

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, February 1, 2022, 7:00 p.m.
Remote Meeting, Via Zoom



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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82415111137?pwd=cW8ybk96SmQzbEZlVpHclNBM29Xdz09>

Webinar ID: 824 1511 1137

Passcode: 733815

Or one-tap mobile:

+13126266799,,82415111137# US (Chicago)

+16465588656,,82415111137# US (New York)

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

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

A. Call to Order

B. Public Comment (Non-Agenda Items)

C. Approval of the Draft Minutes from the ZBA Meeting December 14, 2021.

D. Public Hearings.

1. 62 North Main Street

John and Kathleen Naliwajko, owners of the property at 62 N. Main Street are requesting a variation from the Zoning Code to allow the construction of a one-story addition on their single-family home which would result in a lot coverage ratio of 23.95% where 20% is permitted.

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2. 737 Forest Avenue

Ray Whalen Builders, Inc., owner of the property at 737 Forest Avenue is requesting a variation from the Zoning Code to allow the construction of a two-story single-family home which would result in a lot coverage ratio of 26% where 20% is permitted.

3. 298 Oak Street

Maureen Wallace, owner of the property at 298 Oak Street is requesting a construction necessitated zoning variation from the Zoning Code to allow an existing pavilion to remain which would result in a lot coverage ratio of 21.8% where 20% is permitted.

E. Village Board Trustee Report.

F. Chairman's Report.

G. Staff Report.

H. Other Business and Adjourn.

cc: ZBA Members
Anne Gould, Trustee Liaison
Atrian Fard, Staff Liaison
Barbara Dutton, Recording Secretary
Staci Springer, Community Development Director
Kelly Purvis, Planning Manager

Steve Witt, Building & Zoning Official
Taylor Gendel, Associate Planner
Lori Gloude, Administrative Assistant
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Brian Baltudis, Facilities Manager

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. Questions regarding petitions scheduled for review by the Village Board should be directed to the Community Development Department at (630) 547-5250.

**DRAFT MINUTES
ZONING BOARD OF APPEALS MEETING
December 14, 2021**

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Board Chairperson Greg Constantino, who explained the function of the Zoning Board of Appeals (ZBA) and the procedure for making determinations about matters brought before it.

Roll was called. Present: Chairperson Constantino and Board Members Matthew Jones, Michelle Covington and Reed Panther. Absent: Katie Crudele, Chip Miller, Thomas Whalls and Maggie Wachter.

Chairperson Constantino went over protocol, saying the meeting is being recorded, and introduced Village Planning Manager Kelly Purvis, Village Planning Intern Josh Hankins, Board of Trustees Liaison Anne Gould, and Recording Secretary Barb Dutton.

Approval of Meeting Minutes

Following a motion by Michelle Covington, seconded by Matthew Jones, to approve the draft minutes of the November 9, 2021, the motion carried by voice vote.

Public Comments - Non-Agenda Items

Builder Ray Whelan, 177 Sunset Ave., Glen Ellyn, requested direction from the ZBA regarding a property he purchased and intends to redevelop into a single-family residence. The 50 ft. x 165 ft. lot, he said, is located at 737 Forest. He related that he is working with an architect to design a four-square-style home of two stories (excepting above the screened porch) for the property, which he said contains several large-caliper Oak trees, at least five or six of which he would need to remove if he constructs a detached garage. Besides wishing to avoid the cost of removing the trees – estimated to be about \$35K – Mr. Whelan said he would like to save the trees by combining the square footage of the home – 1,600 SF – with the 500SF bonus for a detached garage to build a house not to exceed 2,100SF. He related that he is building a house on a lot next door, and said that the neighbor to the rear prefers a detached garage not be built in the back of the subject property, as they value the natural space. While he doesn't think he has a hardship, he said he believes he has a unique circumstance. He'd like to move forward in early spring, but is reluctant to incur expenditure without a response to his proposal (which would reduce impervious surface by having a reduced driveway size). Chairperson Constantino asked the lot coverage ratio (LCR) anticipated by Mr. Whelan, who responded 26 percent – the same square footage regardless of either garage option.

Discussion of the 500 square foot bonus for a detached garage ensued, with Mr. Whelan asking to put the bonus into the house, saying he would impose a condition to prevent a larger structure on the lot in the future. Without the consideration, he maintained, there's "not enough house for what he paid for the property" should he keep the trees. Board Member Jones asked Mr. Whelan whether he would have a ridge height, to which the builder replied that everything else would be Code complaint, perceiving lot coverage to be the only issue. Member Jones said he would have to see the entire package before voting one way or another, but would prefer an LCR closer to 22 or 23 – not one more than 25. Chairperson Constantino said he would like to see an LCR closer to the 20 limitation, but recognized two compelling

arguments in favor of a variance: saving beautiful trees, and the fact that a detached garage would result in the same overall square footage on the property.

The Chairperson conveyed that assuming there are no other drainage issues, he might be leaning toward granting a variation. He, too, said he'd like to see the whole proposal, adding that the Board can't speak for absent members. Board Member Covington expressed that she is uncomfortable with a LCR over 25, and that she would prefer to try to save the Oaks and attach the garage, as she thinks cutting down Oak trees would devalue the property. If there are no other water run-off issues or problems associated with attaching the garage, she said, she would probably be for it. Mr. Panther said he largely concurred, expressing support for saving the trees. Mr. Whelan asked if there would be objection to him seeking opinion from a higher level, citing uniqueness of the case, given the existing trees. He related that there is a problem with Oaks that could potentially cause a loss of half of those at Lake Ellyn if a disease identified attacks them. Board Member Jones recommended that Mr. Whelan talk to the Village Board members to see where they stand, as the ZBA is only a recommending body. Mr. Jones said he'd like to see what Mr. Whelan could build to Code and what he would need to have a functional house for today and what is being built in future. Mr. Jones said he would also like a tree expert to analyze the Oaks to determine how much life is left in the trees, and whether or not they are healthy, before moving ahead. A floor plan of the house design was displayed, and Mr. Whelan said that while he wouldn't build over the screened porch, he would build over the garage. He reiterated that he thinks it's worth saving the trees.

Public Hearing for 105 N. Main Street

A motion made by Board Member Jones, seconded by Board Member Panther, to open the Public Hearing concerning consideration of a zoning variation for 105 N. Main Street passed upon voice vote.

Staff Presentation

Sworn in were Planning Intern Josh Hankins and Planning Manager Kelly Purvis, 535 Duane Street, Glen Ellyn. Intern Hankins explained that the Petitioner residing at 105 N. Main is seeking an interior side yard setback variation to reconstruct and expand the current garage. Zoned R2 residential, he continued, the neighborhood also features the public pool, which carries the CR zoning designation. The legal non-conforming lot contains a house built in 1958 and the garage in 1959, he said of the subject property. Intern Hankins stated that the Village Engineer has no issues with the variation, as no new impervious surface would be introduced by the expansion proposed. Mr. Hankins related that the Petitioner had sought to repair the roof of the current 442SF garage, but when issues with the structure were discovered, decided to replace it with a new 506SF garage (a concept of which Mr. Hankins displayed) that would be expanded 1 ft. to the north toward the house and 2 ft. to the west, toward the street. He described the ZBA action sought, noting a recommendation that any new construction must comply with the dimension shown on the Plat of Survey/Site Plan.

Board Questions

Board Member Jones confirmed with Mr. Hankins that the issue is the really southwest corner being the issue; Mr. Hankins said it's almost compliant toward the east, but still a little bit off. Planning Manager Purvis interjected that it was determined that 4.7 ft. would be the required setback, saying it's 5 percent of the lot width. Chairperson Constantino asked for confirmation that the Applicant desires to remove the existing garage and replace it with a slightly larger one with 1 ft. extending north toward the house, causing an encroachment to the side yard. He perceived that a larger variation is created by the lot angles,

making the new footprint under consideration off by 1 ft. 5 in. He observed that the shallow nature of the lot doesn't allow placement elsewhere for a reasonable-size garage. Planning Manager Purvis pointed out an error in the Staff Report that indicates an additional 10-ft. encroachment, but which should read an 1.2 inch additional encroachment on the side yard for the expanded garage.

Petitioner's Presentation

Iwona Kapica, 105 N. Main St., Glen Ellyn, was sworn in. In response to the Chairperson asking her if she could demonstrate a hardship, she said that she needs help. She related that she and her husband bought the house a little more than a year ago and since has worked to renovate it. The homeowner, according to her account of the case, replaced the roof of the house, and then wanted to move on to replacing the roof of the garage, which she said, was determined by the roofing company to be in bad shape. Subsequent evaluation by a contractor found the front left corner of the foundation to be sinking, she stated, causing the floor to crack beyond repair. Further the roof is bowing middle, she said, explaining that it was established that she needs to build a new structure. She continued by saying that she met with Village Staff, and was told that the current garage is non-conformation, but is no other place to put one because of the shape of the lot. She said she would like to extend the garage "a little bit" toward the house, so that two cars can be comfortably parked in the garage. She said she is seeking permission to construct a new structure, and that she wants to build a garage that is safe, suits her family and is "nice to look at. I want to be proud when I pull up to it," she added. Ms. Kapica held up a document that she stated was a letter from her roofing contractor explaining why he suggested she should build a new structure; Ms. Kapica conveyed that he deemed the existing one unsafe.

Board Member Jones asked the Applicant if she intended to use a contractor to build the new garage. Ms. Kapica replied, "Yes," and expressed appreciation of her neighbor to the south (who was present) who she said indicated he doesn't mind the structure being built in the existing location. Chairperson Constantino asked if the Village has heard from any of the Petitioner's neighbors relative to the matter; the Petitioner responded she was informed it had not. Edward McNally, 99 N. Main, was sworn in. He stated that he has lived at this current address for the past 30 years, and said he has no problem with the variation being granted.

Board Member Panther delivered a rundown of the findings of fact. Board Member Covington asked for a motion to accept the findings of fact; seconded by Board Member Jones, the motion passed upon voice vote.

Deliberations

Noting pertinent dimensions, Board Member Jones declared that he is fine with the proposed garage, which he thinks is being built in the least obtrusive way to get a modern product. Board Member Covington said that the unique lot affords no other placement option for the homeowners, who she said need to rebuild a garage that can accommodate the vehicles of today. She added that she appreciates efforts the homeowners made in seeking the variance, of which she is in favor. Member Panther said he is in favor, as well, noting circumstances of the case. Chairperson Constantino stated that he, too, is in favor of recommending the granting of the variation, citing the limited location on the site in which to place the garage, safety concerns, and Mr. McNally's testimony.

A motion to close the Public Hearing was made by Member Panther, seconded by Member Covington, the motion passed unanimously by voice vote.

Mr. Jones, seconded by Mr. Panther, moved for the following:

Having considered the application of Iwona Kapica, owner of the property located at 105 N. Main Street, Glen Ellyn, for the following zoning variation: from Section 10-5-4(A)4c to allow the reconstruction and expansion of a non-conforming garage to be approximately 3.26 feet from the side property line, where a side yard setback of 4.7 feet is required in the R2 Residential District, as depicted on the plans presented or revised at the public hearing, 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 December 14, 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 the Glen Ellyn Zoning Code due to the unique lot shape; the lot being a pie shape, rebuilding the garage to Code would be impractical and creates a hardship.

The motion carried by roll call vote as follows: Four (4) yes votes; Zero (0) no votes; Board Members Jones, Panther and Covington, and Chairperson Constantino all voted, "Yes."

Staff Report

Planning Manager Purvis said that a case concerning lot coverage variation request is slated for the January meeting, and that hopefully the February meeting will feature a report on construction-necessitated variations, in which Staff has seen a sizable increase. Board Member Jones inquired about the source of these variations. Ms. Purvis replied that while Staff has seen a number of things, in nearly all cases, the homeowner claims no knowledge of the issue. To address this, she said, Staff is planning to provide homeowners with hard copies of approved plans to promote awareness. Board Member Covington asked if there would be a recommendation of fees or penalties. Ms. Purvis replied that the fee is double for construction-necessitated variations, and said that the Village also charges a significant escrow, though a contractor fee change will be recommended. She listed other potential remedies.

Trustee's Report

Trustee Liaison Anne Gould related that the 333 Indian Drive recommendation passed, as did the Village Budget. She went on to report that Apex 400 apartment complex was back on the agenda, referencing a request regarding turnover of garage space. Trustee Gould said the topic if this building project in process included discussion of schedule extensions and financial impacts to the Village. She said that the builder wants to move the substantial completion date from February 2022 to July 2022.

Adjournment

Chairperson Constantino adjourned the meeting at 8:14 p.m., following a voice vote on a motion made by Board Member Jones, and seconded by Board Member Panther.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, Planning Manager
Taylor Gendel, Associate Planner

DATE: December 1, 2021

SUBJECT: January 11, 2022 Zoning Board of Appeals Meeting
Public Hearing – Zoning Variation for construction of a one-story addition on a single-family residence resulting in a lot coverage ratio of approximately 23.95% for the property at 62 N. Main Street.

PETITIONERS: The petitioners are John and Kathleen Naliwajko, owners of the property at 62 N. Main Street.

REQUEST: The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8-(E)(1) to allow a lot coverage ratio of 23.95 % where a maximum 20 % lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the one-story addition to be constructed as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

ZONING/ USE: The property is an interior lot located in the R2 Residential Zoning District on the west side of Main Street between Joyce Ct. and Dorset Ct. The zoning and land use immediately surrounding the subject property is R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the December 13, 2021 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: No Village records were found related to the granting of any zoning variations for this property.

PERMIT HISTORY: Village records indicate the following permits were issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
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2011	20111524	Roof
2011	20111480	Sewer Repair
2011	20111558	Driveway
2009	20091178	Roof
1979	B-5475	Garage, Demo/New Single-Family Residence
1971	B-1948	Alteration
1966	B-10453	Garage
1959	B-7131	New Single-Family Residence

**PROJECT
SUMMARY:**

The residence at 62 N. Main currently has a lot coverage ratio of 18.43%. The current home was built in 1979 with an attached garage. The homeowners would like to add a 495 square foot first-floor addition to expand the rear family room and convert it to office space. Ms. Naliwajko has a full-time remote position as a triage nurse and would like to relocate her office, so it is no longer facing Main Street. The petitioners provide that an office space is needed for her remote work as will most likely be the case for future homes everywhere. The petitioner claims that the planned addition would maintain the same exterior appearance and character of the existing structure and would not adversely impact the neighborhood or the lot drainage for their lot or adjoining lots.

In order to construct the addition as proposed, the petitioners would need to be granted a variation from the Zoning Code to allow a lot coverage ratio of approximately 23.95% in lieu of the maximum allowed lot coverage ratio of 20%. The Village provides two kinds of lot coverage bonuses: for detached garages, up to 500 square feet can be subtracted from the LCR; for front porches that are open on two sides up to 140 square feet can be subtracted from the LCR. Since the home has an attached garage, it does not qualify the homeowners to claim the lot coverage bonus of 500 square feet which is essentially the size of the proposed rear addition. However, the front porch does qualify for the porch bonus. Note, the actual square footage of the front porch (114 square feet) is all that can be subtracted for this bonus

The proposed addition would meet all other requirements of the Zoning Code. The petitioner states that when they made the purchase of the property in 1995, the maximum lot coverage ratio permitted was 25%, and they had the intention to pursue a rear addition when they had the financial means to do so. With the addition, they plan to live in the home another 30 years.

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

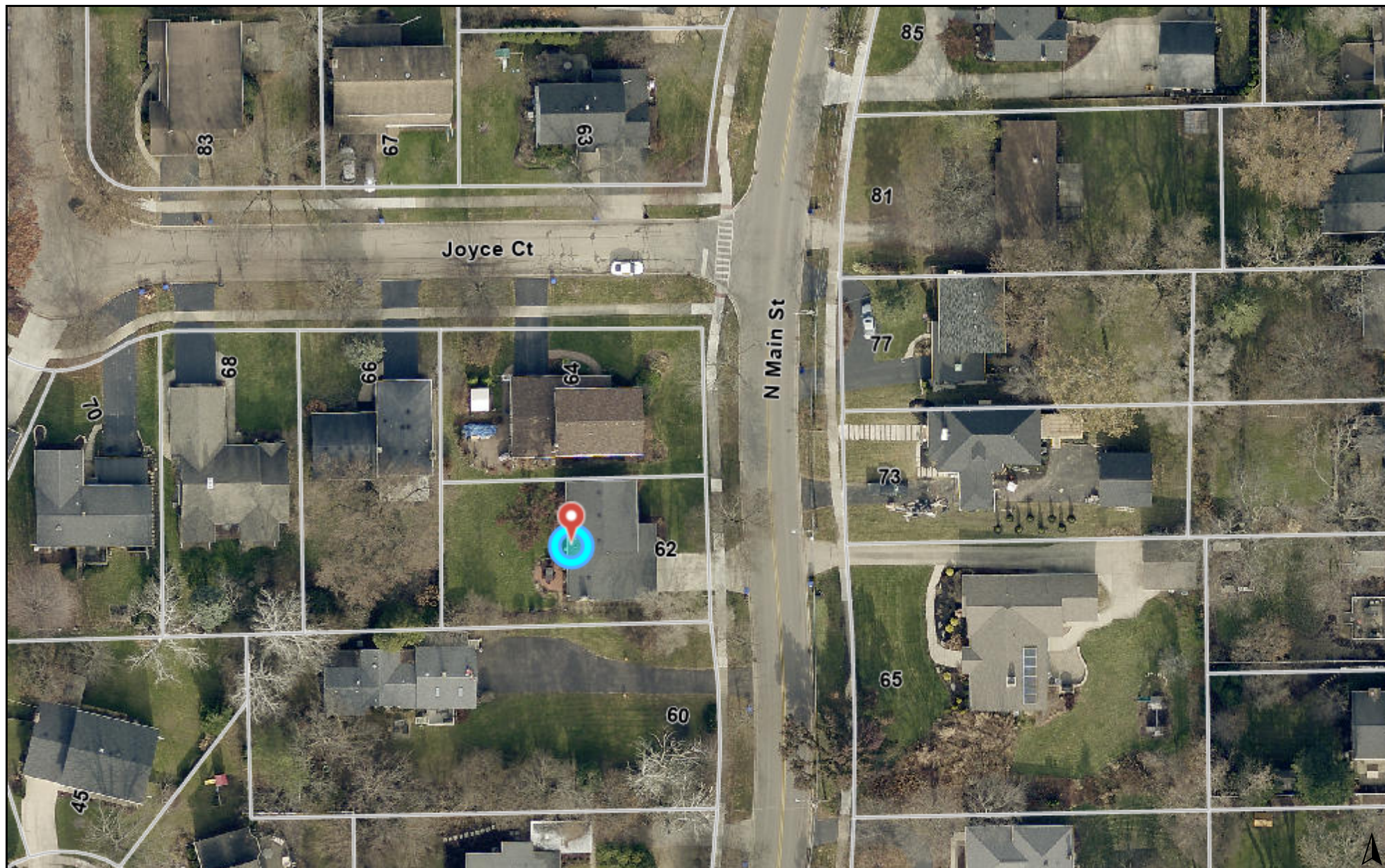
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variation to allow the proposed one-story addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Photograph of site and surrounding properties
2. Zoning Use Map
3. 1' Contour Map
4. Petitioners' Application Packet
5. Plat of Survey
6. Site Plan
7. Floor Plans
8. Elevations
9. 1&2 Family Dwelling Building & Zoning Worksheet
10. Public Hearing Notice
11. Location Map for Public Hearing Notice
12. Mailing List for Public Hearing Notice
13. Certificate of Publication

cc: Staci Springer, Director of Community Development
Kelly Purvis, Planning Manager
Atrin Fard, Planner
Paula Moritz, Plan Reviewer
John and Kathleen Naliwajko, Property Owners

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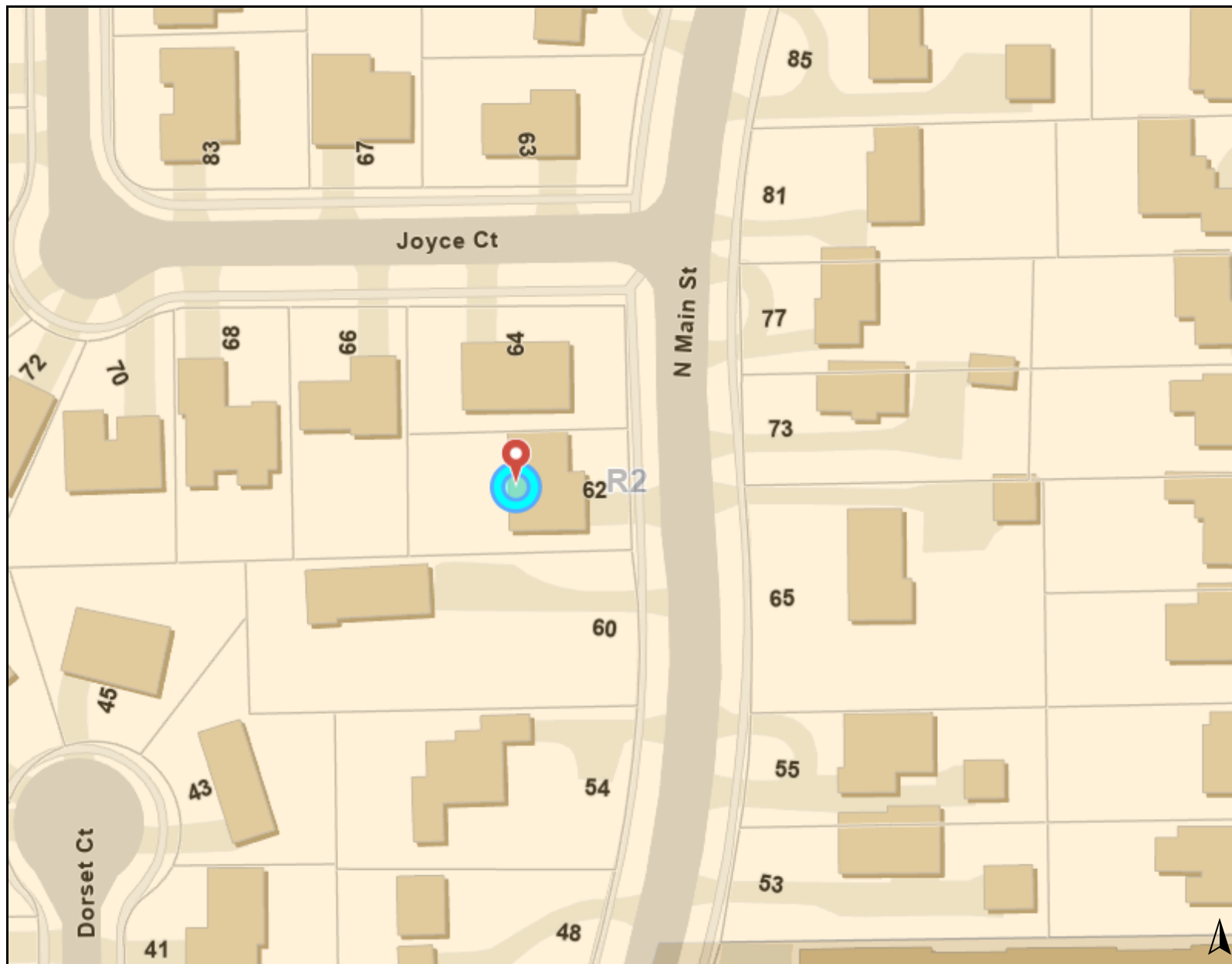


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ft

Print Date: 12/6/2021

Notes

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



Legend

Zoning and Development

Zoning

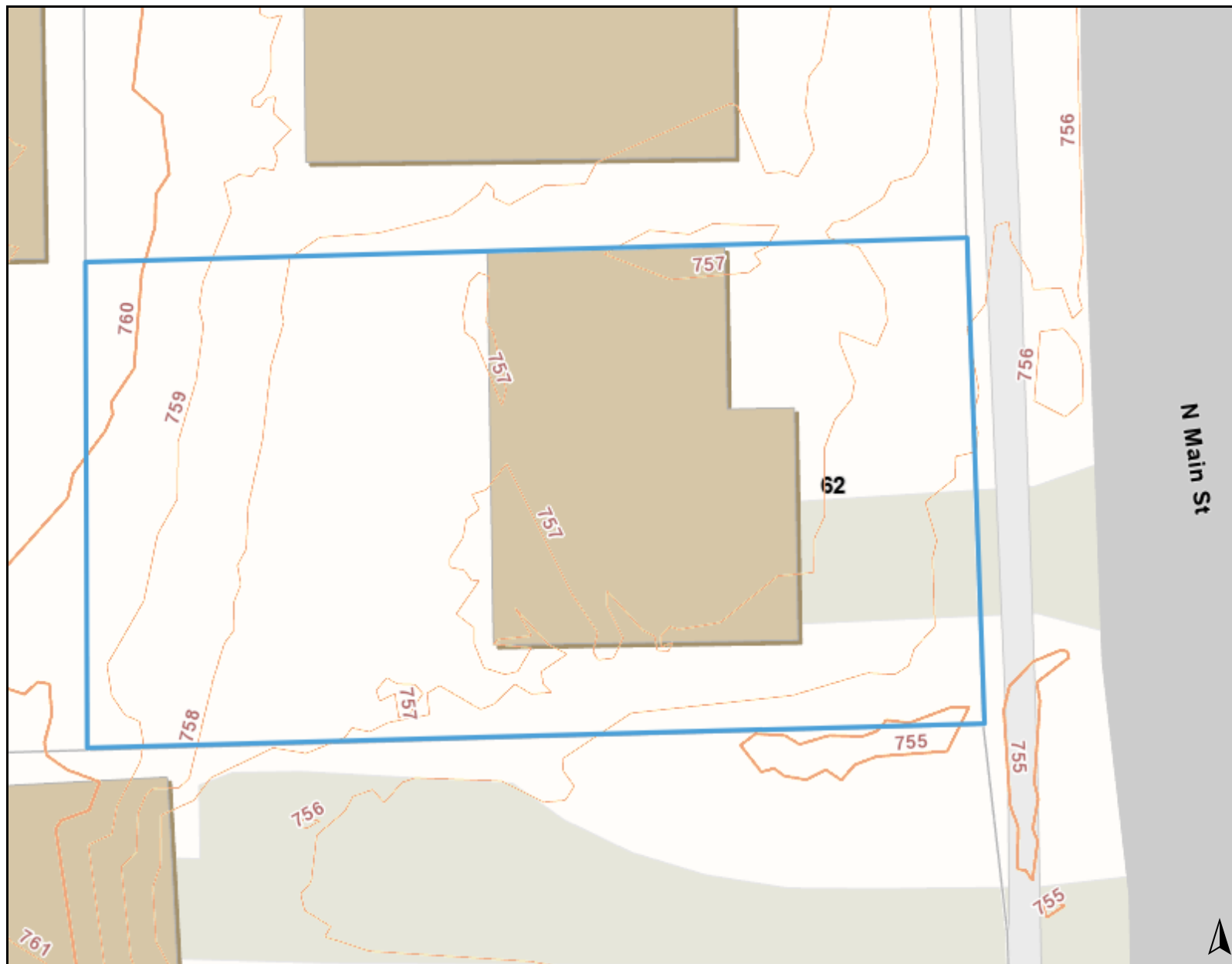
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 12/6/2021

Notes

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Legend

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

0 35 70
ft

Print Date: 12/6/2021

Notes

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RECEIVED
NOV 10 2021
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 62 N. Main Street 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: John and Kathleen Naliwajko

Address: 62 N. Main St., Glen Ellyn, IL 60137

Home Phone No.: N/A Cell Phone No.: 630-935-6790

Fax No.: N/A

E-mail: knaliw@yahoo.com

Ownership Interest in the Property in Question:

100% owneship in above-mentioned property.

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

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

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

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 62 N. Main Street

Permanent tax index number: 05-14-307-062

Legal description:

See Plat of Survey.

Zoning classification: R-2

Lot size: 126.19 ft. x 71.03 ft.

Area: 8963.93 sq. ft.

Present use:

Single-family home, primary residence.

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Section 10-4-8(E)1 to allow lot coverage of 23.8% in lieu of 20%.

Estimated date to begin construction: As soon as possible.

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

Rick Rearick- Architect
155 N. Park Blvd., Glen Ellyn, IL 60137

Denise DiVarco- Designer
Denori Design, Inc.
987 Fox Path, West Dundee, IL 60118

Matt Ortiz- ROC Construction and Remodeling
6N055 IL Rte. 25, St. Charles, IL 60174

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:

**** See next page for this response rewritten****

We own a lot in Glen Ellyn which as some lot coverage zoning restrictions that require us to receive a variance from the village in order to add a small amount of additional first-floor living space to our existing residence. Current lot coverage is 20%. Requested variance will place lot coverage at 23.8%. We would like to renovate and reorganize a portion of our first-floor space to allow for a more open living concept, as well as make much needed updates/improvements for the value of the house to increase. We plan to update the kitchen and dining room areas. We would like to relocate our office space (currently in front living room) to the back of the house in the family room. The current space is used by Kathleen for her full-time position as a telephone triage nurse at the University of Illinois Chicago (UIC). She is currently contracted to work from home with UIC. It is necessary to move her work space from the front of the house to the back to provide a more private and quieter work space by moving further away from the noise level and distraction on Main Street. Our kitchen is very small and outdated, and with a growing family we need more room to move around and seat our family. In order to execute on this design, we need to add a small amount of space as a single-story addition to the back of our house. The issue we have with doing this project is our existing house footprint is just over the current maximum of 20% lot coverage ratio. When we purchased the home in 1994, the permitted lot coverage was 25%. We made the purchase of the property with the plan to add on the back of the house when we reached the financial means to do so. A few years after we purchased the property, the village changed its lot coverage to 20%, which requires us to ask for the variance at this point in time. Had the change not occur, we would not need a variance to complete our desired changes/updates because our plans would have remained under the 25% requirement at the time of the purchase. The necessity of the added workspace requirement increases the necessity for our variance request to be approved. For the current Village code, our attached garage adds the garage square footage to the lot coverage calculation. If the garage was detached, we could deduct the square footage of the garage from our current lot coverage, however the current house design precludes re-visiting that option.

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):

In order to make updates/enhancements (as stated above) we wish to be granted a variation of the zoning code. As the code currently sits (20%), we are unable to make said updates and enhancements. When the property was originally purchased, the zoning code resided at 25% and we relied on that percentage to make future improvements and updates to the house and property. We believe our return without the ability to improve the property and/or house is severely hampered and unreasonable. As the house currently sits, it is impracticable for remote-working and our previously-mentioned growing family. The sought changes would not be a nuisance or burden to any neighbors or to the adjoining properties. The current zoning percentage impedes on increasing the value of the home by way of much needed improvements and updates.

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

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 strict letter of the Zoning Code:

"We own a lot in Glen Ellyn which has some lot coverage zoning restrictions that require us to receive a variance from the village in order to add a small amount of additional first-floor living space to our existing residence. Current lot coverage is 20%. Requested variance will place lot coverage at 23.8%. We would like to renovate and reorganize a portion of our first-floor space to allow for a more open living concept, as well as make much needed updates/improvements for the value of the house to increase. We plan to update the kitchen and dining room areas. We would like to relocate our office space (currently in the front living room) to the back of the house in the family room. The current space is used by Kathleen for her full-time position as a telephone triage nurse at the University of Illinois Chicago (UIC). She is currently contracted to work from home with UIC. It is necessary to move her workspace from the front of the house to the back to provide a more private and quieter workspace by moving further away from the noise level and distraction on Main Street. Our kitchen is very small and outdated, and with a growing family we need more room to move around and seat our family. In order to execute on this design, we need to add a small amount of space as a single-story addition to the back of our house. The issues we have with doing this project is our existing house footprint is just over the current maximum of 20% lot coverage ratio. When we purchased the home in 1994, the permitted lot coverage was 25%. We made the purchase of the property with the plan to add on the back of the house when we reached the financial means to do so. A few years after we purchased the property, the Village changed the lot coverage to 20%, which requires us to ask for the variance at this point in time. Had the change not occurred, we would not need a variance to complete our desired changes/updates because our plans would have remained under the 25% requirement at the time of the purchase. The necessity of the added workspace requirement increases the necessity for our variance request to be approved. Per the current Village code, our attached garage adds the garage square footage to the lot coverage calculation. If the garage was detached, we could deduct the square footage of the garage from our current lot coverage, however the current home design precludes re-visiting that option."

OR

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

As stated above, we have zoning issues because of the change the Village made after our purchase of the property from 25% to 20%.

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

We believe the requested variation would not alter the character of the property or the adjoining properties. The single-floor design will be entirely in keeping with the character of both our house and the neighborhood alike. Our planned changes maintain the same exterior appearance and character as the existing structure and we do not feel they will adversely impact any neighbor. The neighboring home, closest to the proposed addition belongs to Kathleen Naliwajko's sibling who have lived there since 1996. They are excited and proponents of the addition and give their permission and input.

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

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

A required office space is needed for work and will most likely be the case of future homes everywhere. Kathleen prefers to work on the first floor in a designated office and not in a bedroom on the second floor. It is such a necessity that if we are not able to execute this plan, then we will have no choice but to relocate. We do not want to relocate because we have built a life here in Glen Ellyn since 1994. We have a network of family and friends nearby. We frequent the restaurants and shops in downtown Glen Ellyn. John is known in town for his frequent and daily running on the Prairie Path as he has completed almost 30 Chicago Marathons.

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:

Our lot no longer supports a small addition to our home based on the changes to the Village Zoning Code from 25% to 20% lot coverage that was altered after we purchased the property. We feel that this first-floor addition will not be different from nor obstructive to other houses in the neighborhood and within the zoning district. We feel we are asking for a fair and reasonable variance and are not trying to go beyond anything that the Village hasn't approved in the past.

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

We have been the property owners since 1994. We have put our three children through the Glen Ellyn Public School system, we are also members of the St. Petronille Parish and longtime YMCA members. At the time of the purchase, we intended to add extra living/work space, but only when the financial means permitted that addition. We thought that with the 25% lot coverage at the time of the purchase, would have allowed for our intended addition when the appropriate time came. After living here for the last 27 years, we would like to re-design our first-floor space to provide a more open living/work concept. We want to upgrade and add on to the house in the most efficient way that will give us the space to function for remote-work and for our family, all while remaining consistent and competitive with the character and housing market in Glen Ellyn. With this addition, we plan to live here for another 30 years.

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 difficulty was created by the zoning code change for lot coverage and we need a new home office space because of the recent changes in the working world with the dramatic increase of remote employment. If the lot coverage percentage had not changed, this request for a variance would be moot and unnecessary.

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

We believe that this variation will help us without being detrimental to the adjacent properties or the general neighborhood, nor cause a negative change to the public welfare of the neighborhood. In fact, it is going to have a positive impact on the value of the home, which would bode well for the Village. The proposed addition at the rear of the home does not alter or impact lot drainage for our lot or any adjoining property. We believe strongly that the only impacts our plans would have would be positive for us and the community as a whole.

6. Provide evidence that the proposed variation will not:

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

No, since we are within the setbacks with out addition, we still have sufficient open air.

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

No, as stated above, we are within th setbacks for a building on this lot, which would not create a fire hazard.

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

We feel this addition will keep with the adjacent architecture and therefore will not impair the health, safety, comfort, morals or general welfare of the residents nor the Village of Glen Ellyn.

d. Diminish or impair property values within the neighborhood;

We feel this addition will not diminish or impair our nor any other property values. In fact, the improvements/updates on our home would increase the value of the property/home which would be a benefit to the Village.

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

We feel that the addition would not increase traffic or congestion, since it is at the rear of the property.

f. Create a nuisance; or

No distractions or nuisances are proposed nor expected.

- g. Results in an increase in public expenditures.

No addition of public expenditures are required.

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

We believe the addition is within the regulation of the zoning code of Glen Ellyn, as to setbacks, bulk and height and all other items. The only issue we have is the maximum lot coverage and we currently meet it.

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

We moved to Glen Ellyn in 1994 and have resided here since. Our needs for living space on our first-floor have changed since we initially moved in, though the desire to make an addition and other updates/improvements were always a part of the plan. Our financial status has now permitted our ability to capitalize on the addition we have always envisioned since purchasing the property 27 years ago. The minute amount of additional space will permit us to complete the desired design of our first floor living/working space so that our home will be better aligned with our current living and working needs. We do not have any plans to leave Glen Ellyn and would like to update our home to best align with our living/working needs and to maximize our enjoyment of our home and remain living in the Glen Ellyn community.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

<u>09/30/2021</u>	<u>Kathleen A Naliwajko</u>	<u><i>Kathleen Naliwajko</i></u>
Date	Print Name	Signature of Applicant
<u>09/30/2021</u>	<u>John Naliwajko</u>	<u><i>John Naliwajko</i></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

NOV 10 2021

VILLAGE OF GLEN ELLYN

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



scale: 1"=20'



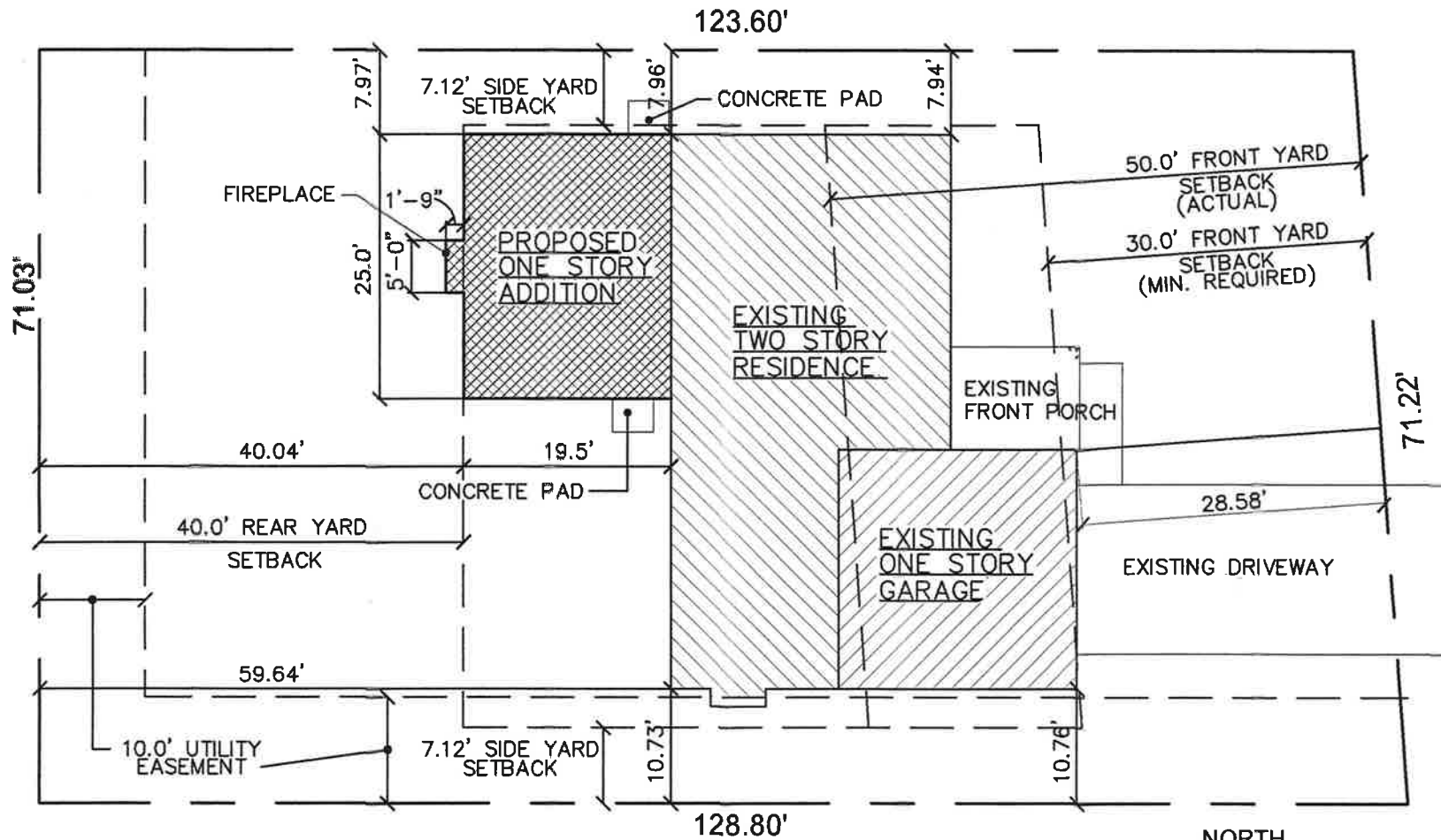
BUILDINGS LOCATED AS SHOWN ON THIS 24TH DAY
OF OCTOBER, A.D. 1994.

Page 25 of 168

RECEIVED

NOV 30 2021

VILLAGE OF GLEN ELLYN



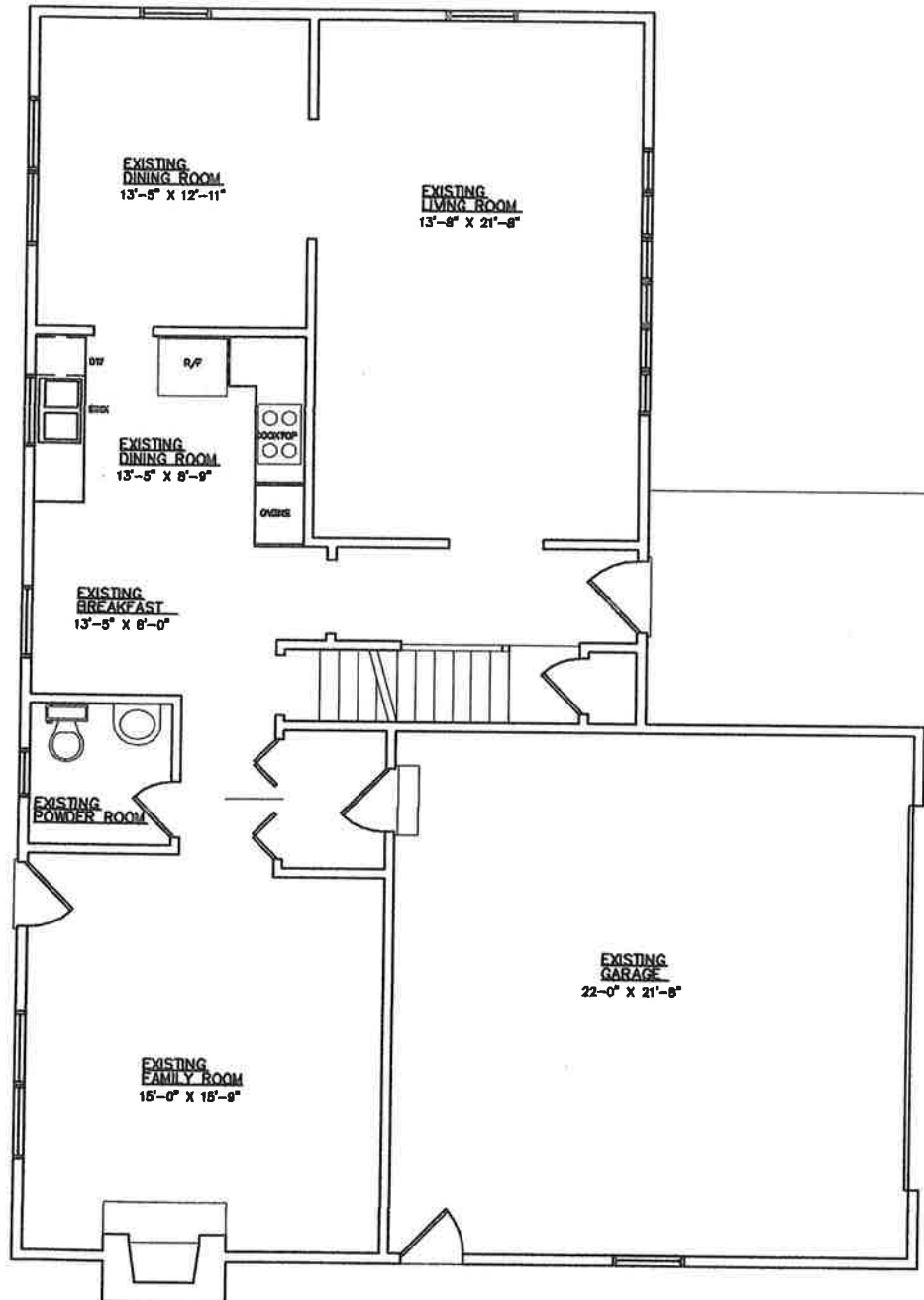
SITE PLAN

SCALE: 1/16" = 1'-0"

62 NORTH MAIN STREET

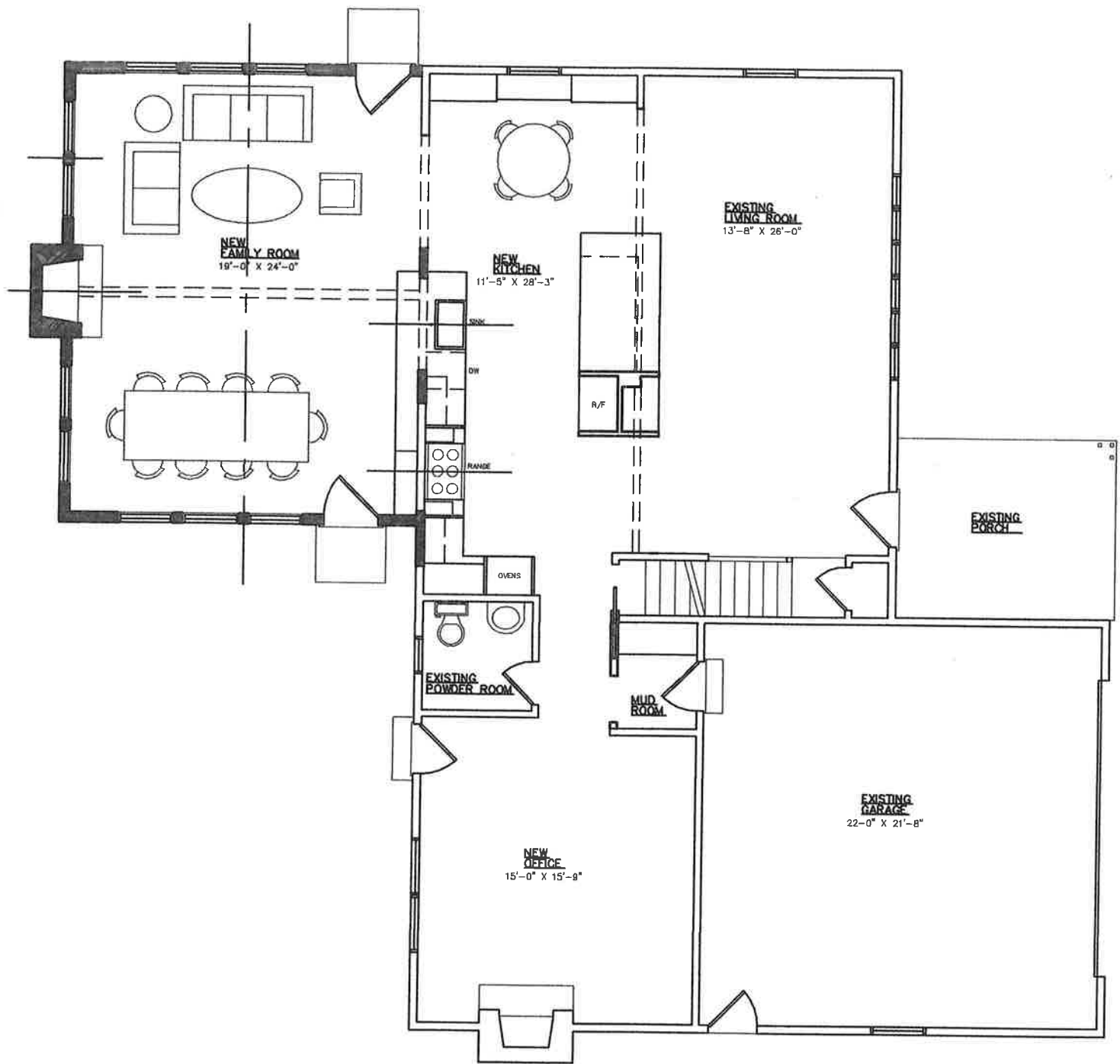
NORTH





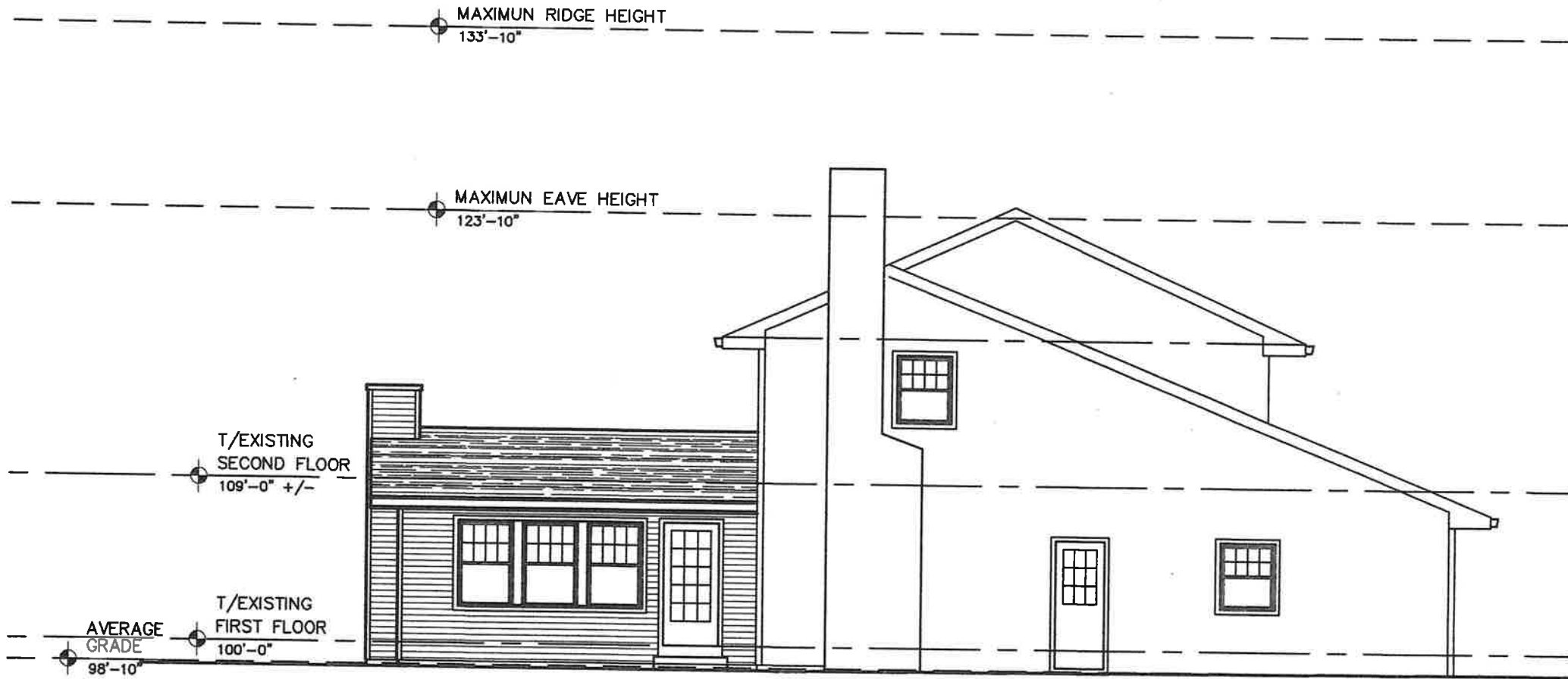
EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



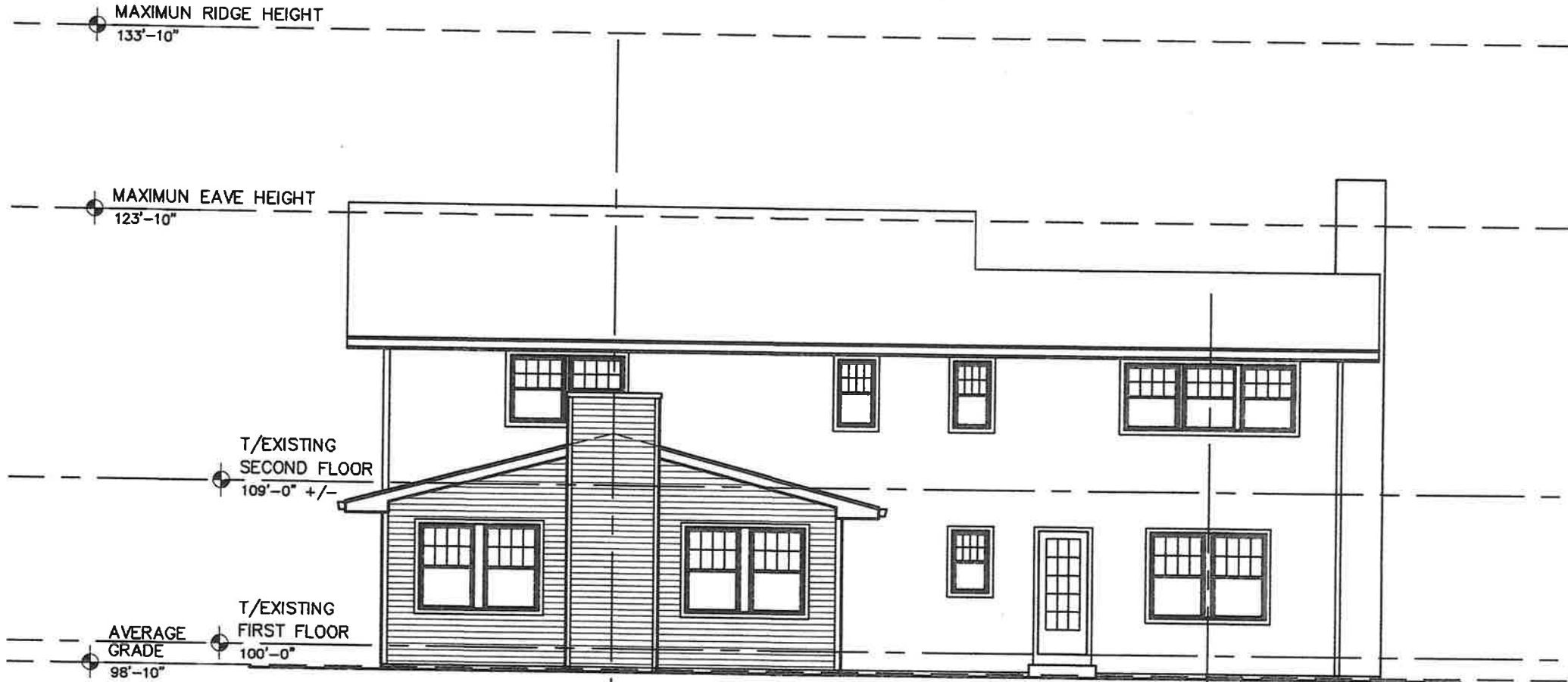


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

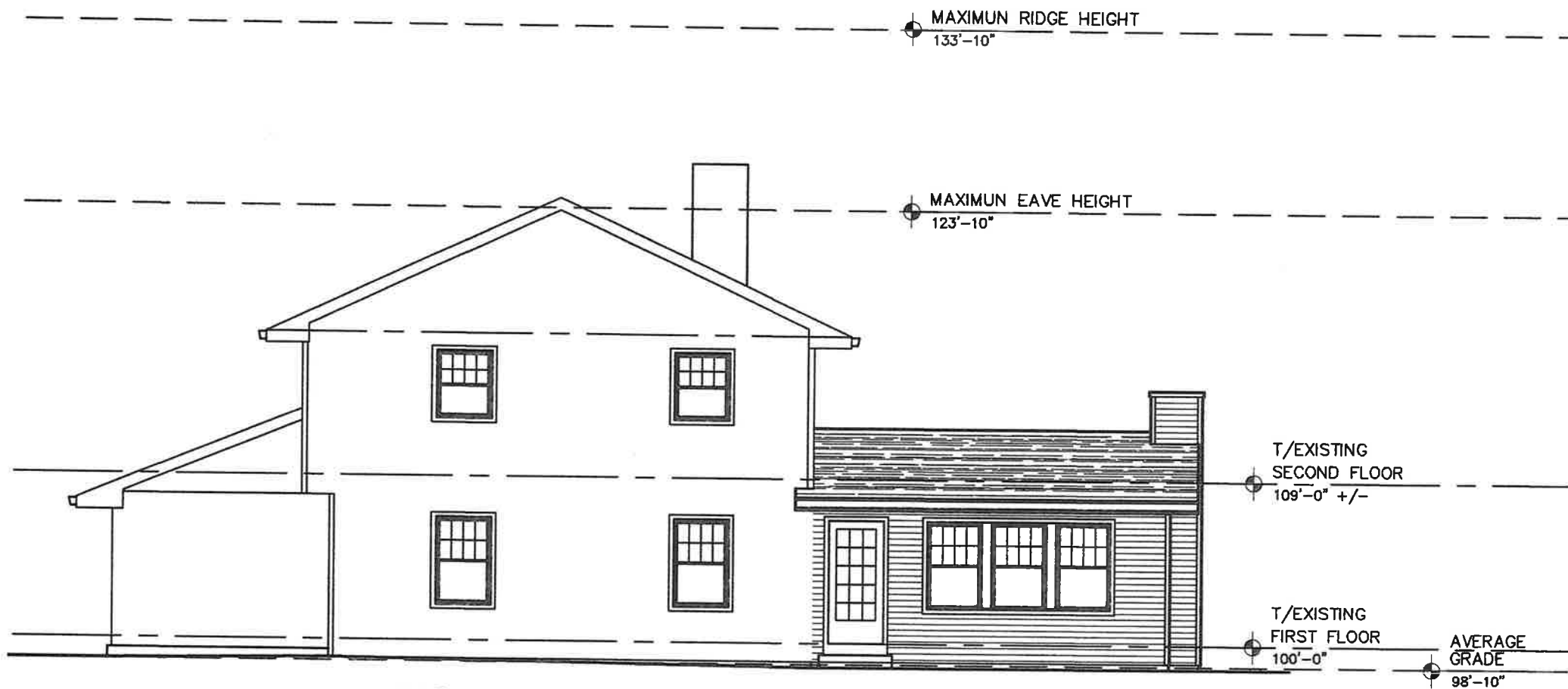




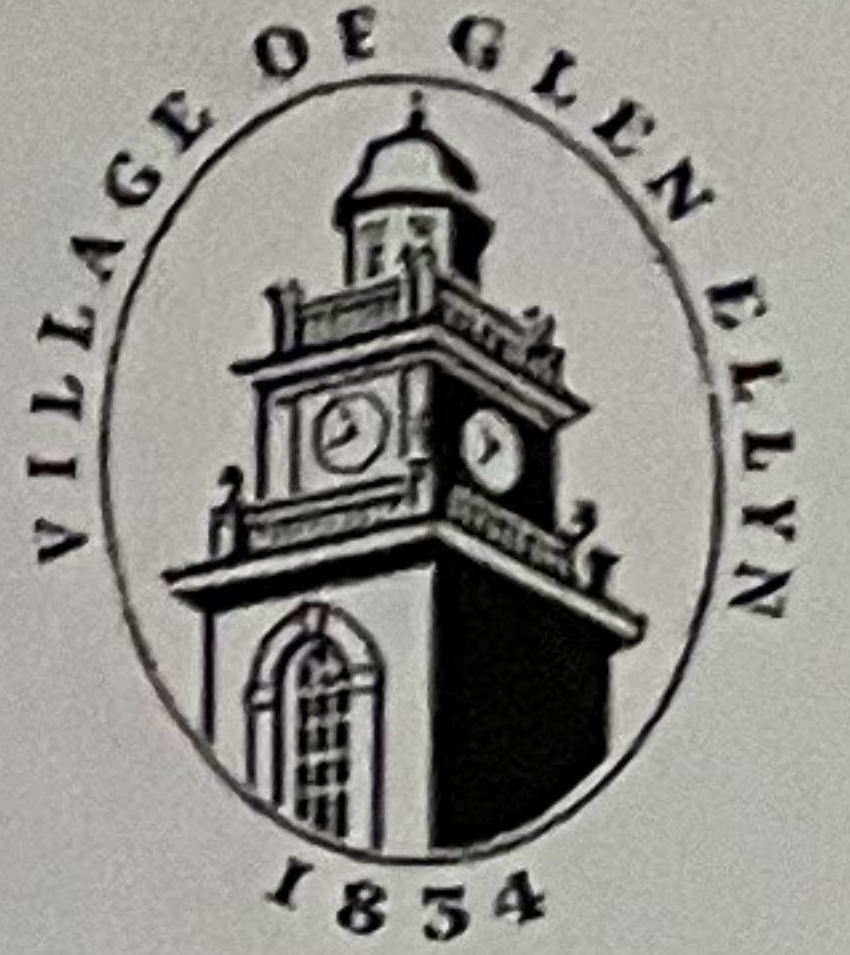
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



1. Property Address: 62 NORTH MAIN Zoning District: R-2

Describe the Project: ADDITION TO RESIDENCE

2. **Lot Coverage Ratio (LCR):** District Maximum **R0, R1, R2, R3** = 20% for 2-story or 35% for 1-story structures. All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing 1766.83 sq ft + New 494.70 sq ft - Garage 0 sq ft - Porch 114.38 sq ft = Total 2147.15 sq ft

Total lot coverage area 2147.15 sq ft ÷ lot area 8963.93 sq ft x 100 = 23.95 % LCR

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

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

1. Address (Left Side) _____ Existing Setback: 50.0 ft

2. Address (Right Side) — Existing Setback: — ft

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

Front Yard Setback (existing structure): 28.58' ft Proposed Front Yard Setback: 28.58' ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = — ft

Proposed Open Front Porch Setback: — ft

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

Lot width 71.22 ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 7.12 ft

Interior Side Yard Setback (existing structure): Left: 10.73 ft Right: 7.96 ft

Proposed Interior Side Yard Setback: Left: 10.73 ft Right: 7.97 ft

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

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

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

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

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

Proposed Open Porch Setback: _____ ft

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

Rear Yard setback (existing structure): 59.54 ft

Proposed Rear Yard setback: 40.04 ft

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

Lot Width N/A x _____ Percentage Required = _____ Required Setback (ft)

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

A. Front Left Point Grade Elevation: -1'-2" B. Front Right Point Grade Elevation: -1'-0"

C. Rear Left Point Grade Elevation: -1'-2" D. Rear Right Point Grade Elevation: -1'-4"

Grade Elevation Total (A + B + C + D) = -4'-8" ÷ 4 = -1'-2" Average existing grade

Max Ridge Height 35 ft + Porch Bonus or Setback Bonus 0 ft = Permitted Ridge Height 35 ft

Max Eave Height 25 ft + Setback Bonus 0 ft = Permitted Eave Height 25 ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation 6" ft Highest Eave 18'-2" ft Highest Ridge 25'-6" ft

9. **Building Classification:**

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

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

Existing Roof Area: 1766.83 sq ft + Existing Wall Area: 2980 sq ft = Total Exterior Surface 4746.83 sq ft

Area of Roof Altered: 0 sq ft + Area of Walls Altered: 280 sq ft = Total Area Altered 280 sq ft

Total Area Altered: 280 sq ft ÷ Total Exterior Surface: 4746.83 sq ft x 100 = 5.89 %

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

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

Floor Area of Addition: 494.70 sq ft ÷ Floor Area of Existing Building: 2801.77 sq ft x 100 = 17.65 %

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

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

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

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

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

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

[Signature]
Authorized Agent (Signature)

RICK M. REARIC
Print Name

9/24/21
Date



NOTICE OF PUBLIC HEARING

John and Kathleen Naliwajko, owners of the property at 62 N. Main Street, are 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owners are requesting approval of a zoning variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8-(E)1 to allow a lot coverage ratio of 23.95 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the first-floor addition to be constructed as depicted on the plans presented 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 1 IN JOYCE'S SUBDIVISION OF BLOCK 13 IN E. W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, TOGETHER WITH THE WEST 290 FEET, MEASURED ON THE NORTH AND SOUTH LINES OF MOMMSEN'S ASSESSMENT PLAT OF BLOCK 14 OF SAID COUNTY HOMES ADDITION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF JOYCE'S SUBDIVISION AFORESAID RECORDED SEPTEMBER 25, 1964 AS DOCUMENT R64-36061, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-307-062

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, January 28, 2022, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Taylor Gendel, Associate Planner at tgendel@glenellyn.org.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition,
CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 1, 2022 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/82415111137?pwd=cW8ybk96SmQzbEZEaVpHclNBM29Xdz09>

Meeting ID: 824 1511 1137

Passcode: 733815

One tap mobile

+13126266799,,82415111137# US (Chicago)

+16465588656,,82415111137# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 824 1511 1137

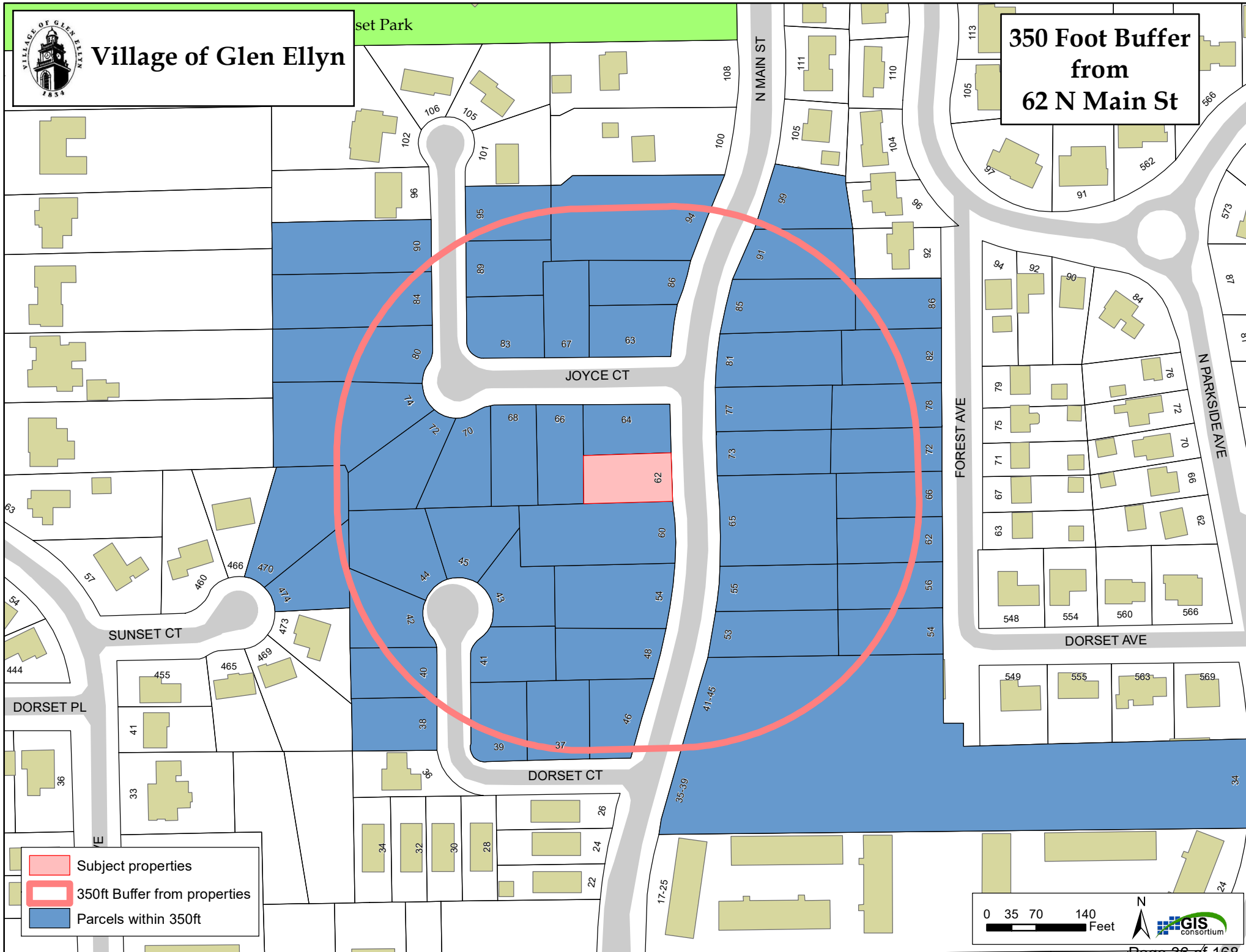
Find your local number: <https://us02web.zoom.us/j/82415111137?pwd=cW8ybk96SmQzbEZEaVpHclNBM29Xdz09>



Village of Glen Ellyn

set Park

**350 Foot Buffer
from
62 N Main St**



Proper Name	BILLNAME	BILLSTNUM	BILLSTDIR	Proper Name	BILLSTNAME	Or Current Property Owner	BILLAPT	BILLSTATE	BILLZIP
Ahmad, F & S Muqaddas	AHMAD, F & S MUQADDAS	474		Sunset Ct	SUNSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Alvarez, J & A Troulos	ALVAREZ, J & A TROULOS	73	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Alvin, Dale K & Julie	ALVIN, DALE K & JULIE	64		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Anderson, Kenneth & Maria	ANDERSON, KENNETH & MARIA	45	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Andres, Kathryn J	ANDRES, KATHRYN J	43	N	Main St	MAIN ST	Or Current Property Owner	#15	Glen Ellyn IL	60137
Archambault, George & J R	ARCHAMBAULT, GEORGE & J R	89		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Atchison, Robert & Irene	ATCHISON, ROBERT & IRENE	66		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Bagge, Sylvia Rae	BAGGE, SYLVIA RAE	37	N	Main St	MAIN ST	Or Current Property Owner	#38	Glen Ellyn IL	60137
Barwiolek, Lucyna	BARWIOLEK, LUCYNA	43	N	Main St	MAIN ST	Or Current Property Owner	#13	Glen Ellyn IL	60137
Bertrand, Bret & Sarah	BERTRAND, BRET & SARAH	37	N	Main St	MAIN ST	Or Current Property Owner	#39	Glen Ellyn IL	60137
Binetti, Christopher	BINETTI, CHRISTOPHER	34	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#56	Glen Ellyn IL	60137
Bohdan, Viktor	BOHDAN, VIKTOR	41	N	Main St	MAIN ST	Or Current Property Owner	#20	Glen Ellyn IL	60137
Bourloukos, George	BOURLOUKOS, GEORGE	43	N	Main St	MAIN ST	Or Current Property Owner	#14	Glen Ellyn IL	60137
Brown, Dennis A	BROWN, DENNIS A	41	N	Main St	MAIN ST	Or Current Property Owner	#23	Glen Ellyn IL	60137
Burmeister, Nancy	BURMEISTER, NANCY	39	N	Main St	MAIN ST	Or Current Property Owner	#47	Glen Ellyn IL	60137
Callanta, Giovanni & L	CALLANTA, GIOVANNI & L	60	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Calvo, Macedonio & D	CALVO, MACEDONIO & D	801		Meadowswet	MEADOWSWET DR	Or Current Property Owner		Glen Ellyn IL	61873
Campbell, Mary A	CAMPBELL, MARY A	34	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#51	Glen Ellyn IL	60137
Carle, J & S Schaub	CARLE, J & S SCHAUB	63		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Carlson, Jared & Angela	CARLSON, JARED & ANGELA	46	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Carrino, Fiore	CARRINO, FIORE	39	N	Main St	MAIN ST	Or Current Property Owner	#41	Glen Ellyn IL	60137
Chencinski, Colleen	CHENCINSKI, COLLEEN	43		Main St	MAIN ST	Or Current Property Owner	#11	Glen Ellyn IL	60137
Davis, Yvonne H	DAVIS, YVONNE H	41	N	Main St	MAIN ST	Or Current Property Owner	#24	Glen Ellyn IL	60137
Deckert, Ethlyn Gail	DECKERT, ETHLYN GAIL	45	N	Main St	MAIN ST	Or Current Property Owner	#5	Glen Ellyn IL	60137
Dobosz, Robert & Sally L	DOBOSZ, ROBERT & SALLY L	48	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Dorfman, Micah N	DORFMAN, MICAH N	56		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Dunham, Renee	DUNHAM, RENEE	43	N	Main St	MAIN ST	Or Current Property Owner	#10	Glen Ellyn IL	60137
Dwyer, Daniel J	DWYER, DANIEL J	72		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Egan, Colin	EGAN, COLIN	41	N	Main St	MAIN ST	Or Current Property Owner	#22	Glen Ellyn IL	60137
Eichler, Thomas V	EICHLER, THOMAS V	91		Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Emerson, Thomas & J	EMERSON, THOMAS & J	84		Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Everts, Dolores & Gail	EVERTS, DOLORES & GAIL	41	N	Main St	MAIN ST	Or Current Property Owner	#17	Glen Ellyn IL	60137
Ferris, M & D Killigrew	FERRIS, M & D KILLIGREW	66		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Foley, Brian T	FOLEY, BRIAN T	44		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Fowler, Beth Ann	FWOLVER, BETH ANN	35	N	Main St	MAIN ST	Or Current Property Owner	#31	Glen Ellyn IL	60137
Gabric, Joan A Tr	GABRIC, JOAN A TR	74		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Gallagher, John P & Avis	GALLAGHER, JOHN P & AVIS	80		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Ganser, Matthew & H	GANSER, MATTHEW & H	68		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Gilhuly, Mark & Jennifer	GILHULY, MARK & JENNIFER	84		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Godil, Mohammed A	GODIL, MOHAMMED A	45	N	Main St	MAIN ST	Or Current Property Owner	#7	Glen Ellyn IL	60137
Grennan, Robert & Megan	GRENNAN, ROBERT & MEGAN	55	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Grilec, Erin	GRILEC, ERIN	62		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Guo, A & W Liang	GUO, A & W LIANG	1004		Cooper Ct	COOPER CT	Or Current Property Owner		Glen Ellyn IL	60089
Hansen, Barbara & Joseph	HANSEN, BARBARA & JOSEPH	85	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Hansen, L & M Ng	HANSEN, L & M NG	45	N	Main St	MAIN ST	Or Current Property Owner	#2	Glen Ellyn IL	60137
Harris, David & Rachel	HARRIS, DAVID & RACHEL	470		Sunset Ct	SUNSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Henninger, Carl & Dawn Tr	HENNINGER, CARL & DAWN TR	1584		Woodhaven	WOODHAVEN ST	Or Current Property Owner		Glen Ellyn IL	60189
Hepner, Mark J	HEPNER, MARK J	260		Hood Ct	HOOD CT	Or Current Property Owner		Glen Ellyn IL	60103
Hernandez, German	HERNANDEZ, GERMAN	35	N	Main St	MAIN ST	Or Current Property Owner	#30	Glen Ellyn IL	60137
Hinton, Alan	HINTON, ALAN	72		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Huber, James D & Sandra J	HUBER, JAMES D & SANDRA J	1761		Loran Dr	LORAN DR	Or Current Property Owner		Glen Ellyn IL	60134
Imparato, Marilyn	IMPARATO, MARILYN	53	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Iurchenka, Sofia & Jurii	IURCHENKA, SOFIA & JURII	41	N	Main St	MAIN ST	Or Current Property Owner	#19	Glen Ellyn IL	60137
Johanneson, Denise	JOHANNESON, DENISE	38		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Johnson, Dennis & Helen	JOHNSON, DENNIS & HELEN	39	N	Main St	MAIN ST	Or Current Property Owner	#43	Glen Ellyn IL	60137
Johnson, Kenneth C	JOHNSON, KENNETH C	34	N	Parkside	PARKSIDE	Or Current Property Owner	#54	Glen Ellyn IL	60137
Jung Jr, Edward F	JUNG JR, EDWARD F	45		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Kaczmarek, Michael & Jean	KACZMAREK, MICHAEL & JEAN	78		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Koch, Todd C & Marjorie C	KOCH, TODD C & MARJORIE C	43		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Lam, Van	LAM, VAN	39	N	Main St	MAIN ST	Or Current Property Owner	#44	Glen Ellyn IL	60137
Lamberis, Nicole Tr	LAMBERIS, NICOLE TR	86	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Leahy-Watts, Roberta	LEAHY-WATTS, ROBERTA	37	N	Main St	MAIN ST	Or Current Property Owner	#34	Glen Ellyn IL	60137
Lynch, Jacquelyn A	LYNCH, JACQUELYN A	90		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Maas, Eleanor	MAAS, ELEANOR	1370		Oxford Ln	OXFORD LN	Or Current Property Owner		Glen Ellyn IL	60189
Mc Nally, Edward & Mary	MC NALLY, EDWARD & MARY	99	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Melton, Michael & Sonja	MELTON, MICHAEL & SONJA	83		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Mendenhall, Keith & Lesa	MENDENHALL, KEITH & LESA	208		Spring Ave	SPRING AVE	Or Current Property Owner		Glen Ellyn IL	60137
Moid, Ahmed & Farhat	MOID, AHMED & FARHAT	42		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Morgan, Joseph & Mary	MORGAN, JOSEPH & MARY	40		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Mueller, Mary E	MUELLER, MARY E	37	N	Main St	MAIN ST	Or Current Property Owner	#37	Glen Ellyn IL	60137
Naliwajko, John & Kathleen	NALIWAJKO, JOHN & KATHLEEN	62	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Nasir, Naveed & H Naveed	NASIR, NAVEED & H NAVEED	35	N	Main St	MAIN ST	Or Current Property Owner	#27	Glen Ellyn IL	60137
O Donohue, Daniel & Karen	O DONOHUE, DANIEL & KAREN	82		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Oakes, Christopher & C J	OAKES, CHRISTOPHER & C J	37		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Olson, Karly	OLSON, KARLY	54	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Osborn, Anita V	OSBORN, ANITA V	35	N	Main St	MAIN ST	Or Current Property Owner	#28	Glen Ellyn IL	60137
Pankoff Tr, A & C	PANKOFF TR, A & C	86		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Patterson, Steven	PATTERSON, STEVEN	311		Ellis	ELLIS	Or Current Property Owner		Glen Ellyn IL	60187
Pierce, Robert A	PIERCE, ROBERT A	95		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Pipkin, Blair	PIPKIN, BLAIR	34	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#50	Glen Ellyn IL	60137
Prester, Amy	PRESTER, AMY	91	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Priore, Richard A	PRIORE, RICHARD A	43	N	Main St	MAIN ST	Or Current Property Owner	#12	Glen Ellyn IL	60137
Randle, Vincent	RANDLE, VINCENT	45	N	Main St	MAIN ST	Or Current Property Owner	#6	Glen Ellyn IL	60137
Rozenich, Rudolf & Anna	ROZENICH, RUDOLF & ANNA	67		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Sa D, Rami A	SA D, RAMI A	34	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#52	Glen Ellyn IL	60137
Sanders, Katherine C	SANDERS, KATHERINE C	41		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Schofield Joint Trust	SCHOFIELD JOINT TRUST	41	N	Po Box 18	PO BOX 18	Or Current Property Owner		Glen Ellyn IL	60137
Schultz, Mary	SCHULTZ, MARY	35	N	Main St	MAIN ST	Or Current Property Owner	#29	Glen Ellyn IL	60137
Sears, Muoi	SEARS, MUOI	39	N	Main St	MAIN ST	Or Current Property Owner	#42	Glen Ellyn IL	60137
Shallo, Hilda & Antona	SHALLO, HILDA & ANTONA	35	N	Main St	MAIN ST	Or Current Property Owner	#26	Glen Ellyn IL	60137
Silvera, Lorna	SILVERA, LORNA	34	N	Main St	MAIN ST	Or Current Property Owner	#32	Glen Ellyn IL	60137
Singh, Manpreet K	SINGH, MANPREET K	35	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#55	Glen Ellyn IL	60137
Stelter, Rachel	STELTER, RACHEL	39	N	Main St	MAIN ST	Or Current Property Owner	#46	Glen Ellyn IL	60137
Stopani, Ronald & Megena	STOPANI, RONALD & MEGENA	39	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Thapa, Devi M	THAPA, DEVI M	39	N	Main St	MAIN ST	Or Current Property Owner	#48	Glen Ellyn IL	60137
Thompson, A Joseph & Eda	THOMPSON, A JOSEPH & EDA	45	N	Main St	MAIN ST	Or Current Property Owner	#8	Glen Ellyn IL	60137
Tillman, Michael & Lucia	TILLMAN, MICHAEL & LUCIA	39		Dorset Ct	DORSET CT	Or Current Property Owner		Glen Ellyn IL	60137
Vesely, Kim	VESELY, KIM	43	N	Main St	MAIN ST	Or Current Property Owner	#9	Glen Ellyn IL	60137
Vlasak, Wayne F	VLASAK, WAYNE F	34	N	Parkside Ave	PARKSIDE AVE	Or Current Property Owner	#53	Glen Ellyn IL	60137
Vucicevic, Lucia	VUCICEVIC, LUCIA	41	N	Main St	MAIN ST	Or Current Property Owner	#21	Glen Ellyn IL	60137
Wargin, Marcus J	WARGIN, MARCUS J	54		Forest Ave	FOREST AVE	Or Current Property Owner		Glen Ellyn IL	60137
Williams, Craig & Barbara	WILLIAMS, CRAIG & BARBARA	70		Joyce Ct	JOYCE CT	Or Current Property Owner		Glen Ellyn IL	60137
Wojciechowski, Sharyn	WOJCIECHOWSKI, SHARYN	35	N	Main St	MAIN ST	Or Current Property Owner	#25	Glen Ellyn IL	60137
Zeit, John F	ZEITZ, JOHN F	77	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137
Zinkus, Thomas & Larissa	ZINKUS, THOMAS & LARISSA	65	N	Main St	MAIN ST	Or Current Property Owner		Glen Ellyn IL	60137

NOTICE OF PUBLIC HEARING

John and Kathleen Naliwaiko, owners of the property at 62 N. Main Street, are 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.

The property owners are requesting approval of a zoning variation from the Glen Ellyn Zoning Code as follows:
1. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.95 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the first-floor addition to be constructed as depicted on the plans presented 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 1 IN JOYCE'S SUBDIVISION OF BLOCK 13 IN E. W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, TOGETHER WITH THE WEST 290 FEET, MEASURED ON THE NORTH AND SOUTH LINES OF MOMMEN'S ASSESSMENT PLAT OF BLOCK 14 OF SAID COUNTRY HOMES ADDITION, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF JOYCE'S SUBDIVISION AFORESAID RECORDED SEPTEMBER 25, 1964 AS DOCUMENT R64-36061, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-307-062

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, January 28, 2022, linked here:

<http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Taylor Gendel, Associate Planner at tgendel@glenellyn.org.

On January 7, 2022, Governor JB Pritzker signed a new gubernatorial disaster proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 1, 2022 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/8241511137?pwd=cW8ybk96Sm0zOEZlOWVhcnBhbm92Xz09>

Meeting ID: 824 1511 1137

Passcode: 733815

One tap mobile

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+16465588656,,8241511137# US (New York)

Dial by your location

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+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 824 1511 1137

Find your local number:

<https://us02web.zoom.us/j/kdrQhhHPdJ>

Published in Daily Herald January 17, 2022 (4576305)

RECEIVED

JAN 21 2022

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 01/17/2022 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

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4576305

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, Planning Manager
Taylor Gendel, Associate Planner

DATE: January 7, 2022

SUBJECT: January 11, 2022 Zoning Board of Appeals Meeting
Public Hearing – Zoning Variation for construction of a new single-family residence resulting in a lot coverage ratio of approximately 26% for the property at 737 Forest Ave.

PETITIONERS: The petitioner is Ray Whalen Builders, Inc., owner of the property at 737 Forest Ave.

REQUEST: The property owner is requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8-(E)(1) to allow a lot coverage ratio of 26% where a maximum 20% lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the home to be constructed as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

ZONING/ USE: The property is an interior lot located in the R2 Residential Zoning District on the east side of Forest Ave between Oak Street and Maple Street. The zoning and land use immediately surrounding the subject property is R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the December 27, 2021 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: No Village records were found related to the granting of any zoning variations for this property.

PERMIT HISTORY: Village records indicate the following permits were issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
-------------	-------------------	-------------

2015	20151764	Demo Existing Erect New Detached
Garage		
1999	B-18667	Fence
1995	B- 15073	Driveway Approach
1982	B-7034	Remodel Dining Area
1973	B-2743	Plumbing
1972	B-2146	Plumbing
1940	B-964	Addition
1932	B-1948	Addition

**PROJECT
SUMMARY:**

The petitioner is proposing to construct a new single-family home on the property located at 737 Forest Avenue. The proposed residence would have a lot coverage ratio of 26%. This variation request to exceed the maximum lot coverage ratio is due to the fact that there are two large Oak trees on the property that the builder would like to preserve. Because of the placement of the trees, he is unable to build a new detached garage in the rear yard. The extra lot coverage being requested is to construct a home with an attached garage which will allow the trees in the back yard to be saved. Mr. Whalen has indicated that he can construct a code compliant home with a detached garage, but the large Oak trees would have to be removed. What he is proposing instead is to construct the same square footage on the lot as would be permitted if he were getting the detached garage bonus (500 square feet). Therefore, the lot coverage ratio would be 26% where 20% is allowed, however, the actual square footage coverage of the lot would be the same in either case.

The Village provides two kinds of lot coverage bonuses:

1. Detached Garage Bonus – the first 500 square feet of the area of any detached garage shall be excluded from the lot coverage ratio calculation provided there is no attached garage;
2. Front Porch Bonus - the first 240 square feet of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet with no more than one side of the porch enclosed by a vertical wall, shall be excluded from the lot coverage ratio; or

The first 140 square feet of the area of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet and is open on at least two sides shall be excluded from the lot coverage ratio.

The petitioner is willing to attach the garage to the home to save the Oak trees (forgoing the detached garage bonus) but would like to be able to build the same square footage in the home. He does anticipate the home

having a front porch and he would benefit from the lot coverage bonus of 240 square feet for that improvement. The petitioner has indicated that the proposed home would meet all other requirements of the Zoning Code.

The petitioner appeared before the ZBA on December 14, 2021, to request informal feedback about the proposed project (meeting minutes attached). Only four members of the ZBA were present at the meeting. It was requested that the petitioner return with some analysis on the health of the Oak trees. The ZBA generally seemed in favor of granting the variation in order to save the trees.

The petitioner submitted a tree survey and analysis, providing the requested information about the health of the Oak trees (attached). The Oak trees which would be saved if the detached garage is not reconstructed on the property are trees 14 and 16. They have been evaluated to be in “fair” condition.

According to a memo from the Village’s consulting arborist (attached), the trees, specifically numbers 14 and 16 would do best if the existing detached garage was demoed without being rebuilt. Trees 14 and 16 are approximately two feet from the current structure and it is likely they have adjusted to the current structure; roots likely have grown around it and would be minimally disturbed by removal. A new structure would likely cause more ground disturbance and the need for root pruning, especially if the size of the detached garage were to change. The Village’s consultant agrees with the determination that the trees are in fair condition. She also recommends not removing trees 4 or 8 as they are also significant species. This may require changing the plans for the screened in porch and the driveway footprint.

Staff received two letters from neighbors in opposition to the granting of the variations. A letter was also submitted in support of the variation by the Historic Preservation Commission Chairman (letters are attached).

In order to construct the home as proposed, the petitioner would need to be granted a variation from the Zoning Code to allow a lot coverage ratio of approximately 26% in lieu of the maximum allowed lot coverage ratio of 20%.

**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 a practical difficulty or 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 variation to allow construction of the proposed single-family home in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Photograph of site and surrounding properties
2. Zoning and Location Map
3. 1' Contour Map
4. Petitioners' Application Packet Submitted
5. Plat of Survey – Existing Conditions
6. Existing Conditions Photos (of Oak trees)
7. Site Plan
8. Draft Minutes from the December 14, 2021 ZBA Meeting
9. Tree Analysis Submitted January 6, 2022
10. Tree Analysis by Village Arborist
11. Public Hearing Notice
12. Location Map for Public Hearing Notice
13. Mailing List for Public Hearing Notice
14. Certificate of Publication
15. Letter of support from HPC chairperson
16. Letters from Neighbors

cc: Staci Springer, Director of Community Development
Kelly Purvis, Planning Manager
Atrin Fard, Planner
Paula Moritz, Plan Reviewer
Ray Whalen, Property Owner

*X:\Plander\BUILDING\ZBA\5. VARIATION BY ADDRESS\F\FOREST\737 Forest-Lot Coverage\ZBA 1.11.22\Staff
Report.doc*



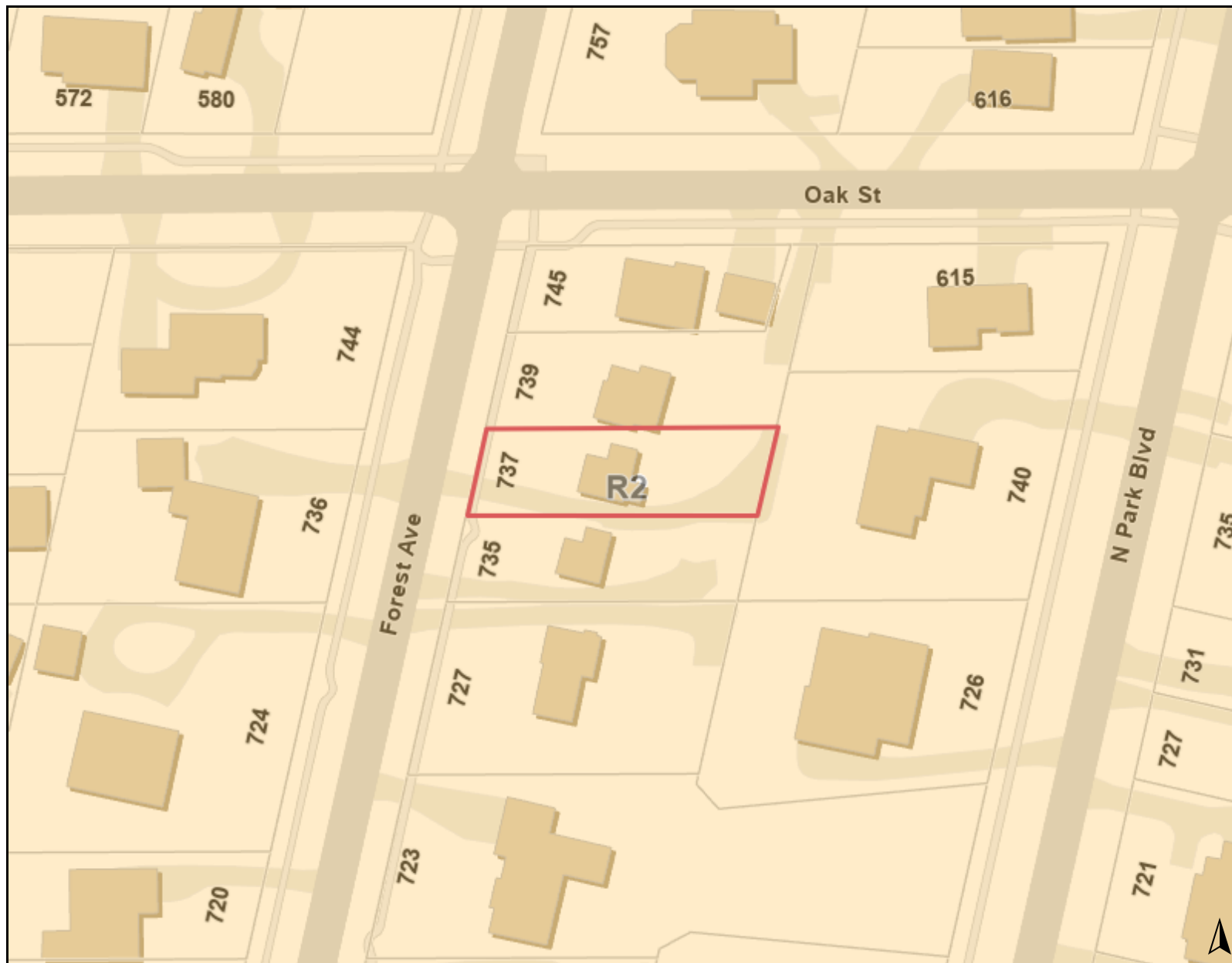
0 100 200
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Print Date: 12/29/2021

Notes

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GIS Consortium | 737 Forest Ave Zoning Map



Legend

Zoning and Development

Zoning

R2: Single Family Residential District

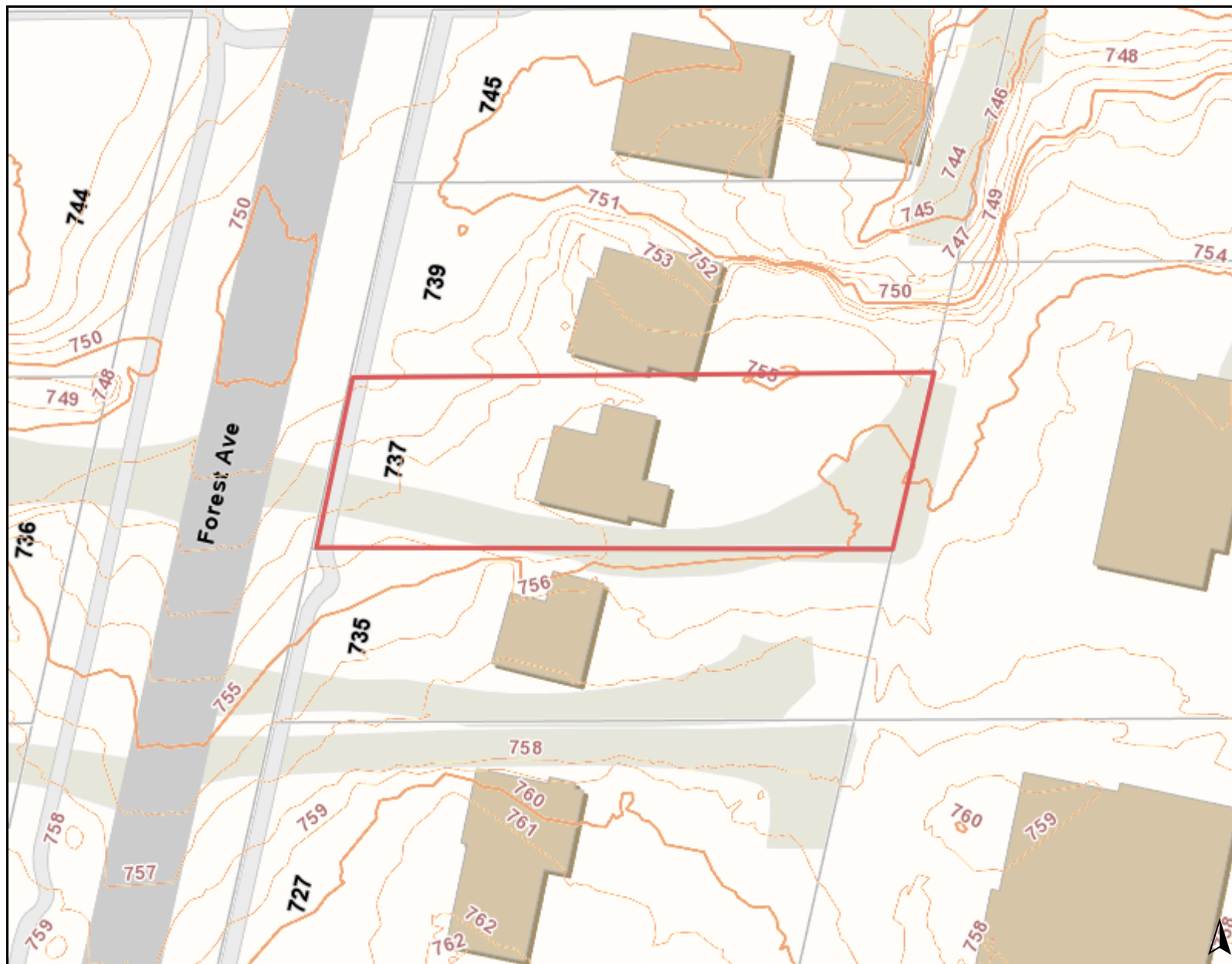
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Print Date: 12/29/2021

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GIS Consortium | 737 Forest Ave 1' Contour Map



Legend

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

0 50 100
ft

Print Date: 12/29/2021

Notes

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

APPLICATION FOR VARIATION

For the property at _____ 737 Forest Avenue _____ Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Community Development Department.

You may attach separate sheets of paper 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: _____ Ray Whalen Builders, Inc. _____

Address: _____ P.O. Box 3380, Glen Ellyn, Illinois 60138-3380 _____

Home Phone No.: (630) 858-3300 _____ Cell Phone No.: _____

Fax No.: _____ Not applicable _____

E-mail: _____ rwhalenbuilders@gmail.com _____

Ownership Interest in the Property in Question:

Owner

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

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

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

Applicant

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

--

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 737 Forest Avenue, Glen Ellyn, Illinois 60137

Permanent tax index number: 05-11-112-003

Legal description:

The Northernly 50.0 feet of the Southernly 100 feet as (measured on the East and West lines) of Lot 6 in block 18 in Glen Ellyn Addition to Prospect Park, being a subdivision in Section 11, Township 39, North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 11, 1890 as document 42867, in Dupage, Illinois.

Zoning classification: Residential

Lot size: 50.0 ft. x 164.90 ft. Area: 8048 sq. ft.

Present use:

Single Family Residence

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Lot Coverage Ratio 10-4-8(E) 1

1. Section 10-4-8(E) 1 to allow the construction of a new single-family home with an attached garage, which will result in a lot coverage of 26%, in lieu of the maximum permitted 20% lot coverage for a two-story home in the R2 Residential District.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Estimated date to begin construction: Spring 2022

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

Dan Marshall, Marshall Architects, 812 E. Main Street, Suite 101, St. Charles, Illinois 60174
Ray Ulreich, Taurus Engineering, L.L.C., 5N557 Route 59, Bartlett, Illinois 60103

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:

In order to save several large heritage Oak trees due to their placement on the lot and constructing a single family home commensurate with marketplace demands on this property, a lot coverage ratio variation is required.

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):

I wish to save several large heritage Oak trees and without a lot coverage ratio variation combining the permitted LCR (1609.6) and detached garage bonus (500 sq. ft.) to the new home. The new home would not meet today's desired features and scale for current market standards. Removing the heritage Oak trees could change the character of the neighborhood.

OR

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

Large heritage Oak trees are prevalent in this particular area of town and the particular locations and scale of these trees on this lot present unique circumstances with regarding to the construction of a new home on this property. I wish to maintain the large oaks in appreciation of how integral they are to this neighborhood.

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

In absence of the approval of the variation, many of these heritage Oaks will need to be removed. This action will alter the essential character of the locality of the property. If the variation is granted, the trees will remain which effectively serves to maintains the essential character of this property and neighborhood. Likewise, the neighbors to the rear yard do not wish to see a detached garage constructed proximal to their back yard which abuts the rear yard of 737 Forest Avenue.

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

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

The location and scale of the existing heritage Oak trees present a significant hardship which impacts the construction of a new single family home. I wish to maintain the large heritage Oak trees to honor the character of the locality and improve the resultant green space of this property. The impervious surface area is likewise positively impacted.

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:

There are very few if any properties with similar size heritage Oak trees and placement on the property.

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:

Requesting the variation actually increase the construction costs with designing a new home plan and delay in applying for permit to construction here are very few if any properties with similar size heritage Oak trees and placement on the property.

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 heritage Oak trees were planted prior to construction of the existing home.

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.

Granting the variation will keep the character of the neighborhood by saving the heritage Oak trees.

6. Provide evidence that the proposed variation will not:

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

The new home will meet all of the building and zoning codes for the Village of Glen Ellyn.

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

The new home will have a fire sprinkler system.

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

The construction of a new home will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village of Glen Ellyn.

d. Diminish or impair property values within the neighborhood;

Granting this variation may increase the property values in the area.

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

There will be no unduly increased traffic generated in the public streets and highway.

f. Create a nuisance; or

No nuisance will be created by a new home being built that meets today's building codes.

- g. Results in an increase in public expenditures.

No public expenditures will be increased with the construction of a new home.

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

The request is what is permitted currently in the zoning code with a 20% LCR and garage bonus. No additional LCR to the maximum permitted is being requested.

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

A. Impervious surface will be reduced by approximately 1201 sq. feet or 67% less for a front load garage versus a detached garage in the rear yard.

B. Not having a driveway along the South lot line 1' off of the property line will provide more green space for trees on the property and the property to the South.

C. The Historical Commission support the variation request.

D. The neighbors to the east whose backyard abuts this property do not want a detached garage to be built.

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.

January 5, 2022

Ray Whalen Builders, Inc.
By: Raymond J. Whalen, President



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

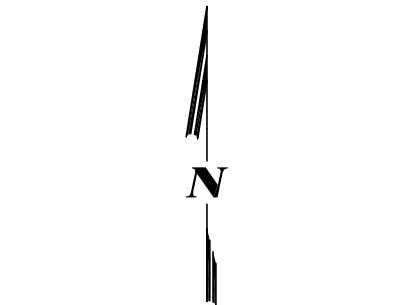
Signature of Applicant

PLAT OF SURVEY

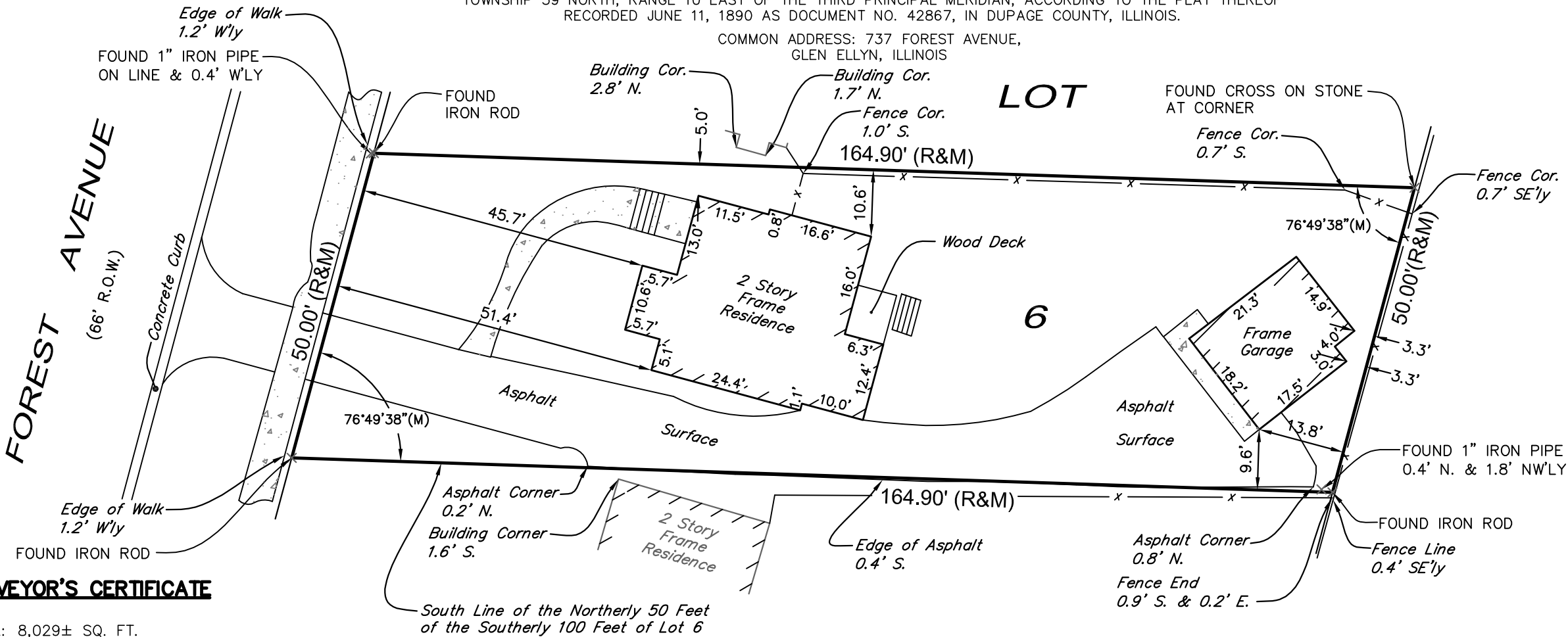
OF

LEGAL DESCRIPTION: THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET (MEASURED ON THE EAST AND WEST LINES) OF LOT 6 IN BLOCK 18 IN GLEN ELLYN ADDITION TO PROSPECT PARK, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT NO. 42867, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 737 FOREST AVENUE,
GLEN ELLYN, ILLINOIS



PARCEL INDEX NUMBER
05-11-112-003



SURVEYOR'S CERTIFICATE

SURVEYED AREA: 8,029± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED AND DATED
THIS 24TH DAY OF NOVEMBER, A.D., 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937,
EXPIRATION DATE IS APRIL 30, 2023.



SYMBOL LEGEND

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



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: FILE NAME:
DRAWN BY: JLK FLD. BK. / PG. NO.: FILE
COMPLETION DATE: 12/01/21 JOB NO.: 8000.0011
REVISED:



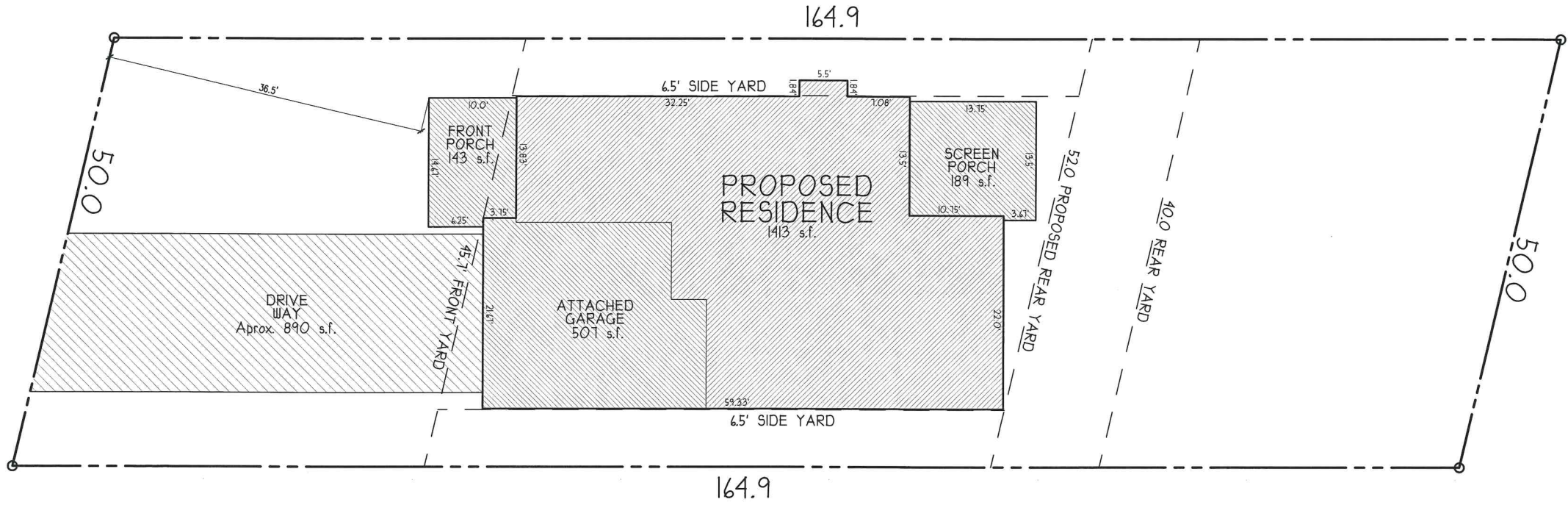








SITE INFORMATION:	
ZONED:	R-2
LOT SIZE:	8,048 S.F.
LOT COVERAGE RATIO: (ROOFED FOOTPRINT AREAS OF ALL STRUCTURES)	
ALLOWABLE LOT COVERAGE:	.20 x 8,048 S.F. (LOT) = 1,609.6 S.F. (MAX.)
PROPOSED LOT COVERAGE:	2,099.1 S.F. (SEE BELOW) / 8,048 S.F. (LOT)= 26%
1ST FLOOR	1,412.8 S.F.
ATTACHED GARAGE	504.6 S.F.
SCREEN PORCH	189.3 S.F.
FRONT PORCH	142.9 S.F.
SUBTOTAL = 2,251.6 S.F.	
FRONT PORCH BONUS	-142.9 S.F.
GARAGE BONUS	-500 S.F.
TOTAL = 1,608.1 S.F.	



DEC. 30, 2021
131 FOREST AVE. GLEN ELLYN, ILLINOIS
PROPOSED BY RAY WHALEN BUILDERS

**DRAFT MINUTES
ZONING BOARD OF APPEALS MEETING
December 14, 2021**

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Board Chairperson Greg Constantino, who explained the function of the Zoning Board of Appeals (ZBA) and the procedure for making determinations about matters brought before it.

Roll was called. Present: Chairperson Constantino and Board Members Matthew Jones, Michelle Covington and Reed Panther. Absent: Katie Crudele, Chip Miller, Thomas Whalls and Maggie Wachter.

Chairperson Constantino went over protocol, saying the meeting is being recorded, and introduced Village Planning Manager Kelly Purvis, Village Planning Intern Josh Hankins, Board of Trustees Liaison Anne Gould, and Recording Secretary Barb Dutton.

Approval of Meeting Minutes

Following a motion by Michelle Covington, seconded by Matthew Jones, to approve the draft minutes of the November 9, 2021, the motion carried by voice vote.

Public Comments - Non-Agenda Items

Builder Ray Whelan, 177 Sunset Ave., Glen Ellyn, requested direction from the ZBA regarding a property he purchased and intends to redevelop into a single-family residence. The 50 ft. x 165 ft. lot, he said, is located at 737 Forest. He related that he is working with an architect to design a four-square-style home of two stories (excepting above the screened porch) for the property, which he said contains several large-caliper Oak trees, at least five or six of which he would need to remove if he constructs a detached garage. Besides wishing to avoid the cost of removing the trees – estimated to be about \$35K – Mr. Whelan said he would like to save the trees by combining the square footage of the home – 1,600 SF – with the 500SF bonus for a detached garage to build a house not to exceed 2,100SF. He related that he is building a house on a lot next door, and said that the neighbor to the rear prefers a detached garage not be built in the back of the subject property, as they value the natural space. While he doesn't think he has a hardship, he said he believes he has a unique circumstance. He'd like to move forward in early spring, but is reluctant to incur expenditure without a response to his proposal (which would reduce impervious surface by having a reduced driveway size). Chairperson Constantino asked the lot coverage ratio (LCR) anticipated by Mr. Whelan, who responded 26 percent – the same square footage regardless of either garage option.

Discussion of the 500 square foot bonus for a detached garage ensued, with Mr. Whelan asking to put the bonus into the house, saying he would impose a condition to prevent a larger structure on the lot in the future. Without the consideration, he maintained, there's "not enough house for what he paid for the property" should he keep the trees. Board Member Jones asked Mr. Whelan whether he would have a ridge height, to which the builder replied that everything else would be Code complaint, perceiving lot coverage to be the only issue. Member Jones said he would have to see the entire package before voting one way or another, but would prefer an LCR closer to 22 or 23 – not one more than 25. Chairperson Constantino said he would like to see an LCR closer to the 20 limitation, but recognized two compelling

arguments in favor of a variance: saving beautiful trees, and the fact that a detached garage would result in the same overall square footage on the property.

The Chairperson conveyed that assuming there are no other drainage issues, he might be leaning toward granting a variation. He, too, said he'd like to see the whole proposal, adding that the Board can't speak for absent members. Board Member Covington expressed that she is uncomfortable with a LCR over 25, and that she would prefer to try to save the Oaks and attach the garage, as she thinks cutting down Oak trees would devalue the property. If there are no other water run-off issues or problems associated with attaching the garage, she said, she would probably be for it. Mr. Panther said he largely concurred, expressing support for saving the trees. Mr. Whelan asked if there would be objection to him seeking opinion from a higher level, citing uniqueness of the case, given the existing trees. He related that there is a problem with Oaks that could potentially cause a loss of half of those at Lake Ellyn if a disease identified attacks them. Board Member Jones recommended that Mr. Whelan talk to the Village Board members to see where they stand, as the ZBA is only a recommending body. Mr. Jones said he'd like to see what Mr. Whelan could build to Code and what he would need to have a functional house for today and what is being built in future. Mr. Jones said he would also like a tree expert to analyze the Oaks to determine how much life is left in the trees, and whether or not they are healthy, before moving ahead. A floor plan of the house design was displayed, and Mr. Whelan said that while he wouldn't build over the screened porch, he would build over the garage. He reiterated that he thinks it's worth saving the trees.

Public Hearing for 105 N. Main Street

A motion made by Board Member Jones, seconded by Board Member Panther, to open the Public Hearing concerning consideration of a zoning variation for 105 N. Main Street passed upon voice vote.

Staff Presentation

Sworn in were Planning Intern Josh Hankins and Planning Manager Kelly Purvis, 535 Duane Street, Glen Ellyn. Intern Hankins explained that the Petitioner residing at 105 N. Main is seeking an interior side yard setback variation to reconstruct and expand the current garage. Zoned R2 residential, he continued, the neighborhood also features the public pool, which carries the CR zoning designation. The legal non-conforming lot contains a house built in 1958 and the garage in 1959, he said of the subject property. Intern Hankins stated that the Village Engineer has no issues with the variation, as no new impervious surface would be introduced by the expansion proposed. Mr. Hankins related that the Petitioner had sought to repair the roof of the current 442SF garage, but when issues with the structure were discovered, decided to replace it with a new 506SF garage (a concept of which Mr. Hankins displayed) that would be expanded 1 ft. to the north toward the house and 2 ft. to the west, toward the street. He described the ZBA action sought, noting a recommendation that any new construction must comply with the dimension shown on the Plat of Survey/Site Plan.

Board Questions

Board Member Jones confirmed with Mr. Hankins that the issue is the really southwest corner being the issue; Mr. Hankins said it's almost compliant toward the east, but still a little bit off. Planning Manager Purvis interjected that it was determined that 4.7 ft. would be the required setback, saying it's 5 percent of the lot width. Chairperson Constantino asked for confirmation that the Applicant desires to remove the existing garage and replace it with a slightly larger one with 1 ft. extending north toward the house, causing an encroachment to the side yard. He perceived that a larger variation is created by the lot angles,

making the new footprint under consideration off by 1 ft. 5 in. He observed that the shallow nature of the lot doesn't allow placement elsewhere for a reasonable-size garage. Planning Manager Purvis pointed out an error in the Staff Report that indicates an additional 10-ft. encroachment, but which should read an 1.2 inch additional encroachment on the side yard for the expanded garage.

Petitioner's Presentation

Iwona Kapica, 105 N. Main St., Glen Ellyn, was sworn in. In response to the Chairperson asking her if she could demonstrate a hardship, she said that she needs help. She related that she and her husband bought the house a little more than a year ago and since has worked to renovate it. The homeowner, according to her account of the case, replaced the roof of the house, and then wanted to move on to replacing the roof of the garage, which she said, was determined by the roofing company to be in bad shape. Subsequent evaluation by a contractor found the front left corner of the foundation to be sinking, she stated, causing the floor to crack beyond repair. Further the roof is bowing middle, she said, explaining that it was established that she needs to build a new structure. She continued by saying that she met with Village Staff, and was told that the current garage is non-conformation, but is no other place to put one because of the shape of the lot. She said she would like to extend the garage "a little bit" toward the house, so that two cars can be comfortably parked in the garage. She said she is seeking permission to construct a new structure, and that she wants to build a garage that is safe, suits her family and is "nice to look at. I want to be proud when I pull up to it," she added. Ms. Kapica held up a document that she stated was a letter from her roofing contractor explaining why he suggested she should build a new structure; Ms. Kapica conveyed that he deemed the existing one unsafe.

Board Member Jones asked the Applicant if she intended to use a contractor to build the new garage. Ms. Kapica replied, "Yes," and expressed appreciation of her neighbor to the south (who was present) who she said indicated he doesn't mind the structure being built in the existing location. Chairperson Constantino asked if the Village has heard from any of the Petitioner's neighbors relative to the matter; the Petitioner responded she was informed it had not. Edward McNally, 99 N. Main, was sworn in. He stated that he has lived at this current address for the past 30 years, and said he has no problem with the variation being granted.

Board Member Panther delivered a rundown of the findings of fact. Board Member Covington asked for a motion to accept the findings of fact; seconded by Board Member Jones, the motion passed upon voice vote.

Deliberations

Noting pertinent dimensions, Board Member Jones declared that he is fine with the proposed garage, which he thinks is being built in the least obtrusive way to get a modern product. Board Member Covington said that the unique lot affords no other placement option for the homeowners, who she said need to rebuild a garage that can accommodate the vehicles of today. She added that she appreciates efforts the homeowners made in seeking the variance, of which she is in favor. Member Panther said he is in favor, as well, noting circumstances of the case. Chairperson Constantino stated that he, too, is in favor of recommending the granting of the variation, citing the limited location on the site in which to place the garage, safety concerns, and Mr. McNally's testimony.

A motion to close the Public Hearing was made by Member Panther, seconded by Member Covington, the motion passed unanimously by voice vote.

Mr. Jones, seconded by Mr. Panther, moved for the following:

Having considered the application of Iwona Kapica, owner of the property located at 105 N. Main Street, Glen Ellyn, for the following zoning variation: from Section 10-5-4(A)4c to allow the reconstruction and expansion of a non-conforming garage to be approximately 3.26 feet from the side property line, where a side yard setback of 4.7 feet is required in the R2 Residential District, as depicted on the plans presented or revised at the public hearing, 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 December 14, 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 the Glen Ellyn Zoning Code due to the unique lot shape; the lot being a pie shape, rebuilding the garage to Code would be impractical and creates a hardship.

The motion carried by roll call vote as follows: Four (4) yes votes; Zero (0) no votes; Board Members Jones, Panther and Covington, and Chairperson Constantino all voted, "Yes."

Staff Report

Planning Manager Purvis said that a case concerning lot coverage variation request is slated for the January meeting, and that hopefully the February meeting will feature a report on construction-necessitated variations, in which Staff has seen a sizable increase. Board Member Jones inquired about the source of these variations. Ms. Purvis replied that while Staff has seen a number of things, in nearly all cases, the homeowner claims no knowledge of the issue. To address this, she said, Staff is planning to provide homeowners with hard copies of approved plans to promote awareness. Board Member Covington asked if there would be a recommendation of fees or penalties. Ms. Purvis replied that the fee is double for construction-necessitated variations, and said that the Village also charges a significant escrow, though a contractor fee change will be recommended. She listed other potential remedies.

Trustee's Report

Trustee Liaison Anne Gould related that the 333 Indian Drive recommendation passed, as did the Village Budget. She went on to report that Apex 400 apartment complex was back on the agenda, referencing a request regarding turnover of garage space. Trustee Gould said the topic if this building project in process included discussion of schedule extensions and financial impacts to the Village. She said that the builder wants to move the substantial completion date from February 2022 to July 2022.

Adjournment

Chairperson Constantino adjourned the meeting at 8:14 p.m., following a voice vote on a motion made by Board Member Jones, and seconded by Board Member Panther.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



Raymond Whalen <rwhalenbuilders@gmail.com>

737 Forest Ave. Glen Ellyn IL

2 messages

Omholt, Kyle <Kyle.Omholt@davey.com>

To: R Whalen Builders <rwhalenbuilders@gmail.com>

Thu, Jan 6, 2022 at 2:22 PM

Ray,

I have attached a spreadsheet to this email that corresponds with the map and inventory that you provided me with today. You will see in my notes that upon my inspection, the trees that you are planning to save are in reasonable condition and stand great likelihood of survival provided that the appropriate steps are taken to reduce the impact of the construction. There are two trees, trees 14 and 16, that would undergo significant damage from construction if the existing garage is to be torn down and replaced. If the garage is to be replaced these trees may still be salvaged however would require more in depth treatment pre and post construction to enhance their likelihood of survival. Let me know if you have any questions or if you need further clarification on anything.

Thanks,

Kyle Omholt | Assistant District Manager

ISA Certified Arborist IL-5306A

The Davey Tree Expert Company

Glen Ellyn Branch 155131

[1200 N Lombard Rd., Lombard, IL 60148](#)

P: 630.545.0606 | F: 630.545.9981

**Review us on Google!****Ask about our Refer A Friend Program!**

 **737 Forest Ave .xlsx**
10K

Tree #	Species	Condition	Notes
1	Bur Oak	Fair	
2	Silver Maple	Fair	
3	Red Oak	Fair/Poor	Large tree on neighboring property, some larger dead branches,
4	Shagbark Hickory	Fair	Top of the tree broken and partially hanging. Tree is in good health however after broken branches are removed the tree may no longer be aesthetically pleasing
5	White Oak	Good	
6	White oak	Fair	
7	Ironwood	Good	
8	White Oak	Fair	Large dead limbs on lower portion of canopy, no significant dieback. Some evidence of boring insect damage is visible on the trunk of the tree This tree is likely to be further affected by construction and if it remains, multiple treatments would be crucial to its survival
9	White Oak	Good	Heavy lean over the neighboring property. No significant risk of failure
10	White Oak	Fair	Neighbors tree, being encroached on by tree 9
11	White Oak	Good	Some dead branches throughout the canopy
12	Elm	Fair	Tree growing in non ideal location for the species, recommend removal
13	Mulberry	Fair	Tree growing in non ideal location for the species, recommend removal
14	White Oak	Fair	Dead branches over the current garage. Trees 14 and 16 would be subject to further construction damage if the existing garage is torn down and replaced. These trees sustained construction damage in 2012 and look to have recovered well.
15	Elm	Fair	Tree growing in non ideal location for the species, recommend removal
16	White Oak	Fair	See tree 14 notes
17	elm	Fair	Tree growing in non ideal location for the species, recommend removal
18	elm	Fair	Neighbors tree
19	White Oak	Good	Neighbors tree
20	Hickory	Good	Neighbors tree
21	White Oak	Poor	Neighbors tree
22	White Oak	Poor	Neighbors tree
23	Ohio Buckeye	Good	Neighbors tree

RAY WHALEN BUILDERS, INC.
P.O. BOX 3380
GLEN ELLYN, ILLINOIS 60138-3380
January 6, 2022

737 FOREST AVENUE, GLEN ELLYN

Tree Description				Classification				Action			
Tree No.	Species	Condition	D.B.G.	Parkway Tree	Private Tree	Protected Tree	Unprotected Tree	Remove	Root Prune	Crown Prune	Fertilize
1	Burr Oak	fair		x		x					
2	Silver Maple	fair		x		x					
3	Red Oak	fair		x		x					
4	Shagbark Hickory	fair			x		x	x			
5	White Oak	good		x		x					
6	White Oak	fair			x		x	x			
7	Ironwood	fair			x		x				
8	White Oak	fair			x		x	x			
9	White Oak	fair			x		x				
10	White Oak	fair		x		x					
11	White Oak	fair			x		x				
12	Elm	poor			x		x	x			
13	Mulberry	poor			x		x	x			
14	White Oak	fair			x		x				
15	Elm	fair			x		x				
16	White Oak	fair			x		x				
17	Elm	poor			x		x	x			
18	Elm	poor		x		x					
19	White Oak	good		x		x					
20	Hickory	good		x		x					
21	White Oak	poor		x		x					
22	White Oak	poor		x		x					
23	Buckeye	good		x		x					
24											

Zoning Class R-2

WETLAND NOTE
There are no identified wetlands on the property.

The Northerly 50.0 feet of the Southerly 100 feet (measured on the East and West lines) of Lot 6 in block 18 in Glen Ellyn Addition to Prospect Park, being a subdivision in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 11, 1890 as document 42887, in DuPage, Illinois.

REFERENCE DUPAGE COUNTY BENCH
MARK
Benchmark # M103002
3.5 inch brass disk set at the
southeast corner of the intersection
of Geneva Road & Bloomingdale Road.
Elevation = 790.01 (NAVD 88)

Rim of sanitary manhole in the center of the road approximately 10' south of the lot.
Elevation = 752.58

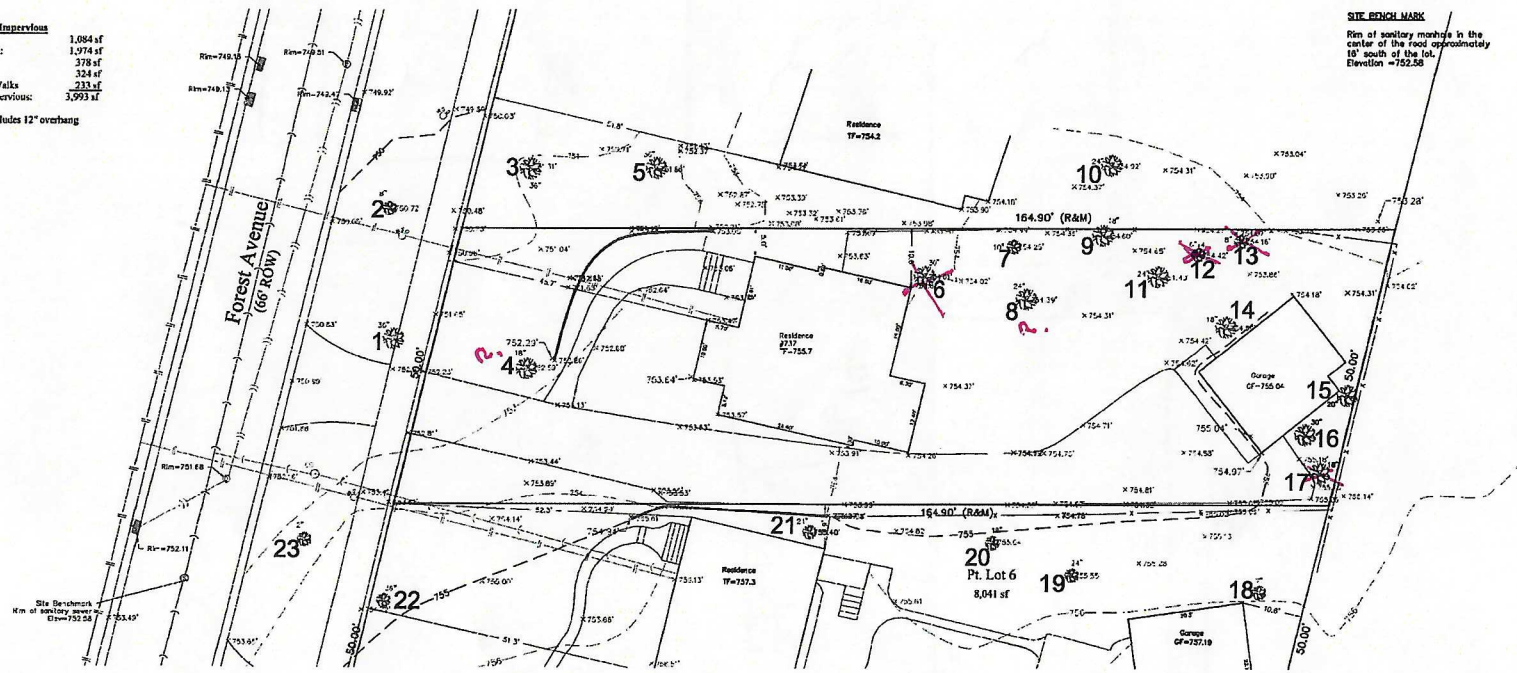
Legend

- TF = Top of Foundation
- GF = Garage Floor
- LO = Lock Out
- WO = Walk Out
- TC = Top of Curb
- BW = Back of Walk
- FS = Finished Grade
- P.U.E. = Public Utility Easement
- C.E. = Ordinance Easement
- CL = Center Line
- ± (100.00) = Proposed Elevation
- ± 100.00 = Existing Elevation
- ± Existing Contour
- ± Proposed Contour
- ± B-box
- ± Storm Manhole
- ± San Manhole
- ± Valve Vault
- ± Fire Hydrant
- ± Drive Spool
- ± Overbridge Flow
- ± Watermain
- ± Storm Sewer
- ± Sanitary Sewer
- ± Ext. Tree
- ± Remove Tree
- ± Proposed Evergreen

<u>Existing Impervious</u>	
House*:	1,084 sf
Driveway:	1,974 sf
Garage	378 sf
Apron	324 sf
Entry & Walks	233 sf
Total Impervious:	3,993 sf

* Includes 12" overhang

- Includes 12" overhang

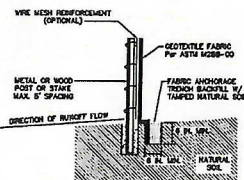


A concrete washout area shall be provided on site.
Concrete cannot be washed out into the public right-of-way
or storm sewer system.

Boundary dimensions, building dimensions and offsets are based on Plat of Survey prepared by Professional Land Survey, Inc. dated March 31, 2021.

1. Install soil erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade side.
8. Re-spread Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary S/ESC measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance may occur every two weeks and after every 1/2" or greater rainfall event.

Surround the construction area with construction fence



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/HOG RINGS, STEEL POSTS W/TIE WIRES, WOOD POSTS W/NAILS.

GENERAL

1. All work shall be performed in accordance with the VLSys of Glen Ellyn Specifications.

2. The contractor shall contact LULIE and the Village of Glen Ellyn a minimum of 48 hours prior to any excavation work.
3. The contractor shall provide protective fencing around all parkway trees. Protective fencing shall be snow fence installed under the drip line of each tree. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction phase.
4. Any area disturbed by construction must be the limits of the site shall be no less than the pre-construction condition. The contractor shall be responsible for taking photographs or videos of the pre-construction condition.

1. All wellseals and emulsor control devices shall be functional before land is otherwise disturbed on the site. Soil disturbance shall be conducted such that a minimum soil moisture emulsion. Soil stabilization measures shall render the soil conditions and the soil moisture emulsion to a temporary or permanent condition.
2. The surface of disturbed areas shall be permanently or temporarily protected from soil erosion within 15 days after the final grade is reached. Stripped areas not at final grade shall remain undisturbed for more than 11 days after final grade disturbance shall be protected from erosion. If a striping is to remain in place for more than 11 days, one sandstone and one straw mulch device shall be installed.
3. Storm sewer inlets shall be protected with sediment trapping and flow control devices during construction. Water pumped or otherwise discharged from the site during reconstruction downstream shall be filtered.
4. Any spill, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day.
5. Vehicle access to the site shall be restricted to a gravel drive. Said drive shall be installed before any construction begins on the site or foundation.

1. Install Tree Protection Fence and perform root pruning per plan for all protected trees prior to any construction activity.

2. No equipment should be stored within the Tree Protection Zones for any construction activity unless pre-approved by Building Department and Forestry staff.
3. No large changes (such as the change within the Tree Protection Zones of any tree) may be made for any construction activity.
 - o Should it be necessary to trim within the TPZ for another reason, including de-commission or copping of existing trees, all branches should be hand-sawed. No power limbs or cut-pawls may be used for any other alternative in the foreseeable future. All smaller trees that require cutting shall be cut by hand pruning tools. Cuts shall be made just below the side of the branch. If a tree is found to have 50% (25% if the tree is within a TPZ) or less canopy remaining, it shall be removed. If a tree is found to have a more restricted or less than one-third loss method.
4. Locate the proposed water and sewer lines within the Tree Protection Zones as well as the sewer water main and gas lines. If they are located outside the Tree Protection Zones, locate the water and sewer lines just outside of the Tree Protection Zones.
5. At no time shall any equipment, materials, supplies or fill be allowed in the Tree Protection Zones. Do not store excavators and/or the dumper within the drip-line (TZ) of the pathway.

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on November 10, 2021 along with data obtained from public sources, including utility atlas information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Bartlett, Illinois,
This 15th day of November, 2021.

Raymond G. Ulsch
Raymond G. Ulsch, IL Licensed Professional
Engineer No. 062-040213, Expires 11/30/2021



5N557 Route 59
Bartlett, IL 60103
630-549-5506
taunuseng@abcglobal.net

Design Firm 184.002441-0002

Prepared For:	Property Address:	original plan date	Scale: 1"=10'
Whelan Builders, Inc. 177 Forest Avenue Glen Ellyn, IL 60137	717 Forest Avenue Glen Ellyn, IL Project 21-90	Revision:	Date

Page 1 of 2

MEMORANDUM

TO: Kelly Purvis, Planning Manager, Village of Glen Ellyn
FROM: Alicia Burchacki IL-9097A, Hampton, Lenzini, and Renwick, Inc.
DATE: January 7, 2022
RE: 737 Forest Avenue – Tree Preservation

It is my understanding that the Village received a draft plan for the demo and new single-family residence at 737 Forest Avenue. A variance has been requested to develop more than 20% of the lot to help preserve oak trees on the property. The specific white oak trees in question are numbers 9, 11, 14, and 16. It is in my professional opinion that these trees, specifically numbers 14 and 16, would do best if the existing detached garage was demoed without being rebuilt. Trees 14 and 16 are approximately two feet from the current structure and it is likely they have adjusted to the current structure; roots likely have grown around it and would be minimally disturbed by removal. A new structure would likely cause more ground disturbance and the need for root pruning, especially if the size of the detached garage were to change.

Proposed tree removal includes a white oak (#6), two elms (#12 and 17), and a mulberry (#13). With questions around preserving the shagbark hickory tree (#4) and a white oak tree (#8). As shown on the submitted plan set. According to the Villages Ordinance No. 5961, regarding Tree Preservation on Private Property, significant trees are defined as "All hickory, oak, or walnut species in the Village measuring five (5) inches D.B.H. or greater. These trees are Protected Trees unless the owner of the tree designates them as non-protected." Based on the above and the resident wanting to save significant trees on the property, I would recommend not removing trees number 4 (shagbark hickory) and 8 (white oak); as those species are considered significant and would be a value to the Village as a whole. This may require changing the plans for the screened in porch and the driveway footprint, however the preservation of these two significant trees would show effort on the part of the homeowner in wanting to preserve significant trees within the Village.

Tree number 6, which is also a white oak, is proposed to be removed. This tree is very close to the current home and may become a safety issue if saved. It is likely root pruning would need to be done and with it being so close to the structure would be more than ¼ of the roots, which could damage the health of the tree causing stress and possibly death. The tree could also cause damage to the aboveground structure in storm events, through branch loss, shading of the roof causing moss or algae growth, and potential scraping of the structure. I agree with the decision to remove tree number 6.

Davey evaluated and assessed the trees on site and directly adjacent to the subject property. I agree with most of the tree condition designations and disagree with the assessment for tree number 8 and 4. In my professional opinion if the proposed residence is a proper distance from tree number 8 that it would not negatively affect the health and survival of the tree. Unless the plans for the current design are not changed and the construction would be within 25 feet of the tree. Tree number 4 does have a dead branch however, I do not agree that the removal of the branch will significantly affect the aesthetics.

PIN 05-11-112-003
Zoning Class R-2

FLOOD PLAN NOTE
There is no flood plain on this property.

WETLAND NOTE
There are no identified wetlands on the property.

Lot Development Plan - Existing Conditions & Erosion Control

The Northern 50.0 feet of the Southern 100 feet (measured on the East and West lines) of Lot 6 in block 18 in Glen Ellyn Addition to Prospect Park, being a subdivision in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 11, 1890 as document 42887, in DuPage, Illinois.

REFERENCE DUPAGE COUNTY BENCH MARK
Benchmark # M03002
3.5 inch brass disk set at the southeast corner of the intersection of Geneva Road & Bloomingdale Road.
Elevation = 700.01 (NAVD 88)

SITE BENCH MARK
Rm of survey markers in the center of the road approximately 10' south of the lot.
Elevation = 752.58

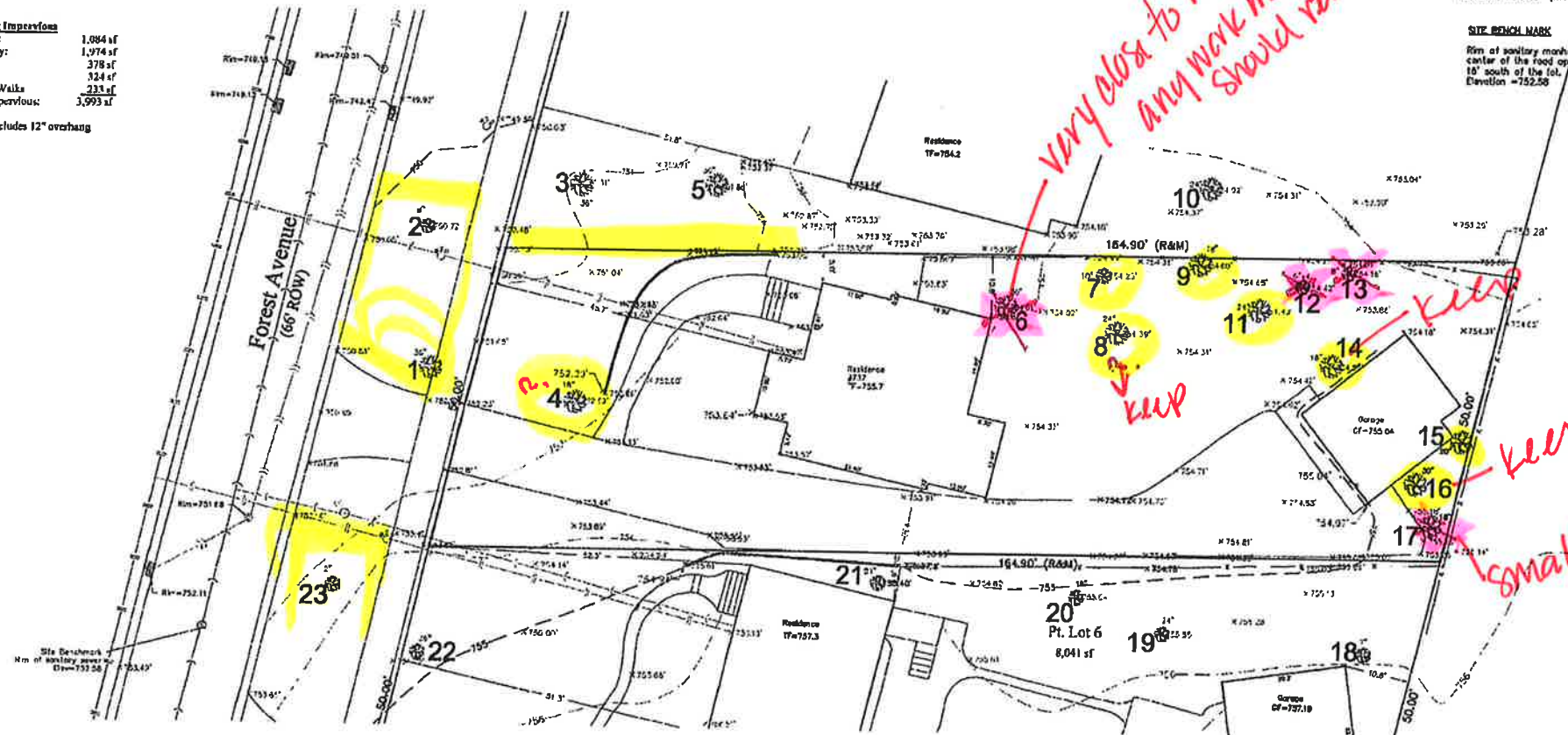
Legend

- Land
- TF = Top of Foundation
- GF = Garage Floor
- LO = Lot Out
- WO = Walk Out
- TO = Top of Oak
- BF = Back of Bush
- FD = Filled Grade
- P.U.E. = Public Utility Easement
- O.E. = Ordinance Easement
- CL = Center Line
- 100.00' = Proposed Easement
- 100.00' = Existing Easement
- Existing Contour
- Proposed Contour
- B-lot
- Storm Manhole
- San Manhole
- Valve Vault
- Fire Hydrant
- Down spout
- Drainage Pipe
- Watermain
- Storm Sewer
- Sanitary Sewer
- East. Tree
- Remove Tree
- Proposed Easement

Existing Improvements

House #:	1,084 sf
Driveway:	1,974 sf
Garage:	378 sf
Apex:	324 sf
Entry & Walks:	231 sf
Total Improvements:	3,993 sf

* Includes 12" overhang



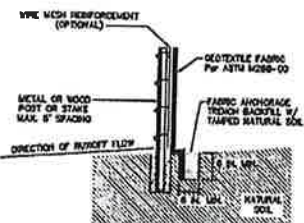
Survey Information

Boundary dimensions, building dimensions and offsets are based on Plat of Survey prepared by Professional Land Survey, Inc. dated March 31, 2021.

Surround the construction area with construction fence.

Typical Construction Sequence

1. Install and erosion and sediment control measures.
2. Tree removal where necessary (clear & grub).
3. Construct sediment trapping devices.
4. Strip topsoil and stockpile.
5. Excavate for basement and stockpile.
6. Install foundation.
7. Backfill foundation and rough grade sides.
8. Re-grade Topsoil.
9. Fine grade and permanently stabilize site.
10. Remove all temporary S&S measures after site is stabilized with vegetation.
11. Soil erosion and sediment control maintenance must occur every two weeks and after every 1" or greater rainfall event.



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ALCO PRODS. STEEL POSTS W/7/8\"/>

TYPICAL DETAILS FOR SILT FENCE CONSTRUCTION

Construction Notes

GENERAL

1. All work shall be performed in accordance with the Village of Glen Ellyn Specifications.
2. The contractor shall obtain LULU E and the Village of Glen Ellyn a minimum of 48 hours prior to any construction work.
3. The contractor shall provide a fencing around all parking areas. Protective fencing shall be snow fence installed under the dry line of curb line. There shall be no construction materials, debris, or equipment stored within the limits of the fencing. The protective fencing shall be maintained throughout the entire construction period.
4. Any work disturbed by construction shall be the same as the site shall be restored to the pre-construction condition. The contractor shall be responsible for taking photographs or video of the pre-construction condition.

EROSION CONTROL

1. All erosion and sediment control devices shall be functional before land is disturbed on the site. Soil disturbance shall be conducted in such a manner as to minimize erosion. Soil stabilization measures shall consider the type of soil, the condition of the soil, and the use of temporary or permanent measures.
2. The surface of all graded areas shall be permanently stabilized within 14 days after final grade is reached. Sloped areas shall be stabilized with vegetation within 14 days after final grade is reached. Sloped areas shall be stabilized with vegetation within 14 days after final grade is reached. Sloped areas shall be stabilized with vegetation within 14 days after final grade is reached.
3. Storm water shall be prevented with sediment trapping or filter around devices during construction. Water pumped or otherwise discharged from the site during construction shall be filtered.
4. Any soil, mud or debris washed, tracked, or deposited onto the street shall be removed prior to the end of each working day.
5. Vehicles moving to the site shall be restricted to a gravel drive. Soil drive shall be hauled before any construction begins on the lot of foundation.

TREE PROTECTION NOTES

1. Install Tree Protection Fence and perform root grinding prior to any protected tree prior to any construction activity.
2. No trenching shall be done within the Tree Protection Zone for any construction activity unless pre-approved by Building Department and Forestry staff.
3. No grade changes shall be done within the Tree Protection Zone of any tree for any construction activity.
4. Should it be necessary to trench within the TPZ for utility, including disconnection or tapping of existing utilities, all trenches shall be hand dug. No trench larger than two (2') shall be cut unless one other alternative is approved. All trenching shall be done within the Tree Protection Zone. All trees shall be protected with a 2' x 4' x 6' trench box. If at any time during the construction of the site, it is determined that the TPZ is being violated, the contractor shall be responsible for the cost of the TPZ.
5. Locate the proposed water and sewer lines outside of the Tree Protection Zone or install the sewer and water under the existing trench line. A sign shall be placed at the entrance to the Tree Protection Zone.
6. At no time shall any equipment, materials, supplies or fill be allowed in the Tree Protection Zone. Do not store construction materials or equipment within the Tree Protection Zone.

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and pictorially represents the information obtained from field survey performed on November 10, 2021 along with data obtained from public sources, including utility office information and previous surveys and drawings pertaining to the site and adjoining properties.

Dated at Berwyn, Illinois,

This 15th day of November, 2021.

Raymond J. Ulrich
Raymond J. Ulrich, Registered Professional Engineer No. 062-040213, Expires 1/30/2021



Taurus Engineering, L.L.C.

5N557 Route 59
Bartlett, IL 60010
630-549-5506
tauruseng@earthlink.net

Design Firm 184.002441-0002

Prepared For	Property Address	Project No.	Scale
Whelan Builders, Inc.	771 Route Avenue Glen Ellyn, IL 60131	Project 11-20	

RAY WHALEN BUILDERS, INC.
P.O. BOX 3380
GLEN ELLYN, ILLINOIS 60138-3380
January 6, 2022

737 FOREST AVENUE, GLEN ELLYN

Tree No.	Tree Description			Classification				Action			
	Species	Condition	D.B.G.	Parkway Tree	Private Tree	Protected Tree	Unprotected Tree	Remove	Root Prune	Crown Prune	Fertilize
1	Burr Oak	fair		x		x					
2	Silver Maple	fair		x		x					
3	Red Oak	fair		x		x					
4	Shagbark Hickory	fair			x		x	x			
5	White Oak	good		x		x					
6	White Oak	fair			x		x	x			
7	Ironwood	fair			x		x				
8	White Oak	fair			x		x	x			
9	White Oak	fair			x		x				
10	White Oak	fair		x		x					
11	White Oak	fair			x		x				
12	Elm	poor			x		x	x			
13	Mulberry	poor			x		x	x			
14	White Oak	fair			x		x				
15	Elm	fair			x		x				
16	White Oak	fair			x		x				
17	Elm	poor			x		x	x			
18	Elm	poor		x		x					
19	White Oak	good		x		x					
20	Hickory	good		x		x					
21	White Oak	poor		x		x					
22	White Oak	poor		x		x					
23	Buckeye	good		x		x					
24											

very close to work may cause safety issues
x as needed

















NOTICE OF PUBLIC HEARING

Ray Whalen Builders, Inc., owner of the property located at 737 Forest Avenue, 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of a zoning variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(E)1 to allow the construction of a new single-family home with an attached garage, which will result in a lot coverage of 26%, in lieu of the maximum permitted 20% lot coverage for a two-story home in the R2 Residential District.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

THE NORTHERLY 50 FEET OF THE SOUTHERLY 100 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 6 IN BLOCK 18 IN GLEN ELLYN ADDITION TO PROSPECT PARK, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-112-003

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, January 28, 2022, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Taylor Gendel, Associate Planner at tgendel@glenellyn.org.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time.

CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 1, 2022 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/82415111137?pwd=cW8ybk96SmQzbEZEdVpHclNBM29Xdz09>

Meeting ID: 824 1511 1137

Passcode: 733815

One tap mobile

+13126266799,,82415111137# US (Chicago)

+16465588656,,82415111137# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

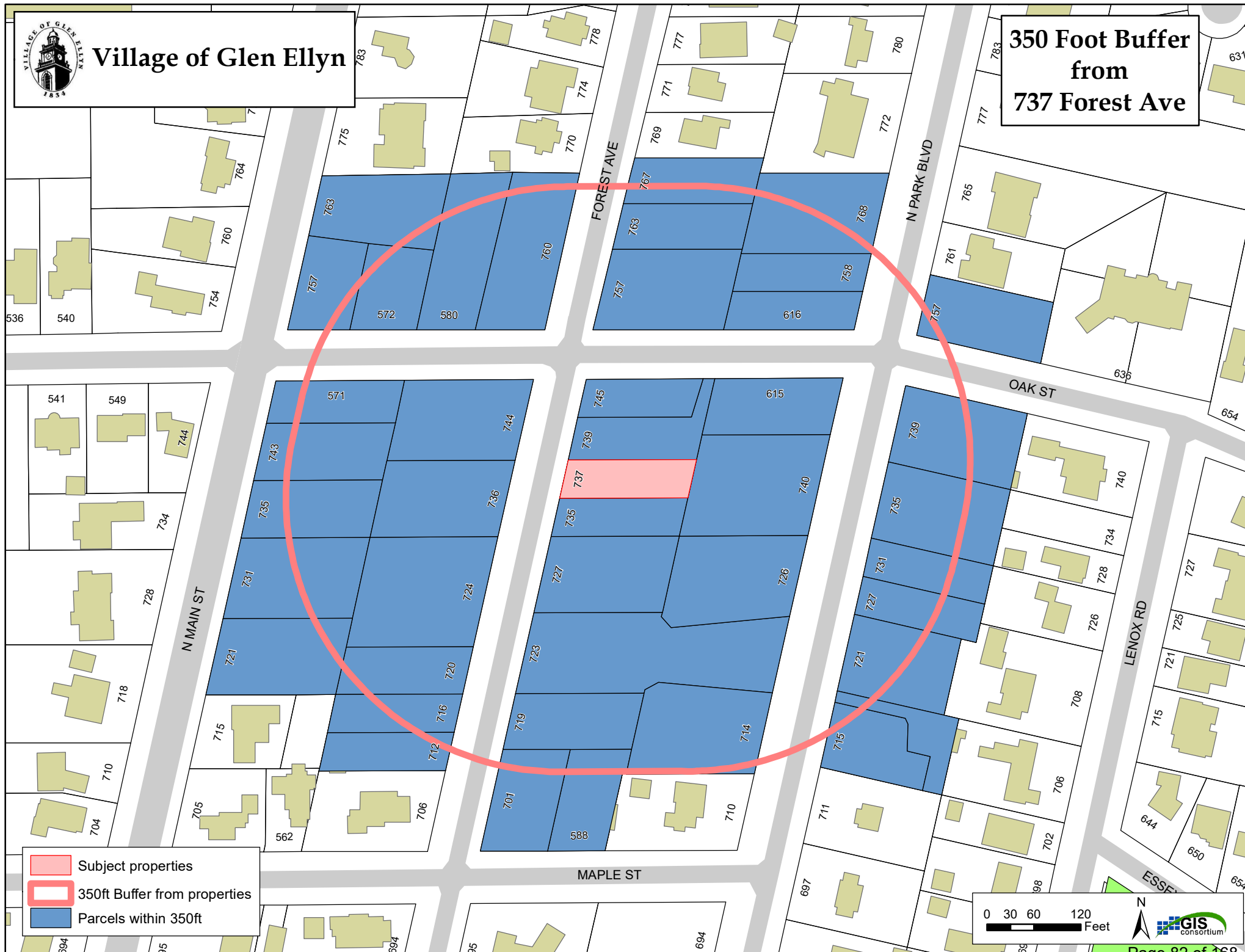
Meeting ID: 824 1511 1137

Find your local number: <https://us02web.zoom.us/j/82415111137?pwd=cW8ybk96SmQzbEZEdVpHclNBM29Xdz09>



Village of Glen Ellyn

350 Foot Buffer
from
737 Forest Ave



BILLNAME	Proper Name	Or Current Property Owner	BILLSTNUM	BILLSTDIR	BILLSTNAME	Proper Street	BILLAPT	BILLCITY	Proper City	BILLSTATE	BILLZIP
ADDUCI, JOHN & MOLLY	Adduci, John & Molly	Or Current Property Owner	721	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
BASSO, JEFFREY & C	Basso, Jeffrey & C	Or Current Property Owner	726	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
BURT, STEPHEN & EMILY	Burt, Stephen & Emily	Or Current Property Owner	706		LENOX RD	Lenox Rd		GLEN ELLYN	Glen Ellyn	IL	60137
CHRISMAN TR, BARBARA	Chrisman Tr, Barbara	Or Current Property Owner	701		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
CLEARY, TIMOTHY & ARLENE	Cleary, Timothy & Arlene	Or Current Property Owner	744		WINGATE RD	Wingate Rd		GLEN ELLYN	Glen Ellyn	IL	60137
CRISTIANO, SUSAN M	Cristiano, Susan M	Or Current Property Owner	588		MAPLE ST	Maple St		GLEN ELLYN	Glen Ellyn	IL	60137
CUSHING, HEATHER ANN TR	Cushing, Heather Ann Tr	Or Current Property Owner	714	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
DAVIS, ADRIAN	Davis, Adrian	Or Current Property Owner	740	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
DEVEREAUX, WM & JOANNE	Deveraux, Wm & Joanne	Or Current Property Owner	739	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
DIAB, MARK I & JENNIFER A	Diab, Mark I & Jennifer A	Or Current Property Owner	768	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
FARIS, SHANNA M	Faris, Shanna M	Or Current Property Owner	721	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
GIAMPOLI, ROY B	Giampoli, Roy B	Or Current Property Owner	720		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
GRIDER, ANDREW R	Grider, Andrew R	Or Current Property Owner	760		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
HECHT, DAVID	Hecht, David	Or Current Property Owner	572		OAK ST	Oak St		GLEN ELLYN	Glen Ellyn	IL	60137
IRWIN FAMILY TRUST	Irwin Family Trust	Or Current Property Owner	757	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
JANSEN, GARY T	Jansen, Gary T	Or Current Property Owner	615		OAK ST	Oak St		GLEN ELLYN	Glen Ellyn	IL	60137
KALINICH, KELLEY M	Kalinich, Kelley M	Or Current Property Owner	727		PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
KIENLEN, PETER & RACHELLE	Kienlen, Peter & Rachelle	Or Current Property Owner	757	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
KLAMRZYNSKI, GREGORY & D	Klamzynski, Gregory & D	Or Current Property Owner	735	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
KREIG, A & S KNOLL	Kreig, A & S Knoll	Or Current Property Owner	763	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
LEAHY, WILLIAM & JOANNA	Leahy, William & Joanna	Or Current Property Owner	767	N	FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
LUKA, RAOUF H & SAMIA	Luka, Raouf H & Samia	Or Current Property Owner	763		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
MACKEY, TIMOTHY & A	Mackey, Timothy & A	Or Current Property Owner	744		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
MEHR, JOSEPH & F SHONG	Mehr, Joseph & F Shong	Or Current Property Owner	758	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
MILLAR, PAUL & BROOKE	Millar, Paul & Brooke	Or Current Property Owner	736		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
MOREY, CAROL H	Morey, Carol H	Or Current Property Owner	727		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
MOREY, JAY J	Morey, Jay J	Or Current Property Owner	735		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
NICOL, JOHN & KELLY	Nicol, John & Kelly	Or Current Property Owner	715	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
O'FLYNN, PATRICK S & E A	O'Flynn, Patrick S & E A	Or Current Property Owner	724		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
PORTER, JAMES G & ET AL	Porter, James G & Et Al	Or Current Property Owner	580		OAK ST	Oak St		GLEN ELLYN	Glen Ellyn	IL	60137
PYKA, TRACY L	Pyka, Tracy L	Or Current Property Owner	735	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
RANSFORD, RICHARD A	Ransford, Richard A	Or Current Property Owner	731	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
SAUL JR, CHARLES & DIANNE	Saul Jr, Charles & Dianne	Or Current Property Owner	712		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
SCHALL, GREGORY	Schall, Gregory	Or Current Property Owner	743	N	MAIN ST	Main St		GLEN ELLYN	Glen Ellyn	IL	60137
SEDALL, STEVEN & APRIL	Sedall, Steven & April	Or Current Property Owner	571		OAK ST	Oak St		GLEN ELLYN	Glen Ellyn	IL	60137
SELZER, JOSEPH R & SUSAN	Selzer, Joseph R & Susan	Or Current Property Owner	757	N	FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
SPENCER, MARIANNE & J H	Spencer, Marianne & J H	Or Current Property Owner	739		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
TRANT, ANNE M	Trant, Anne M	Or Current Property Owner	719		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
TROYER, RICHARD & C	Troyer, Richard & C	Or Current Property Owner	731	N	PARK BLVD	Park Bld		GLEN ELLYN	Glen Ellyn	IL	60137
VOGELSINGER TR, LYNN K	Vogelsinger Tr, Lynn K	Or Current Property Owner	723		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137
WOLAYER, JOHN F & MARY	Wolayer, John F & Mary	Or Current Property Owner	716		FOREST	Forest		GLEN ELLYN	Glen Ellyn	IL	60137
WOODS, TYLER & SUSAN	Woods, Tyler & Susan	Or Current Property Owner	616		OAK ST	Oak St		GLEN ELLYN	Glen Ellyn	IL	60137
ZAGORTZ, KEVIN & STACEY	Zaortz, Kevin & Stacey	Or Current Property Owner	745		FOREST AVE	Forest Ave		GLEN ELLYN	Glen Ellyn	IL	60137

NOTICE OF PUBLIC HEARING

Ray Whalen Builders, Inc., owner of the property located at 737 Forest Avenue, 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.

The property owner is requesting approval of a zoning variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(E)1 to allow the construction of a new single-family home with an attached garage, which will result in a lot coverage of 26%, in lieu of the maximum permitted 20% lot coverage for a two-story home in the R2 Residential District.

2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board. The property is zoned R2, Residential District, and is legally described as follows:

THE NORTHERLY 30 FEET OF THE SOUTHERLY 100 FEET (AS MEASURED ON THE EAST AND WEST LINES) OF LOT 6 IN BLOCK 18 IN GLEN ELLYN ADDITION TO PROSPECT PARK, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-112-003

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, January 28, 2022, linked here: <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Taylor Gendel, Associate Planner at tgendel@glenellyn.org.

On January 7, 2022, Governor JB Pritzker signed a new gubernatorial disaster proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 1, 2022 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/8241511137?pwd=cW8ybk96Sm07bEZEaVpHc1NBM79Xdz09>

Meeting ID: 824 1511 1137

Passcode: 733815

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Published in Daily Herald January 17, 2022 (4576306)

RECEIVED

AF

JAN 21 2022

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 01/17/2022 in said DuPage County DAILY HERALD.

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

**PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS**

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

Control # 4576306

Taylor Gendel

From: Penn French <pennfrench13@gmail.com>
Sent: Tuesday, January 4, 2022 1:53 PM
To: Kelly Purvis; Taylor Gendel
Subject: Letter of Consideration to ZBA

[EXTERNAL EMAIL]

Kelly and Taylor,

This follows up on the group discussion during the Village's Historic Preservation Commission meeting I chaired on December 16 related to the proposed development of new construction for a single family home at 737 Forest Avenue in Glen Ellyn.

As you recall, during the Public Comment portion of the meeting, local home builder Ray Whalen attended the HPC meeting to share his goal of wanting to save a group of healthy legacy oak trees on the 737 Forest parcel as part of his proposed tear-down and new construction of a single family home.

His presentation at our meeting with accompanying photos was helpful for our group to understand the situation - that in order to save the group of healthy oaks, Mr. Whalen is willing to build a home with an attached garage. However, based on Village zoning codes, the new construction with an attached garage would be deemed to have exceeded the allowed lot coverage ratios based on how that is configured by the Village.

The reason he thought to attend the Historic Preservation Commission (HPC) meeting to share this opportunity with us is that he is aware that as part of the HPC charter (to safeguard the Village's distinctive character, history, cultural heritage and architectural integrity through historic preservation, planning and sensible growth) our commission considers trees, particularly older legacy trees, an important part of what defines the distinctive character of Glen Ellyn, especially since the Village has been designated as a Tree City USA member for 36 years.

The Tree City USA program, established in 1976, is sponsored by the Arbor Day Foundation in partnership with the U.S. Forest Service and the National Association of State Foresters. To be designated as a Tree City USA, communities must meet four core standards of sound urban forestry management: maintaining a tree board or department, having a community tree ordinance, spending at least \$2 per capita on urban forestry and celebrating Arbor Day.

Given personal property rights, it's rare that we get a home owner and/or a builder who is willing to provide options for their new construction in order to save trees. Typically, the trees, no matter how magnificent are often taken down to make way for a much larger home than what originally existed on the lot changing the character not only of the lot, but of the immediate neighborhood.

In view of Mr. Whalen's efforts to preserve this group of healthy oaks at 737 Forest, particularly in the Lake Ellyn area where oaks so define the character, our commission would respectfully ask the Zone Boarding of Appeals to consider allowing the lot coverage ratio variance in order for an attached garage to be built, thereby saving this healthy group of oaks.

If you could please forward this to the Chair of the ZBA, I would be most appreciative.

Respectfully,

Penn French

Chair, Historic Preservation Commission
Village of Glen Ellyn

Taylor Gendel

From: Barbara Chrisman <bjchrisman@mac.com>
Sent: Thursday, December 30, 2021 2:35 PM
To: Taylor Gendel
Subject: Re: Variance 737 Forest Ave

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL]

Hi Taylor - Here are our thoughts about the variance request for 737 Forest. The variance request should be rejected. Great idea to keep the trees, but do it without needing a variance. The present house has a detached garage by the trees so it should be able to be replaced. Ray Whalen Builders, Inc., is not a newcomer to construction in the village and should have been aware of codes for the house design. This builder also owns the adjacent lot with house. Will he be asking for a variance to build on it too? The present houses are very similar, and both have unattached garages in the back yards.

As to the catch all language included in every public hearing notice, it seems like it gives carte blanche to whatever the builder wants. Why do we have specific zoning codes if we're always granting variances?!

Bruce and Barbara Chrisman
701 Forest Ave.
Glen Ellyn, IL

On Dec 28, 2021, at 11:56, Taylor Gendel <tgendel@glenellyn.org> wrote:

Hi all,

Thanks for your messages. You are all welcome to attend the Zoning Board of Appeals public hearing on January 11th at 7pm, however if you cannot attend, please send me a note via email in advance that will be read out loud into the record at the public hearing.

I will do my best here to answer some of your questions and am happy to set up a call if there is anything additional to explain.

This is a variation request to exceed the maximum lot coverage ratio due to the fact that there are several large oak trees that the builder would like to preserve. Because of the placement of the trees, he is unable to build a new detached garage (which our code provides a lot coverage bonus of 500 square feet for). The extra lot coverage requested is to construct a home with an attached garage and save the trees in the back. The developer has indicated that he can construct a code compliant home with a detached garage, but the large oak trees would have to be removed. What he is proposing instead is to construct the same square footage on the lot as would be permitted if he were getting the detached garage bonus.

So while the lot coverage ratio would be 26% where 20% is allowed, the actual square footage coverage of the lot would be the same in either case.

Someone mentioned a concern about the catch all language included in the public hearing notice. Please note, this is included in all of our public hearing notices. The only relief requested for this project is the lot coverage ratio variation, which is listed.

At this time, we do not have a site plan to share, but should have that from the petitioner this week. I will be happy to share that with the group once received.

Thank you,

Taylor Gendel (she/her)

Associate Planner, Community Development Department Village of Glen Ellyn, 535 Duane Street Glen Ellyn, IL 60137

Ph: 630-547-5246, tgendel@glenellyn.org

Taylor Gendel

From: Thomas Vogelsinger <tdv18@me.com>
Sent: Monday, December 27, 2021 3:53 PM
To: Taylor Gendel
Cc: Debra Giampoli; Roy Giampoli; Anne Trant; Bruce Trant; Elizabeth O'Flynn; Barbara Chrisman; Marlene Slansky; Jeff Basso; Heather Cushing
Subject: Variance 737 Forest Ave

[EXTERNAL EMAIL]

Taylor

We cannot attend in person, but Lynn and Tom Vogelsinger are completely opposed to granting this variance for the property at 737 Forest Ave. Hearing on 1/11/22 at 7pm.

Let's keep Glen Ellyn ... Glen Ellyn....and stop these builders from over-building every piece of property they get their hands on.

Total builder greed for \$\$\$\$ with no respect to perserving property size.

We VOTE NO! ABSOLUTELY NO!!!

Hopefully our neighbors whom I've copied will concur...

Tom & Lynn Vogelsinger
723 Forest Ave.
Glen Ellyn, IL
Sent from my iPhone

Taylor Gendel

From: A Davis <davis6712@gmail.com>
Sent: Tuesday, January 11, 2022 2:35 PM
To: Taylor Gendel
Subject: Variance for 737 Forest Ave.

[EXTERNAL EMAIL]

Hi Taylor,

We (Adrian & Nancy Davis; [740 N. Park Blvd](#)) are unable to attend the meeting on 1/11/2022, but wanted you and the ZBA to know our thoughts on the variance request for [737 Forest Ave.](#) Our home is directly behind [737 Forest Ave.](#) and we will be directly impacted by this project. We fully support granting the variance due to the following reasons:

1. The oak trees that will be saved by granting this variance are beautiful and healthy. This will help preserve the character of the neighborhood and our village. These trees provide shade to our backyard and house and it would be a real shame if they were taken down.
2. There is significant water runoff from the large driveway in the current house that pools behind the existing garage. An attached garage would significantly decrease the amount of impervious surface and will help lessen the drainage issue.
3. Even with granting this variance, the actual square footage of coverage would be the same due to the 500 ft. bonus for a detached garage. We don't feel that this is an example of the builder asking for something unreasonable or doing something that is detrimental to the character of the neighborhood.

While the building codes are in place for good reason, in this case a variance makes sense and is in the interest of all stakeholders.

Thank you for your consideration.

Adrian & Nancy Davis
[740 N. Park Blvd.](#)
[Glen Ellyn, IL](#)

Sent from my iPad

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, Planning Manager
Atrian Fard, Planner

DATE: January 17, 2022

SUBJECT: February 1, 2022 Zoning Board of Appeals Meeting

PROPERTY: The subject property, 298 Oak Street is an interior lot on the north side of Oak Street and between North Kenilworth Avenue and Western Avenue.

PETITIONER: Maureen Wallace, owner of the subject property, is requesting a public hearing for a construction necessitated zoning variation for the property located at 298 Oak Street.

REQUEST: 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 approximately 21.8 percent on the subject property for which the maximum permitted lot coverage ratio is 20 percent; and
2. Any other zoning relief necessary to allow the pavilion addition to remain, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

PUBLIC NOTICE: Notice of the public hearing was published in the January 17, 2022, edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

**ZONING
ORDINANCE
HISTORY:**

The Village has no record of any prior variations being granted for the subject property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1975	B3454	Electrical Service
1975	B3494	Electrical Service
1993	B13713	Driveway Approach
2001	B20556	Water Hook-Up/Service/Meter Repair
2004	B24187	Commercial Alterations/Remodel

2004	B23330	Demolition/New Single-Family Residence
2004	B24216	Fence
2005	B25223	Irrigation/Lawn Sprinkler
2007	26708	Electrical Service
2010	20100490	Sewer Hook-Up and Sewer Repair

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	~13,832.25 ft ² (0.31 acres)
Lot Width	80', corner lots; 66', all other lots	74.9'
Lot Coverage (Roofed Structures Only)	No more than 20% for principal structures greater than one story, or 2,766.45 ft ² for subject property	21.8% (3,015.6 ft ²)
Front Yard	30' (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	39.97' actual
Side Yard	7.49' required	8.87' (west); 7.81' (east)
Rear Yard	40'	~81.7'

PROJECT HISTORY:

On October 21, 2019, a building permit application was filed for the subject property to install a new patio in the rear yard. On November 7, 2019, staff sent a rejection letter pertaining to Zoning and Building Code requirements (see attached letter). According to the zoning review, the permit application was for a rear patio while the proposed drawings also included a roofed pavilion with a fireplace that would cover a part of the proposed patio. Additionally, it was noted that the existing two-story single-family residence was at the maximum allowable lot coverage ratio of 20%, and the addition of the pavilion would exceed the lot coverage limitation.

On November 24, 2019, the architect for the project filed their second submittal in response to the review comments where they agreed to remove the enclosed pavilion from the application and replace it with an open pergola equipped with the originally proposed fireplace (see attached letter). Per the Zoning Code, a pergola would be exempt from the lot coverage ratio calculation because it is not a roofed over structure (pergolas, as defined in our Code are constructed with an open material on top).

Consequently, the plans were approved on December 16, 2019, and on June 6, 2020, the permit was issued. After the final building inspection passed on September 25, 2020, the permit was closed out (see attached drawings and

photos of the approved pergola).

In August 2021, the Village received calls from a neighboring property owner regarding work done on the subject property without a building permit being obtained. The Village building inspector performed a building inspection to validate the complaint. It was at this time that staff became aware of the permitted pergola being replaced with the previously denied roofed pavilion. The petitioner was promptly notified of the violation and was requested to submit the construction details for the pavilion (see attached letter).

After the review of the new drawings, on September 13, 2021, staff informed the homeowners of the need to either remove the nonconforming roofed structure to comply with the maximum allowable lot coverage ratio of 20% or file a Construction Necessitated Zoning Variation. On October 28, 2021, the homeowner notified the Village that they prefer to pursue a zoning variation to legalize the new pavilion structure.

It should be noted that a freestanding pavilion is regulated as a gazebo in accordance with the Village Zoning Code, Table 10-5-5(B)-4(18) and shall not exceed 250 ft² in area. According to the plat of survey, dated October 27, 2021, the roofed pavilion measures 20.8' by 12', for a total of 249.6 ft². Although compliant in size, the new pavilion increased the lot coverage ratio to 21.8% that would make the property approximately 249.15 ft² over the permitted lot coverage of 2,766.45 ft².

Per the petitioner's narrative statement, the family has endured the challenges of the COVID-19 pandemic that led to the closure of schools during the fall and winter of 2020. As noted in the timeline provided by the applicant, in November 2020, the homeowner replaced the pergola with a roofed-over pavilion without informing the Village (see Photos of the Built Pavilion). The petitioner also claims that maintaining the pavilion as built would provide an outdoor area for social events during cold seasons and a safe place for children to learn and play.

Attached to this staff report are 23 letters from neighbors and friends, including four adjacent single-family homes, four single-family residents within 250 foot-buffer of the subject property, residents of 11 single-family homes from the nearby neighborhoods, a letter from the petitioner's friend living in the City of Chicago, and a letter from the petitioner's children's physician. These letters have been included for the review and consideration of the ZBA and will be submitted into the official record of the hearing. Statements may be based, at least in part, on experiences related to the social events that occurred within the existing pavilion during the public health crisis.

With the footprint of the patio on which the roofed pavilion is installed remaining unchanged and within compliance of the previously approved plans, the Village Engineer believes that maintaining the existing pavilion will not negatively impact the drainage of the property.

523 Fairway Court CNZV Case:

As the ZBA members will recall, the homeowner of 298 Oak, Mr. Kevin Wallace, president of Addlawn Landscaping, Inc., has been recently involved in another Construction Necessitated Variation request as the contractor for the single-family residence at 523 Fairway Court. The Fairway CNZV case was initially filed by Michael Fisher, owner of the property, for a pergola that had been constructed in the required rear yard setback without the granting of a variation. While Mr. Fisher claimed that he was unaware that the pergola needed a variation, Mr. Wallace, the contractor of the project, took full blame for the pergola being constructed without first receiving a variation. Mr. Wallace also had confessed that he was aware of the requirement and "dropped the ball." While the ZBA recommended to deny the request, the Village Board approved it in July 2021.

Despite the fact that staff had fully informed the homeowners of the associated Code provisions during the permitting phase prior to the construction, it appears that the petitioner deliberately chose to ignore the standards after the passage of final building inspection. Had the neighbors not notified the Village of the changes that occurred after the permit was closed out, the Village would not have become aware of the nonconformity.

PROPOSED:

Per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of a Construction Necessitated Zoning Variation to allow an existing pavilion of approximately 249.6 square-feet to remain at the rear of the existing single-family home located at 298 Oak Street. The original home, with a footprint of approximately 2,766 square-feet, had a lot coverage of 19.99 percent and was considered conforming. With a combined lot coverage of approximately 3,015.6 square-feet, the percentage of the lot covered by roofed structures (house with the pavilion addition) is 21.8 percent where a maximum of 20 percent is permitted by the Zoning Code. In order for the pavilion to remain as built, a zoning variation for lot coverage ratio will need to be granted. If the request is denied, the petitioner has provided a cost estimate of \$5,500 to remove the nonconforming covered structure and \$18,700 to construct a new pergola in its place (estimate attached).

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. Application Materials
2. Petitioner's Narrative Statement

3. Project Timeline by Petitioner
4. Property Aerial Map
5. Zoning Map
6. 1' Contour Map
7. Plat of Survey Exhibit, dated November 30, 2021
8. As Built Plans and Elevations
9. Photos of the Built Pavilion
10. Approved Pergola's Plans and Elevations for Building Permit
11. Photos of the Approved Pergola
12. Cost Estimate to Remove Work
13. Review Letter, dated November 7, 2019
14. Architect's Response Letter, dated November 24, 2019
15. Inspection Letter, dated August 25, 2021
16. Letters of Support
17. Public Notice
18. Certificate of Publication
19. Map of properties notified by mailing
20. Mailing list

CC:

Staci Springer, AICP, Director of Community Development
Paula Moritz, Plan Reviewer
Amy McKenna, Senior Civil Engineer
Maureen Wallace, Property Owner

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\O\OAK\298 Oak -
CNZV

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

APPLICATION FOR VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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: MAUREEN WAJACE

Address: 298 OAK ST., GLEN ELLYN, IL 60137

Home Phone No.: _____ Work Phone No.: _____

Mobile Phone No.: 630-886-4106 Fax No.: _____

E-mail: MOFOLEY21@HOTMAIL.COM

Ownership Interest in the Property in Question: OWNER

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

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in

compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

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

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "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? (Circle "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: 298 OAK ST., GLEN ELLYN, IL 60137

Permanent tax index number: 05-10-207-064

III. PROPERTY INFORMATION:

Common address: 298 Oak St., Glen Ellyn, IL 60137

Permanent tax index number: 05-10-207-064

Legal description:

Lot 14 (except the west 25 feet thereof) and Lot 15 in Block 2 in L.O. Farnsworth's resubdivision, being a resubdivision of Blocks 1, 2 and Lots 1 to 4, Block 5 of L.O. Farnsworth's Subdivison, of Lots 39 and 40, County Clerk's Seventh assessment division in Sections 3 and 10, Township 39 North, Range 10, East of the third Principal Meridian.

Zoning classification: R-2

Lot size: 75 ft. x 184.6 ft. Area: 13,832.11 sq. ft.

Present use:

Single Family Residential

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Village Code 10-4-8(E). Lot Covergae, 20% Maximum. Applicant is requesting a variation to allow for 21.2% Lot coverage.

Max Allowable = 13,832.11sf x .2 = 2,766.45sf

Existing House (per plat) = 2,685.85 sf coverage

Constructed Pavillion: 249sf

Current Lot Coverage: 2,934.85sf (equivalent to 21.2% Lot Coverage)

Estimated date to begin construction: Already Constructed

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

Anthony Montalto, Architect, 304 Oak St, Glen Ellyn, IL 60137

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

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

A. Standards Applicable to All Variations Requested:

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

The 20% maximum lot coverage allows for an impervious patio with seating, chimney, and pergola, but does not allow for a covered structure to provide a more usable space in inclement weather. With the CoVid-19 pandemic, an uncovered outdoor space does not allow for e-learning and flexibility for outdoor group activities.

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 CoVid-19 pandemic has put additional stress on families with spaces for e-learning and ability to have fellow students and friends over to the house. Applicant is requesting for a slight overage (1.2%) on the 20% max lot coverage to allow for seasonal covered space to accommodate health issues within the family and safety for fellow students and friends to come over and collaborate on lessons.

OR

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

The 20% maximum lot coverage allows for an impervious patio with seating, chimney, and pergola, but does not allow for a covered structure to accommodate a more usable space in inclement weather. With the CoVid-19 pandemic, an uncovered outdoor space does not allow for e-learning and flexibility for outdoor group activities. These type of structures exist all along the street. It is only due to the shorter property depth versus the neighboring lots that the 20% requirement does not provide the ability to construct the covered pavillion.

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

As evidenced in the photographs, the pavillion is of the highest quality construction and complies with all structural requirements. The structure enhances the overall quality of the rear yard and is aesthetically aligned with the quality of the residence and surrounding neighborhood.

- 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:

There is plenty of yard area remaining and all setbacks maintained. No negative impact on surroundings or neighbors.

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:

Equally applicable, but no negative impact created to remaining yard or neighbors. Covers an already approved patio.

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:

Per applicant's letter, the covered area was constructed to accommodate CoVid related conditions, not for financial gain.

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.

Pavillion covers an existing patio; no other or outside hardship created.

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.

Pavillion is of high quality construction and aesthetically pleasing. Nothing detrimental created.

6. Provide evidence that the proposed variation will not:

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

Pavillion is on the North exposure and provides impact to light and air.

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

Pavillion is set back from property and house as required.

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

No negative impact or impariment to health and safety.

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

Property values only improve with these types of improvements.

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

No impact to public streets and/or vehicular circulation.

- f. Create a nuisance; or

No nuisance created; private use only.

- g. Results in an increase in public expenditures.

No impact to public in any way

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

Applicant only requests this variation to allow pavilion to remain.

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

This would create a financial hardship if forced to remove this structure. We have a child going to college in 7 months, with 3 more to follow in the coming years. It was already a stretch to have this installed, but with the CoVid pandemic it truly was a necessity for our family. Not only as an e-learning space, but as a space for our kids to socialize as they were struggling mentally having to be isolated in our homes with no other social interaction besides those that reside here. It truly made a difference not only in my own children, but several other kids in the neighborhood.

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>10/27/21</u>	<u>Maureen Wallace</u>	<u>Maureen Wallace</u>
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: VARIATION REQUEST FOR CONSTRUCTED
PAVILION

II. OWNER:

- A. Owner of Property: MAURREEN WALLACE
- B. Owner's Address: 298 OAK ST, GLEN ELLYN, IL 60137
- C. Owner's Home Phone Number: 630.886.4106 Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: MDFOLEY21@HOTMAIL.COM
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: MAURREEN WALLACE
- B. Petitioner's Address: 298 OAK ST, GLEN ELLYN, IL 60137
- C. Petitioner's Home Phone Number: 630.886.4106
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: MDFOLEY21@HOTMAIL.COM

IV. LOCATION OF PROPERTY:

- A. General Location of Property: 298 OAK ST, GLEN ELLYN, IL
- B. Acreage of Parcel: .32 ACRES.
- C. Permanent Index Number(s): 05-10-207-064
- D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-

of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Maureen Wallace
Petitioner

Village of Glen Ellyn

Maureen Wallace
Owner

By: _____
Planning and Development Director

Date: 10/27/21

Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is Maureen Wallace and I hold the position of owner for 298 Oak / Maureen Wallace (Applicant).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant filed with the Village of Glen Ellyn ("Village").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Maureen Wallace

Title: _____

Applicant's Name: Maureen Wallace

Subscribed and sworn to me this

27th day of October, 2021.

Christina M Cassidy
Notary Public





FRED BUCHOLZ

DUPAGE COUNTY RECORDER

AUG. 17, 2017 RHSP 2:04 PM
DEED \$40.00 05-10-207-037

003 PAGES R2017-084757

Exempt under provisions of Paragraph E
Section 31 - 45, Property Tax Code.
8-17-17 Maureen Elwyn
Date Buyer, Seller, or Representative

WARRANTY DEED INTO TRUST

The Grantors, **KEVIN WALLACE** and **MAUREEN JO WALLACE**, his Wife, of 298 Oak Street, Glenn Ellyn, Illinois 60137, convey and warrant to the Grantee, **THE DECLARATION OF LIVING TRUST OF MAUREEN JO WALLACE, DATED OCTOBER 6, 2012**, the following described premises situated in the County of Du Page, in the State of Illinois, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration.

SEE LEGAL DESCRIPTION ATTACHED

Subject to easements and building and use restrictions of record and further subject to taxes, if any, now or hereafter due.

Permanent Tax No: 05-10-207-038 & 05-10-207-037

Known As: 298 Oak Street, Glen Ellyn, Illinois 60137

Dated: July 31, 2017.

	
Village of Glen Ellyn Real Estate Transfer Tax	
020238	
Sale \$	<u>0 -</u>
Tax \$	<u>0 -</u>
Date	<u>8-16-17</u> Initials <u>CB</u>

LEGAL DESCRIPTION

LOT 14 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 15 IN BLOCK 2 IN L. O. FARNSWORTH'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 1,2 AND LOTS 1 TO 4, BLOCK 5 OF L. O. FARNSWORTH'S SUBDIVISION, A SUBDIVISION OF LOTS 39 AND 40, COUNTY CLERKS'S SEVENTH ASSESSMENT DIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID L. O. FARNSWORTH'S RESUBDIVISION RECORDED APRIL 17, 1924 AS DOCUMENT 176475, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number - 05-10-207-038 and 05-10-207-037

Common Address: 298 Oak Street, Glen Ellyn, Illinois 60137

To the Village of Glen Ellyn Zoning Appeals Board:

I currently reside at 298 Oak Street with my husband Kevin and 4 children: Joey 17, Ryan 15, Molly 12 and Julia 10. We did an extensive renovation of our back yard beginning in late June of 2020. We began planning this in Mid 2019. When we first submitted our paperwork for permit we were denied the covered area. We were told we could do a pergola though and we were fine with that decision. If we wanted the covered area we would need to request a variance. We proceeded with the pergola and decided if we did that and decided later we wanted a covered space we would then apply for the variance. Covid hit and the world shut down in March of 2020. Schools were closed and all activities were cancelled for what we thought was for a few weeks. A few weeks turned into a few months and we all thought that by fall this will have passed and life would return to normal. We went about our construction per the permit.

During the Spring and Summer of 2020, with so much uncertainty, most families kept their kids at home. Most families that I know didn't allow their kids to go anywhere. Some only allowed kids to have friends over if they stayed outside and stayed 6 feet apart. All we heard from the news, radio and social media was to socialize outside, gather in small groups and keep your distance from others. My kids all missed their friends, but were excited for return to school to see everyone. In mid-August of 2020 as our kids should've been returning to school, they abruptly made the decision to go remote for a few weeks. Again, we thought this was temporary but the return to school date kept getting pushed back. I now had 4 children at home e-learning and an adult working from home. The kid's attitudes and outlook on the future was definitely changing for the worse. It was great to have all the family time, but after 6 months of all the togetherness the kids patience with each other was wearing thin. I was certain this was all temporary and they would see their friends at school soon and life would go back to normal. In late Sept of 2020 construction was complete on the patio. We did put up the pergola, however I did it in an economical way thinking that maybe we should just apply for the variance in case COVID drags on for much longer and keeps the world on lockdown. The kids did return to school in October, however it was only for 2 half days a week, and it only lasted for 3 weeks. By early November it was back to full remote learning. The schools were now closed again, along with almost every other place in the area except for the places that were deemed necessary. There was not one place open for kids/teenagers to socialize with one another.

It's now November the holidays were around the corner and the outlook was looking pretty bleak as far kids being able to see friends and socialize. My son Ryan is a type 1 diabetic so we were super cautious with Ryan and with him being out with friends. A well-balanced child has always been an area of priority to me and my husband especially after my older son lost a classmate his freshman year of high school due to suicide. Ryan was really struggling at home with it being his first year of high school, e-learning was extremely difficult for him, he was struggling with social isolation, and spent way too much time on electronics. As he said – that was his “only glimpse into the outside world”. We definitely noticed a change in him and needed to do something quick before we lost him further. I pushed for the covered space with

my husband. I thought it would help solve so many of the problems that we had with the kids and being socially isolated, as well as help with the problems that so many families I knew had. It was sort of like a Field of Dreams moment, "If we build it they will come". My husband was dead set against it. He said we had to request a variance first, and can only construct if it was approved, which I totally understood but we didn't have the time to wait for that. The village offices were closed to the public and we had heard it was taking months to get approvals. So, against my husband's wishes, I contacted a company to cover that space and hired them to do so. My husband was very upset, not only because of the huge cost, but because I didn't follow the proper procedures. It definitely caused a strain on our marriage, but I did what I had to do to improve the mental health of my kids. All they wanted to do was be normal kids and hang out with their friends. My kids' health and safety is top priority as I think it would be yours as well. I was the one that was home with them 24/7 and saw the mental toll it was taking on them. My husband didn't see it as he was working a lot. They were sad, lonely, frustrated and angry at the world.

After it was finished the kids would take turns using it as a space for e-learning. They didn't care if it was cold and snowy or raining. They would bundle up, use a blanket turn the fireplace and heaters on and focus on school. The only thing that would keep them out of there was if it was blowing rain or snow. The kids were super excited to have an outdoor area to have friends over. They didn't care if it was freezing outside. It was the one and ONLY spot my 2 older boys had where they could all hang out. They watched the Superbowl out there in Feb together, NBA playoffs, and numerous other things. With all movie theaters, gyms, bowling alleys, most inside of fast food restaurants closed there was not ONE place these teenagers could go to be together. Their only option was to gather in various parks or parking lots to see each other. This space has truly been a life changer for several teenagers in our community. The kids are so grateful to us for allowing them to be back there almost every Fri and Sat evening. Honestly, I love it that they are back there. I know where my kids are and I know what they are doing. It keeps them out of trouble. I truly believe this covered area saved my boys from so many things. We are very conscience and considerate of our neighbors as well. Not one neighbor has ever complained about people or noise coming from our yard. In fact, I think some neighbors enjoy the sounds of happiness that comes from that space.

I have also used this as a space to allow friends of mine who struggled during this period of isolation. In January of 2020 a friend watched her father starve to death for over a month. She didn't see anyone outside of her family for months as her father was a cancer patient with esophageal cancer. She was sad and depressed so I gathered her and some of our closest friends on a snowy January evening and we all sat socially distant under the covered area with the fireplace and heaters turned on. It really was a bright spot in her extremely troubled fall/winter.

I have a friend who lost her husband to cancer. Her and her 2 young children relied heavily on The Wellness House for support and guidance upon his diagnosis and after his death. The Wellness House is a non-profit organization that relies 100% on donations. Their annual fundraiser was cancelled in 2020 and was done via livestream. I offered our covered space to

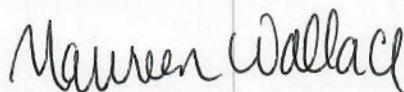
hold the fundraiser for Denise and her friends. We sat outside, under the warmth of the heaters and fireplace and raised some funds for this wonderful organization. Denise was very grateful for this. Without this space she never would've been able to participate in the event that year and help raise much needed funds.

I take full responsibility and do apologize for not following the proper protocols concerning this covered space, but I truly do not understand the reason for the 20% lot to roof ratio on a 2-story home. All the surrounding towns regulations are 30% or more. I am 1.3% over the lot to roof ratio. We as an entire community live differently now. I think that the village is aware of this as they put up the tent on Main Street to accommodate and allow family and friends to eat and socialize outside all while helping out our local restaurants.

I didn't break this rule to redo something I already had. (A remodel of a kitchen or bath), I did this to fill a void for something that we didn't have and so desperately needed for the health and well-being of our family. As a bonus it has helped several other families with kids. I essentially had no other options for an outdoor covered area. Could have I put up a tent? Probably, but I don't think my neighbors would've appreciated looking at that all day long. That also would've created a safety hazard had a storm come through when we weren't home and that tent hit something or someone, or if it collapsed in the rain on these kids.

The Village of Glen Ellyn should consider revising this regulation to accommodate the change in how we live. No one would have ever predicted that the world would shut down and life as we know it will be forever changed. Will life ever return to normal? Or is socializing outdoors our new normal? We are now, and probably for a while, going to be a socialize outdoors society. I do hope you will allow us to keep our backyard as it currently is. The younger neighborhood kids love it, my kids love it as do their friends. This space wasn't built for me and my husband. It truly is about the kids and giving them a safe place to hang out with their friends. We've never had an issue with any of the neighbors regarding this space. The person we believe that called the village about this incessantly isn't even a Glen Ellyn resident. It was an ex-employee of my husbands. It would not only be a financial hardship to have to remove it, it would also be a detriment not only to us as a family, but to several families that use that space in the Elm and Oak Street neighborhood. I do hope that you will approve the variance for us. I'm not a rule breaker, but in this instance, I made a choice to take a chance to make a change in the lives of so many kids who struggled with Covid and social isolation.

Respectfully Submitted

A handwritten signature in cursive script that reads "Maureen Wallace". The ink is dark and the signature is fluid, with the first name and last name clearly distinguishable.

Maureen Wallace

Approximate Timeline that led to the backyard roofed structure at 298 Oak St

Fall 2019 – Sept/Oct – planning for backyard began

Winter 2019/2020 – Dec/Jan – went in for permit

At some point we were denied the roofed structure so we decided a pergola would be fine

March 2020 – the world shut down due to Covid Pandemic for what we all thought would only be for a few weeks

June 2020 Permit was issued/picked up for patio and pergola

July 2020 Construction on backyard began

Aug 2020 – Schools decided to be fully remote for what was supposed to be a few weeks

Sept 2020 - Construction was complete

Oct 2020 – schools were open for 2 weeks for 4 hrs a day for 2 days week. Schools then shut down again

Nov 2020 - pergola was removed and a roof was put on to allow for e-learning as well as a place for my kids and their friends to safely socialize with one another after being essentially isolated for 8 months.

Winter of 2020 and all of 2021 – schools were still closed most of this time for the 2020-2021 school year. They did reopen in late Jan for 2 days a week for 4 hrs per day for a total of 8 hrs per week. Kids used this as a space to gather safely outside with friends as well as used it as a space for e-learning. Neighborhood kids would use it as well to safely socialize and play outside in all types of weather.



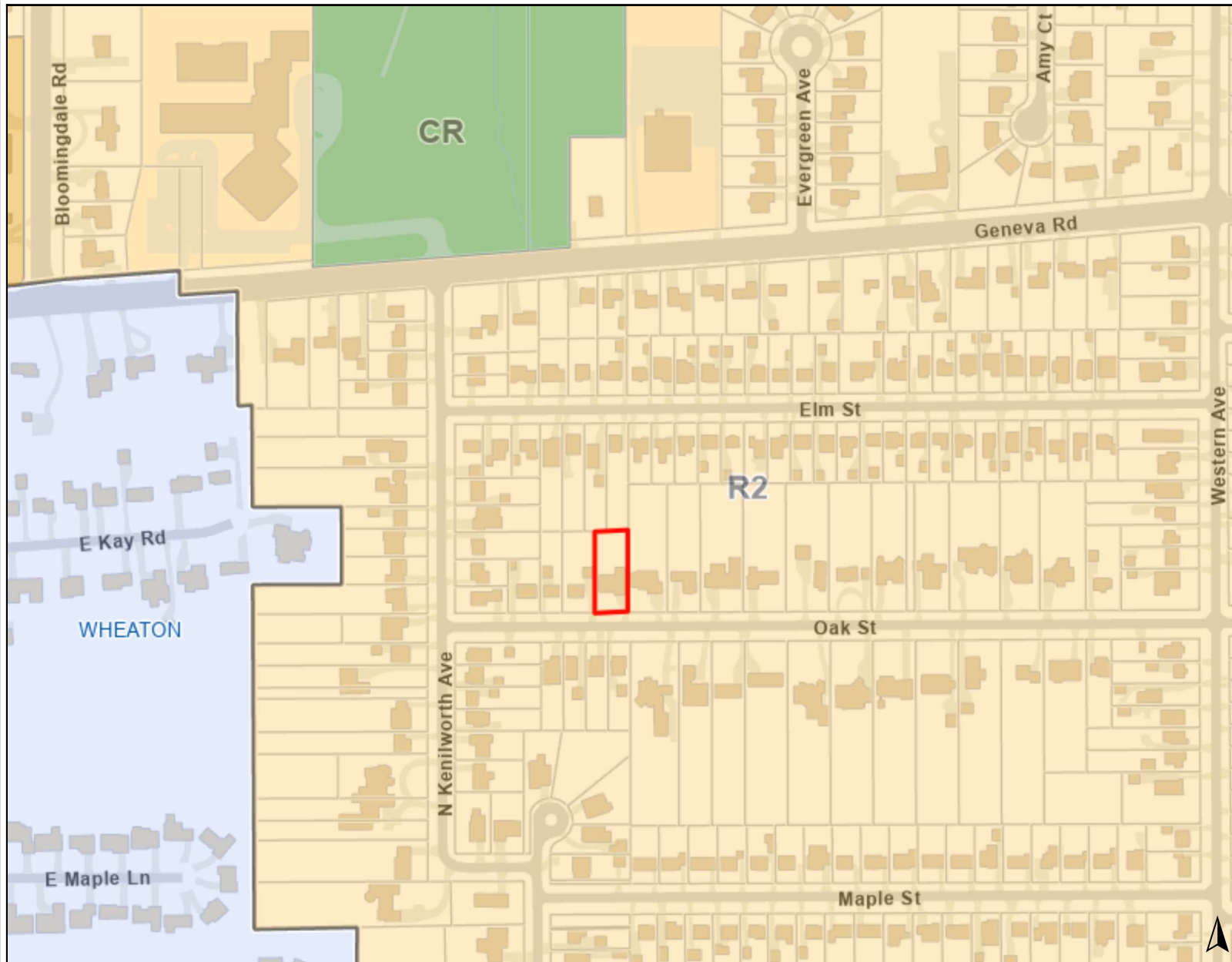
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Print Date: 1/19/2022

Notes

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

GIS Consortium | 298 Oak Street Zoning Map



Legend

Zoning and Development

Zoning

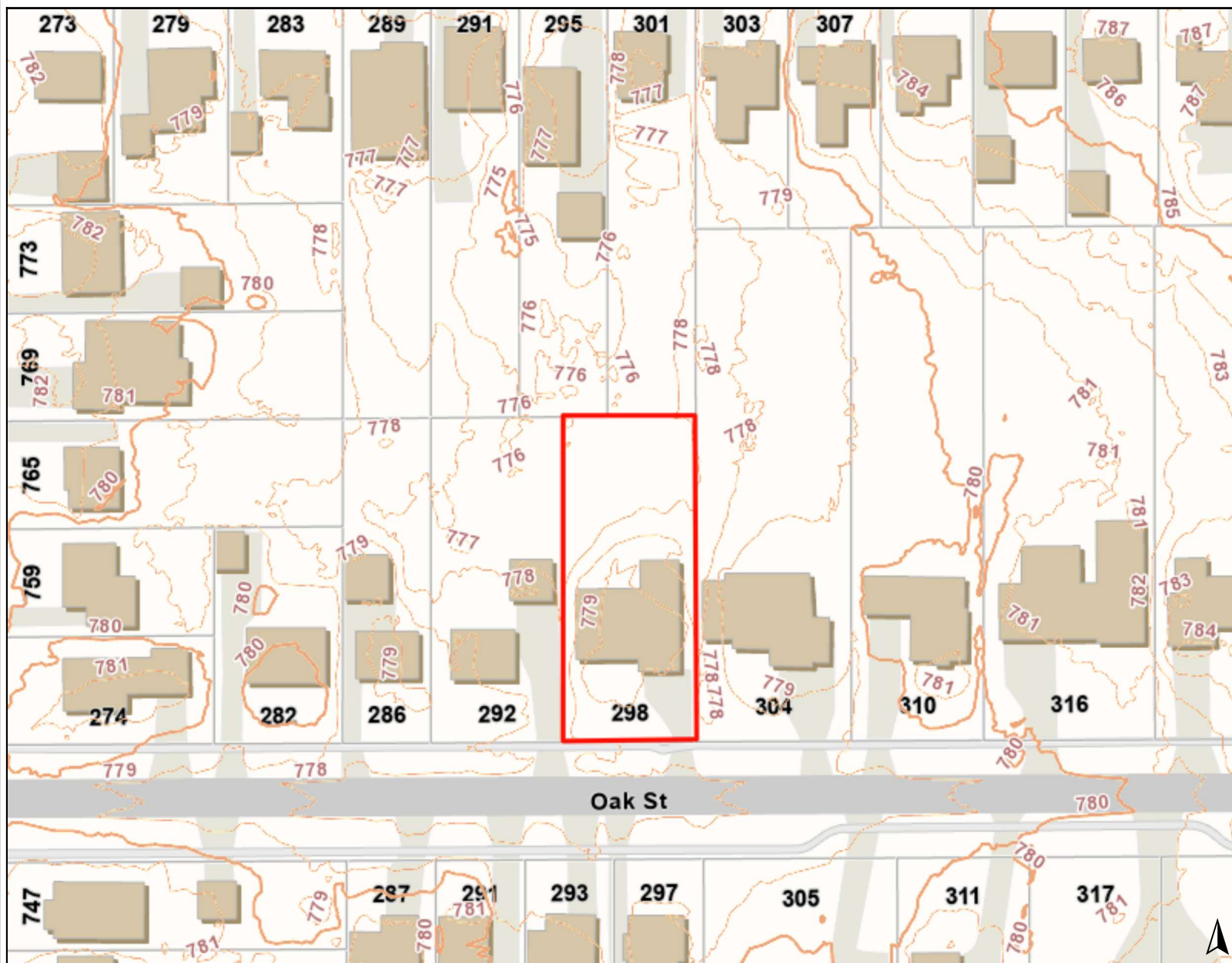
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R3: Multi-Family Residential District

0 500 1000
ft

Print Date: 1/19/2022

Notes

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**Legend**

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

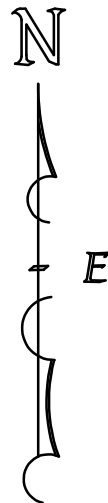
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SCALE: 1" = 20 FEET

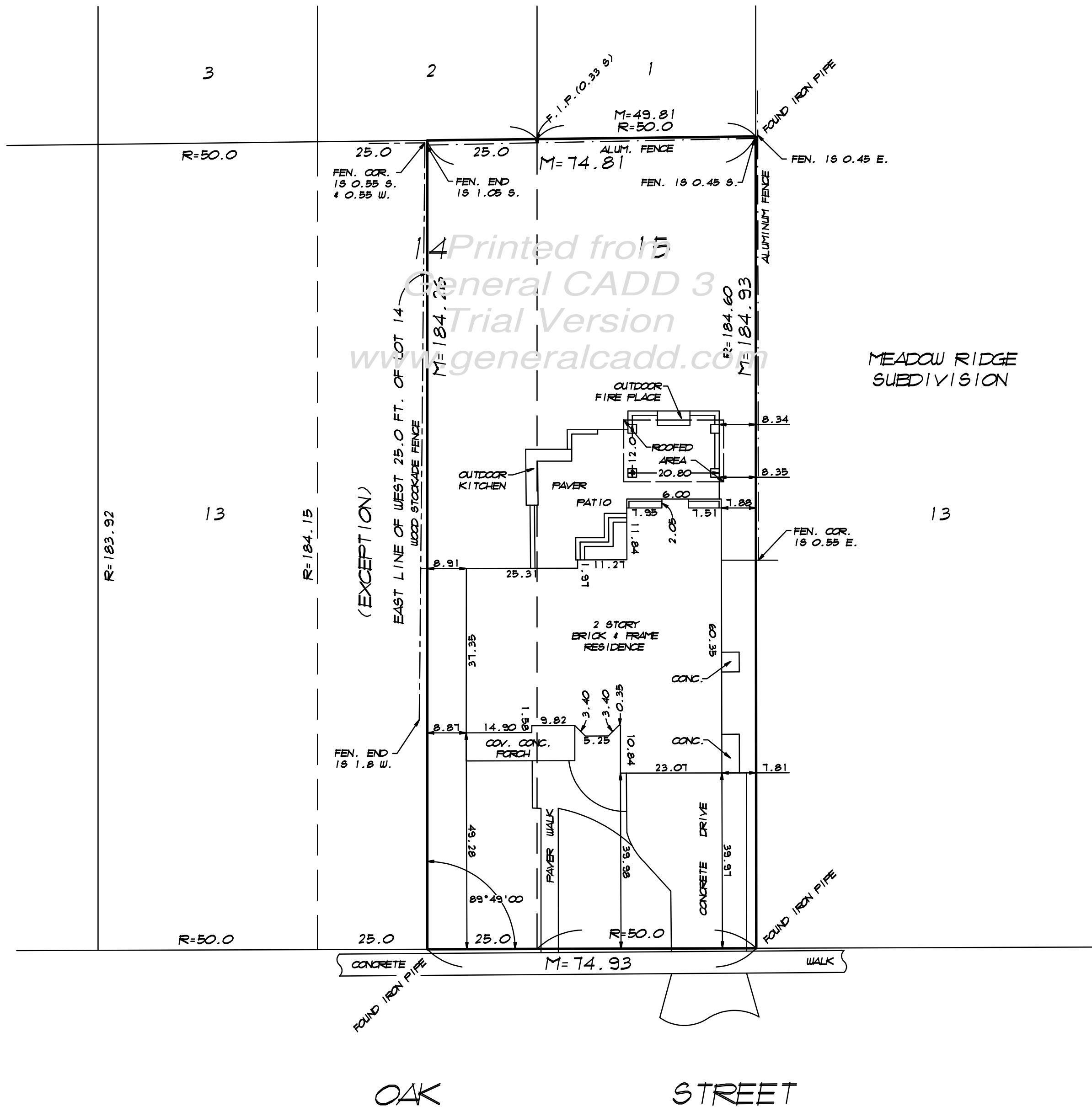


PLAT OF SURVEY

OF LOT 14 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 15 IN BLOCK 2 IN L.O. FARNSWORTH'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 1, 2, AND LOTS 1 TO 4, BLOCK 5 OF L.O. FARNSWORTH'S SUBDIVISION, A SUBDIVISION OF LOTS 39 AND 40, COUNTY CLERK'S SEVENTH ASSESSMENT OF DIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID L.O. FARNSWORTH'S RESUBDIVISION RECORDED APRIL 17, 1924 AS DOCUMENT 176415, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 298 Oak Street, Glen Ellyn, IL.

Prepared for Maureen Wallace



LEGEND

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

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

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

West Chicago, Illinois, October 27, 2021

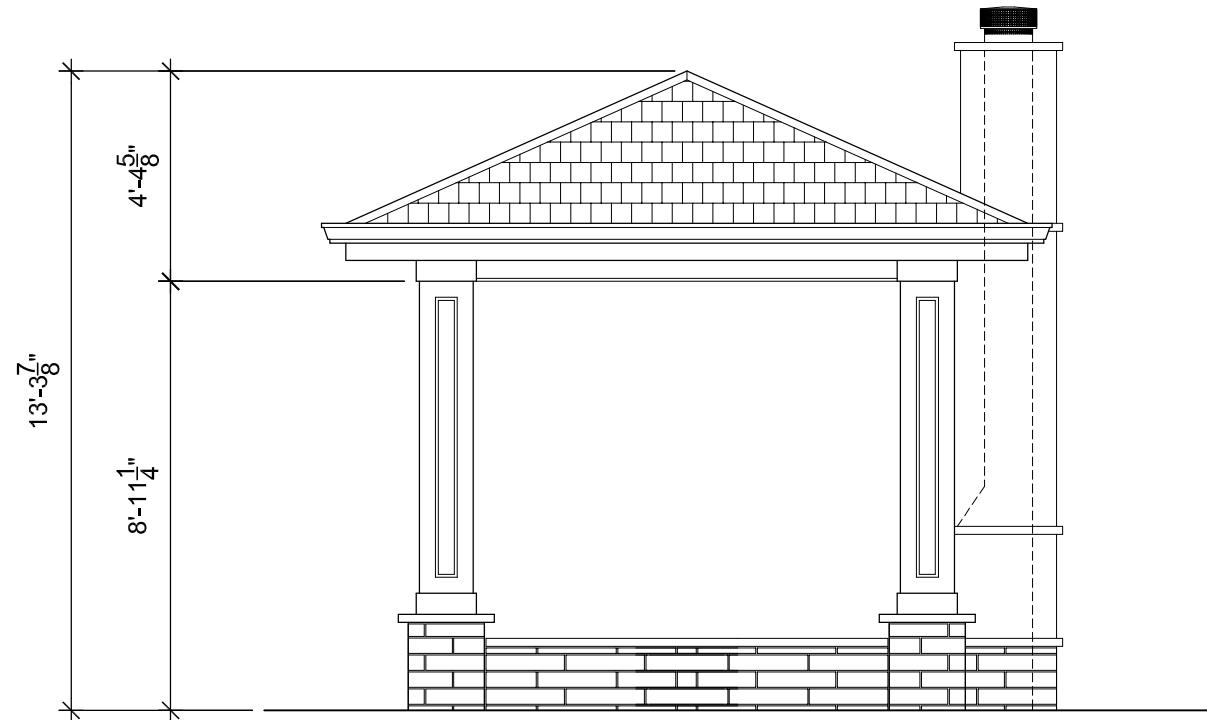
Rich Steinbrecher

Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2021

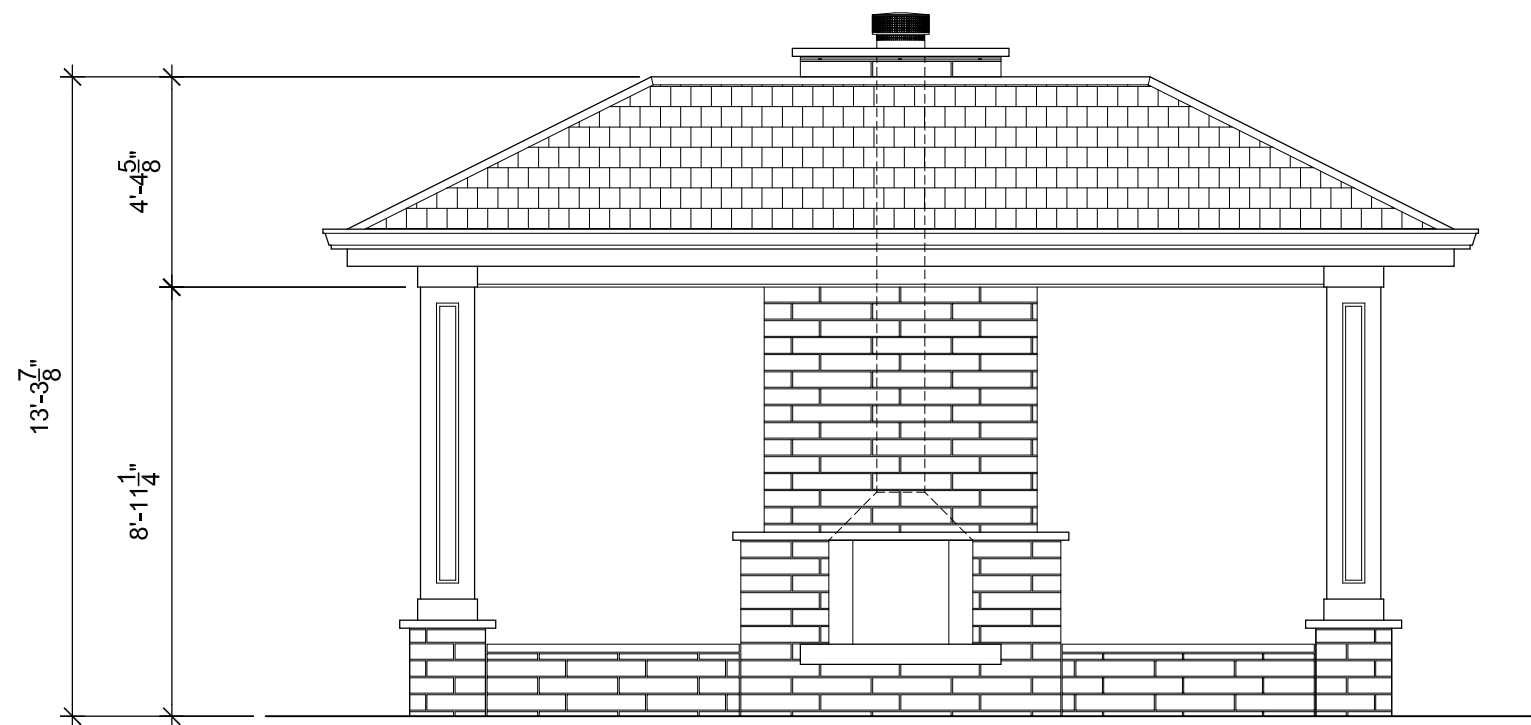
Steinbrecher Land Surveyors, Inc.

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

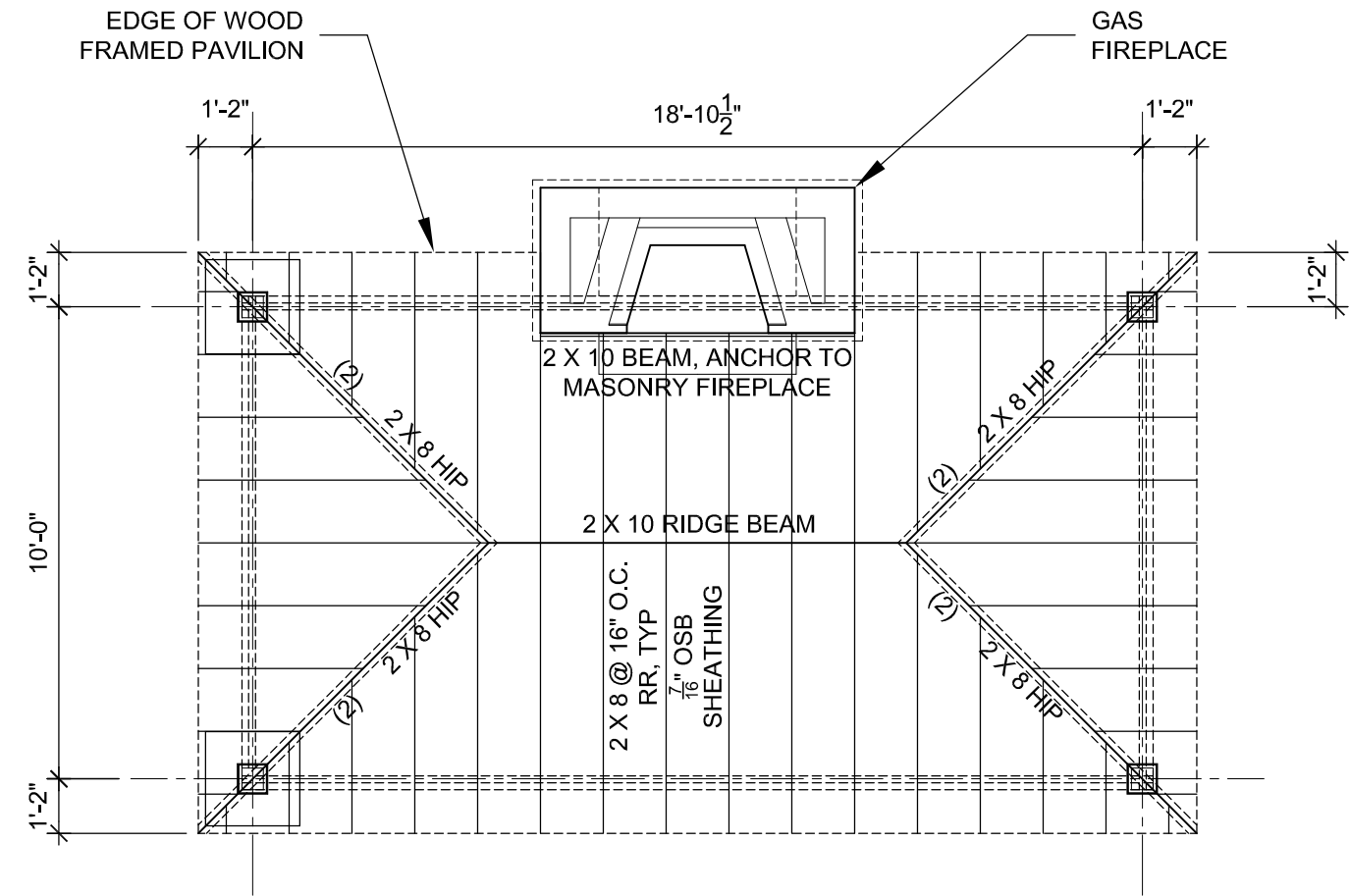
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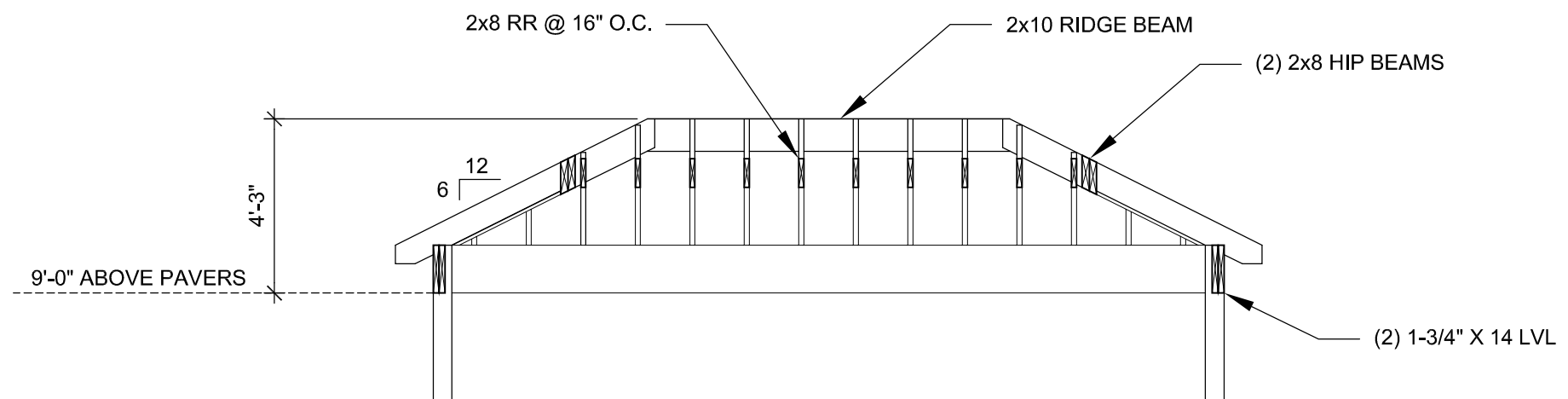
5 ELEVATION PAVILLION
SCALE: 1/4"=1'-0" EAS (WEST SIM)



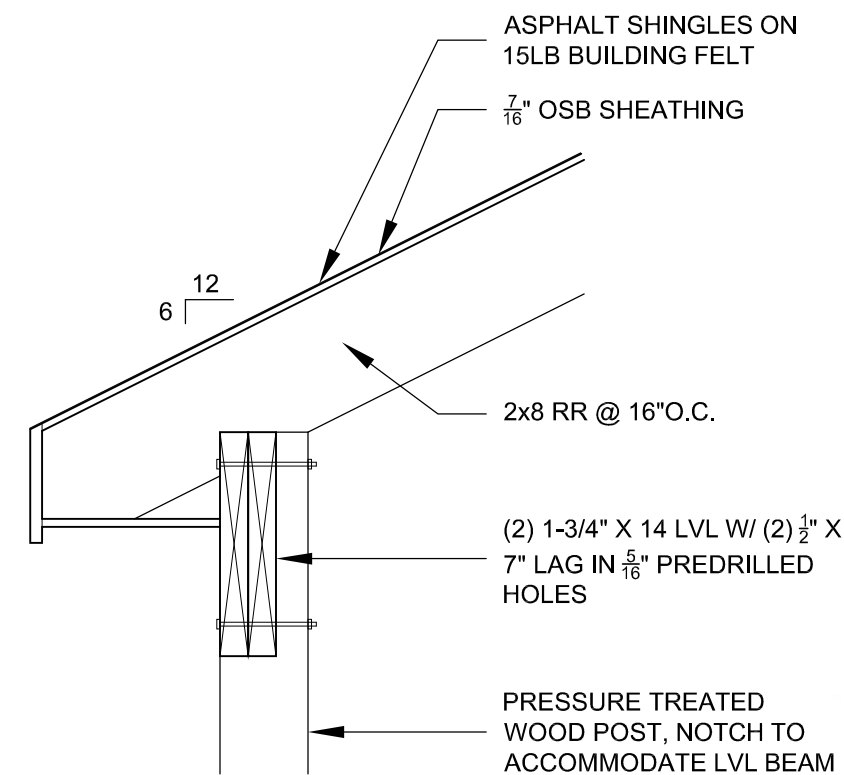
4 ELEVATION PAVILLION
SCALE: 1/4"=1'-0" SOUTH (NORTH SIM)



1 PLAN FRAMING PAVILION
SCALE: 1/4"=1'-0"



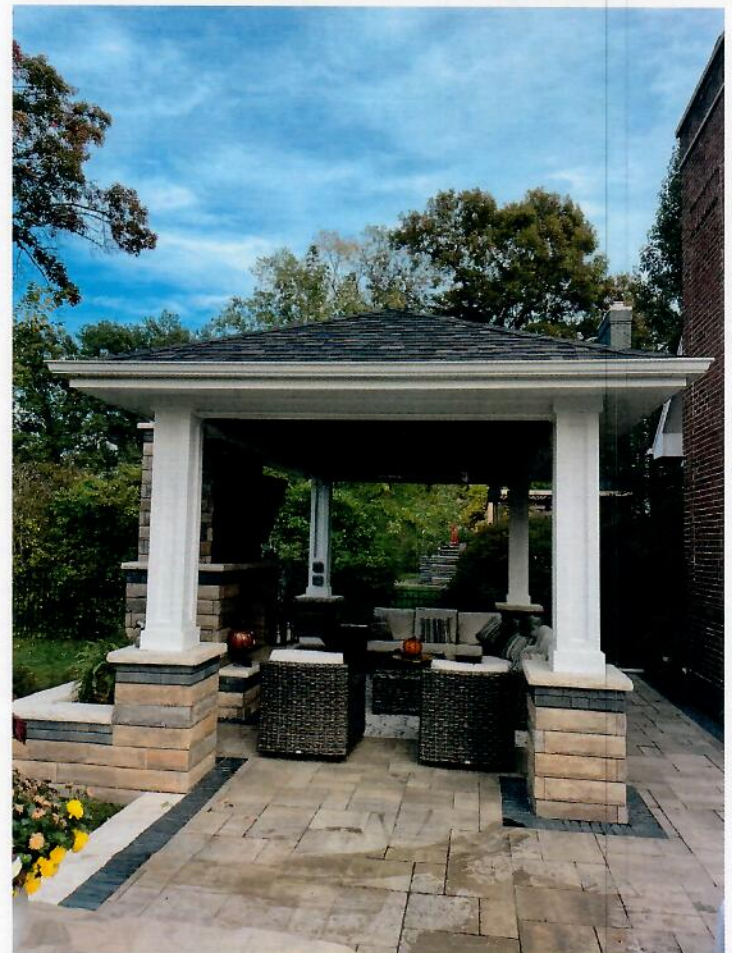
2 SECTION FRAMING PAVILION
SCALE: 1/4"=1'-0"



3 DETAIL FRAMING PAVILION CORNER POST
SCALE: 1"=1'-0"



DRAWING No.: A - 2.1a	PROJECT: WALLACE RESIDENCE 298 OAK ST GLEN ELLYN, IL 60137	ARCHITECT Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	ADDLAWN LANDSCAPING, INC 607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130
REFERENCE: NA	TITLE: PAVILION DETAILS AS-BUILT		
SCALE: 1/4"=1'-0"			
DATE: 11.13.2021			



WALLACE RESIDENCE

298 OAK ST

GLEN ELLYN, IL 60137
NEW PATIO CONSTRUCTION

OWNER

KEVIN AND MAUREEN WALLACE
298 OAK ST
GLEN ELLYN, IL 60137

ARCHITECT

ANTHONY MONTALTO, ARCHITECT
304 OAK ST
GLEN ELLYN, IL 60137

LANDSCAPE DESIGN & CONSULTATION

ADDLAWN LANDSCAPING
607 W WINTHROP AVE
ADDISON, IL 60101

PROJECT DESCRIPTION

GRADING AND PREPARATION OF EXISTING REAR YARD FOR A NEW PAVER PATIO, NEW PAVER AND MODULAR STONE STOOP AND STEPS, NEW STONE EDGE SEATING LEDGE, STACKED STONE WALL, BUILT IN FIREPLACE, OPEN PERGOLA, AND STACKED STONE OUTDOOR KITCHEN.

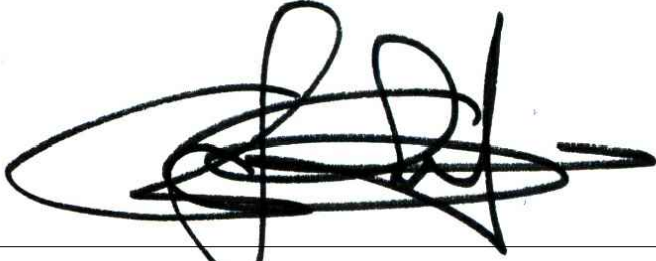
ZONING INFORMATION AND REGULATIONS

	DISTRICT: R-2		LOT AREA: 13,832.25 SF	
10-4-8	MINIMUM LOT FRONTAGE	REQ'D	50'	PROP. NO CHANGE
10-4-8	MIN LOT SIZE	REQ'D	8,712 SF	EXIST. 13,832.325
10-4-8	MAX LOT COVERAGE	20%	2,766.45 SF	EXIST. 2,685.85 SF **
10-4-8	MIN LOT WIDTH	REQ'D	66'	PROP. NO CHANGE *
10-4-8	MIN LOT DEPTH	REQ'D	110'	PROP. NO CHANGE *
10-4-8	MIN FRONT YARD STBK	REQ'D	30'	PROP. NO CHANGE *
10-4-8	MIN INT SIDE YD STBK	REQ'D **	7.5'	PROP. NO CHANGE *
10-4-8	MIN REAR YARD STBK	REQ'D	40'	PROP. NO CHANGE *
10-4-8	IMPERVIOUS AREA - REAR	50% OR LESS OF REQ'D	2,990.58 SF	PROP. 911.11 SF *

* See site plan
** Covered areas only.

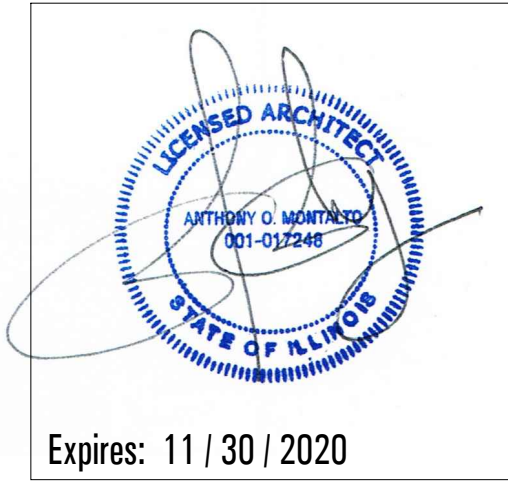
I hereby certify that these plans were prepared by or under my direct supervision and to the best of my professional knowledge and belief conform to the applicable building codes and ordinances, including the applicable Village of Elmhurst Building and Zoning Codes.

Architect: Anthony Montalto, Architect

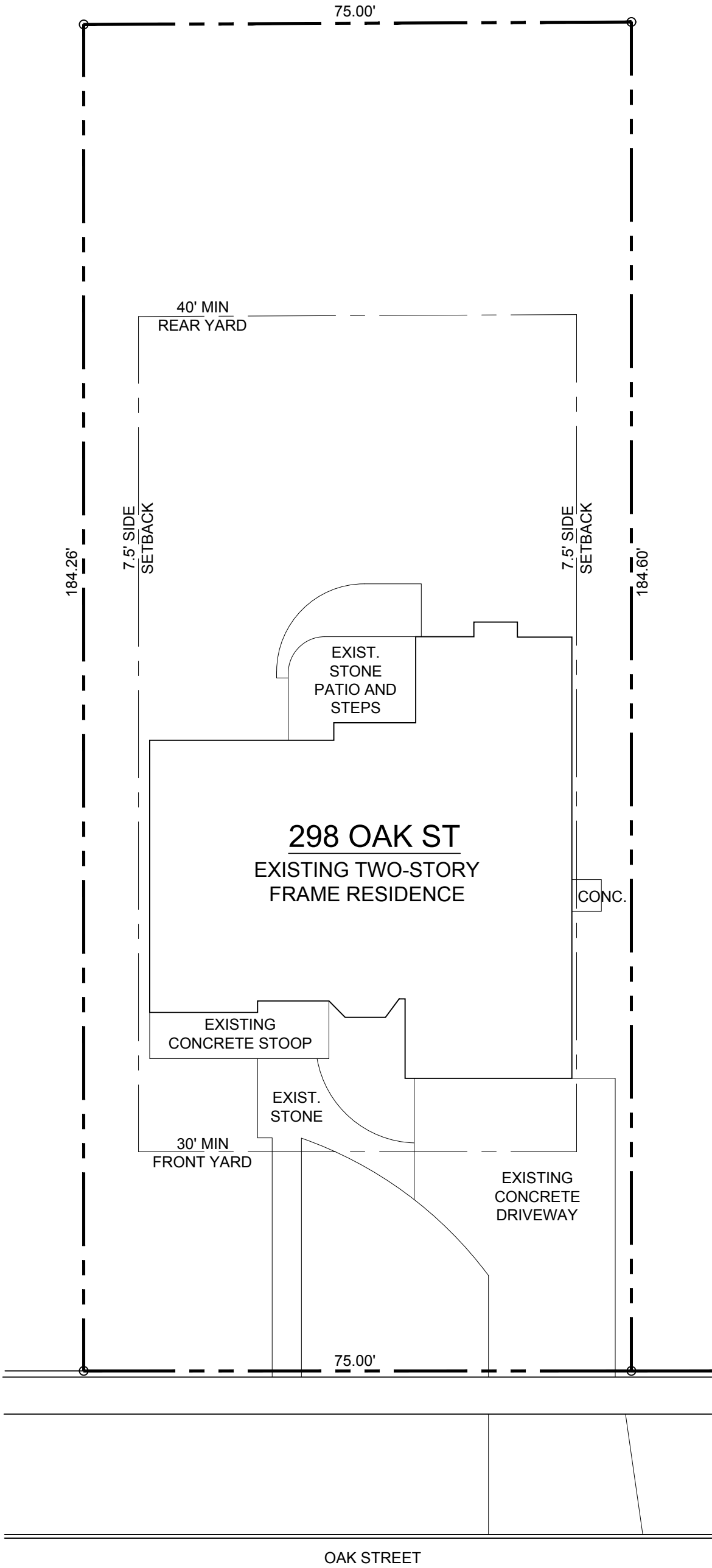
By: 

Name: Anthony Montalto #001-017248

Its: Principal

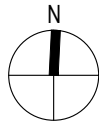


Affix Original Professional Wet-Ink Seal Here



1 SITE PLAN
SCALE: 1/16"=1'-0"

EXISTING



DRAWING INDEX

- G-0.1 TITLE SHEET
- G-0.2 PROPOSED SITE PLAN
- A-0.1 PROPOSED FOUNDATION PLAN
- A-1.0 PROPOSED PLAN: PATIO
- A-1.1 PROPOSED DRAINAGE PLAN
- A-2.0 TYPICAL DETAILS
- A-2.1 PERGOLA DETAILS
- A-2.2 FIREPLACE DETAILS
- A-2.3 PERGOLA FRAMING

IMPERVIOUS AREA NOTE:

EXISTING PATIO: 340SF
PROPOSED PATIO: 900SF
*560SF OF ADD'L IMPERVIOUS AREA.
**DRYWELL WILL BE PROVIDED.

$$560SF \times 1.25 = 700SF / 12 = 58.3 \text{ FT}^3$$

DRYWELL TO BE 3' X 5' X 4' DEEP, SEE
DETAIL SHEET G-0.2.

DRAWING No.: G - 0.1

REFERENCE: NA

SCALE: 1/16"=1'-0"

DATE: 10.08.2019

PROJECT: WALLACE RESIDENCE
298 OAK STREET
GLEN ELLYN, IL 60137

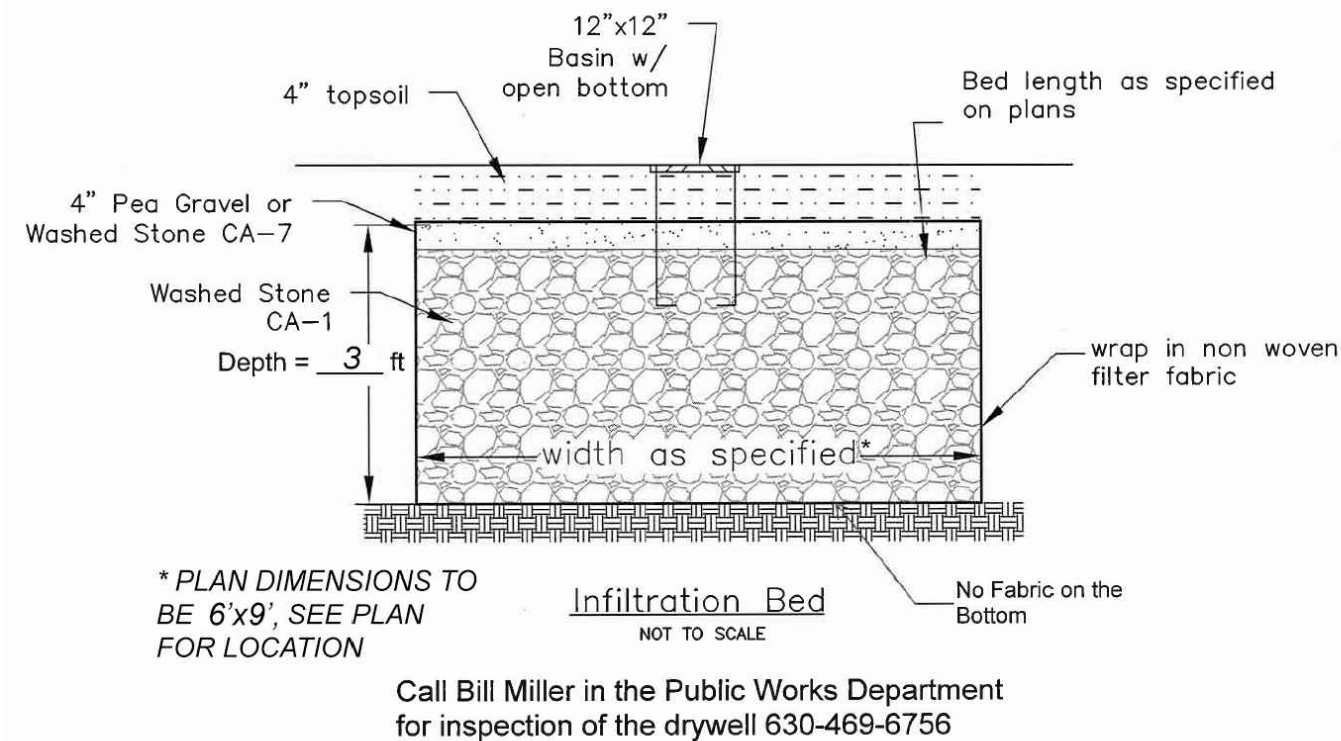
TITLE: TITLE SHEET

ARCHITECT

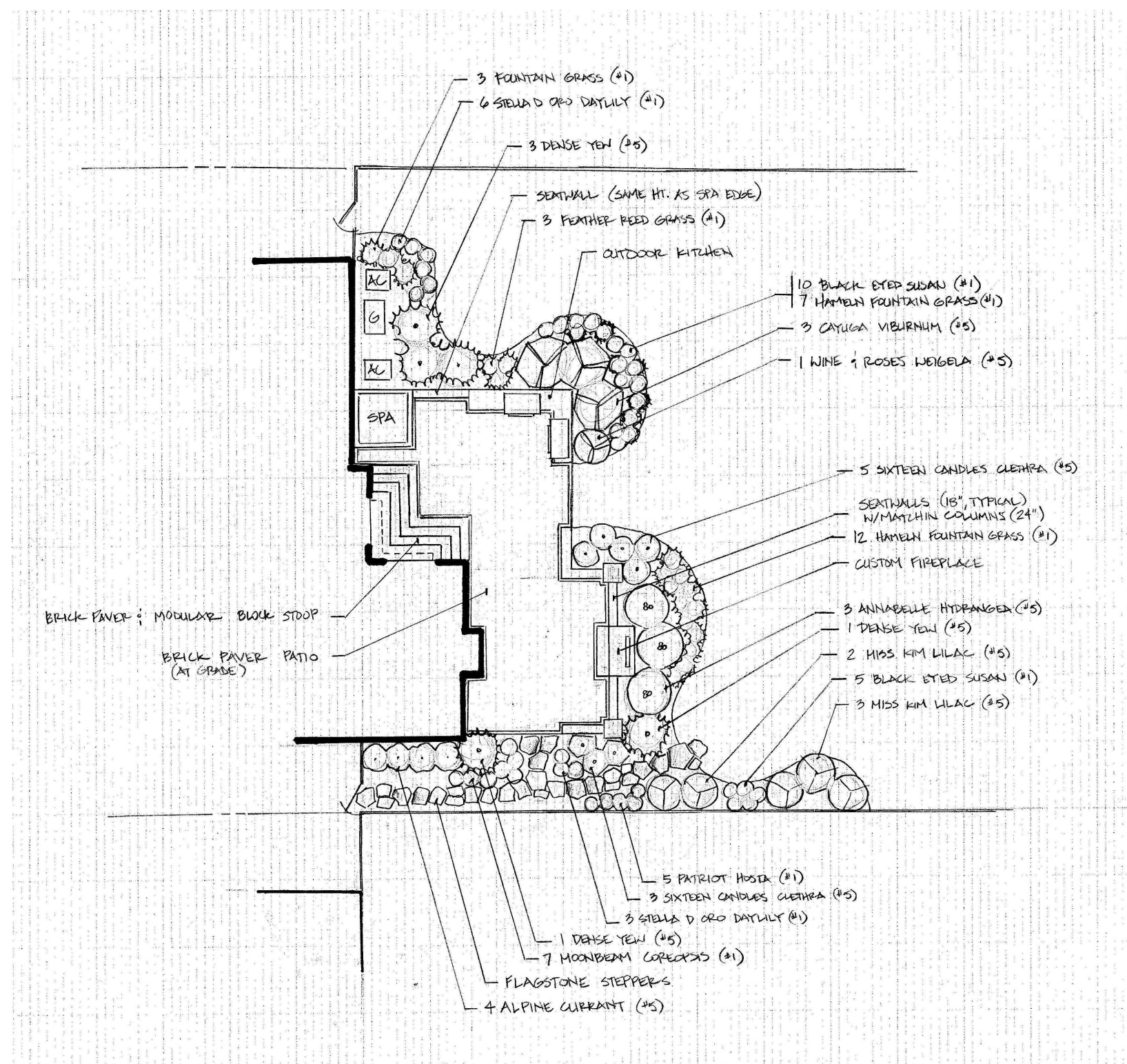
Anthony Montalto
304 Oak St
Glen Ellyn, IL 60137
Telephone 312.882.5990
Fax 773.687.9185
IL LIC #: 001-017248

ADDLAWN LANDSCAPING, INC

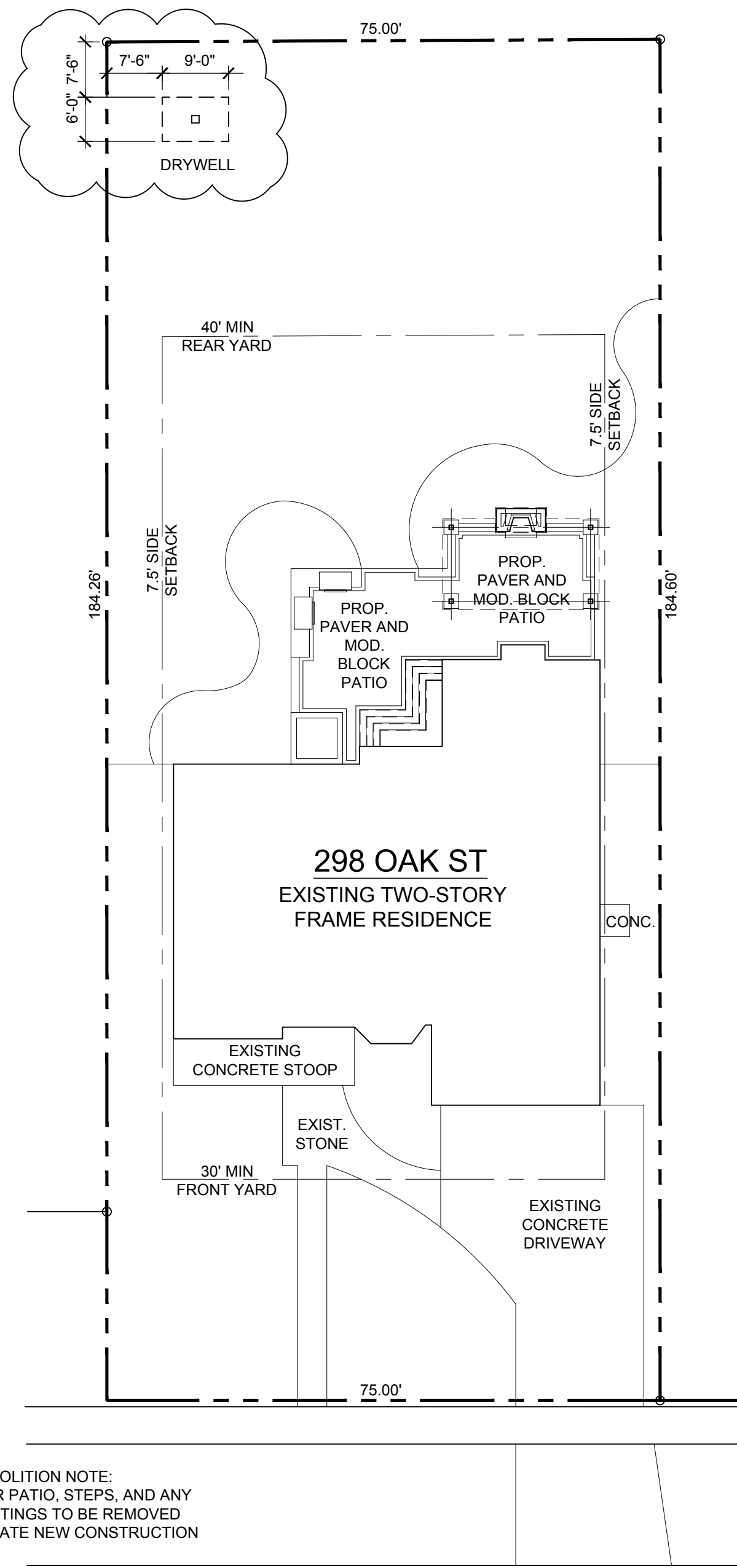
607 W Winthrop Ave
Addison, IL 60101
Telephone 630.543.9130



3 DETAIL DRYWELL
SCALE: N.T.S.



2 SITE PLAN LANDSCAPE
SCALE: 1/16"=1'-0" FOR REFERENCE ONLY



1 SITE PLAN PROPOSED
SCALE: 1/16"=1'-0"

LANDSCAPE GENERAL NOTES:

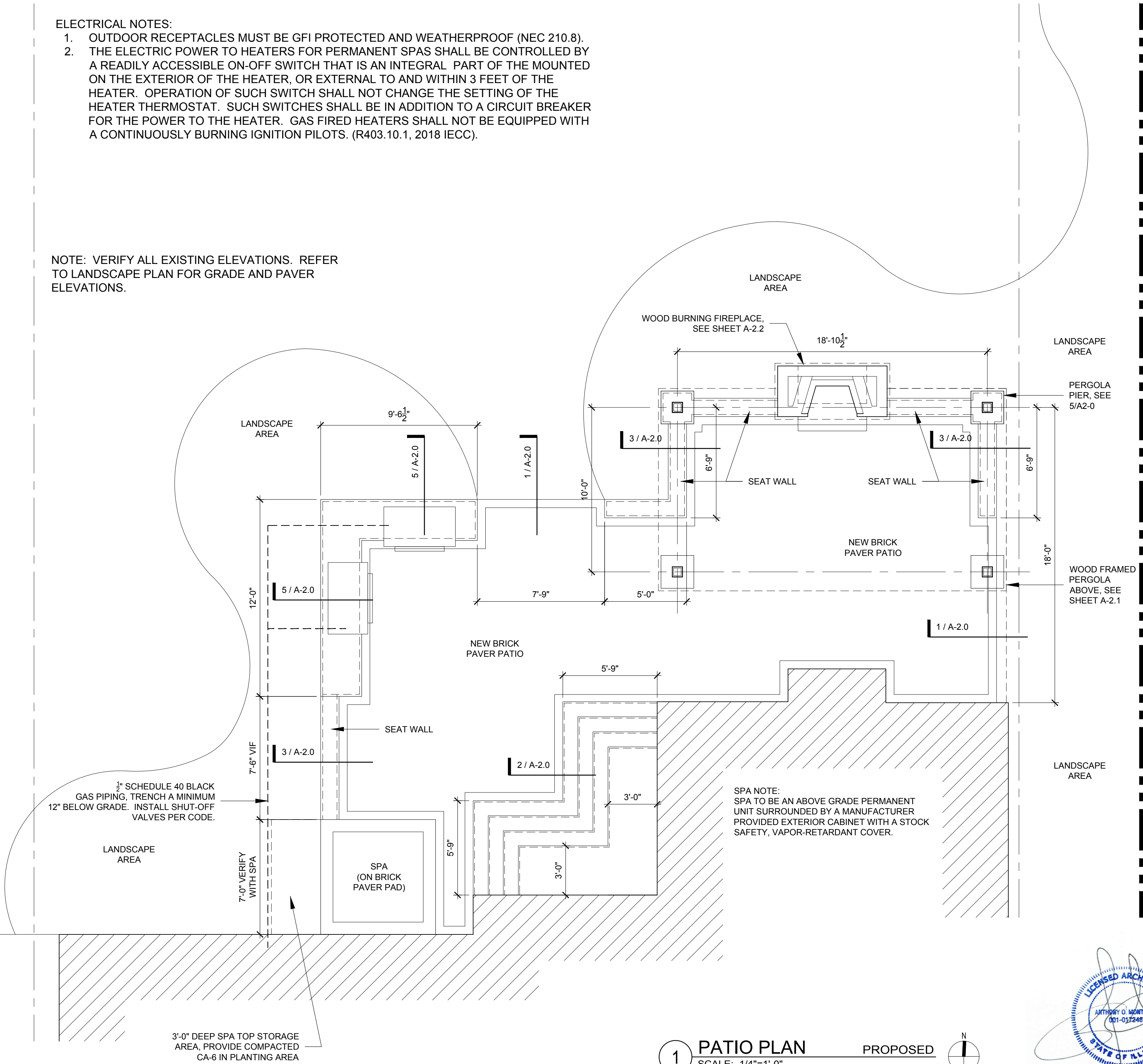
1. VERIFY ALL LOT LINES PRIOR TO LAYOUT.
2. ALL EXISTING PLANT MATERIAL ON THE SITE SHALL BE REMOVED PRIOR TO SITE DEVELOPMENT, UNLESS OTHERWISE NOTED. "E" INDICATES EXISTING.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. CALL JULIE PRIOR TO DIGGING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND / OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING AND HARDSCAPE OPERATIONS.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASE.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CARE ASSOCIATED WITH PLANT MATERIAL INCLUDING WATERING WHILE ON SITE.
7. ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
8. ALL NEW PLANTING BEDS AND PLANT MATERIAL SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH.
9. ALL PLANTING BEDS SHALL RECEIVE A SPADE CUT EDGE, UNLESS OTHERWISE NOTED.
10. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AS TO NOT CAUSE STORMWATER RUNOFF TO NEIGHBORING PROPERTIES.



ADDLAWN LANDSCAPING, INC	ARCHITECT	PROJECT:	DRAWING No.: G - 0.2
			REFERENCE: NA
			SCALE: 1/16"=1'-0"
Anthony Montalvo 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC # 001-017248	298 OAK ST EXISTING TWO-STORY FRAME RESIDENCE	TITLE: PROPOSED SITE PLAN	DATE: 10.08.2019

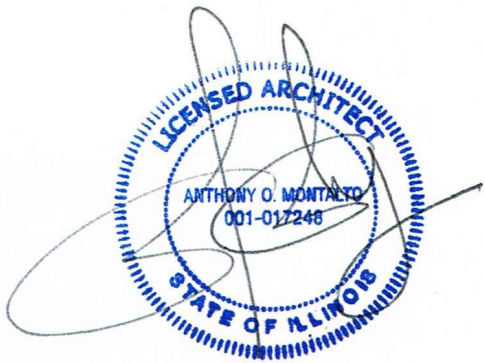
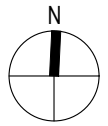
- ELECTRICAL NOTES:
1. OUTDOOR RECEPTACLES MUST BE GFI PROTECTED AND WEATHERPROOF (NEC 210.8).
 2. THE ELECTRIC POWER TO HEATERS FOR PERMANENT SPAS SHALL BE CONTROLLED BY A READILY ACCESSIBLE ON-OFF SWITCH THAT IS AN INTEGRAL PART OF THE MOUNTED ON THE EXTERIOR OF THE HEATER, OR EXTERNAL TO AND WITHIN 3 FEET OF THE HEATER. OPERATION OF SUCH SWITCH SHALL NOT CHANGE THE SETTING OF THE HEATER THERMOSTAT. SUCH SWITCHES SHALL BE IN ADDITION TO A CIRCUIT BREAKER FOR THE POWER TO THE HEATER. GAS FIRED HEATERS SHALL NOT BE EQUIPPED WITH A CONTINUOUSLY BURNING IGNITION PILOTS. (R403.10.1, 2018 IECC).

NOTE: VERIFY ALL EXISTING ELEVATIONS. REFER TO LANDSCAPE PLAN FOR GRADE AND PAVER ELEVATIONS.

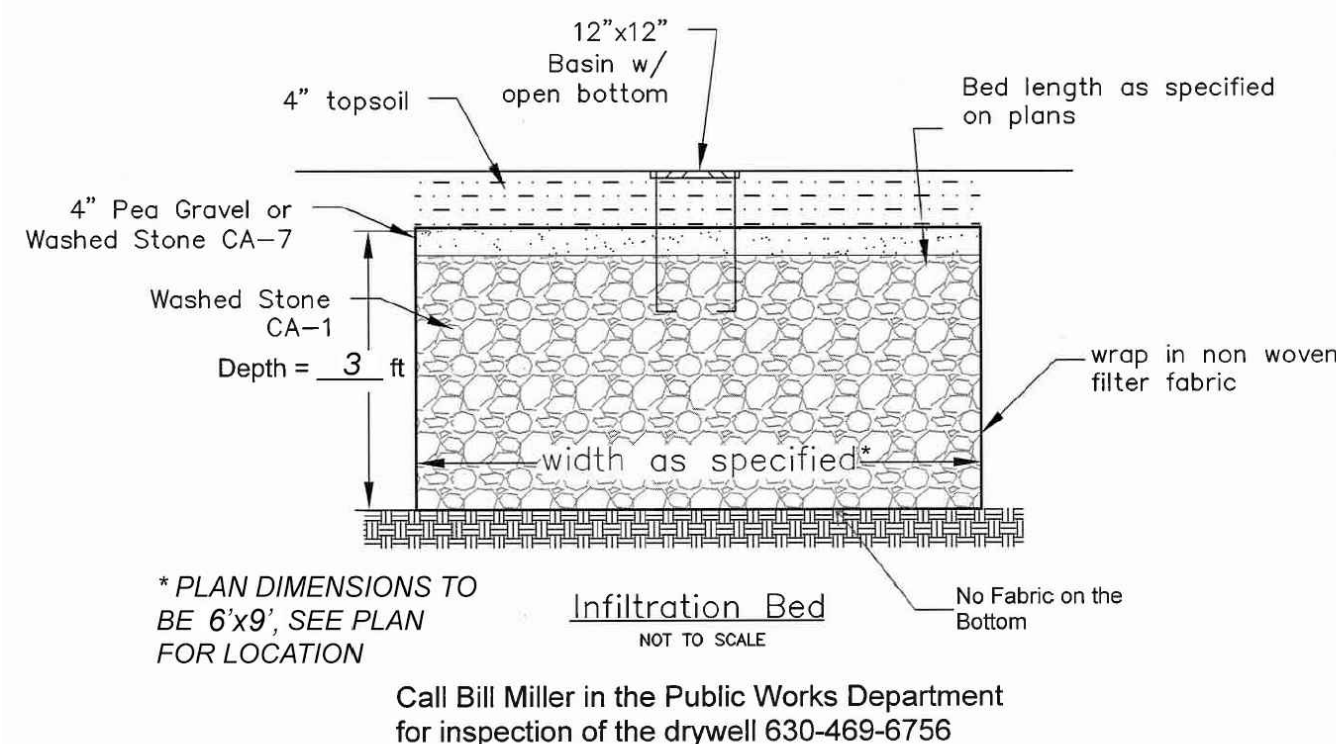


1 PATIO PLAN
SCALE: 1/4"=1'-0"

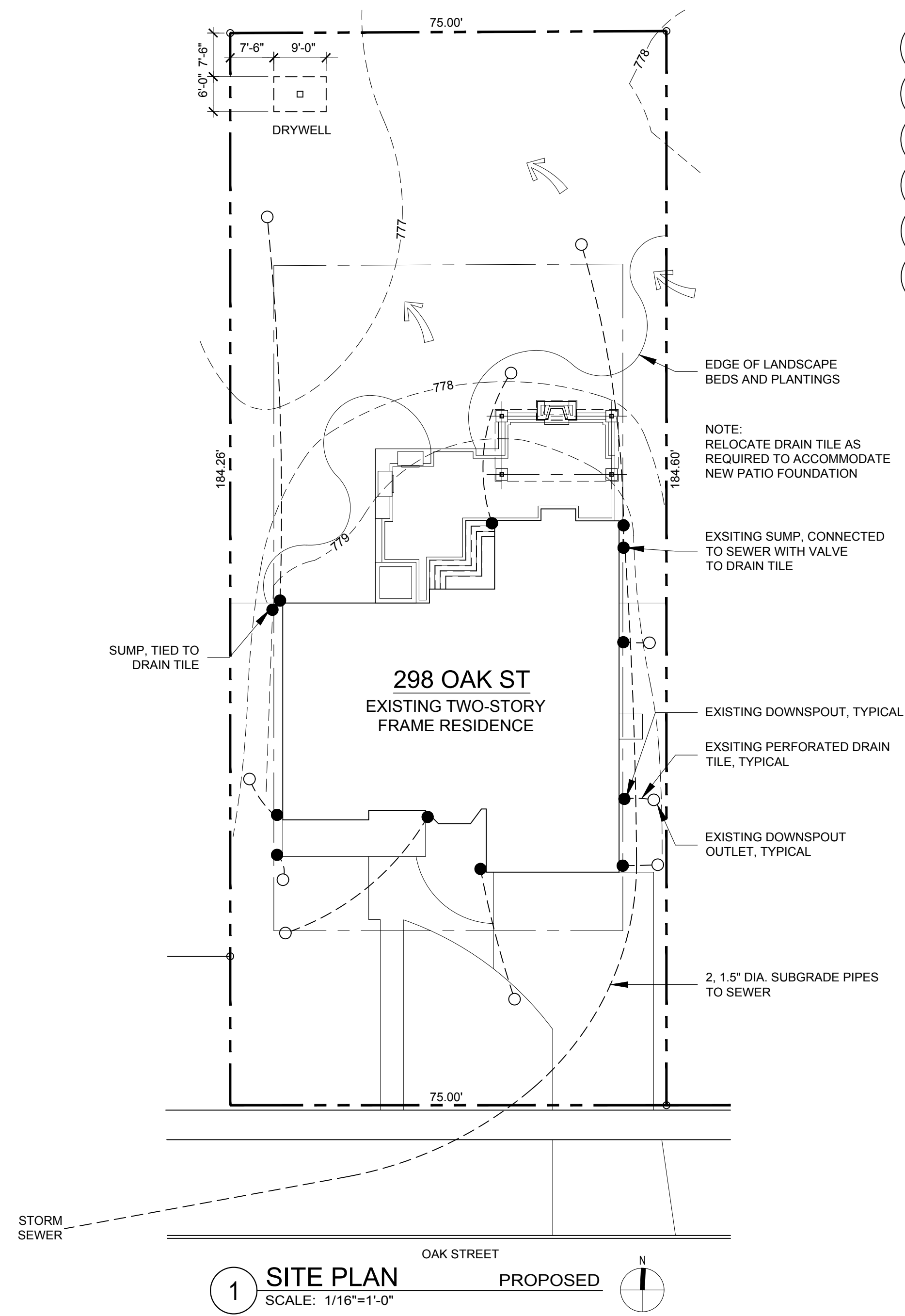
PROPOSED



DRAWING No.:	A - 1.0	
	REFERENCE:	NA
	SCALE:	1/4"=1'-0"
	DATE:	10.08.2019
PROJECT:	WALLACE RESIDENCE	
	298 OAK STREET GLEN ELLYN, IL 60137	
ARCHITECT	Anthony Montalvo 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	
	607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130	
TITLE:	PROPOSED PLAN:	
	PATIO	



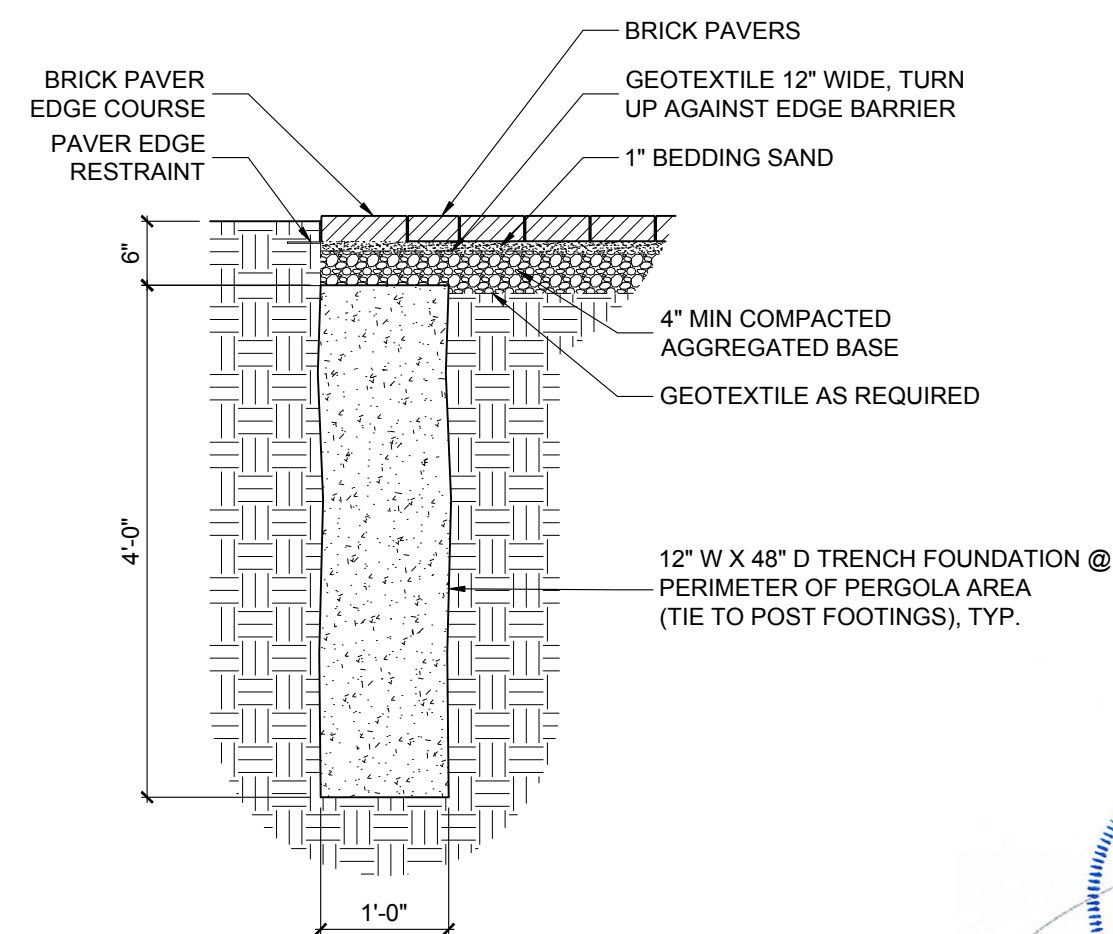
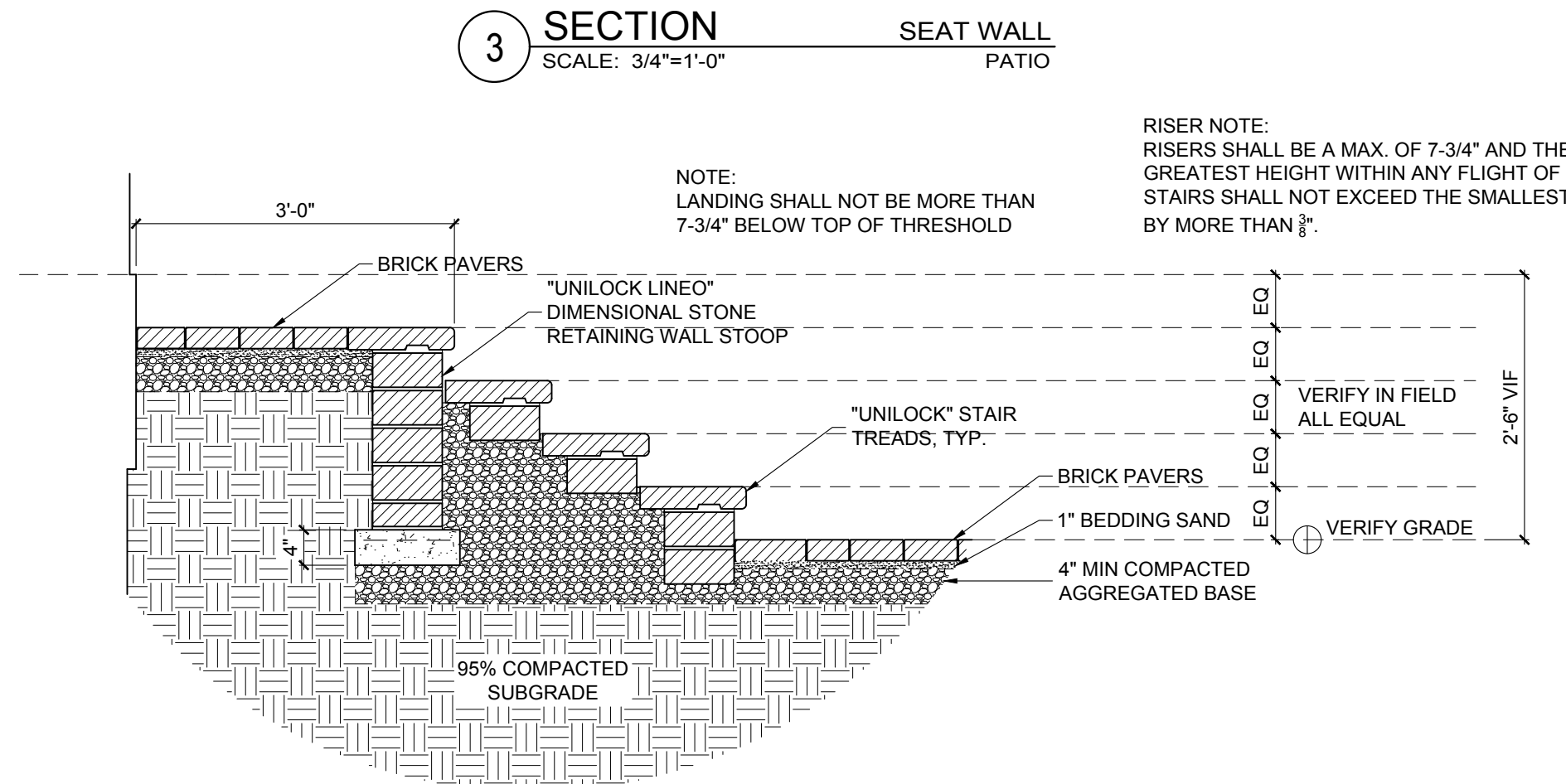
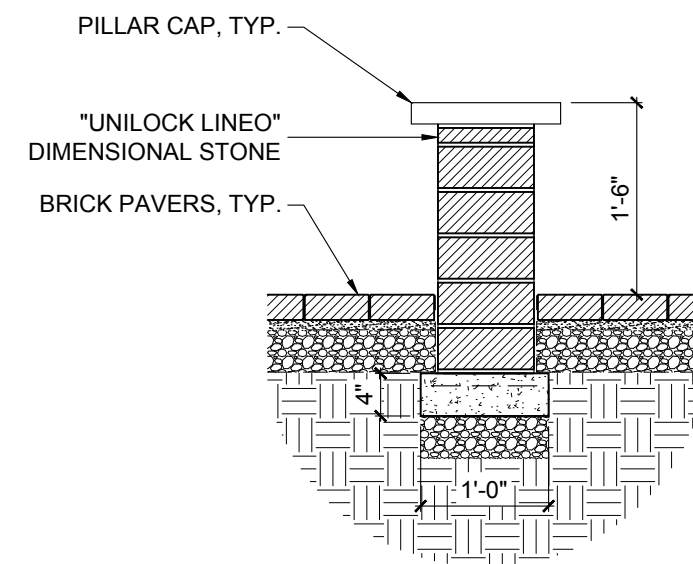
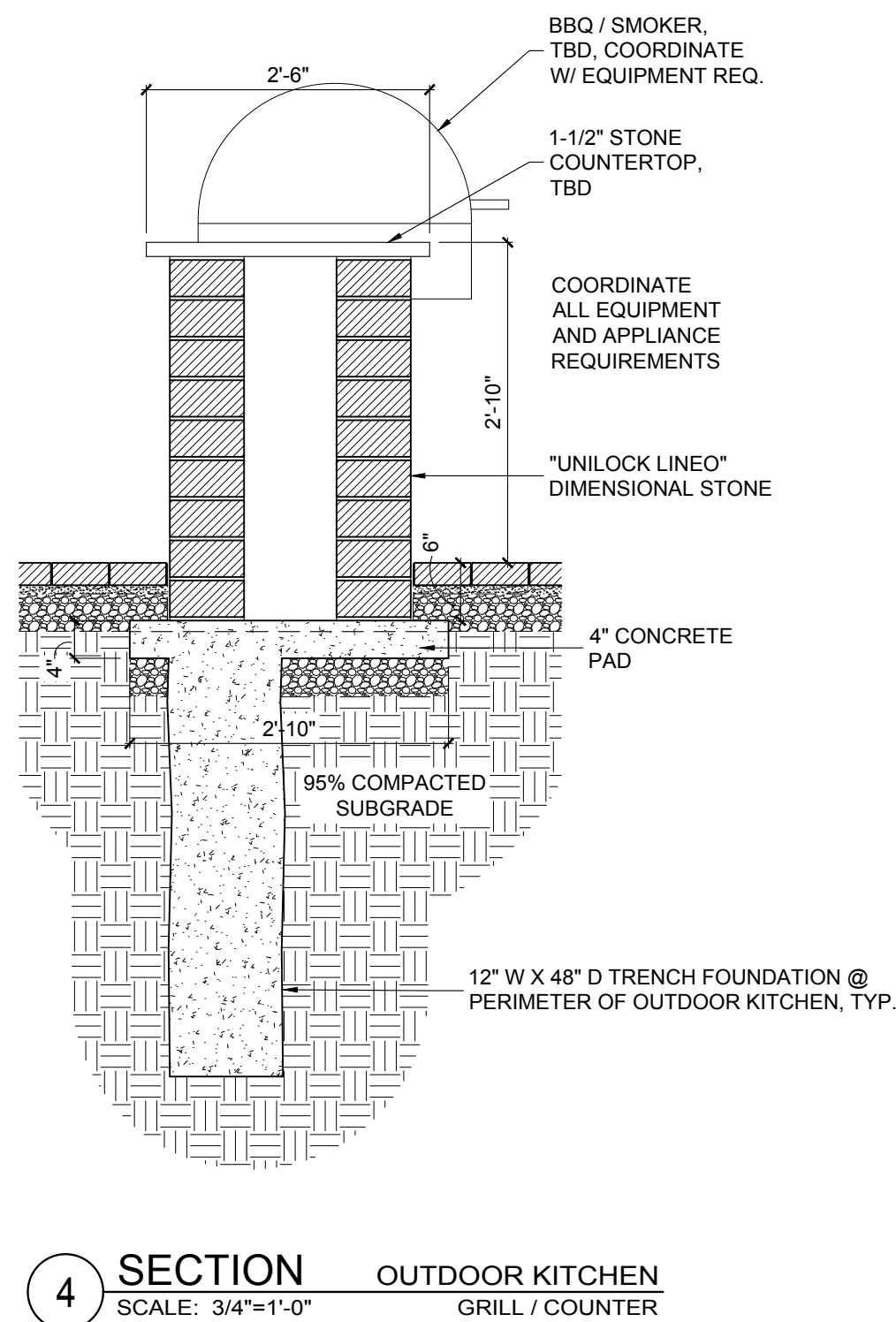
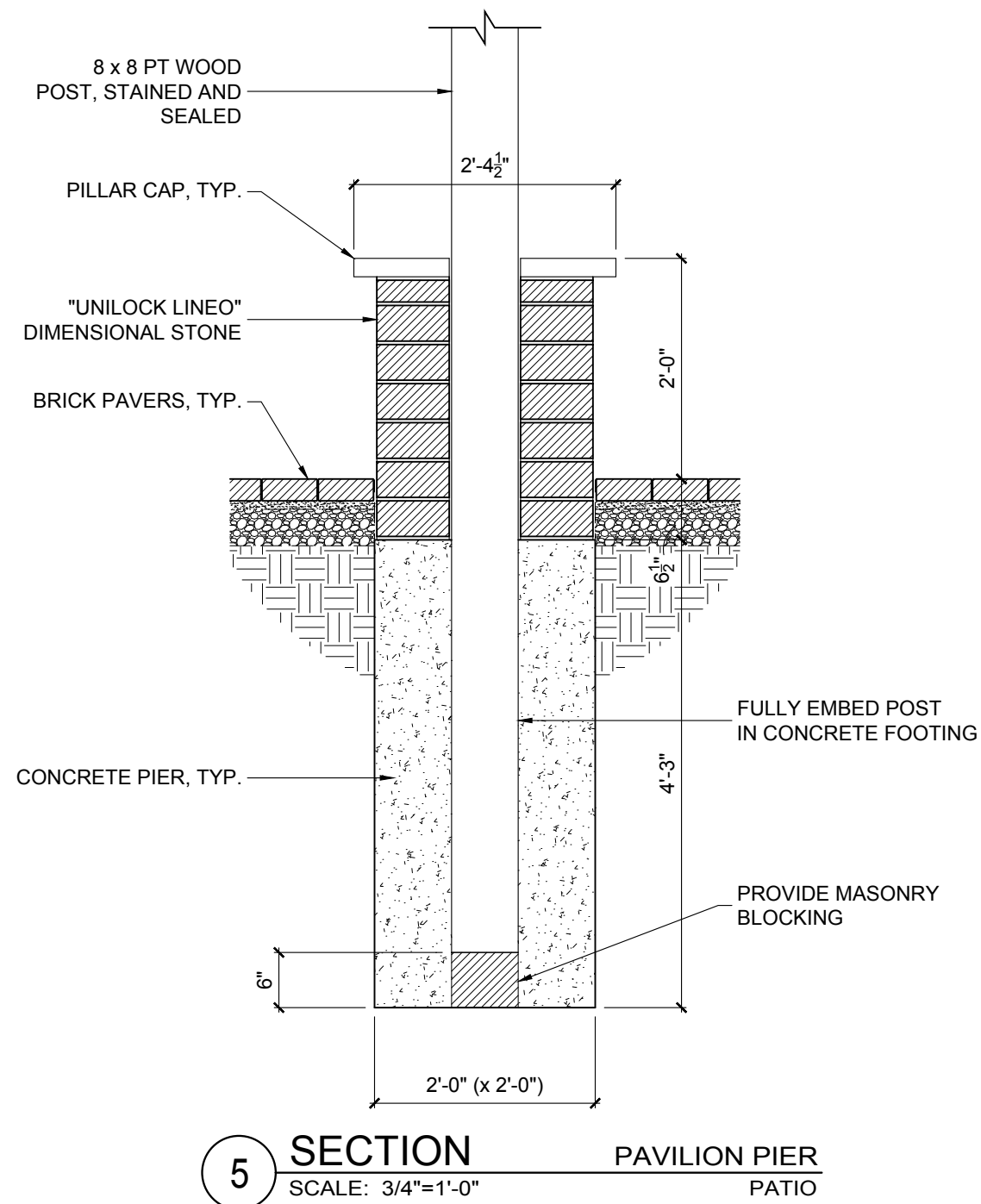
2 **DETAIL** **DRYWELL**
SCALE: N.T.S.



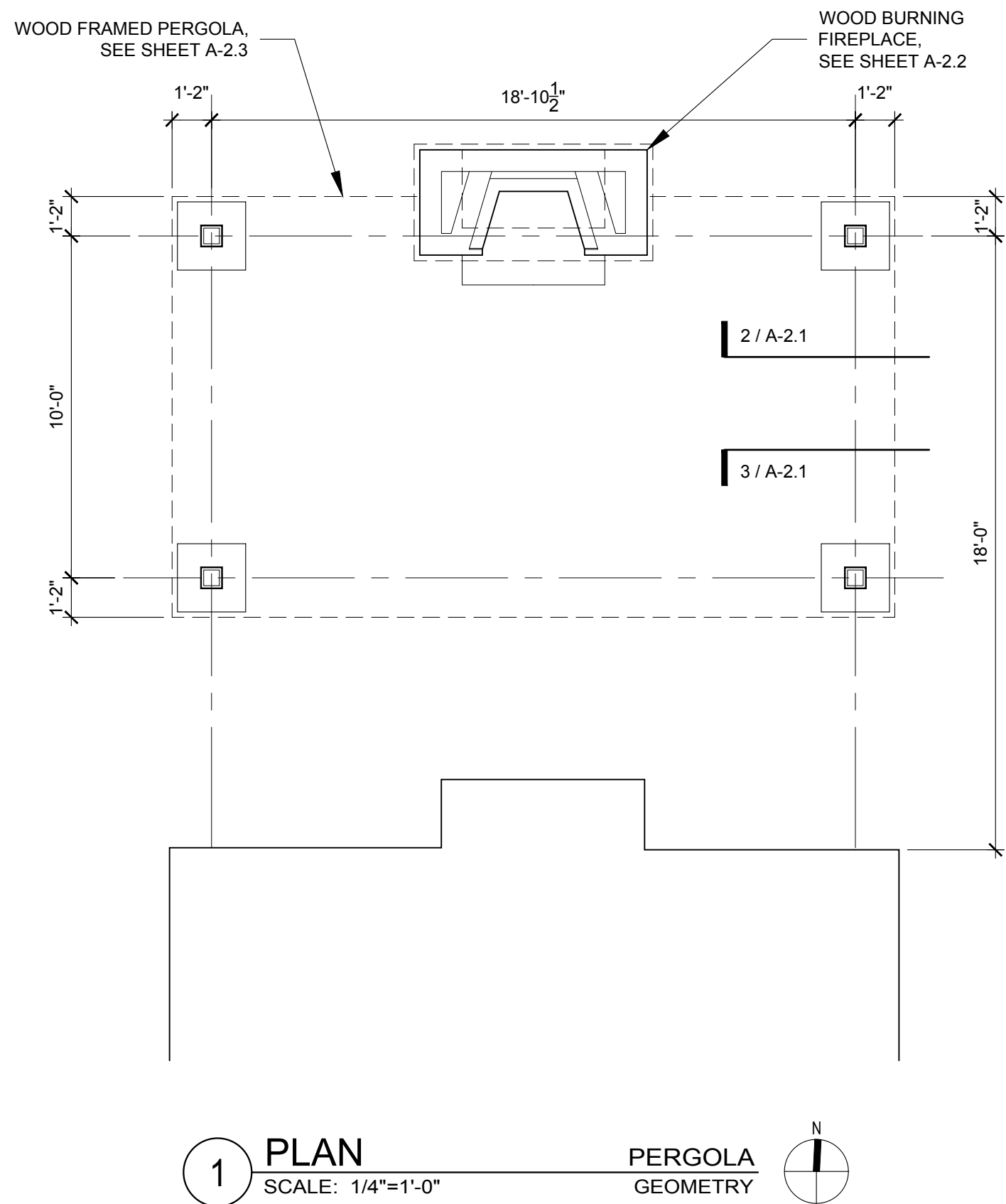
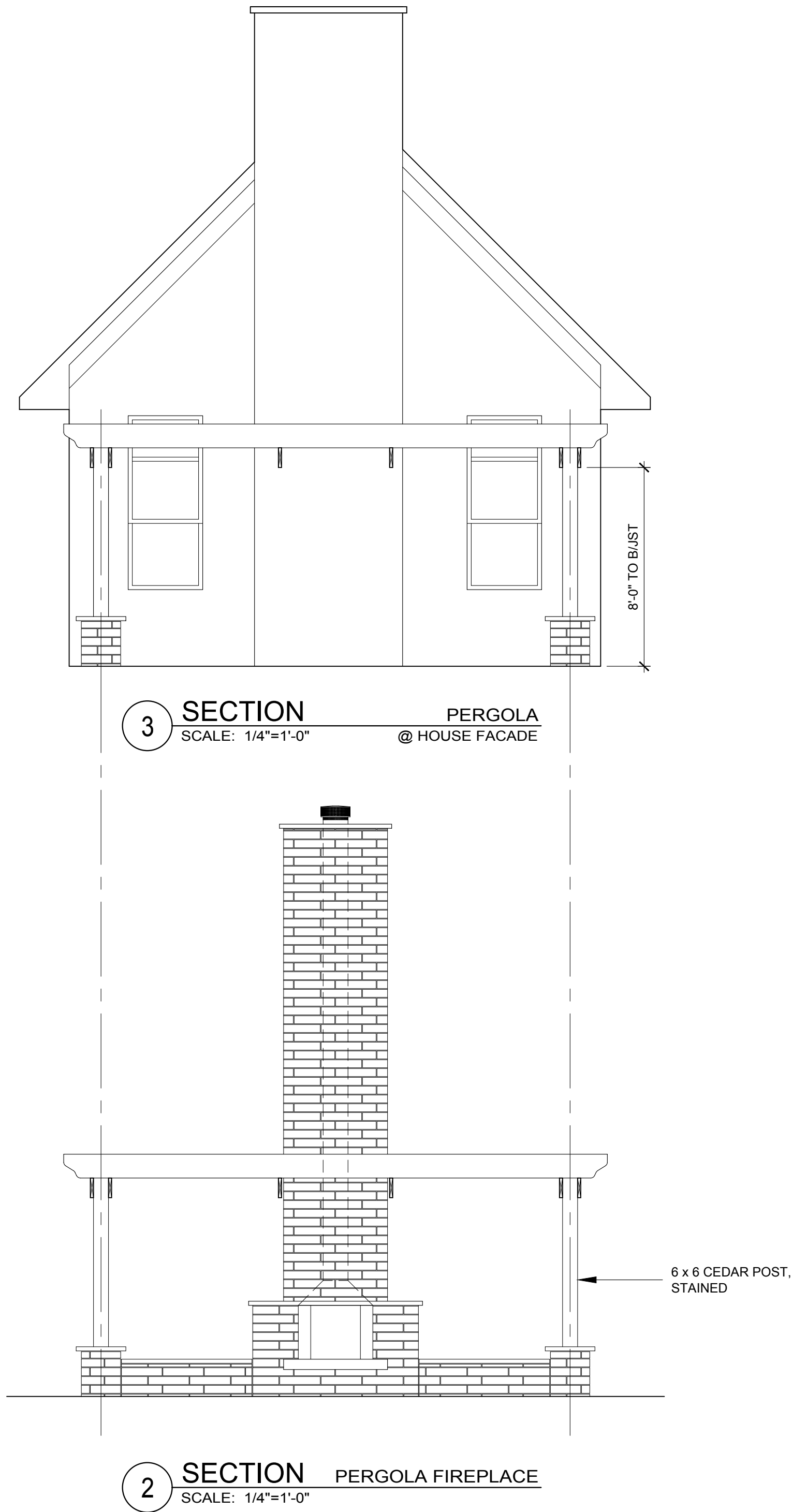
1 **SITE PLAN** **PROPOSED**
SCALE: 1/16"=1'-0"



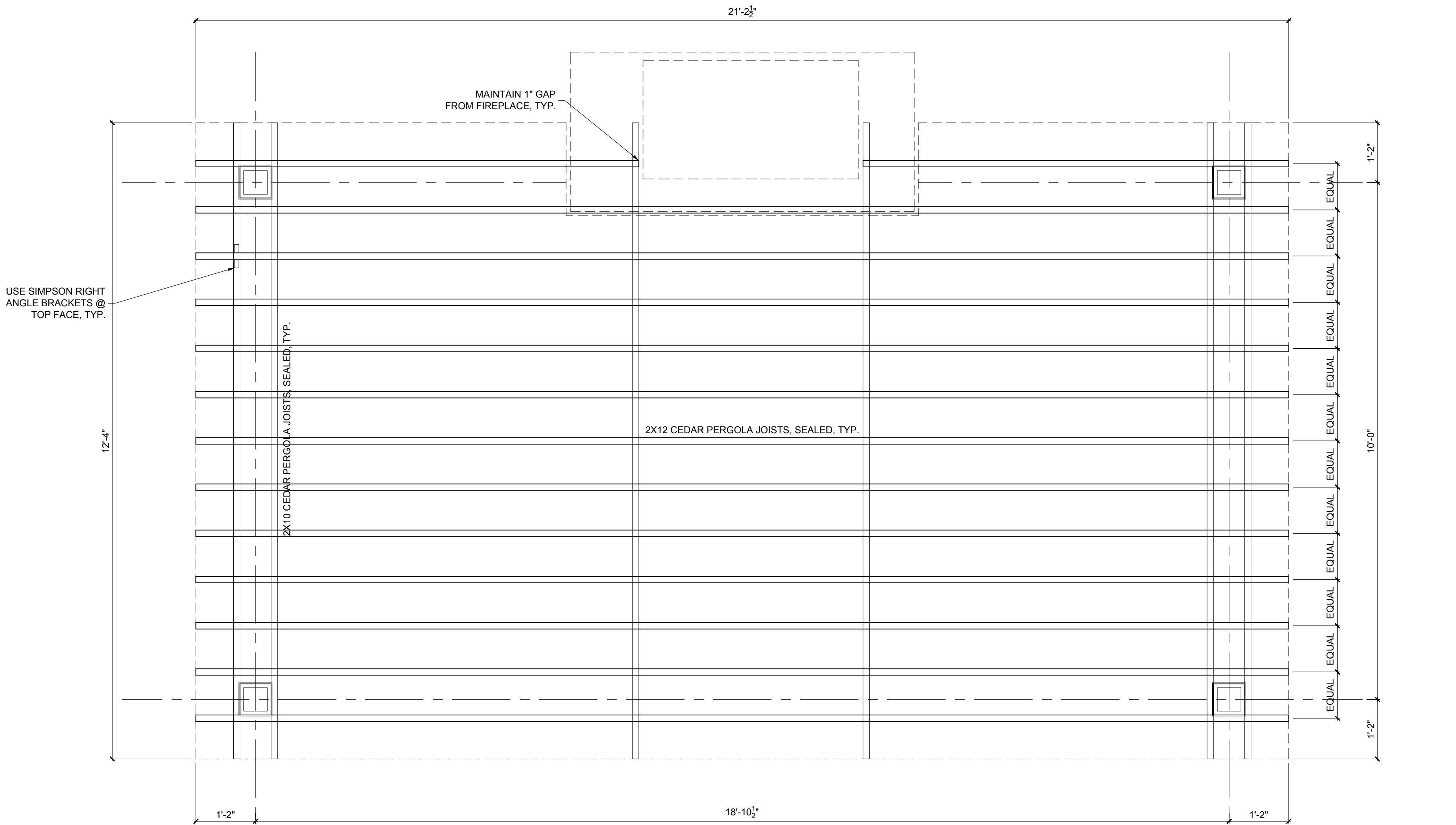
DRAWING No.:	A - 1.1	
	REFERENCE:	NA
	SCALE:	1/16"=1'-0"
DATE:	12.27.2019	
PROJECT:	WALLACE RESIDENCE	
	298 OAK STREET	
	GLEN ELLYN, IL 60137	
ARCHITECT	Anthony Montalzo	
	304 Oak St	
	Glen Ellyn, IL 60137	
ADDLAWN LANDSCAPING, INC	607 W Winthrop Ave	
	Addison, IL 60101	
	Telephone 630.543.9130	
TITLE:	PROPOSED DRAINAGE PLAN	



DRAWING No.:	A - 2.0	
	REFERENCE:	NA
	SCALE:	3/4"=1'-0"
DATE:	10.08.2019	
PROJECT:	WALLACE RESIDENCE	
	298 OAK ST GLEN ELLYN, IL 60137	
	TITLE: TYPICAL DETAILS	
ARCHITECT	Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	
ADDLAWN LANDSCAPING, INC	607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130	

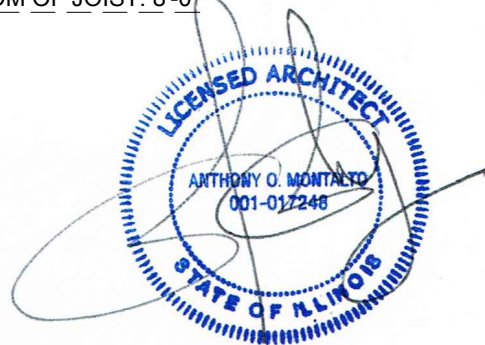
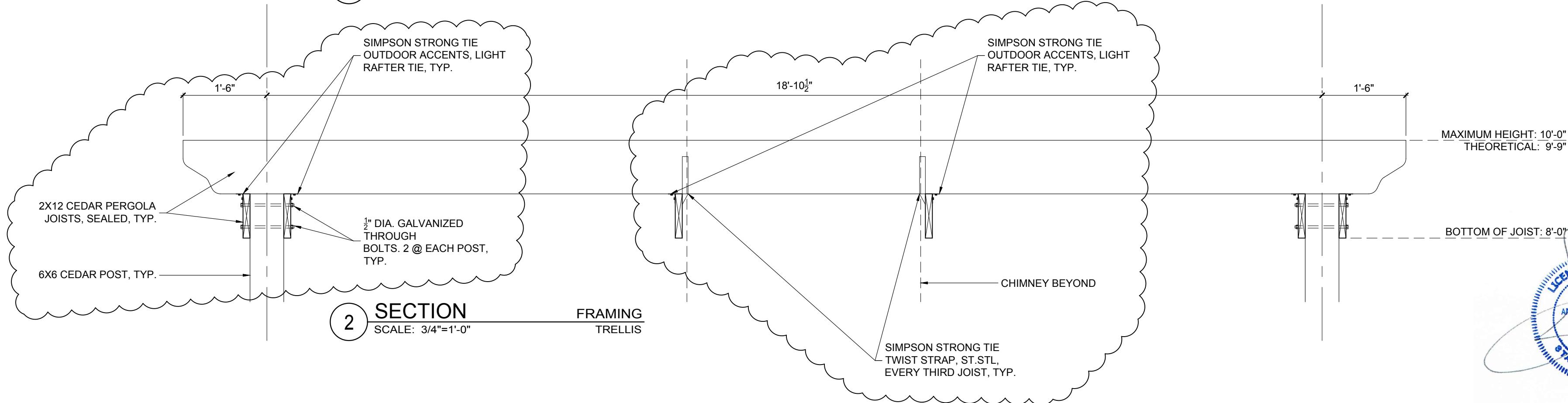


ADDLAWN LANDSCAPING, INC	ARCHITECT	PROJECT: WALLACE RESIDENCE 298 OAK ST GLEN ELLYN, IL 60137	DRAWING No.:	A - 2.1
			REFERENCE:	NA
			SCALE:	1/4"=1'-0"
			DATE:	10.08.2019
607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130		TITLE: PERGOLA DETAILS		
Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248				



1 PLAN
SCALE: 3/4"=1'-0"

FRAMING
TRELLIS



ADDLAWN LANDSCAPING, INC	ARCHITECT	PROJECT:	DRAWING No.:	A - 2.3
			REFERENCE:	NA
			SCALE:	3/4"=1'-0"
			DATE:	11.24.2019
607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130		WALLACE RESIDENCE 298 OAK ST GLEN ELLYN, IL 60137		
		TITLE: PERGOLA FRAMING		
		Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248		









Jim Bartuch
17854 Alta Dr.
Lockport, IL 60441



INVOICE

Maureen Wallace
298 Oak St.
Glen Ellyn, IL 60137

Invoice # 0526322
Invoice Date 11/20/2020
Due Date 11/20/2020

Item	Description	Unit Price	Quantity	Amount
	10' x 18'-10.5" Ramada	32600.00	1.00	32,600.00
<u>NOTES:</u> A 50% deposit is requested to begin work and secure scheduling. Thank You!				
		Subtotal		32,600.00
		Total		32,600.00
		Amount Paid		32,600.00
		Balance Due		\$0.00

Jim Bartuch
17854 Alta Dr.
Lockport, Il. 60441

QUOTE

Maureen Wallace
298 Oak St
Glen Ellyn, IL 60137

QUOTE # 0526402
Quote Date 10/20/2021

Item	Description	Unit Price	Quantity	Amount
	demo and removal of existing ramada	5500.00	1.00	5,500.00
	new cedar pergola	18700.00	1.00	18,700.00
<u>NOTES:</u> A 50% deposit is requested to begin work. Thank You!				
		Subtotal		24,200.00
		Total		24,200.00
		Amount Paid		0.00
		Balance Due		\$24,200.00



November 7, 2019

Addlawn Landscaping, Inc.
960 N. Lombard Road
Lombard, IL 60148

Village President
Diane McGinley

Trustees
Kelli Christiansen
Bill Enright
Gary Fasules
Craig Pryde
Mark Senak
Steve Thompson

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Community Development
630-547-5250

Police
65 South Park Boulevard
Glen Ellyn, IL 60137
630-469-1187

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180

RE: Building Permit Application #20192779
Patio and porch
298 Oak St.
Glen Ellyn, IL 60137

Building Plan Review No. 1

The submitted permit documents, received 10/21/19, prepared by Anthony Montalto, dated 10/8/19, for the above project, have been reviewed for compliance with applicable building codes.

The permit documents do not appear to comply with the building requirements of the Village of Glen Ellyn. Please revise and resubmit three complete drawing sets. Permit documents prepared and sealed by a design professional may only be revised by the design professional. All changes shall be clouded.

A response letter summarizing your revisions is required to be submitted with the revised drawings.

Please address the following plan review comments (applicable code section in parenthesis).

Zoning: Not approved.

1. Though the Permit Application and the Project Description on the drawing cover sheet indicates the work as a REAR PATIO, the drawings indicate a roofed pavilion is also proposed. The proposed pavilion (porch) addition would exceed the maximum allowable lot coverage and is not allowed. The maximum allowable lot coverage is 20% of the lot area and is limited to 2766.45 square feet. Village records indicate the lot coverage of the existing house is 2766 square feet. Revise the drawings for compliance.

Building: Not approved.

1. The pavilion (porch) is not being reviewed because it exceeds the maximum allowable lot coverage and is not permitted.
2. Masonry veneer shall not support any vertical load other than the dead load of veneer above (R703.7.3, 2009 IRC).
3. A minimum of 1" airspace must be maintained between the chimney and combustible framing (2009 IRC, R1003.3.18).
4. The proposed landing is not dimensioned but appears to only be 2' in the direction of travel which does not comply. There shall be a floor or landing on each side of each exterior door at least as wide as the door and 3 feet minimum in the direction of travel (2009 IRC, R311.3). The landing shall not be more than 7¾" below the top of the threshold (2009 IRC, R311.3.1). Revise for compliance.

5. Risers shall be a maximum height of 7¾" and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". (2009 IRC, R311.7.4.1)
6. Indicate any gas lines is to be provided. Indicate material and proposed burial depth for the proposed gas line. Underground piping systems shall be installed a minimum of depth of 12" below grade (2009 IRC, G2425.10). A yellow insulated copper tracer wire is required adjacent to underground nonmetallic piping (2009 IRC, G2425.15.3)
7. Provide details for the spa to clarify whether this is a permanent spa or a portable spa. Spas and hot tubs must meet specific safety standards. Please provide documentation that the spa or hot tub complies with ASTM/NSPI standards.
8. Indicate any proposed electrical work. Outdoor electrical receptacles must be GFI protected and weatherproof (NEC 210.8). Indicate for compliance.
9. The electric power to heaters for permanent spas shall be controlled by a readily accessible on-off switch that is an integral part of the heater mounted on the exterior of the heater, or external to and within 3 feet of the heater. Operation of such switch shall not change the setting of the heater thermostat. Such switches shall be in addition to a circuit breaker for the power to the heater. Gas-fired heaters shall not be equipped with continuously burning ignition pilots. (R403.10.1, 2018 IECC)
10. Outdoor spas must be provided with a vapor-retardant cover (R403.10.3, 2018 IECC). Also, a safety barrier is required to restrict access to the spa. In lieu of a fence, spas or hot tubs may be provided with a safety cover which complies with ASTM F1346 (2009 IRC, AG105.5). Provide manufacturer specifications to document the spa cover complies with these requirements.

Other Reviews:

The above review is for building code compliance only. Our records indicate the status of the other required reviews as follows:

	<u>received</u>	<u>rejected</u>	<u>approved</u>
Grade Engineering Review	10/21/19	11/6/19	
Tree Preservation Review	10/21/19	---	10/23/19

This review, or any errors, omissions or conflicts in the permit documents, shall not relieve the owner and his agent(s) of their responsibility to comply with all applicable provisions of the Building Code, Zoning Code, and Ordinances of the Village of Glen Ellyn.

Please contact me immediately at 630-547-5372 if you have any questions about these plan review comments or call 630-547-5250 for other information or assistance in completing the permit issuance process.

Sincerely,

Paula J. Moritz

Paula J. Moritz
Building Plan Examiner
CC: file

Anthony Montalto, Architect
TEL 312.882.5990
montaltoanthony@yahoo.com

November 24, 2019

298 Oak St
Glen Ellyn, IL 60137

Attn:
Paula J. Moritz, Building Plan Examiner

Re: Review #1; Report Date November 7, 2019

Dear Ms. Moritz,

Please review the following responses to comments provided in Review No. 1 dated November 7, 2019:

Zoning:

1. Closed pavilion has been removed from Permit Application #20192779 and replaced with an open pergola that is less than 250 sf in plan.

Building:

1. Closed pavilion has been removed from Permit Application #20192779 and replaced with an open pergola that is less than 250 sf in plan.
2. Current proposal no longer has any framing / component bearing on masonry veneer.
3. Pergola framing is a minimum 1" away from chimney as noted on Sheet A-2.3.
4. Landing has been increased to 3'-0" and dimensioned on sheet A-1.0 and A-2.0.
5. Note added to Sheet a-2.0.
6. Schedule 40 black pipe shown on A-1.0 and 12" depth noted.
7. It is a permanent spa that sits within a manufacturer's cabinet.
8. Note added to Sheet A-1.0. No additional receptacles currently planned.
9. Note added to Sheet A-1.0.
10. See attached specifications.

Revised drawings that have been clouded with changes is included.

Sincerely,



Anthony Montalto
312.882.5990

304 OAK ST, GLEN ELLYN, IL 60137

Laura Tisinai

From: Richard Czajkowski
Sent: Wednesday, August 25, 2021 1:52 PM
To: mofoley21@hotmail.com
Cc: Laura Tisinai
Subject: 298 Oak - Possible Work Without Permit

Hi Maureen,

As per our discussion, we were sent to your residence because of receiving calls regarding possible work done without a permit. I understand from our conversation that there may have been some additional work completed after the initial permit. Please either stop by Community Development or contact Laura Tisinai our Permit Manager by phone 630-547-5253 and provide information regarding the additional work that occurred. Laura will explain how to proceed regarding any additional permitting fees and Inspection requirements.

Please let me know if you have any additional questions.

Thanks,
Rich

Rich Czajkowski | Building Inspector | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
rczajkowski@glenellyn.org | p 630.547.5245 | f 630.547.5370

Roof over pergola.

List of Letters of Support/Opposition

Name	Address	Relationship to the Homeowners	Purpose
Anthony Montalto	304 Oak Street, Glen Ellyn	Project Architect/Adjacent Neighbor to the East	Support
Don & Mary Lou Andruska	292 Oak Street, Glen Ellyn	Adjacent Neighbor to the West	Support
Mike Neumann	301 Elm Street, Glen Ellyn	Adjacent Neighbor to the Northeast	Support
Steven Hollon	295 Elm Street, Glen Ellyn	Adjacent Neighbor to the Northwest	Support
Rebecca Nesslar	291 Elm Street, Glen Ellyn	Neighbor within 250' Buffer	Support
Kaaren O'Reilly	289 Elm Street, Glen Ellyn	Neighbor within 250' Buffer	Support
Samir Patel	311 Oak Street, Glen Ellyn	Neighbor within 250' Buffer	Support
Jessica & Mike Powell	287 Oak Street, Glen Ellyn	Neighbor within 250' Buffer	Support
Egan Foley	132 Derby Glen Dr, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Denise Bernstein	356 Cottage Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Katie Anderson	654 Euclid Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Jack Anderson	654 Euclid Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Andrea Kammes	333 Prospect Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Griffin Kammes	333 Prospect Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Graham Pierce	871 Colcord Place, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Julia Holter	323 Marion Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Paxton Warden	675 Western Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Nora Janninck	250 Forest Avenue, Glen Ellyn	Friend/Glen Ellyn Resident	Support
Sebastian Vilkama	1554 Glencoe Street, Wheaton	Friend	Support
Will Sweinsberger	1824 Wakeman Court, Wheaton	Friend	Support
Andrew Dauksas	1045 Crescent Boulevard, Glen Ellyn	Friend/Unincorporated Glen Ellyn Resident	Support
Gail Dillon	6585 N. Northwest Highway, Chicago	Friend/Relative	Support
Laura Levin	Ann & Robert H. Lurie Children's Hospital 225 E. Chicago Avenue, Chicago	Children's Attending Physician	Support

Anthony Montalto, Architect
TEL 312.882.5990
montaltoanthony@yahoo.com

October 26, 2021

298 Oak St
Glen Ellyn, IL 60137

Building Permit Application #20192779

Dear Zoning Board of Appeals,

I am writing to you as both an architect and a neighbor of the Wallaces at 298 Oak St. While I do not condone doing any work without going through the required process and without the required approvals, I wanted to offer my support for allowing them to keep the pavilion for the following reasons:

1. I have reviewed the contractor's drawings and the as-built pavilion and it is of extremely high quality and is aesthetically congruent with the approved patio and residence.
2. The covered pavilion does not add any additional impervious area as it is 100% over the approved patio.
3. There is ample rear yard and drainage remaining with the pavilion in place (same as with the approved patio).
4. The pavilion has provided the Wallace family and other children in the neighborhood a covered and heated space for e-learning and get-togethers during the pandemic.
5. There is no negative impact to view corridors, light, or air from my property. The pavilion and patio are a wonderful visual addition the rear yard scape.
6. The 1.3% overage on lot coverage is minimal compared to the overall size of the yard. The Wallace yard also is surrounded by some larger yards which further reduces the overall impact to the neighborhood.

Should the Board see fit to allow the pavilion to remain, we have no objections at 304 Oak St.

Sincerely,



Anthony Montalto
312.882.5990

304 OAK ST, GLEN ELLYN, IL 60137

Ann & Robert H. Lurie
Children's Hospital of Chicago
Foundation

Stanley Manne Children's
Research Institute

Pediatric Faculty
Foundation

Northwestern

FEINBERG SCHOOL OF MEDICINE

Faculty of
Northwestern University
Feinberg School of Medicine

Donald Zimmerman, MD
Division Head

Monica Bianco, MD
Wendy J. Brickman, MD
Courtney Finlayson, MD
Naomi Fogel, MD
Reema L. Habiby, MD
Jami Josefson, MD
Priya Khanna, MD
Mary L. Kreiter, MD
Juan Lado, MD
Laura Levin DO
Mary McCauley, MD
Jennifer Miller, MD
Jill Samis, MD
Anita Swamy, MD
Laura Torchen, MD

FELLOWS

Apoorva Aekka, MD
Sean Delacey, MD
J Whitehead, MD

NURSING

Christine Belair, RN, BSN
Lisa Bennett, MSN, APN/PNP
Cristina Cacciatore APN-PNP
Maria Chiappetta, RN, BSN, CDE
Liliana Diac, RN, BSN
Jason Duarte, RN, BSN
Sara Fruendt, RN, BSN, CDE
Shirley Goodman, RN, BSN, CDE
Denise McDaniel, RN, BSN
Celia Morelos, RN, BSN, CDE
Daniela Munoz, RN, BSN
Elizabeth Nandi, RN, BSN
Cathy Pepitone, BS, RN, CPN
Paula Petrie, RN, BSN, CDE
Lauren Robinson, BSW, RN, BSN
Margaret Ryan, RN, BSN
Bernadette Zalinski, RN, BSN



Ann & Robert H. Lurie Children's Hospital of Chicago™

Division of Endocrinology

225 E. Chicago Avenue, Box 54, Chicago, Illinois 60611-2605
312.227.6090 Fax: 312.227.9403
luriechildrens.org

October 14, 2021

Name: Ryan Wallace

MRN: 1517205

DOB: 12/6/2005

Date of Service: 10/14/2021

To Whom It May Concern,

Ryan has Type 1 diabetes which is an autoimmune condition. Since he has an autoimmune condition he is considered immune compromised. During COVID many teens have experienced some struggle with mental health, particularly we have seen this in our patient with diabetes. Ryan was beginning to show signs of this. The social isolation really affected many teens and has led to an increase in depression and anxiety. As providers we recommended that our patients socialize in a distanced outdoor space for their own health and well being. Being outside is considered safer for everyone during COVID, but especially for the immune compromised.

Thank you,

Laura Levin DO

Attending Physician

Division of Endocrinology

September 22, 2021

Dear Village Board of Zoning Appeals:

My husband was diagnosed with Stage 4 colon cancer 8 years ago. As his treatment options were dwindling, we were introduced to Wellness House by his doctor in the Palliative Care unit at Northwestern Memorial Hospital. To say Wellness House was a "game-changer" for our children (7 and 5 at the time), my husband and I would be a gross understatement. We were guided how to best communicate and support our kids while also ensuring we had access to programs, information and members of the team to determine the best plan for our family.

Wellness House provides a variety of services and programs for families who are faced with a cancer diagnosis, working through cancer treatments and/or grieving the loss of a family member. All of the programs and services are provided free of charge whether in person at their location in Hinsdale as well as virtually. Over the last few years, Wellness House has been working on expanding services to underserved communities across the Chicagoland area –again free of charge.

After my husband passed away, my time was focused on the kids and once again the staff was right there by my side. During and after he lost his battle, priorities changed – what was truly important – little things matter – celebrate small victories. I also wanted to do more by sharing my personal and professional experiences with others who were living with a similar situation.

I had the privilege of serving on the Wellness House Board of Directors for three years where I was involved in multiple committees including programs/services as well as supporting multiple fundraising efforts – specifically the annual gala which is the primary event held where all proceeds are used to support and fund all of Wellness House programs and services.

The annual event was cancelled in 2020 due to covid and was changed to be a virtual fundraiser in October. The best way to be socially responsible while still raising money for this wonderful cause was to hold the event outdoors at a location that had a heated outdoor space where everyone could be socially distanced yet still participate. I am more than thankful to the Wallace family for offering to host this event as without their generosity and use of the outdoor space we would not have been able to assist in raising money for Wellness House.

Please consider my story, what it means to my family and most importantly, what it means to Wellness House to be able to support so many that are facing something no family should ever have to live through.

Sincerely,



Denise Bernstein
356 Cottage Avenue, 708-714-0355

October 25, 2021

To Whom it May Concern-

I am writing to you regarding Kevin and Maureen Wallace's backyard patio. I am not aware of the specifics of their minor violation, but I am asking you to allow them to keep their patio as is. The last year and half have been difficult on everyone. Like the Wallace's, we have followed the rules for social distancing to keep our families safe. Our teenage son Jack is a good friend of the Wallace's son. This outdoor living area was a lifesaver for their group of friends because it allowed our kids to be together in a safe way. They would gather to watch movies, sports even in the winter months because of this structure. Their backyard allowed the kids to have a "new normal" way to hang out.

As a teacher, I can tell you firsthand this pandemic has been very challenging on students. Their anxiety levels have gone up, their ability to communicate has gone down, and many kids' behaviors in schools have worsened. Educators and parents will have a challenge ahead of them as they try to help their kids recover. I am so thankful that my son and his friends could benefit from the generous opportunities the Wallace's were able to provide.

I respectfully ask that you consider the ongoing uncertainty of the pandemic when you examine the Wallace's case and consider that outdoor living requirements may need to be flexible in our current environment.

Thank you for your time and consideration.

Katie Anderson

A handwritten signature in black ink that reads "Katie Anderson". The signature is written in a cursive style with a long horizontal flourish extending to the right.

October 10, 2021

To Whom It May Concern,

Wow - What a year... more than a year! This pandemic has brought many ups and downs, twists and turns. Changing our way of thinking and way of living. Covid reared its ugly head and took the life of someone dear to our family. Someone who was being safe and following all the precautions. Covid also shut the world down and allowed my family to spend precious quality time with my father as he lost his quick 16month battle with cancer. After a 32 day vigil at his bedside my amazing friends were there to cheer me up. Being the middle of January no one wanted to host a group of 11 ladies *IN* there home, going out wasn't an option either. How wonderful to have a friend with a beautiful outdoor *covered* living space. We sat there comfortably with coats on under the heaters as it on and off lightly snowed. It was just what we all needed. Gathering with friends safely was medicine for the soul! My children have also been able to take advantage of having a friend with an outdoor *covered* living space. Between remote school learning and canceled sports/activities how amazing to have a place where they could safely gather with friends to feed their minds and souls of that key missing element of socialization during an isolating time. We appreciate and feel so fortunate to have friends who have a place where our kids can safely hang out face to face while following safety guidelines during these unfortunate times. Please reconsider your stance on whether or not this beautiful and tastefully done outdoor living space is allowed to stay as is - it has been a lifeline for so many as we adjust during the Covid Pandemic.

Thank you

Sincerely,

A handwritten signature in cursive script that reads "Andrea Kammes". The ink is dark and the signature is fluid, with a long, sweeping tail on the last name.

Andrea Kammes
333 Prospect Avenue
Glen Ellyn, IL 60137

October 17, 2021

To Whom It May Concern:

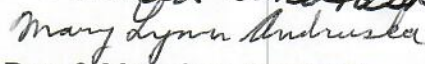
We are Don & Mary Lou Andruska living at 292 Oak Street in Glen Ellyn. I was recently made aware that the beautifully done roofed structure at 298 Oak Street is under scrutiny with the village. These neighbors have 4 children and use that area frequently. They are a very nice family with respectful kids. It would be an absolute shame for them to lose that completely covered area. It would also be incredibly wasteful to have to remove something that was built so well.

I have 4 kids of my own, they are all grown and in their 30's now. I know how hard it is to raise teenagers and I can only image the challenges they face today compared to 20 years ago. It's probably a blessing to Kevin & Maureen to know their kids are safe and home on the weekends hanging out with their friends. They could be running around town getting into trouble, but with a hangout spot as nice as this they are safe and staying out of trouble. I remember on Superbowl Sunday there was a group of kids out there and I thought surely they must be cold, but they were laughing & having a great time together. As a retired couple with 4 grown children, seeing these young kids spending time together brings us joy.

They did have a pergola up and it was used, but as the weather turned cooler we didn't see too much of the kids. Last winter they put a roof on it, and installed heaters which we thought was a wonderful idea considering what was happening in the world. There was no place for adults to go and it was hard being isolated in our homes, I can only imagine how these youngsters felt. I frequently see other younger neighborhood kids hanging out in their backyard sitting and talking with their friends and playing games.

I do hope that you will take into consideration how losing this structure would be a loss to not only the Wallace's but to so many young kids who use it. Covid has taken away so many things from so many people, I would hate to have this taken away from them as well. The structure fits in so nice with the rest of their home, I would hate to see something happen to it.

Sincerely



Don & Mary Lou Andruska

To Whom It May Concern

I'm writing to you in regards to the property that shares a property line with my backyard. My wife, 2 kids, and I live at 301 Elm Street. Our back yard backs up to the Wallace's house at 298 Oak Street. Last summer they redid the backyard. The roofed structure truly completes the backyard. It is very aesthetically pleasing and is more functional then the pergola they originally had.

With the pandemic not letting up last winter and lasting throughout this entire year, I frequently saw kids outside enjoying this area. Their kids used that space for e-learning, and hanging out with their friends at a safe distance. The Wallace's as a family would use it to watch Sunday mass outside when St. Petronille had capacity limits. Many younger kids from the neighborhood would often use this area as well to be together to make crafts and just chat amongst each other. With the schools being closed for an extended period of time these kids became socially isolated. It was great to see kids off of their electronic devices and seeing them outside with friends. It was also nice hearing the giggles and laughs coming from their backyard.

This area provides shade from the sun, as well as allows for use in inclement weather. In fact, this year it rained the night of Glenbard West's homecoming. There was a small group of kids that hung out under the roofed area. These kids did the responsible thing by staying outside rather than gathering indoors.

It would truly be a hardship not only for the Wallace family, but for the neighborhood if they lost this area, as so many young kids have benefitted from this. There was no place for kids to go and hang out together safely for almost a year and this truly was a place that created happy kids for the residents on the west end of both Oak Street & Elm Street. I do hope you will reconsider and grant the Wallace's a variance and allow them to keep this roofed space. It would be a loss to all the kids in our neighborhood if they lost this area, especially with the cooler weather fast approaching.

Thank you for your consideration

A handwritten signature in dark ink, appearing to read 'Mike Neumann', with a long horizontal line extending to the right.

Mike Neumann

301 Elm Street
Glen Ellyn, IL 60137

To Whom It May Concern:

My husband Craig and I reside at 291 Elm Street. Our backyard is very open and we can see directly into the backyard of 298 Oak Street. They have a beautiful pavilion in their backyard that fits perfectly into their existing home. The owners did a beautiful job on their backyard renovation. They did have a white pergola originally, then they roofed it last winter. I do not know these neighbors personally, but I would imagine they did this to make it a space that is usable in inclement weather as well as provide a safe space for people to hang out while being socially responsible given the current and what seems to be never ending Covid pandemic.

With there not being in person school last year, and very limited extracurricular activities, this area allowed kids to be outside of their homes and socialize safely with other neighborhood friends. I also frequently see small groups of high school aged kids hanging out under the pavilion. It's refreshing to see them outside being social rather than inside on electronic devices like so many of the kids today are. It is quite evident that the residents of this home take pride in keeping up the beauty of their property. I certainly enjoy the view when I am in my backyard.

I do hope that you will reconsider and grant these property owners the variance needed to keep this structure as is. It would be a detriment to many younger neighborhood kids if they lost this space as well as the group of high schoolers I see that use this area frequently. If they didn't have this space I can only imagine what could happen with these older kids. We all know that when teenagers are bored, that's when they get in trouble. For the safety of these older kids, and for the happiness and well-being of the younger kids in the neighborhood I do hope you allow this family to keep their back yard as it currently is.

Thank you for your consideration



Rebecca Nesslar

To Whom It May Concern

My name is Samir Patel. I live at 311 Oak Street with my wife Asha and our 3 children. I'm writing to you in regards to the backyard at 298 Oak Street. My daughters recently informed me that their friend's backyard was in danger of losing their pavilion. They were quite upset as they use that outdoor space to hang out with their friends. They couldn't imagine why someone would make them remove it. We as a family took COVID very seriously, and did not allow our children to go in to other people's homes. They were only allowed to play with friends outside. Julia's outdoor area was a popular spot in the neighborhood because it didn't matter if it was raining or snowing they could stay warm and dry under there. In the winter they would hang out there, play in the snow and warm up under the pavilion. This past summer they would use it as a shaded area to just socialize with their friends, and do things that little girls do. I kindly ask you to reconsider your position on this pavilion and allow it to remain. The kids in our community were isolated for so long, this gave them a place to see friends when there were no other places to go. I feel we as a Americans live differently now and we've become a society where we socialize outdoors as much as possible for the safety and well-being of others.

I appreciate your consideration of this matter

A handwritten signature in black ink, appearing to read 'Samir Patel', with a stylized, cursive script.

Samir Patel

To Whom It May Concern:

I recently moved into the home at 295 Elm Street about a month ago. Part of my backyard backs up to their backyard. It has come to my attention that the covered space at 298 Oak Street is not compliant with the village. I truly do not understand why this is the case. They have a beautiful back yard and I frequently see young kids from Elm street cutting through the backyard and hanging out under the covered area of this backyard. It's refreshing to hear the sound of kids outside playing especially after we've all been cooped up and isolated for the last 18 months. I also see small groups of older kids outside. I would've loved to have a place like this when I was a teenager. It must be a wonderful feeling for this family to know where their kids are on Friday and Saturday nights. Given the current way we live, I do hope that you will reconsider and allow the residents of this home to keep their covered area. It seems to benefit several children in the neighborhood and allows them to be together, and be social. Outdoors seems to be the new way of being social and safe at the same time and this covered space allows them to do just that in almost any weather condition.

Sincerely

Steven Hollon



295 Elm Street
Glen Ellyn, IL 60137

To Whom It May Concern:

I'm writing to you in regards to the backyard of 298 Oak Street. It has come to our attention that the roofed space was done without a permit. With the COVID 19 pandemic we as a society are forced to socialize outside. I see no issue with these homeowners keeping this space as it is currently. The occupants of this home have 4 children, one of them being immune compromised. I can see why they did this given the current pandemic. I have 2 teenagers myself and this pandemic has been very hard on them. I'm sure this was an outlet for the kids to deal with the social isolation. Although my property does not come into contact with this property, we can see into their backyard from our backyard. It is aesthetically pleasing and looks much better than any alternative. I do not know what if any alternative they have to a covered space. The kids I see back there are very considerate of the neighbors. I also see several younger kids use this space. It would be a shame for these children to lose this awesome spot. Please take the family, the kids, and the neighborhood into consideration when reviewing this matter.

Sincerely

A handwritten signature in cursive script, appearing to read "Karen O'Reilly".

Karen O'Reilly
289 Elm Street
Glen Ellyn IL 60137

October 23, 2021

Glen Ellyn Planning Board-

We wanted to share our support for the pavilion in the Wallace's backyard at ~~xxx~~²⁹⁸ Oak.

This structure has provided a relief to the neighborhood kids from some of the hardships that Covid has placed on these kids. It provides a space they can safely gather regardless of most weather conditions and get to experience some of the simple joys of childhood - playing with neighborhood kids - without needing to worry about Covid. Beyond this pandemic, this structure will continue to be a gathering space for the neighborhood. Our daughters have all enjoyed using the space and we are grateful for this addition to our neighborhood.

Sincerely,



Jessica & Mike Powell

~~220~~²⁸⁷ Oak Street

To Whom it May Concern,

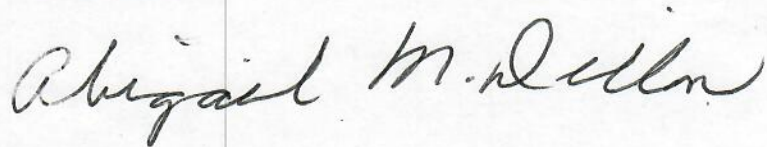
I am writing this letter to request approval of a variance to the roofed outdoor structure at 298 Oak Street in Glen Ellyn. I am 77 yrs old and have severe COPD and am immunocompromised. I am currently receiving IVIG therapy. Since COVID started I am only able to visit family and friends outside. Without this space I would not be able to see my kids, grandkids or my friends. This area allows me to see friends and family approximately 10 months out of the year. It would cause me great mental hardship to me and my family to not be able to have this covered space. I would not be able to see my family during holidays or the cooler months if this covered area was not available.

Thank you so much for your consideration. Please feel free to reach out with any questions.

Sincerely,

Gail Dillon

773-428-2598

A handwritten signature in cursive script that reads "Abigail M. Dillon". The signature is written in dark ink and is positioned below the printed name and phone number.

Egan Foley
132 Derby Glen Drive

To Whom It May Concern:

Lockdown, no in-school learning and virtually every place for teenagers to go was closed to the public. As a teenager there was very little for me and my friends to do for months. My mind was going crazy. Instead of getting into trouble and bothering people around town, last winter and through 2021 we were able to stay safe, and be together under Wallace's pavilion. We would watch movies, sports, and play games, anything to keep us entertained. All of this without leaving the backyard. Not only did this keep us safe during the pandemic, this brought us together as friends. It was a place for us to be ourselves, something that would always be there for us to unwind. The ability to bond with my friends should not be taken away. The pavilion is a harmless place for gatherings and it only brings people together. Please reconsider and allow the Wallace's pavilion to stay intact as it is currently. This continues to be our safe place to be together regardless if its raining, snowing, or super hot outside.

Thank you in advance for your consideration,



Egan Foley

Andrew Dauksas
1045 crescent BLVD

To Whom It May Concern:

During COVID I couldn't do anything inside with my friends because the virus came out and no one knew how dangerous it was so everyone stayed home. Joey Wallace's covered patio area helped solve that problem with us being outside all the time and being able to hang out and have fun again. We watched movies, sports, and TV shows and just talked each other to help us through the new virus. Since it was the only place to go outside we spent a lot of time under the roofed area with each other. We were out there having fun and doing stuff together again. Joey's covered patio taught us to cherish the moments we got to spend together and showed us how we used to take those moments for granted. Joey's patio isn't just a patio, it's a place that brought us together during an unknown and tough period of time, when the only thing we could do was be outside regardless of weather. His patio is a representation of taking a bad situation and making it better. It is a monument that portrays a period in time that will be remembered for centuries. I do hope you will take into consideration how this will affect numerous people, not just the Wallace's. Please allow their patio to remain as it is currently.

Sincerely

Andrew Dauksas
Andrew Dauksas

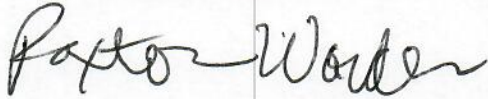
Dear Village,

I am a good friend of one of the
Wallace sons and I wanted to express
how much the Porch has gave us
somewhere to bond and hangout. It gives
us an area away from their family
and outdoors to relax, talk and spend
time together. We only spend time out
there when we hangout at the wallace's.
It's something we wouldn't have the friends we
and memories we do without it.

Graham Pierce
871 Colcord Pl

Hello, I'm a friend of Joey Wallace and his outdoor porch really helped us collaborate and take our mind off things during coronavirus. If we wouldn't have been at the cover over the top those good times would've been ruined and that hard time would've been a lot more difficult to get through. During coronavirus many people were stressed and needed a calm place to hangout at. All in all this porch has been very important and effective during the time of all the coronavirus struggles.

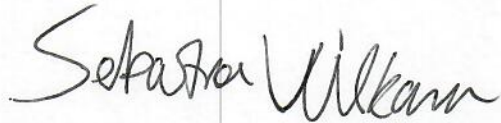
Paxton Warden
675 Western Avenue

A handwritten signature in black ink that reads "Paxton Warden". The signature is written in a cursive, flowing style with a long horizontal line extending from the end of the name.

Over the years, I've been good friends with the Wallace Family. To hear about the overhead roof in the backyard being at risk of being taken down hurts. During COVID, it was one of our only spots we could hang out as a friend group, being that it was outside. Rather than staying home throughout the whole of COVID, this allowed us to have even the slightest bit of freedom. The hospitality the Wallaces have given our friend group throughout the years shows the kindness of their family.

Sincerely,

Sebastian Vilkama 1554 Glencoe Street

A handwritten signature in black ink that reads "Sebastian Vilkama". The script is cursive and fluid, with the first name and last name clearly legible.

I've heard the Wallace's might have to take down their covered porch. This makes me so sad because it is a great place to gather especially during covid-19. This place was a great way to gather with my friends when we couldn't go inside. Even if it was raining, we had a place to talk and catch up. The Wallace's covered porch is very nice, and a welcoming place for everyone to come and enjoy some snacks while watching a movie. If the covered porch has to be taken down, then not only the Wallaces will be sad, all of their family and friends will be sad as well. I'd love to have the porch stay because of all the fun times we had, and there are more to come!

Nora Janninich

250 Forest Ave.

Glen Ellyn, IL

10/25/21

To Whom It May Concern

Over the past eight months I have enjoyed hanging out with my friend Molly in her new backyard space. During the past eight months we have had a lot of covid restrictions so it was a perfect spot to hangout. It provided warmth during the cooler months and we were also looked after by trusted adults in a safe place. Because of the limited school days and sport opportunities being to get together with my friends at Molly's was a huge advantage.

Mr. and Mrs. Wallace have always been very welcoming and generous to both their friends and their children's friends. Their new backyard space allows for even more time together with friends in a safe and healthy way.

Sincerely,

Julia Holter

Glen Ellyn Board Members, Please reconsider your position, here's why.

My name is Griffin Kammes and I am a sophomore at Glenbard West High School. To say my life as a St. Petronille Charger ended in an extreme way would be an understatement. Who would have thought how things would play out moving forward from March 13, 2020. That was my last day of school as I knew it. My last day of normalcy. My last day of full week, IN person schooling for a year!! From that date it wasn't just in person schooling that changed but sports/extra curricular activities and seeing friends.

My Papa was diagnosed with Stage 4 Esophageal Cancer in August 2019. The pandemic didn't just put him in quarantine but many times him and my Grandma were in complete isolation to stay safe. My family decided that in order to spend his last months with him we too needed to use extreme caution when living through a pandemic. Not having school or sports or the ability to see friends freely became very depressing. I was not in a good place.

Enter the Wallace's!!

My house as well as other friends houses gave us the ability to hang out outside, shooting hoops or chillin on our decks or patios. However, the Wallace's house was so much more. We had access to everything we would in a basement but outside - spread out! We did this in the rain and even cold temps by wearing hats and coats. Usually you would think that would annoy someone but when your only option to see friends is if you're outside then wearing an extra layer and watching the football game under heaters is the best thing ever. I appreciate the Wallace's changing their original plans and providing a place for us to hang out socially and even do remote learning school projects, all while not imposing on their homes from the inside. Most recently I was able to spend my first homecoming experience under their pavilion. Freshman year was cancelled. Sophomore year had restrictions placed on the dance but only AFTER many of us had already asked our dates. The Wallace's allowed a group of us with non Glenbard West dates to hangout and watch a movie and enjoy some snacks... while it was raining!!! It was so great! Again, something we could not do if we weren't under a roof. Please take the time to see all the pro's we've experienced from this outdoor space and allow my friend's family to keep it as is!

Thank you

Griffin Kammes

Griffin Kammes
333 Prospect Avenue
Glen Ellyn, IL 60137

To Whom it May Concern

The covered area at the Wallace's house means a lot to me because it gives me a place to see my friends safely. Over the cooler months there is no real way to safely hang out, especially last year as everything was closed. There was no school, there were not sports. There was nothing. Mentally I was not in a good place. I was invited to watch the superbowl at my friend Ryan's house and that was exactly what I needed. I needed to be social and see my friends who many I had not seen in a long time. The Wallace's covered space gave us a chance to see each other while staying warm, and still be safe. It would be devastating not only to the Wallace's but also to me and my friends if we lost this outdoor covered space. This year it rained on Homecoming. We were supposed to go to my house as we have a pool after the dance. Since it was raining, there was no other outdoor space for us to hang out. The Wallace's welcomed us to hang out in their back yard under the covered area. I'm very thankful that we have this area to hang out in year around. It's great to be able to get together with friends especially during Covid because we all need to see friends. Being with friends is just good for everyone. I do hope you all reconsider and allow the Wallace's to keep this covered space

Jack Anderson

Sophomore at Glenbard West
654 Euclid Ave Glen Ellyn

Jack Anderson

10/20/2021

To the Village of Glen Ellyn:

The Wallace's patio helped me through COVID because it gave my friends and I a place to hang out outside when nothing was open. Covid was really hard not being able to be with friends. My parents did not allow me to go in anyones house. I see my grandparents frequently and with so much uncertainty I was only allowed to socialize outside. The patio allowed us to hangout while being socially distanced. The patio having a roofed area has allowed us to hangout in the rain, snow and even the cold because of the heaters. This covering on the patio is ultimately what allowed me to stay as close to normal as possible during Covid. It was a really rough time for me with no school, no sports and nothing being open. I was tired of hanging out with my 2 younger sisters. Being in this space really was a happy time for me. It has brought us closer as friends through watching football and hanging out under the roofed area. The Wallace family is also always very happy to host me and I appreciate that. They open their patio and pavilion to friends and family at all times. I would be devastated if I lost this space to see my friends. Please allow this area to stay like it is now.

Sincerely,

A handwritten signature in black ink that reads "Will Sweinsberger". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Will Sweinsberger
1824 Wakeman Ct, Wheaton



NOTICE OF PUBLIC HEARING

Maureen Wallace, owner of the property at 298 Oak Street, 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of a construction necessitated variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(E) to allow a lot coverage ratio of 21.2 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the driveway to remain as constructed and as depicted on the plans presented 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:

OF LOT 14 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 15 IN BLOCK 2 IN L. O. FARNSWORTH'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 1,2 AND LOTS 1 TO 4, BLOCK 5 OF L. O. FARNSWORTH'S SUBDIVISION, A SUBDIVISION OF LOTS 39 AND 40, COUNTY CLERKS'S SEVENTH ASSESSMENT DIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, "ACCORDING-TO THE PLAT OF SAID L. O. FARNSWORTH'S RESUBDIVISION RECORDED APRIL 17, 1924 AS DOCUMENT 176475, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-10-207-064

Common Address: 298 Oak Street, Glen Ellyn, Illinois 60137

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, January 28, 2022, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Atrian Fard, Planner, at either (630) 547-5249 or afard@glenellyn.org.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise
CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Atrian Fard, Planner, at afard@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 1, 2022 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/82415111137?pwd=cW8ybk96SmQzbEZEdVpHclNBM29Xdz09>

Webinar ID: 824 1511 1137

Passcode: 733815

Or one-tap mobile:

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

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AF

RECEIVED

JAN 21 2022

VILLAGE OF GLEN ELLYN

NOTICE OF PUBLIC HEARING

Maureen Wallace, owner of the property at 298 Oak Street, 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, February 1, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of a construction necessitated variation from the Glen Ellyn Zoning Code as follows:
1. Section 10-4-8(E) to allow a lot coverage ratio of 21.2 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Any other zoning relief necessary to allow the driveway to remain as constructed and as depicted on the plans presented 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:

OF LOT 14 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 15 IN BLOCK 2 IN L. O. FARNSWORTH'S RESUBDIVISION, BEING A RESUBDIVISION OF BLOCKS 1,2 AND LOTS 1 TO 4, BLOCK 5 OF L. O. FARNSWORTH'S SUBDIVISION, A SUBDIVISION OF LOTS 39 AND 40, COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION IN SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, "ACCORDING TO THE PLAT OF SAID L. O. FARNSWORTH'S

RESUBDIVISION RECORDED APRIL 17, 1924 AS DOCUMENT 176475, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-10-207-064

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Published in Daily Herald January 17, 2022 (4576307)

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 01/17/2022 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

Danula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4576307



Village of Glen Ellyn

350 Foot Buffer
from
298 Oak St



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

298 Oak Street Address List

Name	St. #	St. Dir.	St. Name	City	State	Zip
Andruska, Donald L	292		Oak St	Glen Ellyn	IL	60137
Augensen, Roy & Gisela	273		Elm St	Glen Ellyn	IL	60137
Bedo, Brian & Sarah	307		Elm St	Glen Ellyn	IL	60137
Benes Tr, Donna & Eugene	353		Summer St	Norwell	MA	02061
Blandford, Jo Anne	319		Elm St	Glen Ellyn	IL	60137
Burghardt, Barbara J	283		Elm St	Glen Ellyn	IL	60137
Campanella, James & P	323		Elm St	Glen Ellyn	IL	60137
Chapski, Leonard & Deanna	310		Elm St	Glen Ellyn	IL	60137
Czupryna, Mark & Gina	292		Hawkinson Ct	Glen Ellyn	IL	60137
De Maar, Lance & Julie	303		Elm St	Glen Ellyn	IL	60137
Demma, Gary J	773		Kenilworth Ave	Glen Ellyn	IL	60137
Edgar, Elizabeth J	731	N	Kenilworth Ave	Glen Ellyn	IL	60137
Fish, Linda S	282		Oak St	Glen Ellyn	IL	60137
Fisher Jr, Raymond	316		Oak St	Glen Ellyn	IL	60137
Gaydaychuk, Joseph & L	297		Oak St	Glen Ellyn	IL	60137
Hacker, Ronald & Sheree	310		Oak St	Glen Ellyn	IL	60137
Harcharik, Anna & Todd	293		Oak St	Glen Ellyn	IL	60137
Helgeland, Robert & Lorna	315		Elm	Glen Ellyn	IL	60137
Hodge, Robert J	314		Elm St	Glen Ellyn	IL	60137
Johnson, Timothy & Karen	735		Kenilworth	Glen Ellyn	IL	60137
Kaye, Brian A & Amanda C	280		Elm St	Glen Ellyn	IL	60137
Kramer, Katherine	739		Kenilworth Ave	Glen Ellyn	IL	60137
Macias, David	291		Oak St	Glen Ellyn	IL	60137
Maxwell, Dennis & Mary	327		Elm St	Glen Ellyn	IL	60137
Meiers, Steven	321		Oak St	Glen Ellyn	IL	60137
Montalto, Anthony & A	304		Oak St	Glen Ellyn	IL	60137
Mullin, Salem Michelle	286		Elm St	Glen Ellyn	IL	60137
Nessler, Craig L	291		Elm St	Glen Ellyn	IL	60137
Neumann, Caryn & Mike	301		Elm St	Glen Ellyn	IL	60137
O Reilly, John F & Karen	289		Elm St	Glen Ellyn	IL	60137
Pacente, John & Aimee	305		Oak St	Glen Ellyn	IL	60137
Patel, Samir & Asha	311		Oak St	Glen Ellyn	IL	60137
Ponce, Daniel & Nina	292		Elm St	Glen Ellyn	IL	60137
Powell, Michael & Jessica	287		Oak St	Glen Ellyn	IL	60137
Purvis, Brian & Melissa	769		Kenilworth Ave	Glen Ellyn	IL	60137
Ray Whalen Bldrs Inc			Po Box 3380	Glen Ellyn	IL	60137
Salomon, Laura	274		Oak St	Glen Ellyn	IL	60137
Schewe, Joseph K & Aimee	295		Elm St	Glen Ellyn	IL	60137
Schillinger, Anne K	304		Elm St	Glen Ellyn	IL	60137
Schraub, D & L Rojas	759		Kenilworth Ave	Glen Ellyn	IL	60137
Schroeder, Jeffrey & E	280		Hawkinson Ct	Glen Ellyn	IL	60137
Soriano, Marta	279		Elm St	Glen Ellyn	IL	60137
Stark Tr, Edith J	311		Elm St	Glen Ellyn	IL	60137
Stetson, Drew W & Jacklyn	308		Elm St	Glen Ellyn	IL	60137
Voight Tr, Gertrud	317		Oak St	Glen Ellyn	IL	60137
Wallace, Maureen Jo	298		Oak St	Glen Ellyn	IL	60137
Wang, Xiaolin	765	N	Kenilworth Ave	Glen Ellyn	IL	60137
Wheeler, James M	747		Kenilworth Ave	Glen Ellyn	IL	60137
Williams, Richard M & M E	743	N	Kenilworth Ave	Glen Ellyn	IL	60137
Woods, Robert W	302		Elm St	Glen Ellyn	IL	60137
Wozniak, Steven & E A	286		Oak St	Glen Ellyn	IL	60137