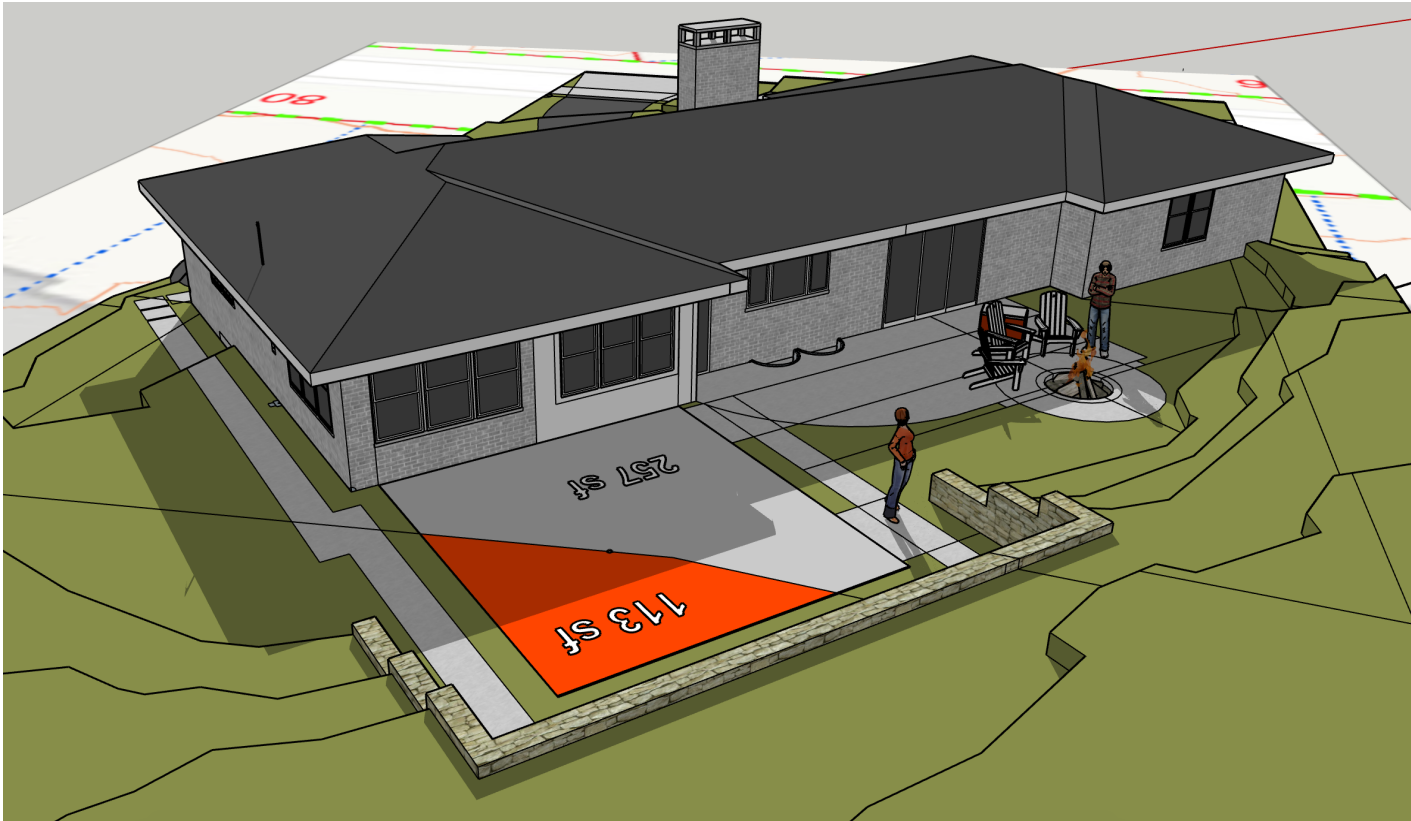
3d setback study 2 of 3



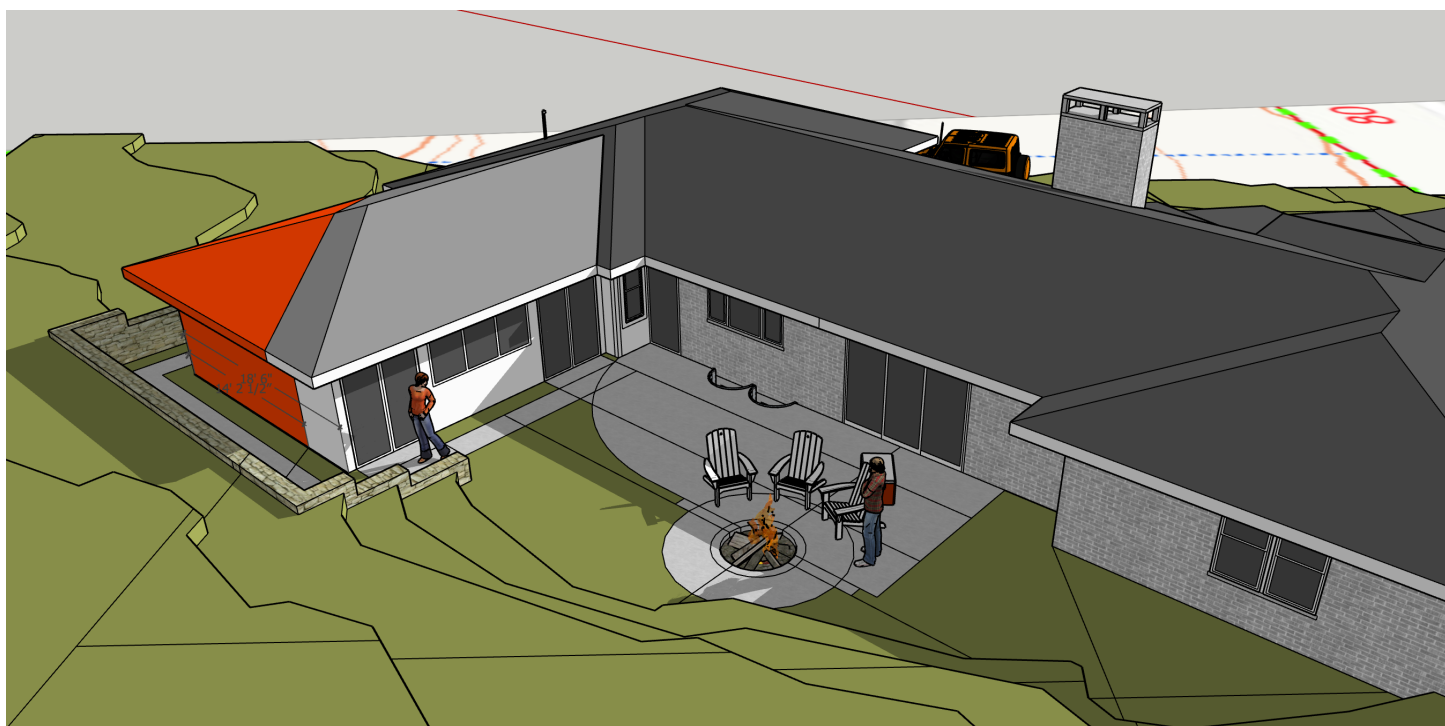
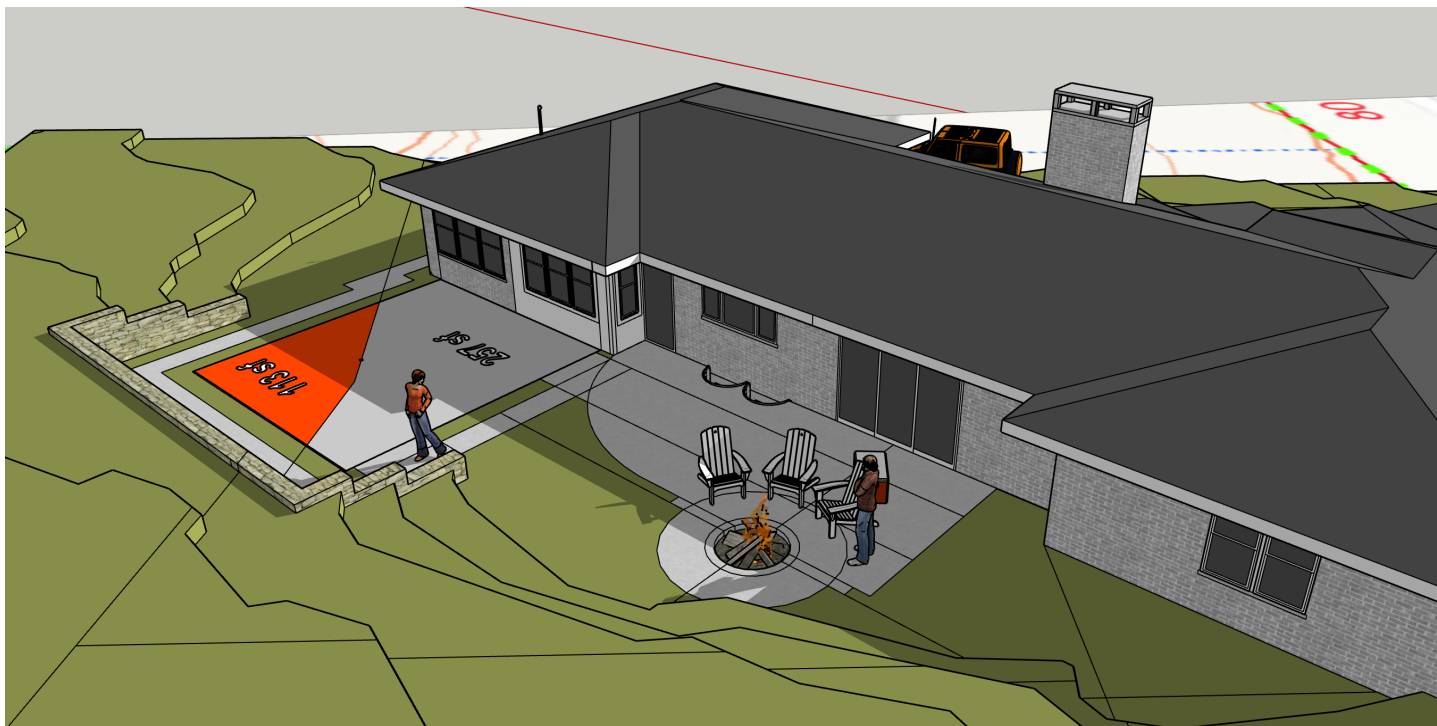
3d setback study 3 of 3



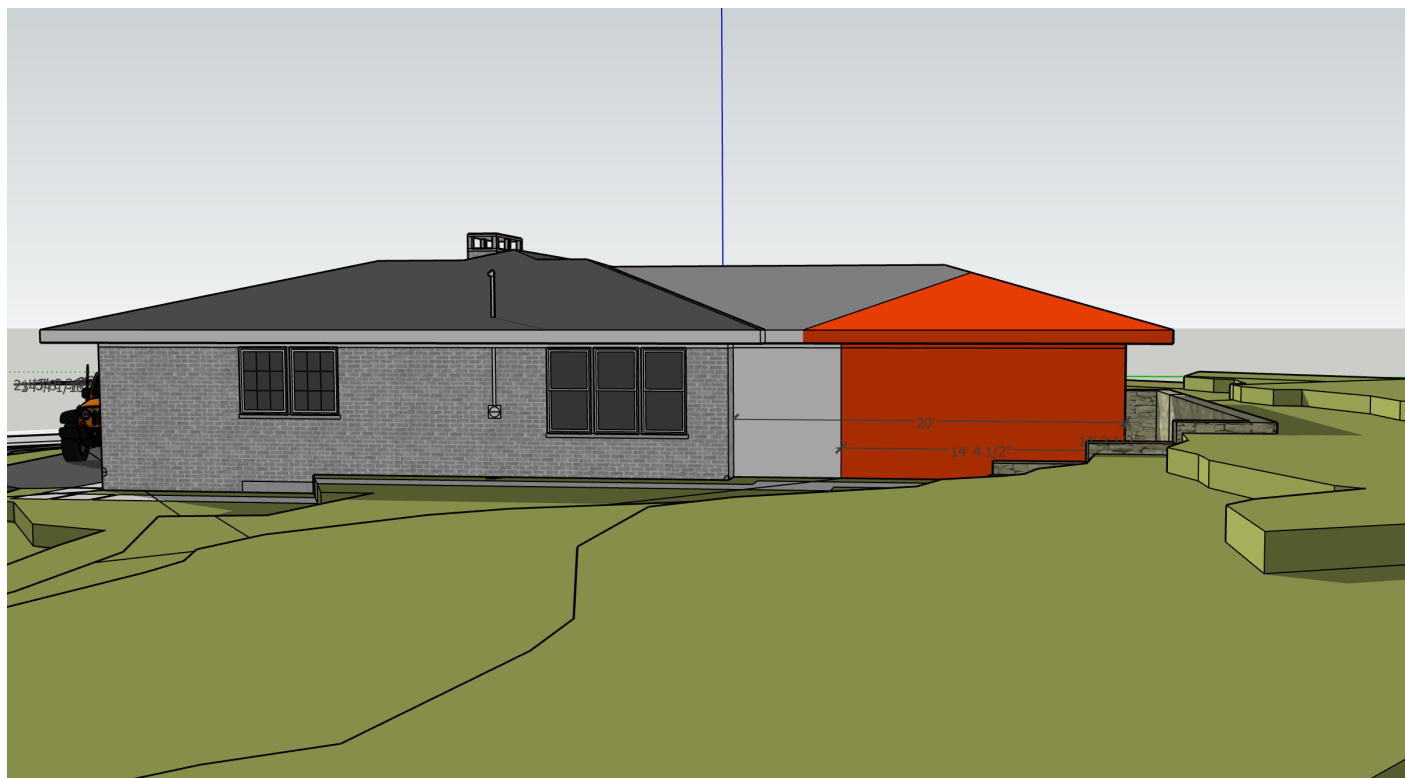
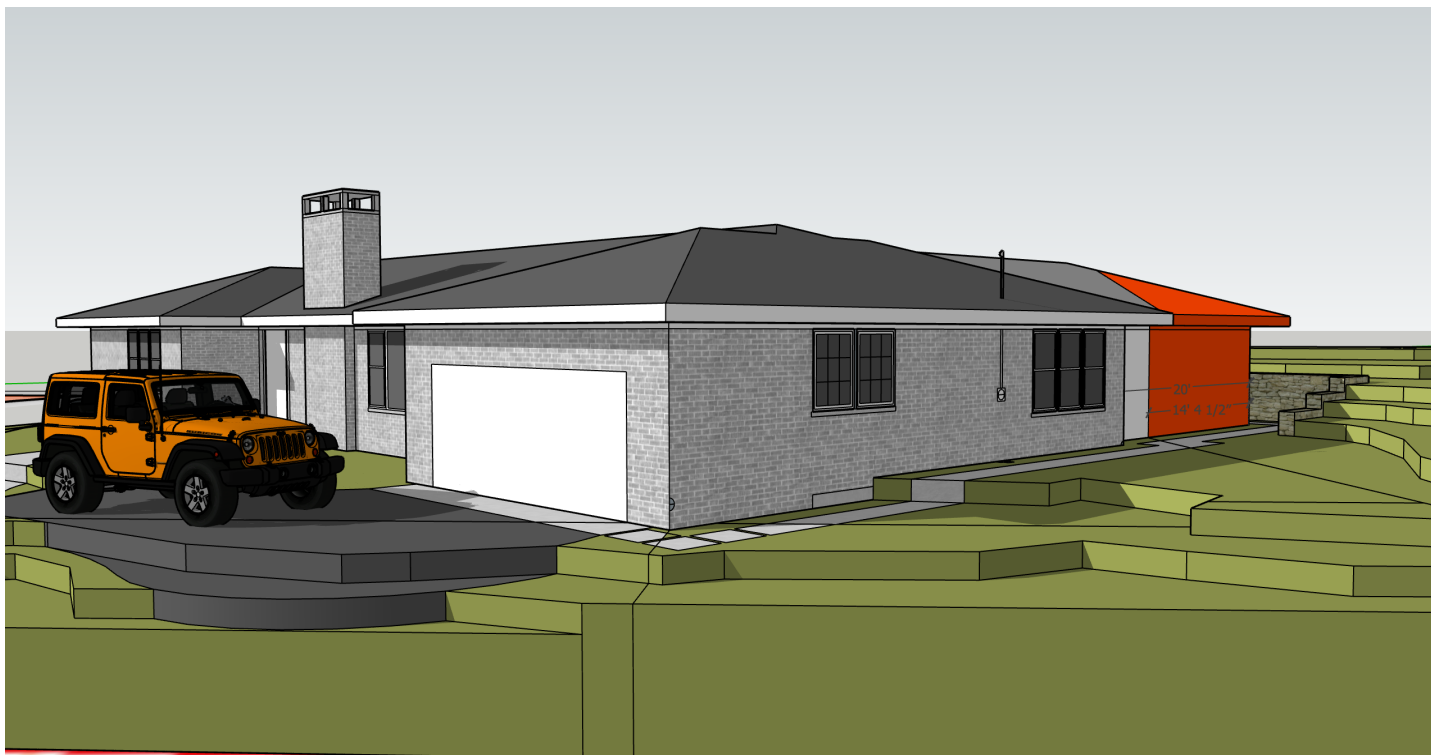
3d model study.01 existing/proposed 1 of 2



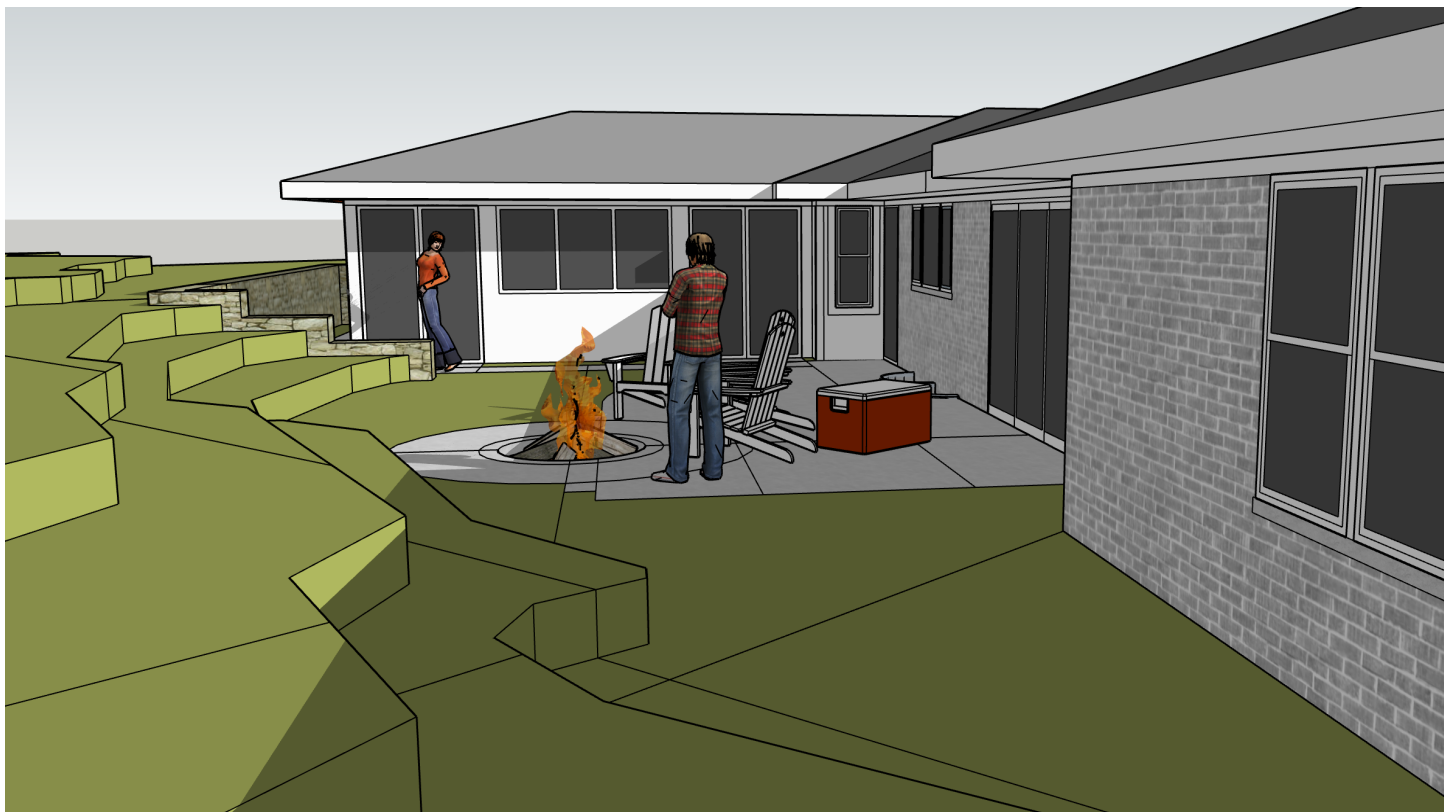
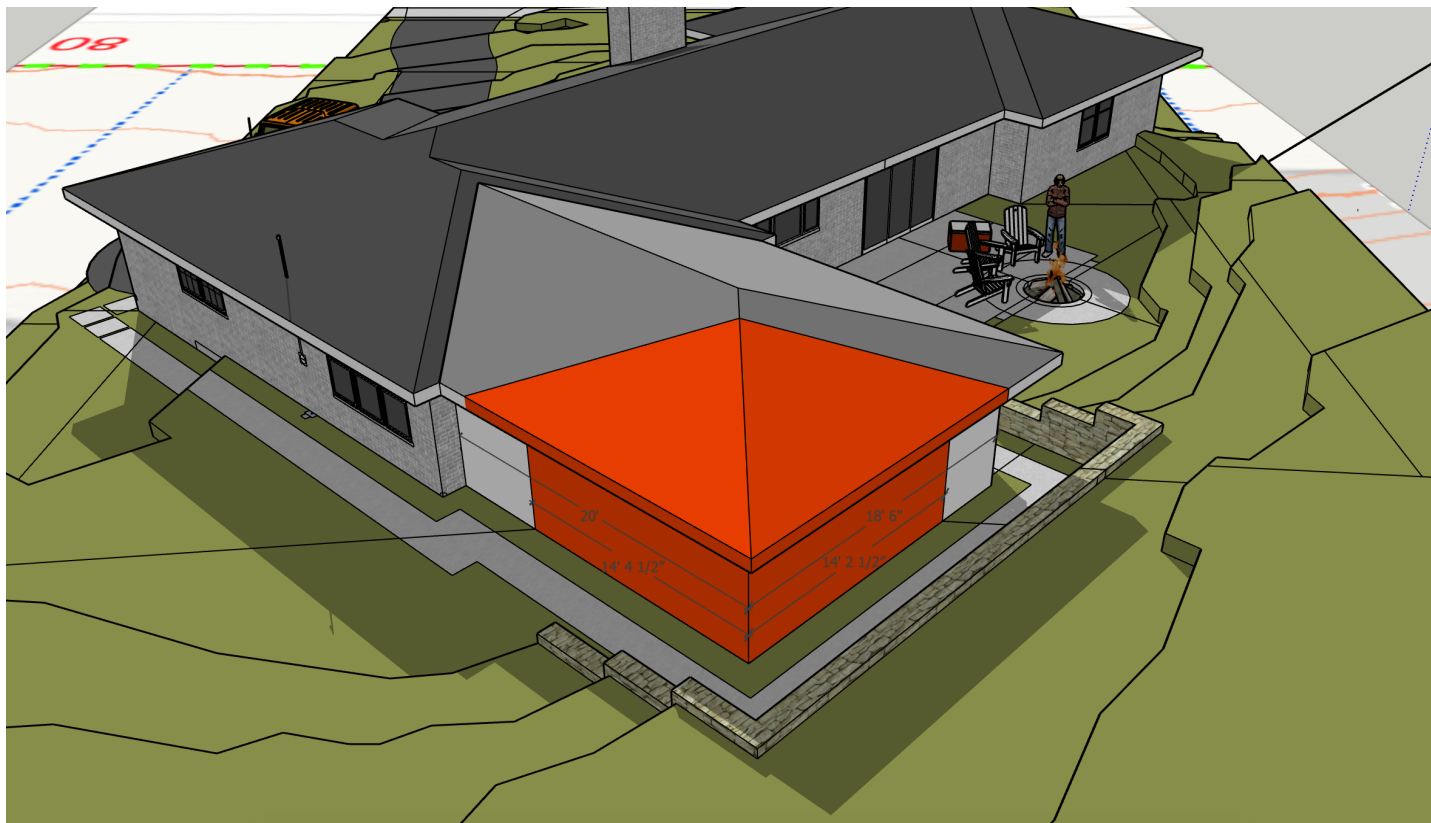
3d model study.01 existing/proposed 2 of 2



3d setback study 1 of 2

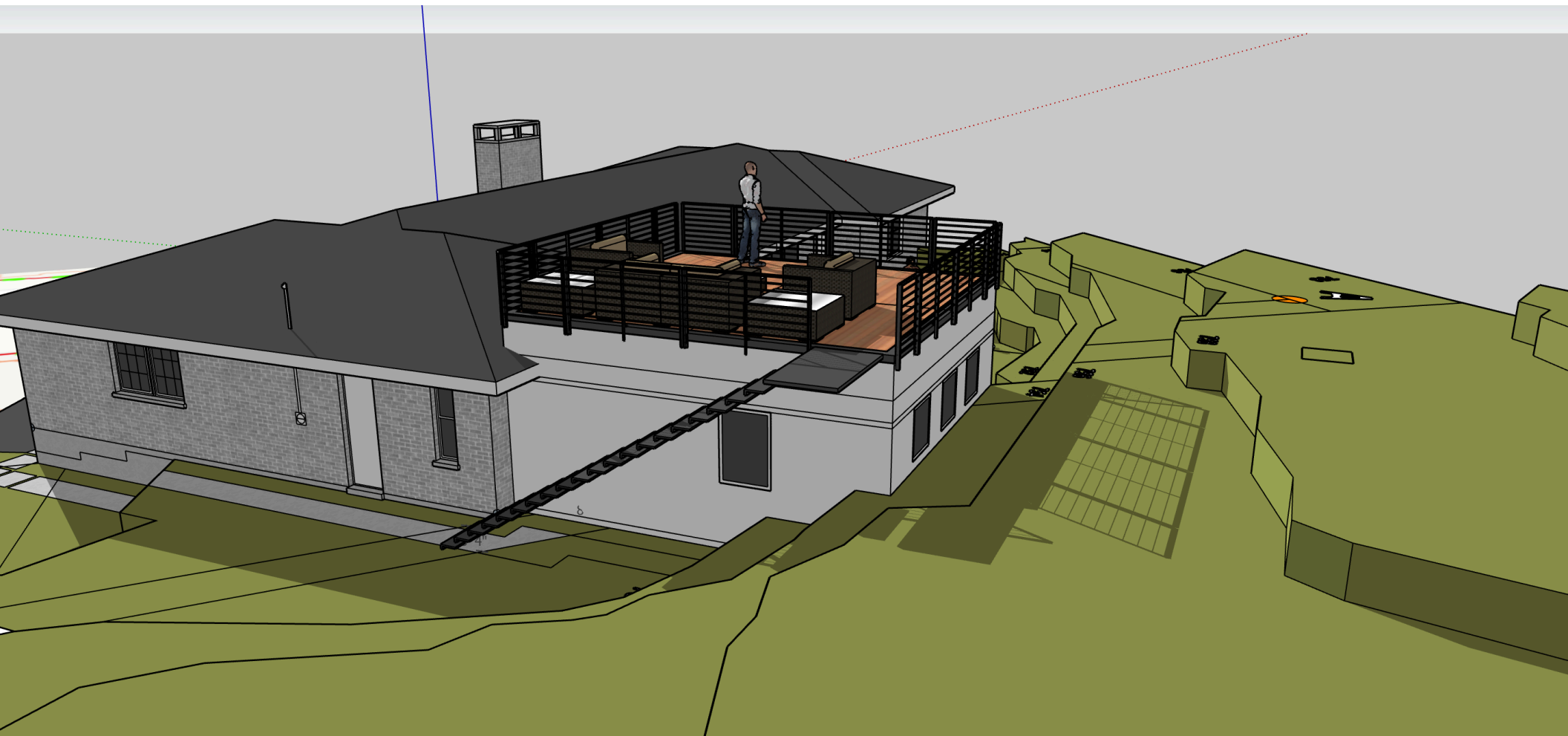


3d setback study 2 of 2

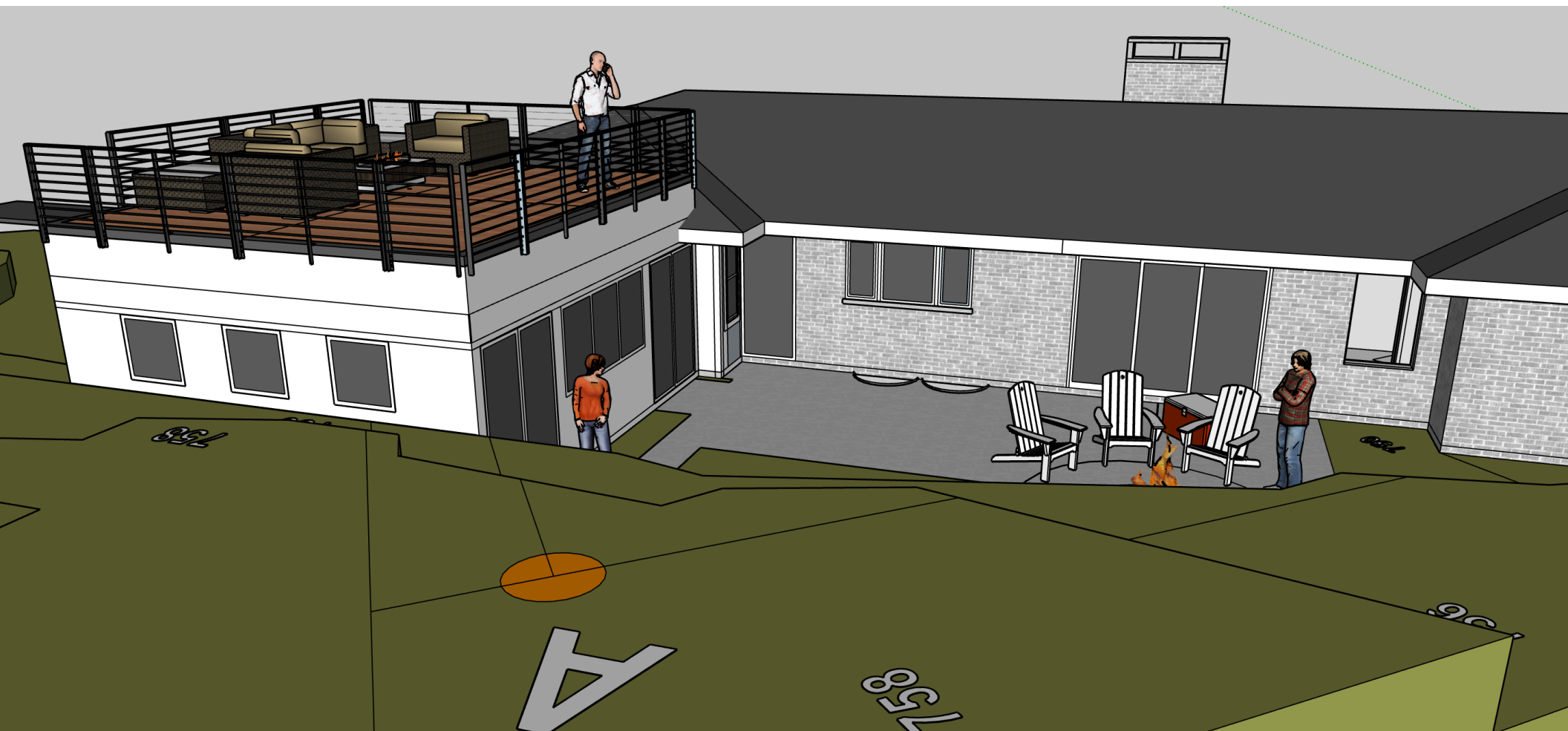


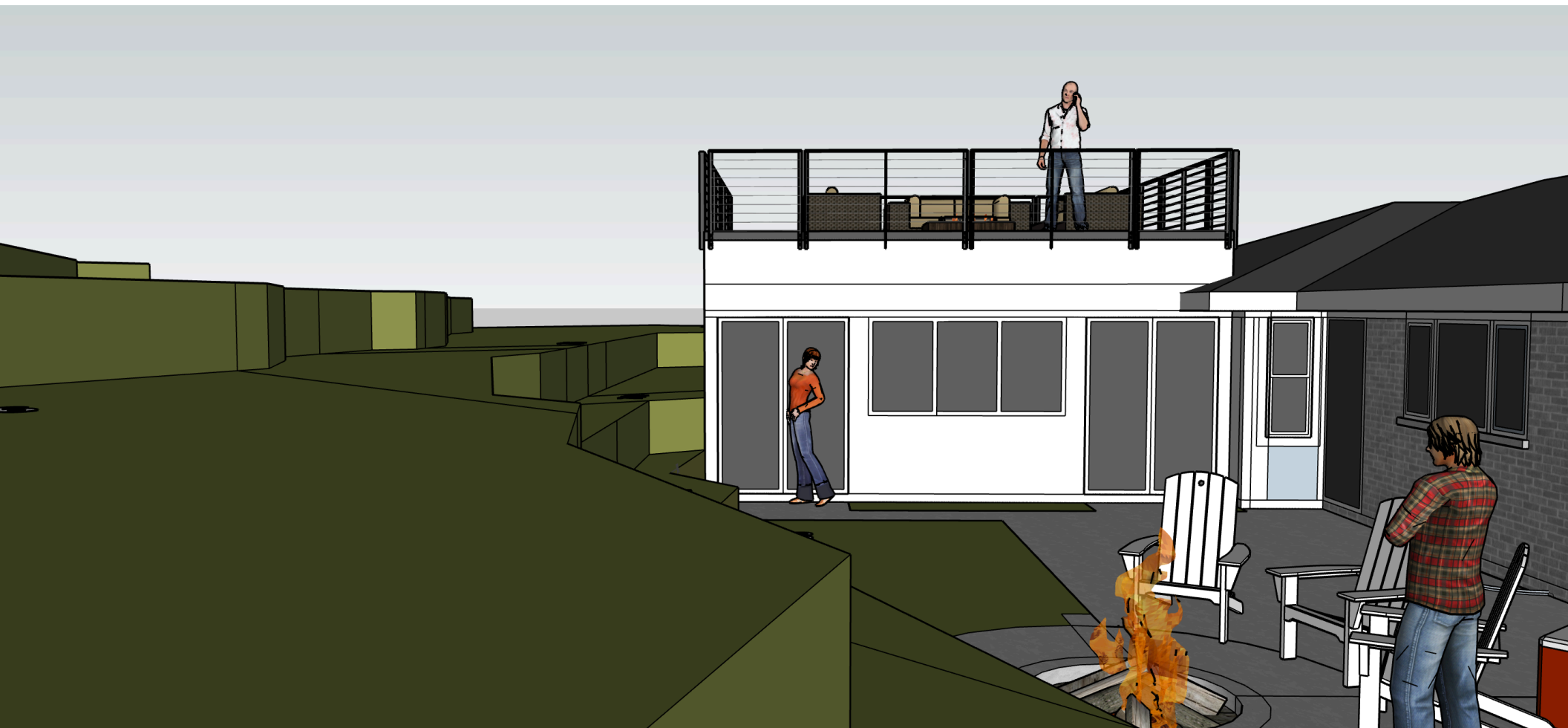




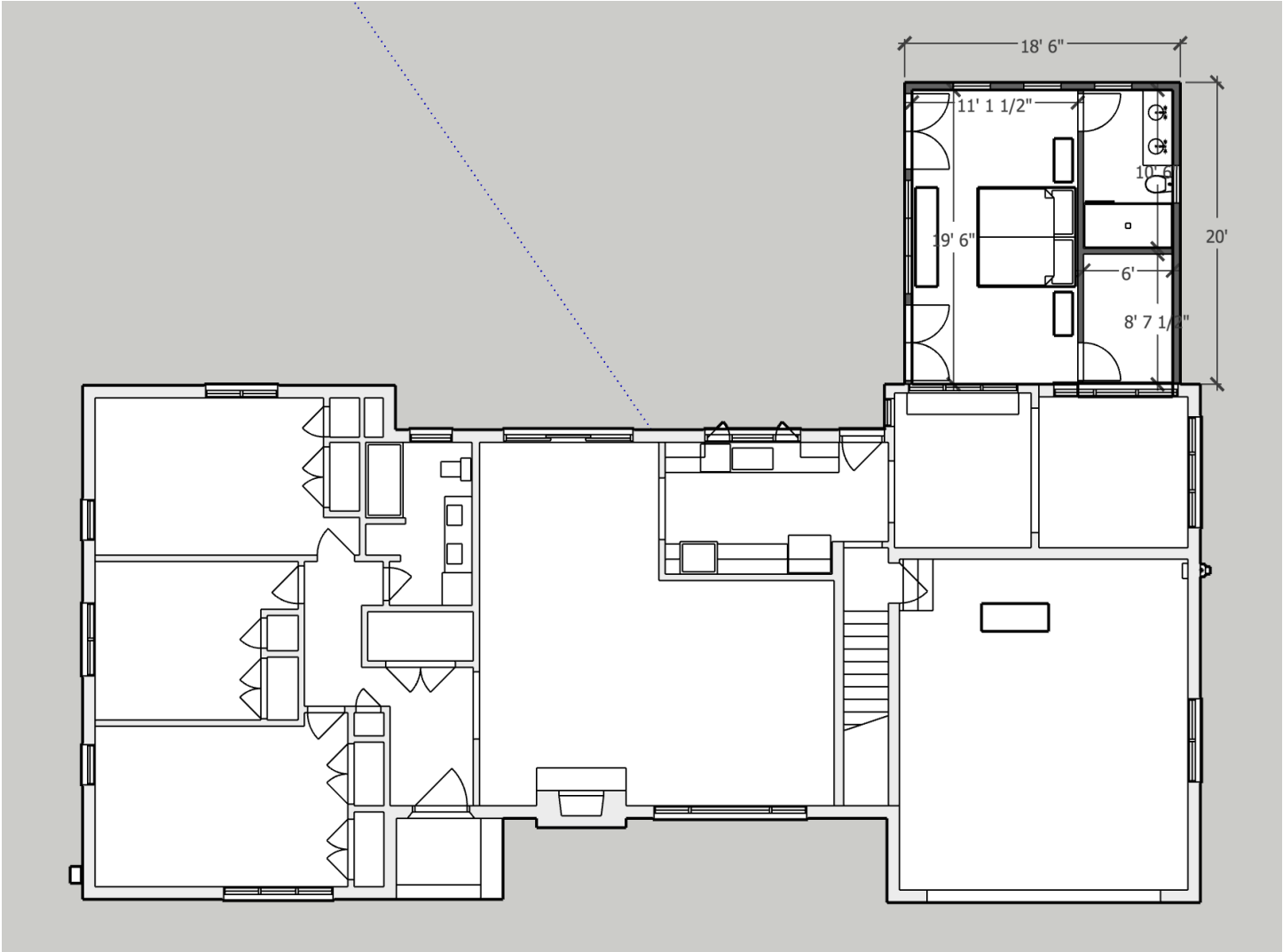




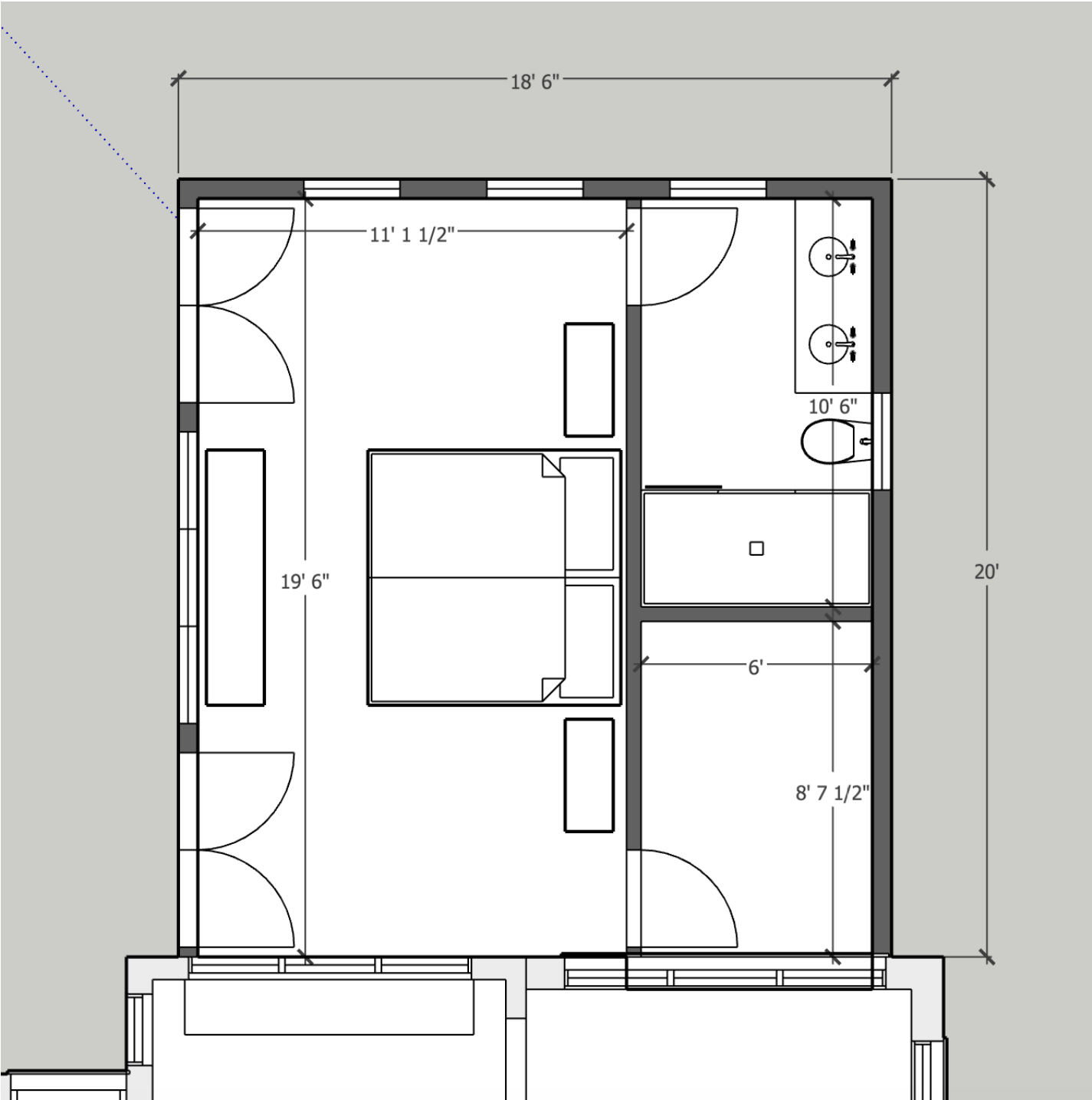




proposed floor plan 1 of 2



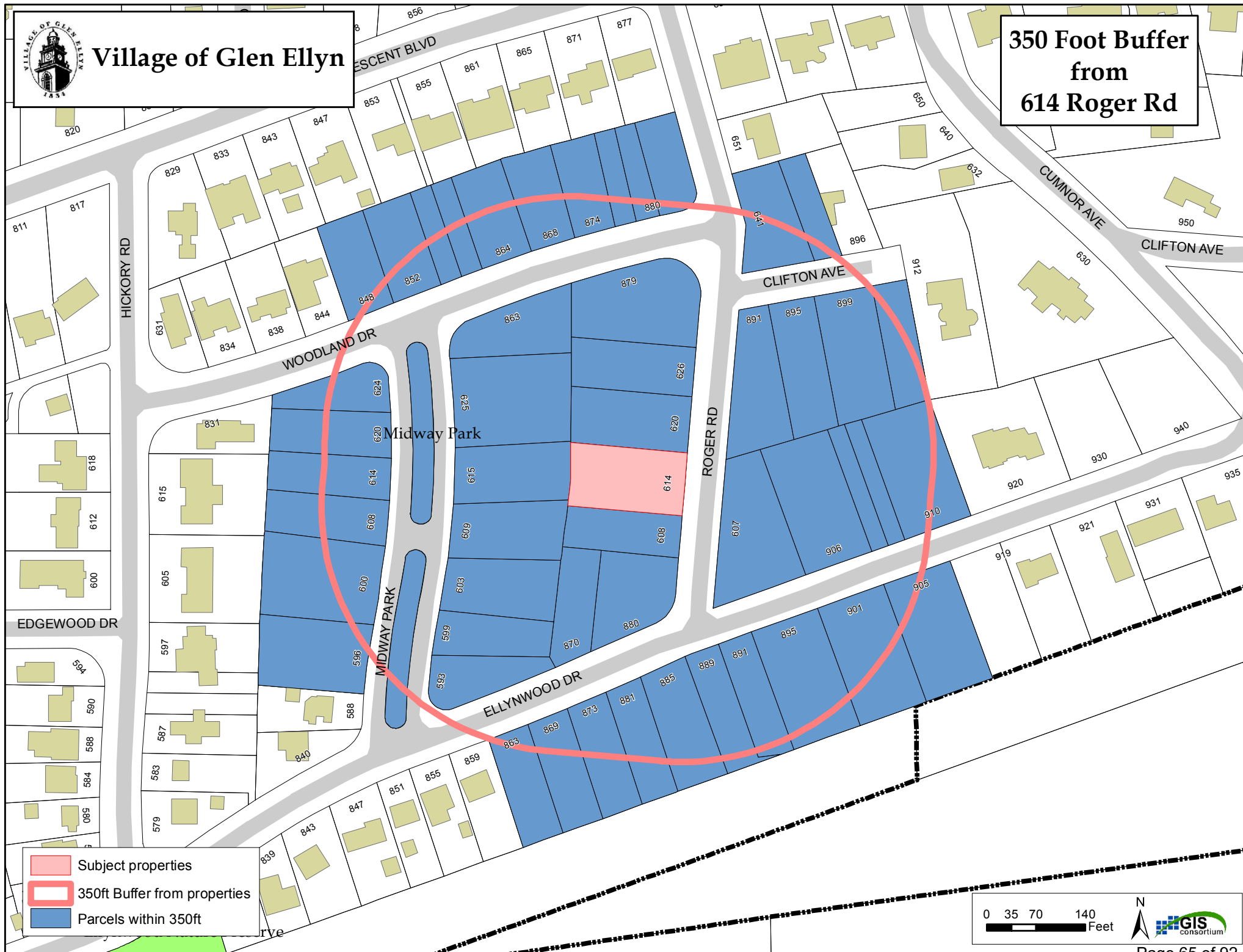
proposed floor plan 2 of 2





Village of Glen Ellyn

350 Foot Buffer
from
614 Roger Rd



ANDERSON, GLEN &CHRISTINE
905 ELLYNWOOD DR
GLEN ELLYN IL 60137

ARCANO III, JOSEPH & ABBY
620 ROGER RD
GLEN ELLYN IL 60137

ARMSTRONG, TIMOTHY & SUZ
863 WOODLAND DR
GLEN ELLYN IL 60137

ARNOLD, JAMES F 9383
870 ELLENWOOD DR
GLEN ELLYN IL 60137

BAER, DAVID & MARGARET
607 ROGER RD
GLEN ELLYN IL 60137

BERNSTEIN, FRANK & GAIL
906 ELLYNWOOD DR
GLEN ELLYN IL 60137

BERNSTEIN, FRANK J & GAIL
906 ELLYNWOOD DR
GLEN ELLYN IL 60137

BROMANN, CRAIG & NANCY
614 MIDWAY PARK
GLEN ELLYN IL 60137

CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

D ALESSIO, CHARLES T
599 MIDWAY PARK
GLEN ELLYN IL 60137

DAVIS, BRIAN & GERI
624 MIDWAY PARK DR
GLEN ELLYN IL 60137

DENEBERG, STEVEN
880 ELLYNWOOD DR
GLEN ELLYN IL 60137

ERLENBORN, KATHRYN A
615 MIDWAY PARK
GLEN ELLYN IL 60137

FENNESSY, JAMES & COREY
889 ELLYNWOOD DR
GLEN ELLYN IL 60137

FORMENTO, DAVID & MELINDA
895 ELLYNWOOD DR
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
185 SPRING AVE
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
185 SPRING AVE
GLEN ELLYN IL 60137

HALL, KEVIN & DENISE
891 ELLYNWOOD DR
GLEN ELLYN IL 60137

HAMMERSMITH TR, ANN
641 ROGER RD
GLEN ELLYN IL 60137

HORNBROOK, MICHAEL & T
910 ELLYNWOOD DR
GLEN ELLYN IL 60137

HORNBROOK, MICHAEL & T
910 ELLYNWOOD DR
GLEN ELLYN IL 60137

JOHNSON, JEREMIAH
863 ELLYNWOOD DR
GLEN ELLYN IL 60137

KELADA LIVING TRUST
609 MIDWAY PARK
GLEN ELLYN IL 60137

KELENYI, SUSAN ELIZABETH
901 ELLYNWOOD
GLEN ELLYN IL 60137

KNUDSEN, JACK L & BONNIE
880 WOODLAND DR
GLEN ELLYN IL 60137

KRANTZ, JACK A & RANDI D
874 WOODLAND DR
GLEN ELLYN IL 60137

LANNING, ALAN & MARY
625 MIDWAY PARK
GLEN ELLYN IL 60137

MC ENROE, RICHARD & LAURA
603 MIDWAY PARK
GLEN ELLYN IL 60137

MILLETTE, ROBERT P & S M
885 ELLYNWOOD
GLEN ELLYN IL 60137

MORINEC, JOHN & DONNA
608 MIDWAY PARK BLVD
GLEN ELLYN IL 60137

MURRAY, PAT
620 MIDWAY PARK
GLEN ELLYN IL 60137

NEILL, WILLIAM & DONNA
895 CLIFTON AVE
GLEN ELLYN IL 60137

PARKE, REBECCA & WILLIAM
608 ROGER RD
GLEN ELLYN IL 60137

PETERSON, SHEREEN B
896 CLIFTON AVE
GLEN ELLYN IL 60137

POSTEK, STEVEN G
868 WOODLAND DR
GLEN ELLYN IL 60137

RETELNY, ANDREW G
596 MIDWAY PARK
GLEN ELLYN IL 60137

RITTER, MARVIN & DEBORAH
899 CLIFTON AVE
GLEN ELLYN IL 60137

SAWYER, MICHAEL W
19552 7TH AVE NE
SHORELINE WA 98155

SCOTT, THOMAS & CYNTHIA L
848 WOODLAND DR
GLEN ELLYN IL 60137

SIMEK 1ST, WM & CHRISTINE
869 ELLYNWOOD DR
GLEN ELLYN IL 60137

SIMONEIT, DANIEL J
864 WOODLAND DR
GLEN ELLYN IL 60137

SMITH, THOMAS & MARGARET
600 MIDWAY PK
GLEN ELLYN IL 60137

STRAYER, JAY B & KAY ROSS
593 MIDWAY PARK
GLEN ELLYN IL 60137

SZABO, ROBERT J
879 WOODLAND DR
GLEN ELLYN IL 60137

VARTANIAN, MATTHEW & L
881 ELLYNWOOD DR
GLEN ELLYN IL 60137

WARK, JOE E & WILMA
626 ROGER RD
GLEN ELLYN IL 60137

WOOD, JOHN S & CYNTHIA J
891 CLIFTON AVE
GLEN ELLYN IL 60137

YTTERDAHL, DARCY M TR
852 WOODLAND DR
GLEN ELLYN IL 60137

ZMIJEWSKI, DAVID & MARILYN
912 CLIFTON
GLEN ELLYN IL 60137

NOTICE OF PUBLIC HEARING

Daniel J. Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, is requesting a public hearing for a zoning variation 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, May 11, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition with a roof top amenity on the deck;
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, May 7, 2021, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.iqm2.com/Citizens/default.aspx>.

All persons who are interested are invited to attend the public hearing via Zoom. All public comments received by 4:30 pm on Tuesday, May 11, 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>

Password: 234012

Or iPhone one-tap:

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

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

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

Webinar ID: 834 3873 4651

Password: 234012

On June 12, 2020, Governor Pritzker signed PA 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.

NOTICE OF PUBLIC HEARING

Daniel J. Simonelli, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, is requesting a public hearing for a zoning variation 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, May 11, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.

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

1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition with a roof top amenity on the deck;

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

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

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, May 7, 2021, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageill.com2.com/Citizens/default.aspx>.

All persons who are interested are invited to attend the public hearing via Zoom. All public comments received by 4:30 pm on Tuesday, May 11, 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=WU02U1JESm9GeDh0cVl0PmV6S01SU0Y9>

Password: 234012

Or iPhone one-top:

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

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

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

Webinar ID: 834 3873 4651

Password: 234012

On June 12, 2020, Governor Pritzker signed PA 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.

Published in Daily Herald April 24, 2021 (4562624)

RECEIVED

MAY 03 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 04/24/2021 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

Daula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4562624



8 0 7 1 3 1 6 6

Tx:40184865

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
09/11/2020 09:42 AM



DOCUMENT # R2020-102270

Village of Glen Ellyn

Ordinance No. 6800

An Ordinance Approving a Variation
from the Rear Yard Setback Requirement
for a One-Story Addition on the Property Located at
614 Roger Road, Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24 Day of August, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 25 day of August, 2020.

PREPARED BY AND MAIL TO:
(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6800

**An Ordinance Approving a Variation
from the Rear Yard Setback Requirement
for a One-Story Addition on the Property Located at
614 Roger Road, Glen Ellyn, IL 60137**

Whereas, Daniel J. Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of property at 614 Roger Road, Glen Ellyn, Illinois, which is legally described as follows:

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-8(D)(2) to allow a rear yard of 29 feet 3 inches where a rear yard of 40 feet is required for the construction of a one-story addition to an existing one-story principal structure on the property legally described herein above in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on July 28, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of the variation request and zero (0) persons appeared in opposition thereto; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on July 28, 2020, the Zoning Board of Appeals adopted findings of fact and voted on a motion to recommend approval of the variation, which carried by a roll call vote of six (6) "yes" and zero (0) "no", resulting in a recommendation for approval as set forth in its Draft Minutes dated July 28, 2020, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the Draft Minutes of the July 28, 2020 Zoning Board of Appeals public hearing, attached hereto as Exhibit "A", and the evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the practical difficulties or particular hardships, being that the home is a ranch-style home placed at an angle on the property rather than being most nearly parallel with the front lot line, and that the angled placement of the home on the property is due to the 11-foot grade change from the southwest (rear) of the property to the northeast (front) of the property, and that the grade change and angled placement both limit possible locations for an addition to the existing home other than the location proposed, and that the rear lot line has a break creating an obtuse angle away from the home resulting in an angled rear yard, were all not created by any persons presently having an interest in the property; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a one-story addition to an existing one-story principal structure that is otherwise compliant with the Zoning Code. The proposed addition is to the rear of the principal structure and will allow for the continued use of the property as a single-family residence; and
- C. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the owners intend to make this improvement to modernize their home and improve their present living conditions; and
- D. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the addition will be constructed in accordance with all applicable zoning code regulations other than the variation granted; and

- E. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the addition will be constructed in accordance with all applicable building code regulations; and
- F. That the variation will not diminish or impair property values within the neighborhood; and
- G. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- H. That the variation will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
- I. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure as other alternative locations for the addition on the property would either be cost prohibitive or require less desirable variations from the Zoning Code; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

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

Section One: The Draft Minutes of the July 28, 2020, Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-4-8(D)(2) of the Glen Ellyn Zoning Code to allow a rear yard of 29 feet 3 inches where a rear yard of 40 feet is required for the construction of a one-story addition to an existing one-story principal structure in the R2 Residential District for the property located at 614 Roger Road, Glen

Ellyn, Illinois, which is legally described as follows:

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

Section Three: This grant of variation is conditioned upon the one-story addition to the existing one-story principal structure being constructed in substantial conformance with the testimony and exhibits provided at the July 28, 2020 Zoning Board of Appeals remote public hearing, including the site plan, attached hereto as Exhibit "B" with a revision date of January 20, 2020, and the elevations, attached hereto as Exhibit "C" with a revision date of January 20, 2020.

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

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

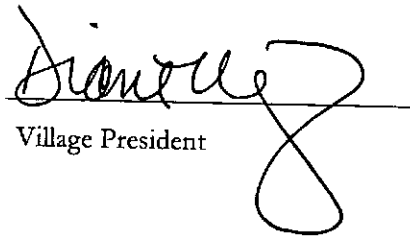
Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owners or other party in interest or a subsequent owner(s) or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

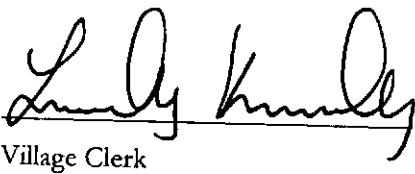
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 24 day of August, 2020.

Ayes		Diane McGinley	☒	Steve Thompson	☒	Mark Senak
	☒	Craig Pryde	☒	Bill Enright	☒	Gary Fasules
	☒	Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 24 day of August, 2020.


Village President

Attest:


Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 25 day of August, 20 20.)

EXHIBIT A

Ordinance 6800

DRAFT MINUTES ZONING BOARD OF APPEALS JULY 28, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:02 p.m. Zoning Board of Appeals Members Katie Crudele, Matt Jones, Chip Miller, Reed Panther and Thomas Whalls were present. Zoning Board of Appeals Member Michelle Covington was excused. Also present were Community Development Director Staci Springer, Planner Katie Ashbaugh, Senior Civil Engineer Amy McKenna and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called to continue the public hearing opened on June 23, 2020, by the ZBA for the property located at 727 N. Park Boulevard. A second notice as required by state statute was also published on July 13, 2020 in the *Daily Herald* to conduct a public hearing for the property located at 614 Roger Road. All property owners affected by each of variation(s) being considered tonight were also notified by mail and placards were also placed on the properties.

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) at the Civic Center because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the ZBA 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 ZBA 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 ZBA 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.

EMERGENCY RULES OF PROCEDURE

Chairperson Constantino requested a motion to allow the members of the ZBA to participate remotely. ZBA Member Jones moved, seconded by ZBA Member Whalls, to allow the members of the ZBA to participate remotely. The motion was carried by roll call vote, which carried with 6 "yes"

votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

MINUTES

ZBA Member Crudele moved, seconded by ZBA Member Panther, to approve the minutes of the June 23, 2020 meeting. The motion was carried by roll call vote of 6 "yes" votes and 0 "no" votes. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

On the agenda was a public hearing regarding the property at 727 N. Park Boulevard continued from June 23, 2020 and a public hearing regarding the property at 614 Roger Road.

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

ZBA Chairperson Constantino explained this is a continuation of the public hearing opened on June 23, 2020 for the property located at 727 N. Park Boulevard.

PUBLIC HEARING – 727 N. PARK BOULEVARD.

PETITIONER KELLEY KALINICH IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. TO ALLOW A LOT COVERAGE OF APPROXIMATELY 23.2 PERCENT WHERE THE MAXIMUM PERMITTED LOT COVERAGE FOR PRINCIPAL STRUCTURES GREATER THAN ONE-STORY IS 20 PERCENT. 2. TO ALLOW A RETAINING WALL OF APPROXIMATELY 36 INCHES IN HEIGHT TO BE ZERO (0) INCHES FROM THE NORTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF TWO (2) FEET SIX (6) INCHES IS REQUIRED FOR RETAINING WALLS WITH A HEIGHT OF 36 INCHES OR LESS. 3. TO ALLOW A RETAINING WALL OF APPROXIMATELY 72 INCHES IN HEIGHT TO BE APPROXIMATELY FOUR (4) FEET FROM THE SOUTH INTERIOR SIDE LOT LINE WHERE A SETBACK OF FIVE (5) FEET IS REQUIRED FOR RETAINING WALLS WITH A HEIGHT GREATER THAN 36 INCHES. 4. TO ALLOW AN EAVE HEIGHT OF APPROXIMATELY 23 FEET NINE (9) INCHES FROM THE AVERAGE EXISTING GRADE WHERE THE MAXIMUM PERMITTED EAVE HEIGHT IS 22 FEET. 5. TO ALLOW A RIDGE HEIGHT OF 32 FEET FOUR (4) INCHES FROM THE AVERAGE EXISTING GRADE WHERE THE MAXIMUM PERMITTED RIDGE HEIGHT IS 32 FEET. 6. TO ALLOW 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.

(Kelley Kalinich, owner of the property located at 727 N. Park Boulevard)

Staff Presentation

Planner Ashbaugh stated the petitioner is requesting approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent;
2. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less;
3. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches;
4. Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet;
5. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet;
6. 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.

Planner Ashbaugh stated the petitioner is also proposing to install an architectural feature, a cupola with a weathervane, on top of the existing structure's ridge. Planner Ashbaugh stated per Section 10-4-8(F)(3), the maximum high shall not apply to architectural features such as weathervanes, turrets, 50 percent open guardrails or lightning rods, provided the top of the feature does not exceed five (5) feet in height. Planner Ashbaugh stated provided the elevation is updated to reflect the height above the existing ridge as being "5 feet max", not "5 feet min", no variations are required.

Planner Ashbaugh stated the DuPage County Stormwater and Floodplain Ordinance (DCSFO), as amended by the Village, is applied to all development application and building permits filed for any site improvements. Planner Ashbaugh noted the Village's requirements are stricter than those outlined in the DCSFO. Planner Ashbaugh also referred to the staff report which indicated that the size of the drywell is required for the proposed improvements is a volume of 85 ft³ and the petitioner is providing 106 ft³.

Planner Ashbaugh stated the revised plan also shows the drywell in the lower area of the yard, because the requirements or the structural engineer to construct the drywell beneath the driveway and behind the retaining wall were cost-prohibitive. Planner Ashbaugh noted Senior Civil Engineer McKenna finds that this plan is acceptable and exceeds the Village's already stringent stormwater management requirements required on all permitted projects.

Senior Civil Engineer McKenna stated she has spoken to the petitioner's engineer regarding the retaining wall and drywell placement. Senior Civil Engineer McKenna stated the plan has been updated to move the drywell from the eastern part of the lawn by the driveway to the southeast corner of the

lot. Senior Civil Engineer McKenna stated with the updated plan, the water will collect at the retaining wall and will go to the drywell on the southeast corner of the lot. Senior Civil Engineer McKenna stated she is comfortable with this plan.

Questions from the Zoning Board of Appeals

ZBA Member Crudele asked if there are any additional variations being requested. Planner Ashbaugh confirmed there are not. Planner Ashbaugh did note there was the addition of the cupola to the top of house on the plans since the last meeting, but a variation is not required for it provided that it is less than 5 feet in height. She said that if it is less than this height, it can be considered an architectural element or feature by the Zoning Code.

ZBA Chairperson Constantino asked about the ridge/eave height. Planner Ashbaugh stated the request is to maintain to same ridge/eave height of the already existing home.

ZBA Chairperson Constantino asked for confirmation that the proposed drywell is 106 cubic feet where 86 cubic feet is required. Senior Civil Engineer McKenna confirmed and stated the proposed drywell is 25 percent larger than what is required.

ZBA Member Jones asked if the variations would have been approved at the previous meeting if Senior Civil Engineer McKenna would have completed the same review process with the proposed stormwater plan. Senior Civil Engineer McKenna stated the process would have been the same for her.

ZBA Member Miller asked if any contingency should be added to the motion. Senior Civil Engineer McKenna stated no addition conditions are required as the petitioner has gone above and beyond the required stormwater requirements.

ZBA Member Whalls asked what the size of the drywell is. Senior Civil Engineer McKenna stated it is 7 feet by 14 feet and 3 feet deep.

ZBA Member Whalls asked if the underlying issue is that most of the water runs to the southeast corner of the lot. Senior Civil Engineer McKenna confirmed this.

ZBA Member Whalls asked if the owner at 708 Lenox Road has stormwater issues. Senior Civil Engineer McKenna stated the owner has made improvements to his property including a stormwater system. Senior Civil Engineer McKenna stated a connection from the drywell to the existing stormwater system is not reasonable due to the minimal amount of water that is expected to be collected in the drywell.

ZBA Member Whalls asked if this is the best solution for this situation. Senior Civil Engineer McKenna stated she believes it is.

ZBA Chairperson Constantino asked if Senior Civil Engineer McKenna has worked with the structural engineer. Senior Civil Engineer McKenna stated she was worked with the site civil engineer, Mr. Hur.

Petitioners' Presentation

Sworn in for the Petitioner's Preservation was Matt Mazza, structural engineer.

Mr. John Pcolinski stated at the last ZBA meeting was a very thoughtful meeting. Mr. Pcolinski stated at the previous meeting the ZBA expressed willingness to approve the variations, but had concerns regarding the stormwater plan. Mr. Pcolinski stated since the last meeting Senior Civil Engineer McKenna has worked with the engineers and they have created a plan that is effective as well as cost effective. Mr. Pcolinski is requesting the variations be approved.

Mr. Alecs Hur stated he has worked with Senior Civil Engineer McKenna over the last couple of weeks and has listened and addressed all of her concerns.

Mr. Matt Mazza stated he was asked to design the retaining wall that will be placed by the driveway. Mr. Mazza also noted the placement of the drywell has been moved to the southeast corner of the lot to allow for better stormwater management.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked Mr. Hur if he is comfortable moving forwarding with the plans as submitted to manage the runoff. Mr. Hur confirmed he is.

ZBA Member Whalls asked what plans are set in place if the proposed plan does not effectively manage the water runoff. Mr. Hur stated as their plans exceed the Village's requirements by 25 percent, he is not concerned.

ZBA Member Whalls asked about potential grading issues. Senior Civil Engineer McKenna stated the Village does a final review of the grading.

ZBA Member Whalls asked if the sump pump will be connected to the drywell. Ms. Kelley Kalinich stated she does not have a sump pump.

ZBA Chairperson Constantino asked if Mr. Mazza will be on site during the construction of the retaining wall and drywell. Mr. Mazza stated typically the designer is not on site to overview the construction of the plans and they will follow the typical structure of completing the plans where the contractor is required to follow the approved plans.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

ZBA Member Panther stated the majority of the findings or fact will remain the same as previously approved, and the following is a continuation from the June 23, 2020 findings of fact.

ZBA Member Panther stated the following findings of fact: the ZBA heard from Planner Ashbaugh, who stated the plans show a five foot minimum architectural feature on the top of the house and it is recommended the plans be revised to show a five foot maximum architectural feature so a variation is not required.

ZBA Member Panther continued the findings of fact: the ZBA heard from Senior Civil Engineer McKenna who stated the drywell was relocated from behind the retaining wall to the southeast corner of the lot and staff indicated the petitioner's structural engineer had coordinated with stormwater improvements with Senior Civil Engineer McKenna. Senior Civil Engineer McKenna indicated that 85 cubic feet of storage was required and the petitioners are proposing 106 cubic feet of storage, which exceeds the Village Code requirements by approximately 25 percent. Senior Civil Engineer McKenna stated the runoff would be captured in a drain behind the retaining wall that will be dispersed through the outlets at the base of the wall and will flow toward the drywell. Senior Civil Engineer McKenna stated the plan does go above and beyond what is required by Village Code.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. Pcolinski who indicated there was an opportunity for future refinement of the stormwater plan if the Village sees fit. The ZBA then heard from Mr. Hur, who confirmed Senior Civil Engineer McKenna's assessment of the drainage improvements. The ZBA then heard from Mr. Mazza who indicated there were issues with placing the drywell behind the retaining wall as discussed, and suggested the placement of the drywell at the southeast corner of the lot.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele stated she is in favor of the variations. ZBA Member Crudele stated the petitioners have done a good job at exceeding the requirements outlined in the Village Code and she has trust in Senior Civil Engineer McKenna to review the proposed stormwater plans.

ZBA Member Jones stated he is favor of the project, and the variations are similar to projects that were approved in the past. ZBA Member Jones also stated he is confident with Senior Civil Engineer McKenna to review the proposed stormwater plans.

ZBA Member Miller stated he is favor of the variations and stated the plans fit with the character of the neighborhood.

ZBA Member Panther stated he is favor of the variations and the updated drainage plans.

ZBA Member Whalls stated he is in favor of the project and variations and stated the he believes the drywell should be sufficient.

ZBA Chairperson Constantino stated he is in favor of the project and the variations that were requested.

Motion

A motion was made by ZBA Member Crudele and seconded by ZBA Member Jones to close the public hearing for 727 N. Park Boulevard at 8:11 p.m. The motion was carried by roll call vote with 6 "yes" votes and 0 "no" votes. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

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

Having considered the application of Kelley Kalinich, petitioner and owner of the property located at 727 N. Park Boulevard, for the following zoning variations: to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent; to allow a retaining wall of approximately 36 inches in height to be one (1) foot from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less; to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches; to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet; and any other zoning relief necessary to allow a two-story, three-level addition with an attached three-car garage to an existing principal structure, an extension to the existing driveway, and new retaining walls on the subject property, 727 N. Park Boulevard, an interior nonconforming 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 adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on June 23, 2020, and as continued to July 28, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Sections 10-4-8(E)(1), 10-5-5(B)(4) #38, and 10-4-8(F)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The retaining wall needs to be in the location requested due to safety and water runoff control.
2. The lot is a non-standard width of 50 feet versus 66 feet.
3. The plans fit with the character of the neighborhood.

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

ZBA Chairperson Constantino stated the ZBA has now recommended approval and this application will go to the Village Board for Approval.

A motion was made by ZBA Panther and seconded by ZBA Member Jones to open the public hearing for 614 Roger Road at 8:20 p.m. The motion was carried by roll call vote of 6 "yes" votes and 0 "no" votes. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

PUBLIC HEARING – 614 ROGER ROAD.

PETITIONER DANIEL J. SIMONEIT IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. TO ALLOW A REAR YARD SETBACK OF 29 FEET THREE (3) INCHES WHERE A REAR YARD SETBACK OF 40 FEET IS REQUIRED FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING PRINCIPAL STRUCUTRE IN THE R2 DISTRICT. 2. TO ALLOW ANY OTHER ZONING RELIEF NECESSARYT O CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Daniel J. Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road).

Staff Presentation

Planner Ashbaugh was present to speak regarding the proposed variation request and was sworn in. Planner Ashbaugh stated 614 Roger Road is an interior lot located on the west side of Roger Road, mid-block between Woodland Drive and Ellynwood Drive. Planner Ashbaugh stated the subject property, the property to the north, the property to the east across Roger Road, the property to the west and the property to the south, are all zoned R2-Residential District and are all improved with single family homes.

Planner Ashbaugh stated the petitioner is requesting a variation from Section 10-4-8(D)(2) from the Zoning Code to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure in the R2 District.

Planner Ashbaugh stated the subject property is a one-story single family home with an attached garage. Planner Ashbaugh stated the lot area is approximately 14,713 square feet with a lot width of 90 feet. Planner Ashbaugh stated the home is currently 40 feet 6 inches from the front lot line, 8 feet 1.5 inches from the north interior lot line, 5 feet 10.5 inches from the south interior side lot line and 44 feet 2 inches from the rear lot line. Planner Ashbaugh stated the interior and side yard set backs are non-conforming.

Planner Ashbaugh noted the topography has a downward slope from west to east, and there is a slight bend on the rear lot line. Planner Ashbaugh also noted the current lot coverage is about 17 percent and with the addition the lot coverage will be 19.5 percent.

Questions from the Zoning Board of Appeals

ZBA Member Crudele asked what is on the other side of the west (rear) lot line. ZBA Chairperson Constantino stated there is a home that sits at a high elevation and is at least two stories.

ZBA Member Jones asked what the maximum lot coverage is for a one-story and two-story home. Planner Ashbaugh stated it is 35 percent for a one-story home and 20 percent for a two-story home. Planner Ashbaugh stated the proposed lot coverage of 19.5 percent is well under the 35 percent allowed for a one-story home.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Joseph and Jessica Charron, owners of the property located at 614 Roger Road; Daniel J. Simoneit, petitioner on behalf of the property owners.

Mr. Charron stated he and his wife moved to Glen Ellyn from St. Louis about three years ago; and his wife is originally from Glen Ellyn. Mr. Charron stated they also have two young children. Mr. Charron stated they love the home and location, but the home is not large enough for their family. Mr. Charron stated they would like to expand their home so they can continue living there.

Mr. Simoneit stated this is a typical variation request. Mr. Simoneit stated the home was built prior to the adoption of the current code which requires a 40 foot rear yard setback. Mr. Simoneit stated the house sits oddly on the property at a skew. Mr. Simoneit also noted there is an 11 foot drop in grade from the rest/west yard to the front/east yard. Mr. Simoneit also noted the rear yard is irregular with an inward pointing crease that shortens the depth of the rear yard at its center.

Mr. Simoneit stated an addition to the front of the home was considered, but it would have been more difficult and costly as well as dramatically changing the characteristics of the home and neighborhood.

Mr. Simoneit stated the home exists today pretty much as it was build and finished in 1957 and is need of many updates. Mr. Simoneit also noted the home only has three bedrooms and one bathroom.

Mr. Simoneit stated a single point of access will be created to a mudroom and the master bathroom addition is humble in size.

Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked why the door entering the house from the garage was moved. Mr. Simoneit stated currently when you enter the house from the garage you are at the landing to the basement with stairs behind and in front of you. Mr. Simoneit stated the plan is to convert that space into a pantry/storage area. Mr. Simoneit stated the remodeling of the placement of the entrance takes care of a safety issue.

ZBA Member Miller asked if the concave part of the west lot line is created from the public drainage and utility easement. Mr. Simoneit stated the concave area is caused from the arch of the street on Midway Park to the west

ZBA Member Panther asked if the addition will be built on crawl space or the basement. Mr. Simoneit stated the addition will be on crawl space as it is not possible to be completed on the basement.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the project in question is 614 Roger Road; the owners are Joseph and Jessica Charron, represented by Daniel J. Simoneit; the petitioners are requesting a variation from Section 10-4-8(D)(2) of the Glen Ellyn Zoning Code to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure in the R2 District.

ZBA Member Panther continued the findings of fact: the ZBA heard from Village Planner Katie Ashbaugh, who indicated the property is located in an R2 Zoning District located midblock between Woodland Drive and Ellynwood Drive; both of the interior side yards are non-conforming; there are no prior variations that have been granted for this property; the petitioners are proposing a 370 square foot addition to the rear of the garage; the home is located on a skew on the property; approximately 113 square feet of the addition falls within the 40 foot setback; the rear property line has a bend to it, which adds to the encroachment and the property has a significant elevation change sloping from the southwest to the northeast.

ZBA Member Panther continued the findings of fact: the ZBA heard from Daniel J. Simoneit, on behalf of the petitioners, who indicated the existing home is placed on a skew; there is approximately 11 feet of fall from the southwest to the northeast of the property, which creates a hardship; the petitioners have explored going to the front of the property but was not cost effective and would have also required a variation due to the skew on the lot; this is the minimal request for the property owners to get what they want out of the property and it does not maximize the lot coverage allowed on this property; the shape of the lot creates an additional hardship.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele stated she is in favor of this variation.

ZBA Jones stated he is in favor of this variation and he likes they are keeping a ranch in Glen Ellyn and the addition of the master bedroom. ZBA Member Jones stated he appreciates this is improving a house in Glen Ellyn.

ZBA Member Miller stated this is a very straight forward variation and is in favor of the variations.

ZBA Member Panther stated he is in favor of the variations.

ZBA Whalls stated he is in favor of the variations.

ZBA Chairperson Constantino stated he is in favor of the variations.

Motion

A motion was made by ZBA Member Panther and seconded by ZBA Member Crudele to close the public hearing for 614 Roger Road at 8:50 p.m. The motion was carried by roll call vote of 6 "yes" votes and 0 "no" votes. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

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

Having considered the application of Daniel J Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, for a zoning variation to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure on the property located at 614 Roger Road, 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 adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on July 28, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(2), of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The house sits at an odd angle on the lot with an 11 foot elevation change back to front.
2. The lot line is concave with the center line pushing into the property six (6) feet six (6) inches.

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 Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

ZBA Chairperson Constantino stated the ZBA has now recommended approval and this application will go to the Village Board for Approval.

Village Board Trustec Report

Trustee Christiansen stated the Village has won the lawsuit against the Save Main group, and will be moving forward with the Apex 400 project. Trustee Christiansen stated she is unsure of the next steps.

Trustee Christiansen stated a four-unit townhouse development was approved at the July 27, 2020 Village Board meeting.

Staff Report

Planner Ashbaugh stated there are several active applications, but they are not ready to move forward to a ZBA meeting.

Adjournment

At 9:57 p.m., a motion was made by ZBA Member Panther and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by a roll call vote with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. ZBA Member Covington was excused.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

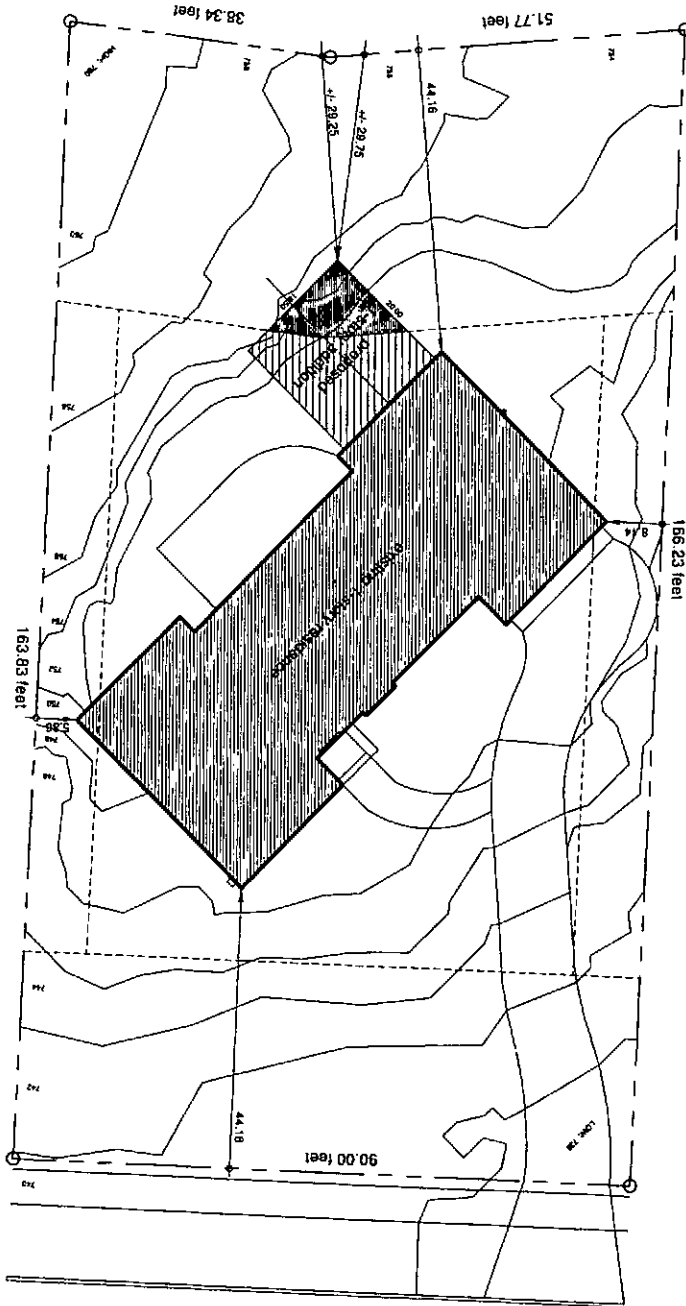
Reviewed by,

Katie Ashbaugh, AICP
Planner

EXHIBIT B

Ordinance 6800

PROPOSED SITE PLAN



ROGER ROAD

SD.02 - MTD.02: 2020-01-20
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT

1/8" = 1'

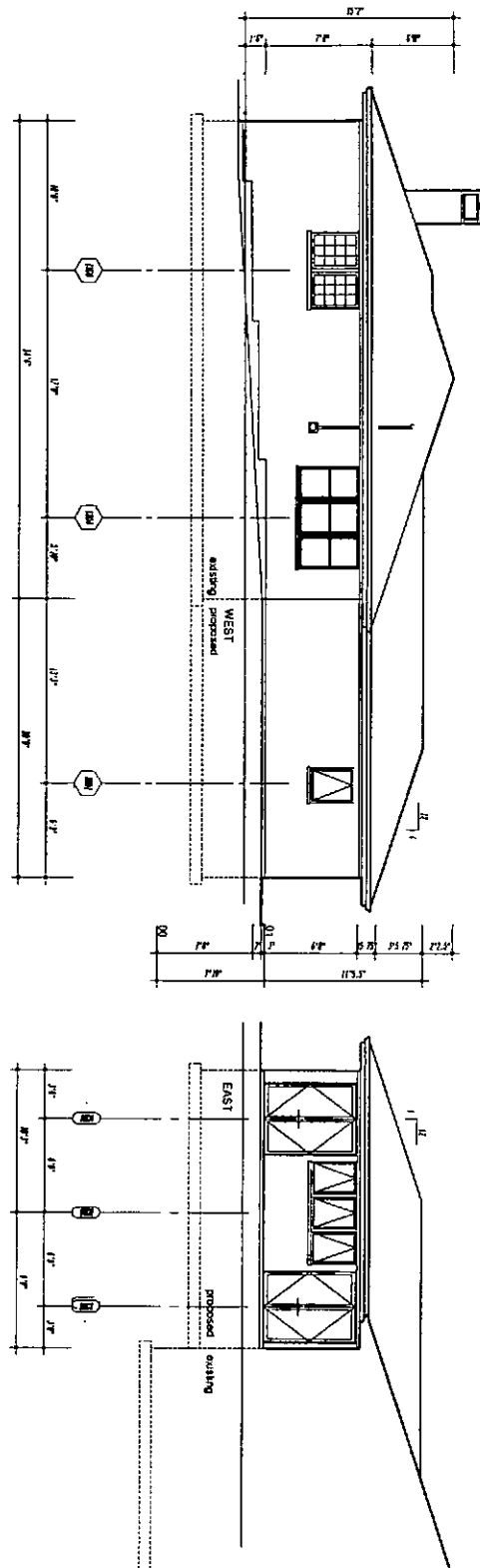
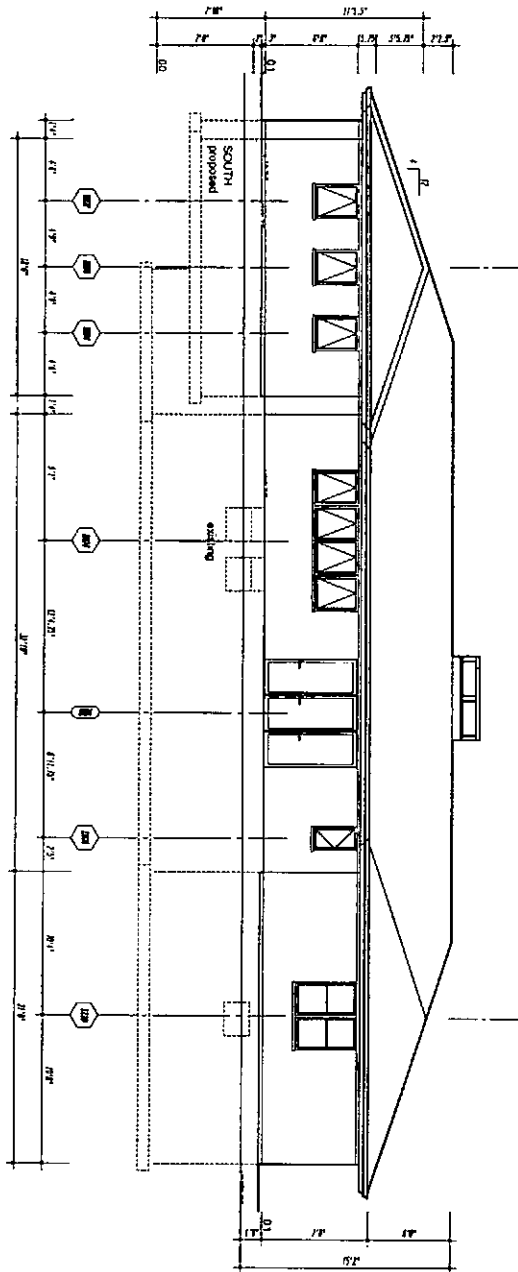
01

CHARRON RESIDENCE 614 ROGER ROAD GLEN ELLYN, ILLINOIS 60137	Z40 ZONING DISTRICT RESIDENTIAL SINGLE-FAMILY (SINGLE-FAMILY DETACHED) (SINGLE-FAMILY DETACHED)	PROJECT NO.: 2020-01-20 DATE: 01/20/2020 DRAWN BY: JTB CHECKED BY: JTB SCALE: 1/8" = 1'	SHEET NO.: 01 TOTAL SHEETS: 01
		SITE	DATE: 01/20/2020

EXHIBIT C

Ordinance 6800

PROPOSED EXTERIOR ELEVATIONS



SD 02 - MTG 02 - 2020.01.20
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT

1/4" = 1'-0"

01

ELEVS

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

ARCHITECT: Z+O

DATE: 1/20/20

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

PROJECT: CHARRON RESIDENCE

LOCATION: 614 ROGER ROAD, GLEN ELLYN, IL 60137

OWNER: CHARRON RESIDENCE

CHARRON RESIDENCE

614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

CERTIFICATION

I, Lindsey Kaminsky, duly appointed Deputy Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6800, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 24 day of August, 2020, and that the same was signed and approved by the President of said Village on the 24 day of August, 2020.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Deputy Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 24 day of August, 2020.


Deputy Village Clerk

CORPORATE SEAL