

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, June 14, 7:00 p.m.
Community Room of Glen Ellyn Police Department
65 S Park Boulevard



A. Call to Order

B. Public Comment (Non-Agenda Items)

C. Approval of the Draft Minutes from the ZBA Meeting May 10, 2022.

D. Public Hearings.

1. 727 N Park Boulevard

Jim Wand of JMB Architects, LTD, petitioner on the behalf of the owner of the property at 727 N Park Boulevard, is requesting variations from the Zoning Code to allow the encroachment of HVAC equipment within the required side yard.

2. 244 Cumnor Avenue

Stephen Flint of Flint Architects, petitioner on behalf of the owners of the property at 244 Cumnor Avenue, is requesting variations from the Zoning Code to allow the construction of a new garage on the front of the property and an elevated deck on the back of the property.

E. Village Board Trustee Report.

F. Chairman's Report.

G. Staff Report.

H. Other Business and Adjourn.

Dear Petitioner(s) and Interested Citizens:

Once a variation request has been heard by the Zoning Board of Appeals, the Board may make a recommendation and minutes of the hearing are prepared. The variation, along with the minutes, summary report and all related material, is submitted for consideration by the Village Board at a regularly scheduled Village Board meeting. To confirm exact times and dates for Village Board consideration of a project, please call 630-547-5241.

cc: ZBA Members
Anne Gould, Trustee Liaison
Atrian Fard, Staff Liaison
Barbara Dutton, Recording Secretary
Steve Witt, Building & Zoning Official

Taylor Gendel, Associate Planner
Patrick Hoffmann, Planning Intern
Lori Gloude, Administrative Assistant
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Brian Baltudis, Facilities Manager



Glen Ellyn Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/14/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Taylor Gendel

**AGENDA ITEM (ID
2022-2317)**

DOC ID: 2022-2317

ZBA Meeting Minutes from May 10, 2022

Statement of the Issue:

See attached minutes.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Please review the attached draft minutes.

Attachments:

1. 5-10-22 ZBA Meeting Minutes-DRAFT

DRAFT MINUTES
ZONING BOARD OF APPEALS MEETING
May 10, 2022

Call to Order and Roll Call

The meeting was called to order at 7:03 p.m., by Chairperson Greg Constantino, who explained the advisory nature and function of the Zoning Board of Appeals (ZBA). Roll was called. Present: Chairperson Constantino and Board Members, Katie Crudele, Chip Miller, Reed Panther and Thomas Whalls. Absent: Michelle Covington and Matthew Jones. The Chairperson described the process for making recommendations on matters before the Board, including protocols for public input, and announced that the meeting would be recorded. He introduced Village Planner Atrian Fard, Recording Secretary Barbara Dutton, and Board of Trustees Liaison Anne Gould.

Approval of Meeting Minutes

Following a motion by Board Member Miller, seconded by Member Whalls, to approve the draft minutes of the April 12, 2022 meeting, the motion passed by voice vote.

Public Hearing for 436 Longfellow Avenue

A motion by Board Member Crudele to open the Public Hearing concerning a construction necessitated zoning variation for 436 Longfellow Avenue, seconded by Member Whalls, passed by voice vote.

Staff Presentation

Sworn in, Planner Fard, 535 Duane, stated that the Petitioners, Grant and Alissa Nitzsche, owners of the property at 436 Longfellow, are requesting construction-necessitated zoning variations to cover approximately 55 percent of the required rear yard, where only up to 50 percent of impervious surface is allowed; as well as to allow an existing patio to be approximately 3.47 ft. from the south interior side lot line where a side-yard setback of 8.75' is required. The subject property and surrounding, she said, are designated R2 and all improved with single-family homes. The subject property is an interior lot located on the west side of Longfellow between Duane and Hillside, stated Planner Fard, and is a typical rectangular shape lot that conforms to the lot standards in the R2 district. She went on to present a timeline of activity leading up to the evening's Public Hearing:

- March 2019: The owners filed permit applications to demolish the existing single-family home with and construct a new two-story residence with a detached garage, an in-ground pool, a spa, and a patio on the property.
- April 2019: The Village's Plan Examiner sent a rejection letter pertaining to the Zoning and Building Code requirements. According to their review, the proposed patio encroached into the required side yard setback of 8.75, where patios are not permitted obstructions within the required side yards. Additionally, it was noted that the area of impervious surface coverage in the required rear yard exceeded the maximum allowable impervious surface coverage of 50 percent.
- May 2019: The Petitioners filed their second submittal in response to the review comments where they amended the proposal to fully comply with the Zoning requirements. The building plans were approved by the Village's Plan Examiner in May 2019.

- June 2019: The Village's stormwater engineer reviewed the proposal and made a note that the proposed impervious surfaces in the required rear yard seemed to be slightly less than the allowable 50 percent, while the pool and patio drawings did not reflect the dimensions of the improvements and their setback from the property lines. With further modifications made to the plans, the Village's stormwater engineer approved the grading plan in July 2019, and subsequently the building permit for construction was issued.
- After work was completed the Petitioners provided the Village with a final grading survey that reflected the new building and accessory structures on the site.
- December 2020: The Village performed grading inspection and recognized that the pool deck/patio was expanded beyond what was permitted and exceeded the impervious surface coverage limitations in the required rear yard.
- December 3, 2020: The Village's stormwater engineer informed the Petitioners of the need to either correct the work to comply with this Code or file a construction-necessitated variation. When staff requested Petitioners' decision on this matter, the Petitioners' builder, Pete Ladesic, indicated that the project was under review by the Petitioners' engineer and landscape contractor, and they likely would not need any zoning variations. He also added that they will inform the Village if any zoning variations were to be sought.
- From December 2020 to January 2022, the Petitioners requested multiple permit extensions and were not responsive to the notices issued by the Village requesting Petitioners address the outstanding violations, as outlined in the Village Engineer's letter dated December 3, 2020.
- January 2022: Staff sent the third and final notice to the Petitioners requesting immediate action to either remove the nonconforming impervious surface or file for a "construction-necessitated."
- February 2022: The Petitioners announced that they would like to pursue a zoning variation to legalize the existing impervious surfaces.
- April 2022: Upon further review of the Plat of Survey, Staff found out the patio is also encroaching into the required side yard of 8.75 for 5.28 ft., where the approval was for 9.8-foot of setback from the south lot line. This led to the second zoning variation request.

Displaying the final grading plan, Ms. Fard noted that the lot's sloped elevation, requiring retaining walls. She related that in the application packet the Petitioners claimed that the significant grade change at the rear of the property and the need to install retaining walls have challenged the homeowners to provide sufficient patio area around the pool. The Petitioners, continued Ms. Fard, indicated that they anticipated grading challenges prior to the construction and therefore chose to utilize permeable paver brick for the patio and a portion of the driveway to ease the site drainage. The Petitioners, she continued, also claimed that they were unaware of the excessive impervious surfaces until after the final as-built drawings were reviewed by the Village and their engineer. A review of the DuPage County 2017 contour lines, said Ms. Fard, found that the lot's elevation before recent constructions sloped down from the west to east, with the most significant grade change occurring at the center of the lot towards the front while the rear of the lot appeared to be relatively flat. So, she explained, the change in the grade at the rear of the property – considered the main challenge by the Petitioners – is the result of the design of the new home and patio chosen by the homeowners and their design professionals. The Village's Stormwater Engineer has indicated that all the outstanding issues noted in the last review letter she provided will be further reviewed and evaluated for conformance as part of the permitting phase, related Ms. Fard, who added that aside from these two zoning variations, the Engineer doesn't foresee major issues.

Planner Fard reviewed costs to rectify the issues (\$3,415 to remove the impervious surface; and \$1,295 to remove the patio/pool), and reviewed ZBA options for action regarding the case.

Board Questions

In response to requests from Member Miller to confirm the change in elevation from the southwest to northeast lot corners and the presence of a swale, Ms. Fard explained that the drop at the rear of the yard resulted from regrading and necessitated the retaining walls, and said the yard does contain a swale, which the Village Engineer will look at. Member Panther asked if the permeable pavers get “backed out” of the calculation, to which Ms. Fard replied they were not, as Code includes these in it. Chairperson Constantino followed up by asking whether how what is in between the pavers or how they are spaced matters. Ms. Fard explained that no pavers at all are exempt from the calculation. He asked and if the in-ground pool is considered toward having a permeable surface, to which Ms. Fard said it’s considered impervious. The Chair asked if the “as built” were the same as originally rejected in the first permit request. Planner Fard stated she couldn’t find copies of these, as they were not approved. Mr. Constantino asked for confirmation that the approved were compliant, to which Ms. Fard replied affirmatively.

Petitioner’s Presentation

Sworn in, Pete Ladesic, 615 Scott, Glen Ellyn, stated that in 30 years of building in town he’s never sought a construction-necessitated variation. In defending his client’s position, he attributed communication difficulty during Covid with all the parties, saying he thinks the project engineer had staffing issues at the time, and said the team was struggling to fit a lot of components on the site. Mr. Ladesic remarked that the Village unfortunately does not differentiate between permeable pavers and asphalt or concrete (but is hopeful a credit for pavers will be adopted in the future by the Village Board), explaining that stone lies under the pavers, adding permeability beneath and contributing to a “wonderfully draining site.” Mr. Ladesic added that the retaining walls were necessary because of how the homeowners chose to situate the house on the lot, requiring considerable excavation to accommodate the patio, but said that water continues to flow from west to east, and more is captured now. He related that aesthetic changes, including building a curved wall, had been made, and maintained that he only recently learned of the encroachment from the bump-out into the side yard. He said the construction team is going off of field measurements for what was installed, and the Village is going off CAD drawings, and that while he believes the former to be more accurate, he can’t argue with what Staff has presented. As far as whether the requested variation pursuant to impervious surface would impact any neighbors, Mr. Ladesic noted a neighbor had brought up a concern, but said the site has better drainage now. He lamented that the storage capacity of the pool is not recognized, saying some communities do give credit for one, and said he thinks the project helps property values in the neighborhood and that it contributes more to the tax base. Mr. Ladesic said that the surface requested is the minimum to keep a reasonable use of the patio and walkways around the pool so the Petitioners can have two sitting areas, and argued that putting decorative gravel in to replace the 4,240SF of pavers wouldn’t affect the drainage either way.

Member Whalls asked why there was a continuous neglect of the permits, and not being responsive to the Village. Saying he didn’t get sent a copy of the review document, Mr. Ladesic again cited poor communication with the engineer, and staffing issues, causing things to move at a “snail’s space.”

Member Whalls asked, too, whether the pavers are considered pervious or impervious. Saying they are a popular product and similar to what the Village used in a parking area along Duane, Mr. Ladesic described them as being ¼-in. spaced and augmented with chips, so “that everything can drain.”

In seeking clarification on measurements, Member Miller noted that the Village used the Petitioner's measurements appearing on a form stamped by Mr. Steinbrecher. Mr. Ladesic said that in the interest of finding resolution in an adversarial situation, the team used numbers calculated from the landscaper's measurements, which differed from the engineer's detailed numbers, though globally the areas in violation are no different than a parking spot (or less), and that altering the layout for compliance would involve either removing the eating area or the sitting area, both functional spaces. Member Miller asked Mr. Ladesic if he felt he wouldn't be here if the Village had used the Petitioner's measurements, to which Mr. Ladesic replied, "No," indicating that the Petitioner would be at 40SF rather than 140SF. Mr. Miller asked if it getting a new land survey and something stamped might have helped, to which Mr. Ladesic said not having gotten anywhere with Mr. Steinbrecher after pushing the issue, the Petitioner had to come in for a variation or remove the pavers. Chairperson Constantino asked Mr. Ladesic if the discussions between Mr. Steinbrecher and the Village are the primary reason it took almost a year and a half to apply for the variations. Mr. Ladesic replied that was much of it, as a professional survey had to be performed, reiterated that staffing issues contributed to the delay.

Concerning the impervious surface, Chairperson Constantino said he is having a little problem getting past his belief that the as-builts seem closer to the original request that was not agreed upon by the Village (as opposed to the permitted). Mr. Ladesic replied that, while the landscaper was mindful of the numbers he was not aware that the bump-out area was encroaching and not approved. Mr. Constantino asked the basis of the recommendation for the variation for the 5-ft. encroachment into the required side yard. Mr. Ladesic stated that the primary reason is it wasn't pointed out in the architectural plans.

Richard MacRoy of Landscape Creations, 1N730 Swift Road, Lombard, was sworn in. Mr. MacRoy recalled that during the process a question or two in regard to the elevation of the walls arose, and he asked Mr. Ladesic what he thought about the grade elevation. Mr. MacRoy noted the changed wall design and a drop, as well as said he was surprised to discover the swale, and reached out to the engineer for clarification. Never getting a call back, Mr. MacRoy stated that, to be compliant with the engineer's design, he followed the swale through the back yard and stair-stepped the wall. Relative to dimension discrepancies, he said his CAD application is as accurate as anybody else's. Chairperson Constantino asked the landscaper if he'd had contact with anyone at the Village, to which Mr. MacRoy replied, "No," saying he was only working off a Plat of Survey which he "assumed we were good to build from," and was unaware of any lot coverage limitations, other than the impervious area of the driveway, a subject of discussion during construction relative to concrete pad size, but stressed that he was under the impression the work was in full compliance with the coverages.

Mr. Miller sought confirmation of his understanding that there was miscommunication between the builder and landscaper and the engineer/surveyor, he asked how this is a unique circumstance. Saying there was communication between the two engineers to which he was not privy, Mr. Ladesic said while this was not unique, a hardship was site-driven: The lot drove the retaining walls, which added to the impervious square footage, and brought about the permeable pavers, which he said isn't considered a benefit by the Village. Saying he doesn't see this as a hardship, Member Miller thought maybe a compromise could have been found. Mr. Ladesic suggested that, while the problem is remediable, replacing pavers wouldn't solve anything. He reiterated the staffing issues. Suggested that Code doesn't account for the way technology has evolved, Member Crudele guessed that the Petitioners invested more money than necessary to improve their property.

Sworn in, Grant Nitzsche, 436 Longfellow Ave., related that as soon as he received information, which he believed needed addressing, he sent it to Rich and Pete, but wouldn't hear back from the engineer. Nitzsche asserted that the additional investment in pavers is good for his home and the land around it, and were installed with best intention. (He stated that concrete is present only around the garage.), Mr. Constantino asked if he'd had contact/issues with neighbors, to which Mr. Nitzsche replied, "No."

Public Comment

Planner Fard said two letters were included in the packet, and additional one subsequently was received from Mr. Ian Dawson, 869 Hillside Ave., who elected to speak at the meeting in lieu of having the letter read. Sworn in, he said his primary concern is setting precedents. He stated that he reviewed the topography, and while the back lot had been "fairly flat" with most of the change in elevation continuing east to Longfellow, but the lot was significantly regraded to accommodate the house and pool. He wondered what would happen if this seemingly "sum of the parts" is repeated across the Village, which is already stressed with water. Further, he maintained that the requested side-yard setback variance is sizeable and requested Code concerning pavers be upheld. Planner Fard reported that the Village Engineer said that, while there is no arguing the additional surface can cause more runoff, 869 Hillside receives run-off from another area.

Board Member Panther delivered proposed findings of fact. Board Member Miller made a motion to accept these findings; seconded by Member Crudele, the motion passed unanimously by voice vote.

Deliberations

Although the Petitioner could have used crushed stone instead of pavers, Board Member Whalls indicated that he sees both sides of the situation and is "up in the air" on a conclusion. Member Miller said he doesn't see a unique circumstance or particular hardship, and sees an issue with the Surveyor, a person who has interest in the property, and noted miscommunication within the team. He indicated that an alternative to the variance is not "a life or death" situation, suggesting shale can be considered. Expressed worry about setting precedent, he suggested coming up with a new definition of modern permeable to achieve a "generally accepted" meaning. He said his decision is "No," based on the factors he listed. Member Crudele said she has to vote, "Yes," because those specifications are not outlined by the Village, and technology has evolved since the Code was written. She noted that the Petitioners made a choice, and a commitment to improve the area, and that if the pavers were removed, it's not going to change anything, and thought stones or gravel could present safety issues for children. As far as precedent, she said you could say that about every construction-necessitated case. Calling the circumstances, "tough," Member Panther suggested that the Code presents limitations, as written. He said he is struggling with a decision, as he doesn't see remediation of the variances improving drainage.

Chairperson Constantino wondered if the deliberations might be held over to the next ZBA meeting, while in the meantime Staff could perform research to support further consideration. Planner Fard said that, while research could be entertained, current staffing shortages make completing it unrealistic in that timeframe. Mr. Constantino said that he is "kind of on the rail" on a determination, in that while he sees the difference between Village and owner's engineer calculations, the materials used and getting final approvals, he's not sure if this is sufficient to recommend a variation. Noting permits "weren't totally ignored" and calling comments by Member Crudele "cogent," he said he'd like to see the case revisited. Articulating a need to fix the "arbitrary" definition of "permeable" in the Code, Member Miller moved to close the deliberations. Seconded by Member Whalls, the motion passed by voice vote.

Member Crudele, seconded by Member Miller, moved to close the public hearing; the motion passed unanimously by voice vote.

Board Member Crudele moved for the following:

Having considered the application of Grant and Alissa Nitzsche, owners of the property at 436 Longfellow Avenue, Glen Ellyn, for the following construction necessitated zoning variations: from Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,917 square feet, or 55 percent of the required rear yard, where only up to 50 percent, or approximately 1,750 square feet, of the required rear yard is permitted to be covered by impervious surfaces; and from Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately 3.47' from the south interior side lot line where an interior side yard setback of 8.75' is required, 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 May 10, 2022, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from the Glen Ellyn Zoning Code due to the following unique circumstances:

- The Village Code does not address building materials that have evolved over time, and the homeowners made a conscious decision and financial commitment to utilize a surface that is permeable material;
- It is an impractical solution to utilize gravel or other permeable materials that are loose and could cause other issues with the children who reside at the residence; and
- This was all a result of miscommunications, measurement discrepancies, and varying CAD drawings.

Seconded by Board Member Panther, the motion passed by roll call vote with Board Members Crudele, Panther and Whalls, and Chairperson Constantino voting YES, and Member Miller voting NO.

Trustee's Report

Anne Gould said the Architectural Appearance Committee has been established and includes three architects and a landscape architect. She said that listening sessions were held concerning the hotel site, with the recent one featuring a presentation on affordable housing. She said the last of these sessions is to be held June 2nd. Trustee Gould said a Village Board workshop on the Draft Comprehensive Plan is scheduled, and that the Alliance is planning a wine-tasting event for June 16th, and a "First Thursday" event featuring music for the summer months.

Staff Report

Planner Fard related that the next ZBA meeting is to present a zoning variance request to allow an AC unit to be located in a side-yard setback.

Adjournment

Chairperson Constantino adjourned the meeting at 9:00 p.m., following a voice vote on a motion by Member Crudele and seconded by Member Whalls.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



**Glen Ellyn Zoning Board
of Appeals**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/14/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Patrick Hoffmann

**AGENDA ITEM (ID
2022-2315)**

DOC ID: 2022-2315

727 N Park Boulevard

Jim Wand of JMB Architects, LTD., petitioner on behalf of the owners of the property at 727 N Park Boulevard is requesting variations from the Zoning Code to allow the encroachment of HVAC equipment within the required side yard.

Statement of the Issue:

See attached staff report.

Analysis:

See attached staff report.

Budget Impact:

N/A

Action Requested:

See attached staff report.

Attachments:

1. Staff Report 727 Park AC - Final
2. 1. Aerial Map
3. 2. Zoning and Location Map
4. 3. 1' Contour Map
5. 4. Petitioners' Application Packet Dated June 8, 2022
6. 5. Plat of Survey September 2021
7. 6. Site Plan
8. 7. Ordinance No. 6801 - Adopted August 24, 2020
9. 8. Public Hearing Notice 727 Park
10. 9. Location Map for Public Hearing Notice
11. 10. Mailing List for Public Notice
12. 11. Certificate of Publication
13. 12. Original AC Location
14. 13. Original AC Model
15. 14. Final AC Model

16. 15. Photos of Existing Conditions

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Atrin Fard, Planner
Patrick Hoffmann, Planning Intern

DATE: May 23, 2022

SUBJECT: June 14, 2022 Zoning Board of Appeals Meeting
Public Hearing – Zoning Variation for placing HVAC equipment within the required south side yard setback at 727 N. Park Boulevard

PETITIONERS: The petitioner is Jim Wand of JMB Architects, LTD., petitioner on behalf of the owner of the property at 727 N. Park Boulevard.

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

1. Section 10-4-8(D)3 for the placement of HVAC equipment within the south interior side yard setback of 6.5 feet where HVACs are not permitted obstructions in the required side yards; and
2. Section 10-5-5(B)4#19 to allow the HVAC equipment to encroach 1.5 feet into the side yard setback of 5 feet which is required from all property lines

ZONING/ USE: The property is an interior lot located in the R2 Residential Zoning District on the east side of North Park Boulevard between Oak Street and Maple Avenue. 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 May 26, 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 HISTORY:	<u>Date</u> 2020	<u>Ord. No.</u> 6801	<u>Type</u> Approving multiple variations from Glen Ellyn zoning code to allow an addition
------------------------	---------------------	-------------------------	---

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

<u>Date</u> 2021	<u>Permit No.</u> 20210759	<u>Type</u> Residential Addition
---------------------	-------------------------------	-------------------------------------

2001	B020406	2 nd floor master bathroom
2001	B020671	Convert existing deck to screened porch

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	8,014 ft² (0.18 acres)
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	30'	47.55'
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	5.3' (south) and 9.5' (north)
Rear Yard	40'	55'

PROJECT SUMMARY:

The subject property is considered a nonconforming lot, deficient in lot width and area, which would make it challenging to construct any improvements, especially in the side yards, without requiring a variation from the Zoning Code. In 2020, the Village Board granted several variations from lot coverage, retaining wall, and height standards to allow for the construction of an addition to the back of the house. As part of recent improvements, the homeowner intended to install two new air-conditioning (A/C) units initially proposed on the north side of the house, within the 2.5-foot-wide ribbon on the south edge of the driveway. In order to fit the A/C equipment between the house and driveway, two units were selected that were narrow and tall and did not require any relief from the Zoning Code. However, the performance of narrow A/C units was limited due to their size and did not properly support air-circulation for the home. Therefore, the petitioner selected larger A/C units to address the air-circulation issues.

Consequently, the homeowner revised the plans to install the air conditioning equipment on the south side of the property, where more space is available for larger equipment, necessitating a variation from the Zoning Code. According to the revised site plan, the two A/C units would be located approximately 3.5' from the south side lot line. Per Section 10-4-8(D)3, the greater of 6.5' or 10% of lot width [6.5' is the greater] is defined as the minimum required side yard setback in R2 District. Thus, the location of the two A/C units only 3.5' from the south lot line also necessitates a variation from the Zoning Code.

As proposed, the A/C unit's placement in the R2 District's minimum side yard setback requirement of 6.5' and encroachment into the

minimum 5-foot setback from all property lines requires two variations from the Zoning Code.

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.

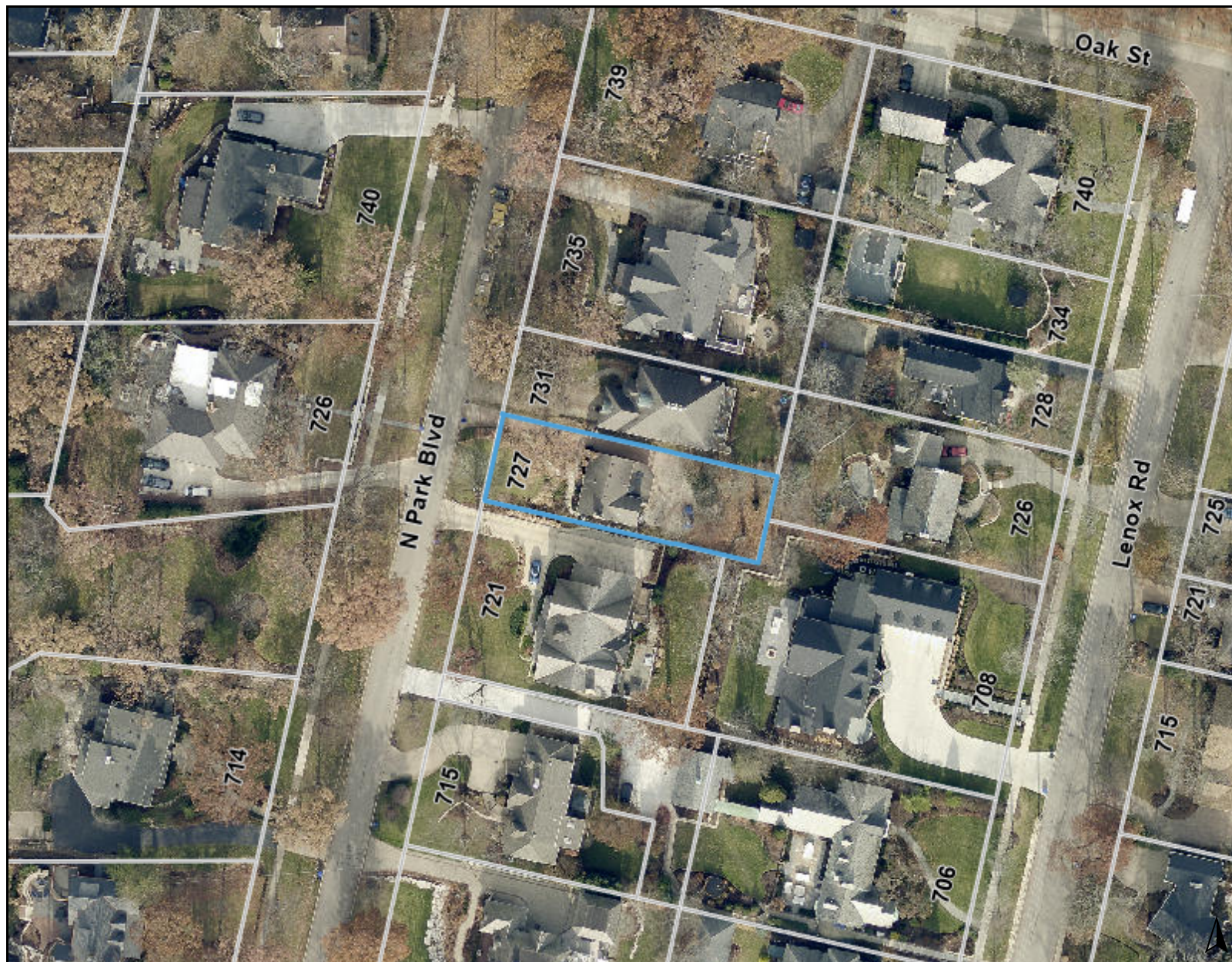
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Photograph of site and surrounding properties
2. Zoning and Location Map
3. 1' Contour Map
4. Petitioners' Application Packet – Dated May 6, 2022
5. Plat of Survey
6. Site Plan
7. Ordinance No. 6801 – Adopted August 24, 2020
8. Public Hearing Notice
9. Location Map for Public Hearing Notice
10. Mailing List for Public Hearing Notice
11. Certificate of Publication
12. Original AC Location
13. Original AC Model
14. Final AC Model
15. Photos of Existing Conditions

cc: Emily Rodman, Director of Community Development
Paula Moritz, Plan Reviewer
Kelley Kalinich, Property Owner
James Wand, Architect, JMB Architects, LTD.

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\P\PARK\Park 727 - AC\Meetings\ZBA\Staff Report

**Legend**

0 150 300
ft

Print Date: 5/23/2022

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.

**Legend**

Zoning and Development

Zoning

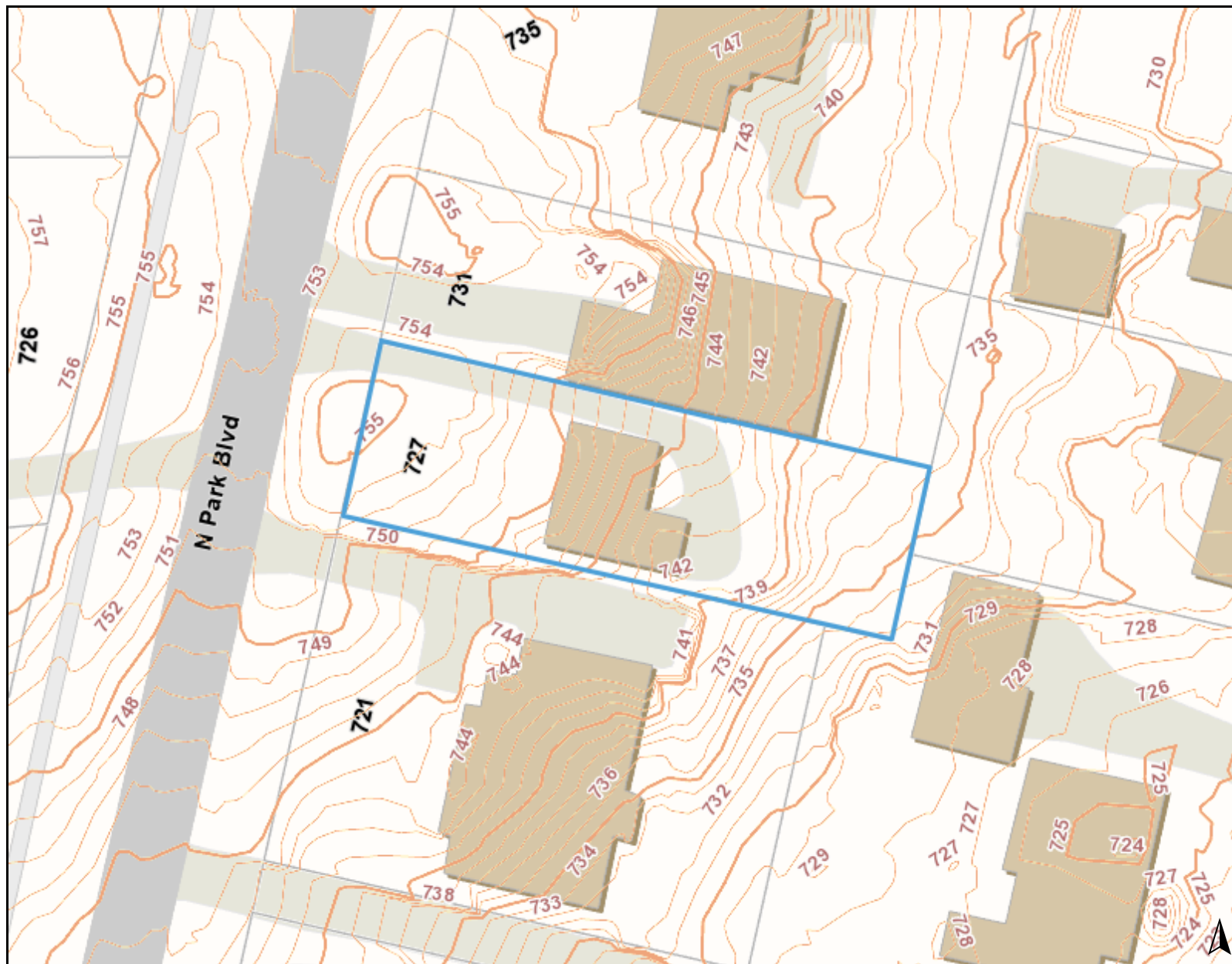
 R2: Single Family Residential District

0 150 300
ft

Print Date: 5/23/2022

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.



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major

0 50 100
ft

Print Date: 5/23/2022

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.

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

CLEAR ALL PAGES

RECEIVED

JUN 08 2022

APPLICATION FOR VARIATION

VILLAGE OF GLEN ELLYN

For the property at 727 N. Park Boulevard 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: James "Jim" Wand

Address: JMB Architects, Ltd., 180 W. Park Avenue, Suite 10, Elmhurst, IL 60126

Home Phone No.: Work: 630.279.8228 Cell Phone No.: 630.464.2631

Fax No.: NA

E-mail: Jim.W@jmbarchitect.com

Ownership Interest in the Property in Question:

None. Applicant is the architect for the homeowner.

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):

Kelley M. Kalinich
727 N. Park Boulevard
Glen Ellyn, IL 60137

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

Kelley M. Kalinich
727 N. Park Boulevard
Glen Ellyn, IL 60137

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:

Common address: 727 N. Park Boulevard, Glen Ellyn, IL 60137

Permanent tax index number: 05-11-211-004

Legal description:

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R-2

Lot size: 160 ft. x 50 ft. Area: 8,000 sq. ft.

Present use:

Residential home built in 1926.

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):

There are two variations requested regarding the location of the air-conditioning (A/C) units. This involves Village Zoning Code Sections 10-5-5(B)19 location of HVAC units not permitted in side yards, only in rear yards; Section 10-4-8-(D)3 Each side yard shall be six and one-half feet or ten percent of the lot width, whichever is greater.

The code allows this kind of equipment to encroach only in the rear yard and requires that it be setback a distance of 6.5' for my 50' wide property. The original plan for the A/C units was to place them on the north side of the home, on the south edge of the driveway (Exhibit A), which would not require a variance. The units specified are the TRane XR16 Low Profile (Exhibit B), which are more narrow, but taller and longer in size than a typical A/C unit. The use of this unit has posed a problem, in that it will not support the proper air circulation for the house, even with two units being used. As such, this variance request is to place the air-conditioning units on the south side of the property as noted in Exhibit C. Additionally, installing a more typical unit, specified as the Lennox 4SCU20LX (Exhibit D), which would provide the proper air-circulation, cannot be done at the current identified site, as it will encroach on the driveway, making it inaccessible. (The existing driveway is 10 feet wide and extends from the house structure to the property edge.) This is the only access to the garage located on the rear, east side of the house.

I am requesting two variances to install the A/C units (Exhibit D) on the south side of the property, which will encroach by approximately 35 inches, making it 43 inches or 3.5 feet from the property line, not the 78 inches/6.5' required. This is a depressed area of the property, approximately 4 feet below the property to the south (721 N. Park Boulevard), so it would not be visible to the neighbors unless they were to stand at the edge of their driveway retaining wall. The side of the property is adjacent to the driveway retaining wall of this property to the south. Additionally, the A/C units will be aligned with the generator, which is allowed to be less than 6.5' from the property line.

Estimated date to begin construction: Construction began in July 2021

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

General Contractor: Chris Shenuk, C&C Shenuk Construction, 836 N. Stoddard Avenue, Wheaton, IL 60187 Work 630.690.5449 Mobile 630.399.8452

HVAC Contractor: Casey Curtis, Curtis Climate Corp., 1N640 Swift Rd Lombard, IL 60148 Work 630.376.6468

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 lot is narrow and despite planning for the new addition to be recessed 24 inches on the north and south sides from the existing home, there is only one location for the A/C units that are necessary to support the necessary air-circulation for the existing house, as well as the new addition. The A/C units are not permissible at the front (west side) of the house and there is no location for the units on the back (east side) of the house, due to the garage location and adjacent retaining wall/driveway.

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):

Air-conditioning is not only an expected condition in a home, but due to allergies for two of our family members, it is medically necessary.

OR

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

Due to the width of the lot (50 feet) and the significant slope of the lot, there are limited options for the location of the air-conditioning units. The slope of the lot required the installation of a retaining wall on the east side of the property (rear), as well as the location of the garages (original location), the A/C units cannot be located on the rear of the property. The original proposal to locate the A/C units on the north side of the property, on the driveway, did not work as designed, as the only units that could be installed on this site, are not adequate to provide cooling to the house.

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

The requested location of the A/C units is in a sloped, recessed area on the south side of the house. The neighbors to the south (721 N. Park Boulevard) have their driveway adjacent to this space, which is raised approximately 4 feet from the location of the A/C units, making it difficult to see the units without going to the edge of their driveway retaining wall. Next to their retaining wall is a 6 foot fence that is more like 8 feet above the property from the north, due to the slope (pictures attached). Additionally, the A/C units would be located just west of the generator, so all electrical units will be located in the same spot. Lastly, the A/C units specified (Exhibit D) are extremely quiet and should not cause any noise pollution, even when someone is within a few feet of the unit. The previous A/C unit was near this same area, was much noisier and did not cause concern for any of the neighbors.

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

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

Both the lot size in relation to the existing home and the topography dictate most aspects of the construction. When securing permitting for the construction, the air-conditioning units were identified as being more slimlined and taller. These were to be placed on the north side of the property, on the driveway edge, next to the house. When the HVAC constructor installed the duckwork for the airflow and returns, he realized that the units specified would not be able to effectively circulate the air, as needed. As such, he noted that the Lennox model 4SCU20LX was required (Exhibit D). Because these units were to be located (per the permitting documents) on the driveway that is only 10 feet wide (The driveway spans from the house to the to the northern edge, so that it is as wide as the driveway can be.), it is not possible to install the required A/C units in the identified location and still allow the driveway to be useable.

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:

Due to the age of the home (96 years old) and the width of the lot, it is possible that there are other homes in the zoning district that share similar limitations on the location of the air-conditioning units. The home to the north of me (731 N. Park Boulevard) has their A/C units on the north side of their lot encroaching on the side yard set back. (Photo attached)

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:

None of the improvements to the home are being done to make more money out of the property, but rather, are to enhance the family's living experience with air-conditioning being an expected comfort, but also one that is needed for two family members who have severe environmental allergies.

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.

This was an unexpected situation and was not created by any party. If the problem with the air-conditioning unit specified on the permit plans had been known, a variance request would have been made at the time of the original variance request in the summer of 2020.

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.

As noted in section A3, the proposed location of the air-conditioning units will actually be less visible than the location included on the plans for permit. There will be no impact on the public welfare, the property or the neighborhood.

6. Provide evidence that the proposed variation will not:

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

The proposed location of the air-conditioning units will have no impact on the supply of light and air to the property to the south. There is open space and as noted, the space is recessed from the adjacent property.

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

The proposed location of the air-conditioning units are actually less of a hazard than the permitted location, since they are on the side yard and not on the driveway. Due to the driveway being very steep, there was the possibility of a car hitting one of the units when the space is slick from ice or snow.

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

There should be no impact on the public health, safety, comfort, morals or general welfare of inhabitants of the Village with the proposed location of the A/C units.

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

The movement of the air-conditioning units to the south side of the lot will be more desirable for the neighbors to the north, as the permitted plans have the units located right outside their dining room window, which could have a negative impact on the property value, if they were to sell the house. There should be no impact on the property value to the south, as the proposed location for the units is recessed below their property.

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

This issue has no impact on traffic congestion in the public streets.

- f. Create a nuisance; or

The proposed unit is quieter and smaller than the prior unit on the property, so it should not create a nuisance.

- g. Results in an increase in public expenditures.

There should be no impact on public expenditures.

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

The proposed unit will be installed as close to the existing house as possible, limiting the amount of the unit that encroaches on the side yard set back. Each proposed A/C unit is 37.5 inches wide and it is expected that each will take up approximately 35 inches, making it 43 inches or 3.5 feet from the property line, the side yard set back. Additionally, the proposed location is next to the new addition, which is recessed approximately 2 feet from the existing structure.

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

The homeowner appeared before the Zoning Board of Appeals in summer 2020 to address variance requests. If it had been known that the air-conditioning units would not work on the driveway location, this variance request would have been made at that time. The HVAC contractor did not know until working on the site, as to how to provide balanced air-flow from the existing 96 year old structure to the new addition. This resulted in the need to identify an air-conditioning unit that would not have the slim profile. Also, various alternatives for other units have been explored without success.

It is important to the homeowner that the home is complementary to the property and the neighborhood. Every effort is being made throughout the entire renovation with this in mind.

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.

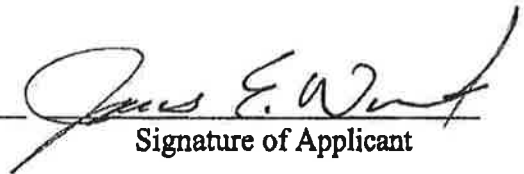
I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

05/03/2022

Date

James Wand

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

RECEIVED

MAY 06 2022

AFFIDAVIT OF AUTHORIZATION

VILLAGE OF GLEN ELLYN

I, Kelley M. Kalinich owner of the property described as

727 N. Park Boulevard, Glen Ellyn, Illinois 60137

verify that James "Jim" Wand, JMB Architects

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

Kelley M. Kalinich
Owner Signature

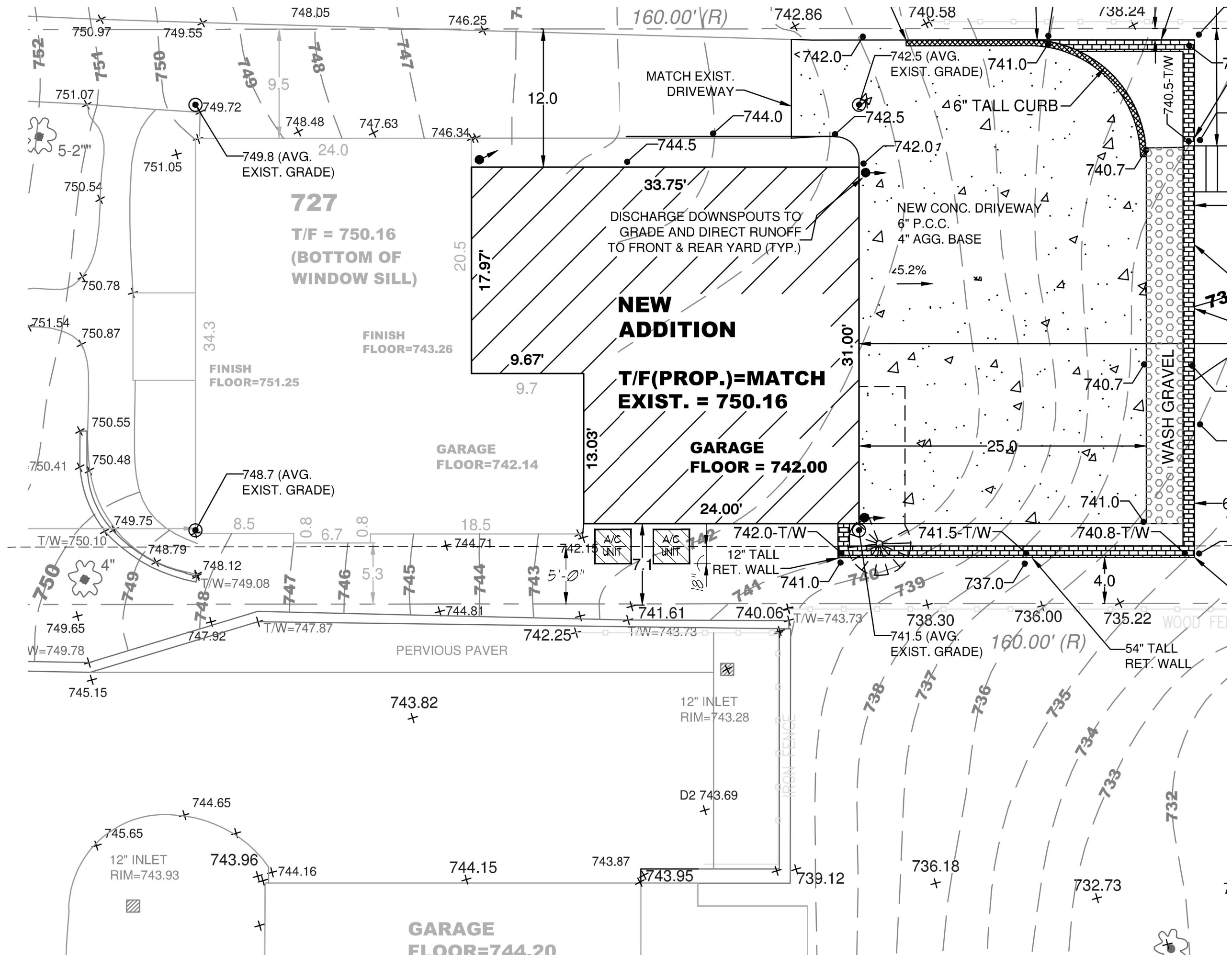
Subscribed and sworn to before me this

6 day of May, 2022
Laura L. Tisinai

Notary Public









8 0 7 1 3 1 6 0

Tx:40184865

FRED BUCHOLZ, RECORDER

DUPAGE COUNTY ILLINOIS

09/11/2020 09:42 AM



DOCUMENT # R2020-102269

Village of Glen Ellyn

Ordinance No. 6801

An Ordinance Approving Multiple Variations from the
Glen Ellyn Zoning Code to allow an Addition to an Existing
Principal Structure on the Property Located at
727 N. Park Blvd., Glen Ellyn, IL 60137

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

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

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

Ordinance No. 6801

**An Ordinance Approving Multiple Variations from the
Glen Ellyn Zoning Code to allow an Addition to an Existing
Principal Structure on the Property Located at
727 N. Park Blvd., Glen Ellyn, IL 60137**

Whereas, Kelley Kalinich, owner of the property located at 727 N. Park Boulevard, Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GUANTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-211-004

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for the following zoning variations from the Glen Ellyn Zoning Code: Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent; Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be one (1) foot from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less; Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches; Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; and Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet, all for the construction of a two-story, three-level addition to an existing two-story, single-family home on the property herein described above, in the R2 Residential District; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property

not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a remote public hearing on the virtual meeting platform, Zoom, on June 23, 2020, as permitted by Public Act 100-0640, which was signed into law by Governor Pritzker on June 12, 2020, at which the petitioner presented evidence, testimony, and exhibits in support of the request for the zoning variations and zero (0) persons appeared in favor of the request and one (1) persons appeared in opposition thereto; and

Whereas, included in the evidence presented by the petitioner, the owners of six (6) properties which are within 250 feet of the subject property and therefore received notice by mail of the public hearing, each signed petitions to attest their support for the multiple zoning variations requested to allow a two-story, three-level addition to an existing two-story, single-family home on the subject property; and

Whereas, following the petitioner's presentation of evidence, testimony, and exhibits in support of the request for the variations listed herein above, the owner of the property located at 708 Lenox Road, the one person who spoke against the request, testified to their concern related to the possible impact of additional stormwater runoff onto their property resulting from the requested lot coverage variation; the Zoning Board of Appeals adopted findings of fact and then continued the June 23, 2020, public hearing to July 28, 2020, and requested the petitioner to revise their plans to address the concern of the owner of the property located at 708 Lenox Road by exceeding the codified minimum stormwater requirements to the satisfaction of the Village's Senior Civil Engineer; and

Whereas, at the public hearing on July 28, 2020, the petitioner presented revised plans, and the owner of the property located at 708 Lenox Road was not present and did not provide any written comment to be read into the record objecting to the revised plans; and

Whereas, at the public hearing on July 28, 2020, both the petitioner's expert witness, being the design civil engineer of said plans and the Village's Senior Civil Engineer attested that the revised plans exceeded the Village's codified minimum stormwater requirements; and

Whereas, based upon the evidence, testimony, and exhibits presented at the remote public hearing on June 23, 2020 and July 28, 2020, the Zoning Board of Appeals amended the findings of fact and voted on a motion to recommend approval of the abovementioned zoning variations from the Glen Ellyn Zoning

Code, which carried by a roll call vote of six (6) "yes" and zero (0) "no", resulting in a recommendation for approval as set forth in its Draft Minutes dated July 28, 2020, appended hereto as Exhibit "B"; and

Whereas, the President and Board of Trustees have reviewed the Approved Minutes of the June 23, 2020 Zoning Board of Appeals public hearing, attached hereto as Exhibit "A", the Draft Minutes of the July 28, 2020 Zoning Board of Appeals public hearing, attached hereto as Exhibit "B", and the evidence presented at the June 23, 2020 and July 28, 2020 Zoning Board of Appeals public hearings and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

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

- A. That the practical difficulties or particular hardships, being the nonconforming lot width of 50 feet does not meet the minimum lot width requirement of 66 feet for interior lots in the R2 district, and that the property has a significant grade change of 20 feet from the front (west) of the property along Park Boulevard to the rear (east) of the property, were not created by any persons presently having an interest in the property; and
- B. That the zoning variations, if granted, will not alter the essential character of the locality as the proposed two-story, three-level addition is to the rear of the existing two-story, single-family home and will primarily not be visible from the public right-of-way. The variations will allow for the construction of a two-story, three-level addition to an existing two-story principal structure that is otherwise compliant with the Zoning Code.
- C. That the purpose of the zoning variations are not based exclusively upon a desire to make more money out of the property as the owner is seeking to add to the livable area of the existing two-story, single-family home for their own personal use. The owner is seeking to modernize their home and property by adding an attached garage to the existing two-story principal structure because the 20-foot drop in elevation at the rear of the property prevents the construction of a detached garage elsewhere on the property; and
- D. That the zoning variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is

- located since the use is permitted in the zoning district and the addition will be constructed in accordance with all applicable zoning code regulations other than the variations granted; and
- E. That the zoning variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the addition and related site improvements will be constructed in accordance with all applicable building code regulations and will exceed the codified minimum requirements of Chapter 4-7 of the Glen Ellyn Village Code, commonly known as the Glen Ellyn Stormwater and Floor Plain Regulations, as described in the meeting minutes attached hereto as Exhibits "A" and "B" of this Ordinance; and
 - F. That the zoning variations will not diminish or impair property values within the neighborhood; and
 - G. That the zoning variations will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
 - H. That the zoning variations will not result in an increase in public expenditures or create a nuisance since this is an improvement to the existing single-family residential use in a residential zoning district; and
 - I. That the zoning variations are the minimum variations that will make possible the reasonable use of the land, building or structure as other alternative locations of a garage or on the property would either be infeasible due to the significant grade change at the rear of the property, or alternative placements of the addition itself to the existing principal structure would require less desirable variations from the Zoning Code; and

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

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

Section One: The Approved Minutes of the June 23, 2020 Glen Ellyn Zoning Board of Appeals

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

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve the following zoning variations from the Glen Ellyn Zoning Code: Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent; Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less; Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches; Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; and Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet, all to allow the construction of a two-story, three-level addition to an existing two-story, single-family home in the R2 Residential District on the property at 727 N. Parking Boulevard, Glen Ellyn, Illinois, which is legally described as follows:

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

P.J.N.: 05-11-211-004

Section Three: This grant of variations is conditioned upon the a two-story, three-level addition to an existing two-story, single-family home being constructed in substantial conformance with the testimony and exhibits provided at the July 28, 2020 Zoning Board of Appeals public hearing, including the site plan, attached hereto as Exhibit "C", dated July 20, 2020 and received on July 24, 2020, and the elevations, attached

hereto as Exhibit "D" dated June 15, 2020 and received on July 24, 2020.

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

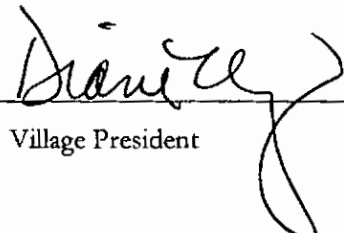
Section Five: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

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

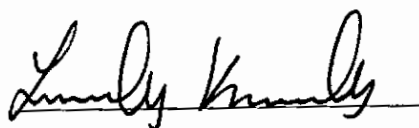
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 24 day of August, 2020

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

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


Village President

Attest:


Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 25 day of August, 2020.)

EXHIBIT A

Ordinance 6801

MINUTES ZONING BOARD OF APPEALS JUNE 23, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:08 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller and Reed Panther were present. Zoning Board of Appeals Member Thomas Whalls was excused. Also present were Planner Katie Ashbaugh, Senior Civil Engineer Amy McKenna and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by state statute that was published in the Daily Herald on June 8, 2020, and all property owners within 250 feet of the subject property affected by the variations being requested were notified by mail, and a placard was also placed on the property.

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

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

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

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

ALLOW REMOTE PARTICIPATION

ZBA Member Crudele moved, seconded by ZBA Member Jones, to allow remote participation by the Zoning Board of Appeals members. The motion was carried with 6 "yes" votes and 0 "no" vote.

The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Jones, to approve the minutes of the May 12, 2020 meeting. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

On the agenda was a public hearing regarding the property at 727 N. Park Boulevard.

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

A motion was made by ZBA Member Panther and seconded by ZBA Member Jones to open the public hearing for 727 N. Park Boulevard at 7:16 p.m. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

PUBLIC HEARING – 727 N. PARK BOULEVARD.

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

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

Staff Presentation

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

Planner Ashbaugh stated 727 N. Park Boulevard is an interior lot, located on the east side of Park Boulevard, mid-block between the Oak Street and Maple Street intersection. Planner Ashbaugh noted the subject property and the properties to the north, east, west and south are all zoned R2 – Residential District and are all improved homes. Planner Ashbaugh stated the Village does not have records of any prior variations being granted for the subject property. Planner Ashbaugh noted two permits were issued in 2001 for a second-floor addition (master bathroom) and a screened-in porch.

Planner Ashbaugh stated the subject property is improved with a two-story single-family home with a walk-out basement and one driveway leading to the rear of the home. Planner Ashbaugh said that the property does not have an attached or detached garage or any other accessory structures and the footprint of this existing principal structure is approximately 1,151 square feet. She said the first floor of the home provides 1,138 square feet of living space or finished floor area, and the second floor provides 931 square feet of living space for a total of 2,069 square feet of living space. She continued that the basement is approximately 1,032 square feet and is not counted toward the finished floor area total.

Planner Ashbaugh stated where the driveway is perpendicular to the front lot line of the subject property, it encroaches approximately two (2) feet five (5) inches onto the property to the north, 731 N. Park Boulevard. Planner Ashbaugh said it extends east the first approximately 73 feet, it tapers to meet the north interior side lot line of 727 N. Park. She said the remainder of the existing driveway continues to taper to the south and ends approximately eleven (11) inches from the north interior side lot line. Planner Ashbaugh noted there are no proposed changes to this portion of the driveway.

Planner Ashbaugh stated the grade of the parkway between the east curb of Park Boulevard and the front (west) lot line of 727 N. Park is 754 feet. She said that as you move east, the grade increases to a peak of 756 feet at the beginning of the driveway on the 727 N. Park property. She said that from this peak, the grade continues to slope down to an elevation of 744 feet at the end of the existing driveway for a total grade change of 12 feet. She continued that from the end of the driveway to the rear of the property, the grade continues to slope down to a low point of 736 feet at the rear (east) lot line for a total grade change from the peak of the property to the rear of 20 feet.

Planner Ashbaugh stated the petitioner is proposing a two-story, three-level addition with an attached three-car garage on the subject property and also a front porch. Planner Ashbaugh stated the proposed addition requires that the existing driveway also be extended east for access to the garage.

Planner Ashbaugh stated the petitioner is proposing to add 739 square feet of living space to the first (ground) floor and 875 square feet of living space to the second floor. Planner Ashbaugh stated because the walk-out basement will no longer meet the definition of a 'basement' or 'walk-out

basement' with the addition of the three-car garage to its rear, the new living space in the floor below grade will count toward the addition with approximately 1,047 square feet. She said that the correct total new living space added to the existing home is approximately 2,661 square feet, a Class II addition of approximately 129 percent. Planner Ashbaugh noted the information initially provided by the petitioner was used to prepare the legal notice for mailing and publication and erroneously indicated that a Class III addition of 178 percent addition where Class II additions of up to 150 percent are permitted on nonconforming lots. Planner Ashbaugh stated there are no variations required for the addition class.

Planner Ashbaugh stated that for principal structures of more than one-story in the R2 district, the maximum permitted lot coverage ratio is 20 percent. She said that the current lot coverage ratio of the subject property is 14.4 percent or approximately 1,151 square feet of the 8,000 square foot lot. She said the 20 percent lot coverage ratio permitted on the subject property allows for up to 1,600 square feet, resulting in a maximum additional lot coverage of 449 square feet. She continued that the existing conditions of the property do not use the permitted detached garage bonus of 500 square feet or the front porch bonus of 240 square feet.

Planner Ashbaugh stated the petitioner is proposing to increase the existing footprint of the home from 1,151 square feet to 1,856 square feet. She said that the proposed front porch is 54 square feet and falls within the bonus provision and therefore the proposed lot coverage ratio is approximately 23.2 percent. She said this exceeds the maximum permitted lot coverage ratio by 3.2 percent or 256 square feet and referred to attachment 8 in the meeting packet. Planner Ashbaugh stated one variation is required for the additional lot coverage.

Planner Ashbaugh stated the petitioner is proposing that the addition maintain the existing home's eave and ridge heights of approximately 23 feet eight (8) inches and 32 feet four (4) inches, respectively. The maximum permitted eave and ridge heights for principal structures on lots 66 feet or less in width are 22 feet and 32 feet, respectively. Planner Ashbaugh stated two variations are required for the building height.

Planner Ashbaugh stated the proposed addition is compliant with the required interior side yard setback of six (6) feet six (6) inches, proposed at 12 feet from the north interior side lot line, and seven (7) feet one (1) inch from the south interior side lot line. She said it also is 54 feet eight (8) inches from the rear lot line, where the required setback is 40 feet. Planner Ashbaugh stated no variations are required for the bulk setbacks.

Planner Ashbaugh stated the first 73 feet of the existing driveway on the subject property is on the north interior side lot line with no setback and that the setback of the existing driveway increases to approximately 11 inches as it ends. She cited Section 10-5-5(C)(1), wherein impervious surfaces on lots which are 66 feet or less in width are not to be closer to any lot line than two (2) percent of the lot width. She added that driveways that are closer than this setback requirement and therefore nonconforming are permitted to be maintained in their existing location in perpetuity, provided that the owner can provide a plat of survey dated before March 1, 1999, that the driveway existed in that location. She concluded that the required impervious surface setback of new impervious surfaces for the subject property is one (1) foot.

Planner Ashbaugh stated the petitioner proposes to extend the existing driveway by connecting the new driveway to the existing end that is 11 inches from the north interior side lot line and that then the driveway tapers to comply with the required impervious surface setback of one (1) foot or 12 inches. Planner Ashbaugh stated no variations are required for the driveway setbacks.

Planner Ashbaugh stated that due to the significant downward slope toward the rear (or east) half of the lot, a retaining wall is required for the driveway leading to the proposed three-car garage. She said that retaining walls that exceed 36 inches in height must be five (5) feet from all adjacent lot lines and those which are 36 inches or less in height must be two (2) feet six (6) inches from all adjacent lot lines. She described the proposed retaining walls, which the north 36 inch retaining wall is approximately one (1) foot from the north interior side lot line where a setback of two (2) feet six (6) inches is required. She said that the petitioner initially proposed to install the retaining wall zero (0) inches from this lot line and has reduced the degree of the request. She added that the south retaining wall at its southeast corner is 72 inches tall and four (4) feet from the south interior side lot line where a setback of five (5) feet is required. Planner Ashbaugh stated two variations are required for the retaining wall setbacks.

Planner Ashbaugh stated the petitioner is also proposing a front porch on the front (west) elevation fronting Park Boulevard (Attachment 12). When measured, the front porch projects from the front elevation approximately six (6) feet eight (8) inches. Per Section 10-5-5(B)(4) #24.b, porches may encroach up to 25 percent of the required front yard. The required front yard for this property is approximately 45 feet ten (10) inches, as that is the front yard of the principal structure of 721 N. Park Boulevard. She said that 25 percent of the required front yard is approximately 11 feet five (5) inches and no variations are required for the front porch.

Planner Ashbaugh said that if the ZBA chooses to approve any or all of the requested variations, that they consider two conditions of approval, being that the proposed site plans be modified to show the footings of the proposed front porch on the west elevation and that the applicant shall attempt in good faith to coordinate with the adjacent property owner of 708 N. Lenox Road to connect the required drywell to an existing private sewer on the 708 Lenox Road property via an overflow pipe to minimize the impacts to downstream properties.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked if the connection to a private sewer in good faith be added as a contingency to the approval. Planner Ashbaugh stated this is something the Zoning Board of Appeals could require.

ZBA Member Miller asked if there was a full water survey completed for the subject site. Planner Ashbaugh stated there has been one completed and Senior Civil Engineer McKenna has begun work to make the site compliant with the DuPage County Stormwater and Floodplain Ordinance.

ZBA Member Crudele stated she would like to hear from the owner at 708 Lenox Road regarding the potential water connection.

ZBA Chairperson Constantino asked if Planner Ashbaugh knows the lot coverage ratio for the building at 731 N. Park Boulevard. Planner Ashbaugh stated the lot coverage for the building at 731 N. Park Boulevard is over 30 percent.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Kelley Kalinich, owner of the property located at 727 N. Park Boulevard; John Pcolinski, attorney on behalf of the petitioner; Alecs Hur, Everstone Construction; James Wand, JMB Architects.

Mr. John Pcolinski stated Ms. Kalinich is a lifelong resident of Glen Ellyn and has been in her current residence for 27 years. Mr. Pcolinski stated Ms. Kalinich wants to maintain the historical appearance of her home during this project. Mr. Pcolinski stated the unusual topography of the property including the 20 foot drop off proposes a hardship as a retaining wall is required. Mr. Pcolinski also stated the property does not currently have a garage and the three car addition was designed to match the existing eave height of the building.

Mr. Alecs Hur stated the major issues lies with the required retaining wall. Mr. Hur stated the retaining wall needs to be located in the back of the property to make the driveway usable, which is why they are requesting a variation. Mr. Hur stated the drywell to be located at the back of the property will be for stormwater management and he has been working with Senior Civil Engineer McKenna regarding the drywell.

Mr. James Wand stated with the lot coverage could not stay within 20 percent with the addition of the three car garage which dictated the rest of the design.

Ms. Kalinich stated she has resided in her home for 27 years with minimal improvements. Ms. Kalinich stated it has been her hope all along to add a garage and additional living space. Ms. Kalinich stated she has been thoughtful on existing conditions and wants to be able to preserve the architecture for her 2020 family.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if Mr. Hur has addressed the stormwater and run off concerns. Mr. Hur confirmed he has.

ZBA Member Miller asked if the south retaining wall needs to be close to the lot line for safety. Mr. Hur confirmed this is correct.

ZBA Member Covington asked what the length of the addition going back from the existing east wall. Mr. Wand stated it is 24 feet.

ZBA Chairperson Constantino asked if requested variations would be the minimum amount requested to meet the petitioner's needs. Mr. Wand confirmed it is.

ZBA Chairperson Constantino asked if there was any practical way to reduce the lot coverage percentage. Mr. Wand confirmed there is no practical way as they are already requesting the bare minimum.

ZBA Member Covington stated she is unsure the garage needs to be 24 feet and asked if the length of the garage can be reduced to reduce the lot coverage. Mr. Wand stated the 24 feet is requested as it allows for room to move and walk around in the garage.

ZBA Member Covington asked about the even ridge height, and wanted to know why it had to be designed as it is. Ms. Kalinich stated it was designed to match the existing roofline. Mr. Wand stated it was designed to make the existing eave and ridge heights. Mr. Pcolinski stated the ridge height is the same as the average existing grade. Mr. Pcolinski also stated the average existing grade is skewed due to the 20 foot drop off. Planner Ashbaugh stated the average existing grade is taken from four locations on a property. Planner Ashbaugh stated the average existing grade for the subject property is 745.6.

ZBA Member Covington asked what the elevation of the front of the house is. Planner Ashbaugh stated the northwest corner is about 750, the southwest corner is 749, the back southeast is 741 and the back northwest is 742.

ZBA Member Jones asked if the eave and ridgeline would need a variation if the lot was flat and did not have the 20 foot drop off. Planner Ashbaugh stated if only the existing grades from the front of the lot were used to find an average existing grade, the average existing grade would be a higher number. Planner Ashbaugh stated if the eaves for example were measured from the grade at the southwest corner of the property only, the eave height would be about 20 feet or less instead of 23 feet 8 inches.

ZBA Member Covington asked what the width of the proposed garage is. Planner Ashbaugh stated it is 29.5 feet wide.

ZBA Chairperson Constantino asked if Ms. Kalinich or Mr. Hur regarding engineering of the stormwater plan, and if they are aware of the request to connect to the private sewer. Ms. Kalinich stated the drywell is included in the plan, and they have been made aware of the request to connect to their neighbor's private line.

ZBA Chairperson Constantino asked if Ms. Kalinich has spoken to her neighbor regarding the potential connection. Ms. Kalinich stated she has not yet spoken to her neighbor.

Senior Civil Engineer McKenna stated she has just recently seen the site plan with the drywell now shown. Senior Civil Engineer McKenna stated she had suggested the connection to the private sewer line at 708 Lenox Road. Senior Civil Engineer McKenna stated she would like to have further discussions regarding the placement of the drywell and that she would like the drywell to have a direct path to the sewer.

ZBA Chairperson Constantino asked if the potential connection has been discussed with the property owner of 708 Lenox Road. Senior Civil Engineer McKenna stated she has discussed and reviewed the final grading and sewer with the property owner. Senior Civil Engineer McKenna stated the property owner seemed open to the idea, but we would logistically need to make the connection work.

ZBA Member Miller asked Senior Civil Engineer McKenna if an updated contingency stating the petitioner must meet the requests and recommendations of Village Staff, would be acceptable. Senior Civil Engineer McKenna stated she is comfortable with that condition.

ZBA Chairperson Constantino asked if the drywell connection to 708 Lenox Road is the only solution, or if there are any alternate plans. Senior Civil Engineer McKenna stated she cannot think of any alternate plan at this time. Senior Civil Engineer McKenna stated she would like to see something in place to take the runoff water through a pipe to connect at 708 Lenox Road.

Persons in Favor of or in Opposition to the Variation Requests

William Housey, property owner of 708 Lenox Road, thanked those involved for the preemptive work that has taken place. Mr. Housey stated there are a few important things to consider while discussing a connection to his sewer line. Mr. Housey stated a drywell that was previously located at 721 N. Park Boulevard overflowed to the property located at 706 Lenox Road. Mr. Housey stated the drywell solution does not seem well suited for this project as they often overflow. Mr. Housey stated he is unsure how the connection will work with the retaining wall. Mr. Housey also stated that 721 N. Park Boulevard and 706 Lenox Road connect to his sewer line. Mr. Housey stated he needs to make sure that the plumbing can handle the additional water.

ZBA Member Miller stated that water concerns are always his biggest concern with projects. ZBA Member Miller asked Mr. Housey if he is comfortable with the proposed language in which the petitioner must meet the request and recommendations of Village Staff. Mr. Housey stated he trusts Senior Civil Engineer McKenna and Village Staff but also wants his concerns to be considered.

ZBA Member Jones asked if the project was being built to code and did not require zoning variations, if the same drywell requirements would exist. Senior Civil Engineer McKenna stated an increase to an impervious surface is what makes the drywell required. Senior Civil Engineer McKenna stated some type of structure would still be required.

ZBA Member Jones asked if the house was to be rebuilt what type of stormwater management would be required. Senior Civil Engineer McKenna stated a drywell is meant to capture runoff water from a storm. Senior Civil Engineer McKenna stated the drywell is not perfect, but it does help mitigate the situation.

ZBA Member Jones asked Mr. Housey if he currently gets a lot of runoff water at his property. Mr. Housey stated he has spent a lot of money to prevent runoff water.

Senior Civil Engineer McKenna asked Mr. Hur if he has calculated the expected additional runoff water.

Mr. Housey stated he wants the opportunity to explore and completely understand the connection before agreeing to it.

ZBA Member Jones asked if there are storm sewers in that area of Park Boulevard. Senior Civil Engineer McKenna stated there is a sewer line located at 715 Park Boulevard that runs to Lenox Road. Senior Civil Engineer McKenna stated there are not a lot of sewer lines in that area.

ZBA Member Jones asked Ms. Kalinich if her property has a sump pump. Ms. Kalinich stated it does not.

Mr. Hur stated the proposed addition requires a drywell that provides 85.4 cubic feet in additional storage and what is proposed provides 20 cubic feet above what is required. Mr. Hur stated they are trying to save trees by installing the drainage under the driveway. Mr. Hur stated he has begun discussion with Village Staff and Senior Civil Engineer McKenna and will continue to have discussions regarding drainage and drywell.

Senior Civil Engineer McKenna stated this may have to be a compromised solution, and they will continue to work on the flow and length of the drywell.

ZBA Chairperson Constantino stated he would like to know how long it would take the review the drainage issues, and come up with viable plans. ZBA Chairperson Constantino stated he would like to see these issues address rather than just accept the petitioner's best efforts. ZBA Chairperson Constantino stated he is not sure he is ready to make a recommendation to the Village Board without addressing this major stormwater issue.

Mr. Hur stated it is possible to review and have a solution within a few days depending on what the Village is requiring.

Senior Civil Engineer McKenna stated the overall concept can work, but it may need modifications. Senior Civil Engineer McKenna stated the plan meets minimum code requirements, but the large slope creates a special circumstance. Senior Civil Engineer McKenna stated she is unsure how above and beyond the requirements should be.

ZBA Member Covington stated she is asking for something above and beyond the code requirements with the requested variation and should provide that for stormwater the given circumstance.

ZBA Member Panther stated he agrees with ZBA Member Covington, and believes the stormwater concerns needs a resolution.

ZBA Chairperson Constantino stated he is not against the project, but would like more time to review the stormwater issues and to consider additional plans.

ZBA Member Jones stated the Zoning Board of Appeals has previously granted variations without stormwater plans in place.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property is questions is 727 N. Park Boulevard; the petitioner is Kelley Kalinich; and the petitioner is requesting approval from the Glen Ellyn Zoning Code as follows: to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent; to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less; to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches; to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet; to allow any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the village board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh, who stated the subject property is located in a R2 Zoning District on the east side of N. Park Boulevard between Oak and Maple; there is an approximately 20 foot drop in elevation from the street to the rear of the property; the existing basement is not considered part of the living space of the home as defined by the Zoning Code; the proposed addition will carry the existing basement in the finished portion of the home as defined by the Zoning Code; the notice for tonight's hearing indicated this was for a Class III addition but it has been further clarified this if for a Class II addition; a variation is not required for proposed addition's side year setback on the south side of the property; the petitioner changed the proposal on the north side of the lot to move the retaining wall in one foot to minimize the variation needed for the retaining wall setback; a drywell will be needed and is recommended to tie into a private sewer at 708 Lenox Road; the property to the north has similar lot dimensions and has a lot coverage ratio of approximately 30 percent.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. John Pcolinski, the petitioner's attorney, who stated the petitioner has lived at the home for 27 years and would like to retain the historic character of the home; the hardship comes from the unusual topography of the property. The ZBA next heard from Mr. Alecs Hur, the petitioner's engineer, who indicated the location of the south retaining wall was needed in order to give a level of safety to prevent vehicles from backing up over the wall. The ZBA next heard from Mr. James Wand, the petitioner's architect, who indicated the main desire of the petitioner was to put a three car garage on the property and this proposal has the minimum footprint in order to allow for the three car garage. The ZBA next heard from the petitioner Ms. Kelley Kalinich who stated the goal was to add a garage

and additional living space on the home; to keep the historical character of the property; drywells are included in their plans and she has not had any discussions yet with Mr. Housey, property owner of 708 Lenox Road, to discuss the potential connection to the sewer.

ZBA Member Panther concluded the findings of fact: the ZBA heard from Senior Civil Engineer McKeena who indicated she would prefer to see the drywell located to the east of the retaining wall and not below the driveway; would need additional review of the plans to resolve any additional stormwater issues; would ultimately like to see runoff water taken from the property through a pipe to Lenox Road.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. Bill Housey, property owner of 708 Lenox Road, who stated he has some concerns that the drywell would frequently overflow; the private sewer on his property is already taking drainage from the properties at 721 N. Park Boulevard and 706 Lenox Road; had additional concerns that the sewer could not take on additional drainage from the subject property.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. John Belcher, the petitioner's architect, who indicated they want to keep the architecture consistent with the existing home; the team met with the engineer of the retaining wall to discuss the wall design and stormwater storage requirements and will continue to work with the engineer.

Motion

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

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele stated both the designers and owners are willing to do their due diligence in regards to a stormwater plan. ZBA Member Crudele stated she is in favor to approve the variations as it appears everyone is willing to work together for a solution.

ZBA Member Panther stated he is in favor of the project and does not have any issues with the eave and ridge height. ZBA Member Panther stated we should require more than the code requirements in regard to the stormwater management. ZBA Member Panther stated he is in favor as long as the ZBA makes sure the stormwater issues are addressed.

ZBA Member Jones stated he is favor of the project and it is consistent with other variations that were previously approved. ZBA Member Jones stated he does not have any issues with the garage due to the large slope. ZBA Member Jones is in favor as long as there are provisions in the motion regarding the stormwater management. ZBA Member Jones stated this can be brought forward to the Village Board once the stormwater plans are approved by Senior Civil Engineer McKenna.

ZBA Member Miller stated he believes he has enough to make a motion. ZBA Member Miller stated the variations are not that severe. ZBA Member Miller stated he is not comfortable moving forward until the stormwater issues are resolved.

ZBA Chairperson Constantino stated he is in favor of the variations as requested and the lot coverage is based on the bare minimum needed based on the topography. ZBA Chairperson Constantino stated the property currently has no garage, and the eave and ridge height match the existing heights. ZBA Chairperson Constantino stated he is glad the north retaining wall is off the property line by a foot, and noted the south retaining walls are for safety. ZBA Chairperson Constantino stated he is not prepared to approve the variations with the stormwater issues existing. ZBA Chairperson Constantino suggests we continue this public hearing to the next Zoning Board of Appeals meeting to allow for time to address the stormwater issues.

Mr. Pcolinski stated he is personally in favor of continuing the public hearing to the next meeting. Planner Ashbaugh stated there are Zoning Board of Appeals meeting scheduled for July 14 and July 28.

Ms. Kalinich stated she is more than happy to work through the stormwater issues, but does not want this to get pushed past the July 14 meeting.

Planner Ashbaugh stated the agenda packet would have to be completed by July 9 for the July 14 meeting. Senior Civil Engineer McKenna stated she would require input from a structural engineer and is not sure how long that will take.

ZBA Chairperson Constantino stated it may be better to plan for the July 28 Zoning Board of Appeals meeting.

Mr. Pcolinski stated he is willing to work with the Village's schedule.

Planner Ashbaugh stated she would need the additional information by July 20 so the agenda packet can be completed by July 23.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to continue the public hearing for 727 N. Park Boulevard to the July 28, 2020 Zoning Board of Appeals meeting. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

Village Board Trustee Report

Trustee Christiansen stated the Civic Center is scheduled to open to the public on July 1, and is hoping that in person meetings can resume soon.

Trustee Christiansen provided an update on Stage 4 of the Restore Illinois Plan.

Trustee Christiansen stated the McChesney & Miller site was discussed at a Village Board Workshop held on June 22. Trustee Christiansen stated the proposed development is still in initial phases, and the Village Board discussed potential financial incentives for the project.

Trustee Christiansen stated the McKee House has been up for discussion by the Village Board. Trustee Christiansen stated the Village Board passed a Resolution encouraging the Forest Preserve District to allow the Village to lease the McKee House to the American Legion Post 3 and Legacy Makerspace.

Trustee Christiansen also noted the Apex 400 project is still under litigation.

Staff Report

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

Adjournment

At 9:49 p.m., a motion was made by ZBA Member Panther and seconded by ZBA Member Jones to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

EXHIBIT B

Ordinance 6801

DRAFT MINUTES ZONING BOARD OF APPEALS JULY 28, 2020

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

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

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

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

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

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

EMERGENCY RULES OF PROCEDURE

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

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

MINUTES

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

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

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

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

PUBLIC HEARING – 727 N. PARK BOULEVARD.

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

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

Staff Presentation

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

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

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

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

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

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

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

Questions from the Zoning Board of Appeals

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

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

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

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

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

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

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

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

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

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

Petitioners' Presentation

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

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

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

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

Additional Questions from the Zoning Board of Appeals

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

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

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

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

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

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

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

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

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

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

Motion

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

Additional Comments from the Zoning Board of Appeals

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

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

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

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

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

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

Motion

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

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

Having considered the application of Kelley Kalinich, petitioner and owner of the property located at 727 N. Park Boulevard, for the following zoning variations: to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent; to allow a retaining wall of approximately 36 inches in height to be one (1) foot from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less; to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches; to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet; and any other zoning relief necessary to allow a two-story, three-level addition with an attached three-car garage to an existing principal structure, an extension to the existing driveway, and new retaining walls on the subject property, 727 N. Park Boulevard, an interior nonconforming lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on June 23, 2020, and as continued to July 28, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Sections 10-4-8(E)(1), 10-5-5(B)(4) #38, and 10-4-8(F)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

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

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

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

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

PUBLIC HEARING – 614 ROGER ROAD.

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

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

Staff Presentation

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

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

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

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

Questions from the Zoning Board of Appeals

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

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

Petitioners' Presentation

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

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

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

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

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

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

Additional Questions from the Zoning Board of Appeals

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

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

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

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

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

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

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

Motion

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

Additional Comments from the Zoning Board of Appeals

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

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

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

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

ZBA Whalls stated he is in favor of the variations.

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

Motion

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

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

Having considered the application of Daniel J Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, for a zoning variation to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure on the property located at 614 Roger Road, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on July 28, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(2), of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

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

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

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

Village Board Trustee Report

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

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

Staff Report

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

Adjournment

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

Respectfully submitted,

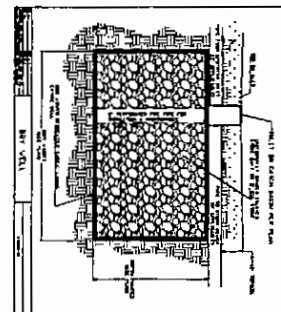
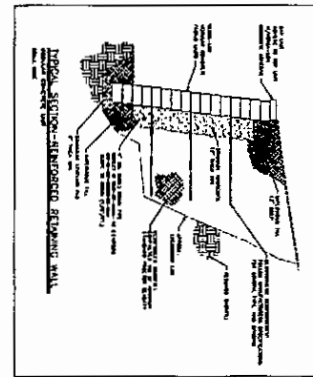
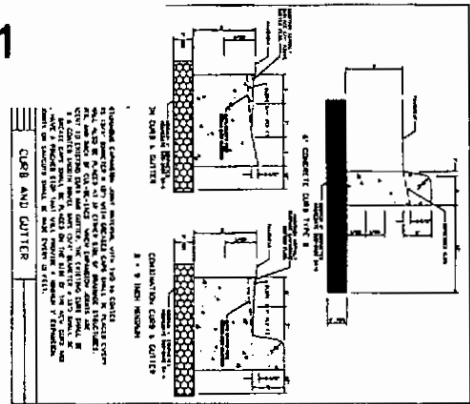
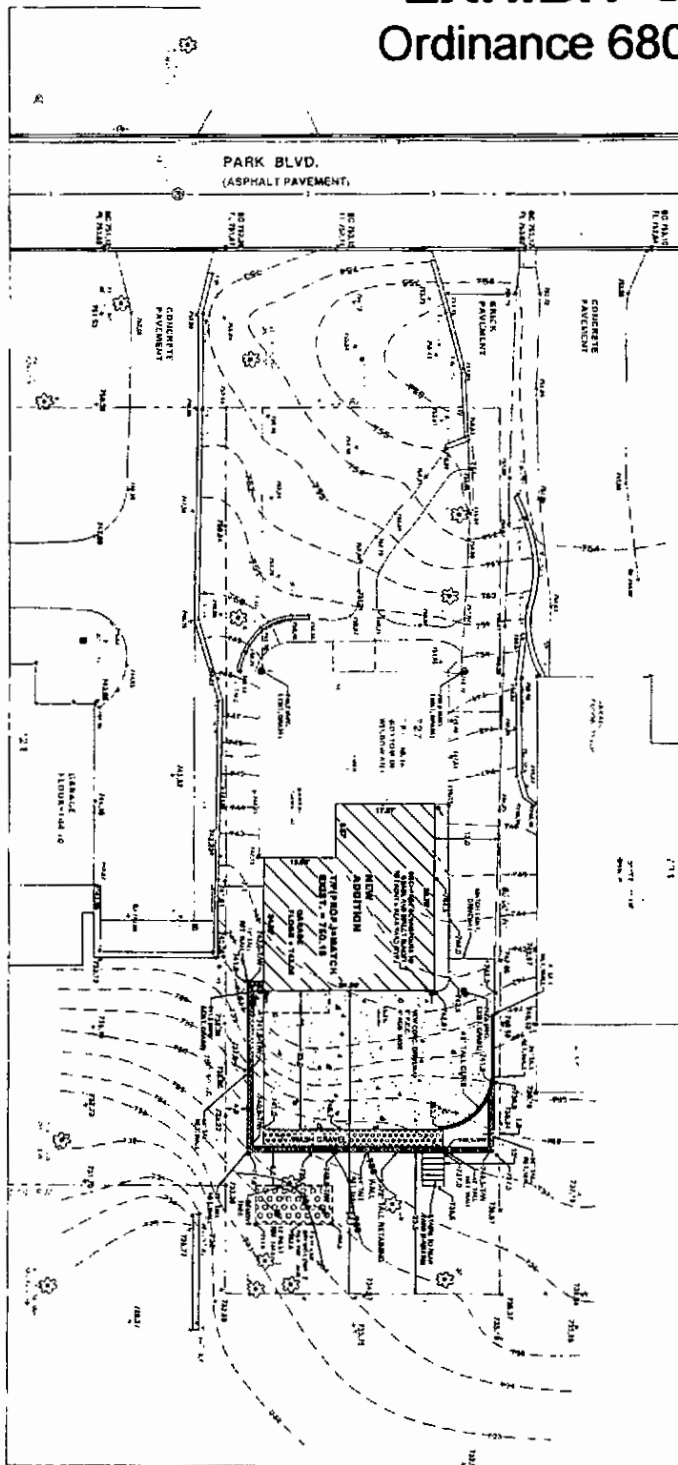
Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

EXHIBIT C

Ordinance 6801



SITE DEVELOPMENT & TREE PROTECTION PLAN
FOR
727 N. PARK BLVD. - GLEN ELLYN, IL
(PLAN 65-11-211-000)
DUMAGE COUNTDOWN ESTIMATED MAINTENANCE APPLICATION/PAID PARKING 14.17 PER HOUR

I, [Signature], being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the City of Glen Ellyn, Illinois, and that the same is a true and correct copy of the original as the same appears in the files of the City of Glen Ellyn, Illinois, and that the same is a true and correct copy of the original as the same appears in the files of the City of Glen Ellyn, Illinois.



Sheet 3 / 3

P.O. Box 9576, Oak Brook, IL 60452
Tel: 630-573-4995 Fax: 630-576-4191

PREPARED FOR
727 PARK RESIDENCE

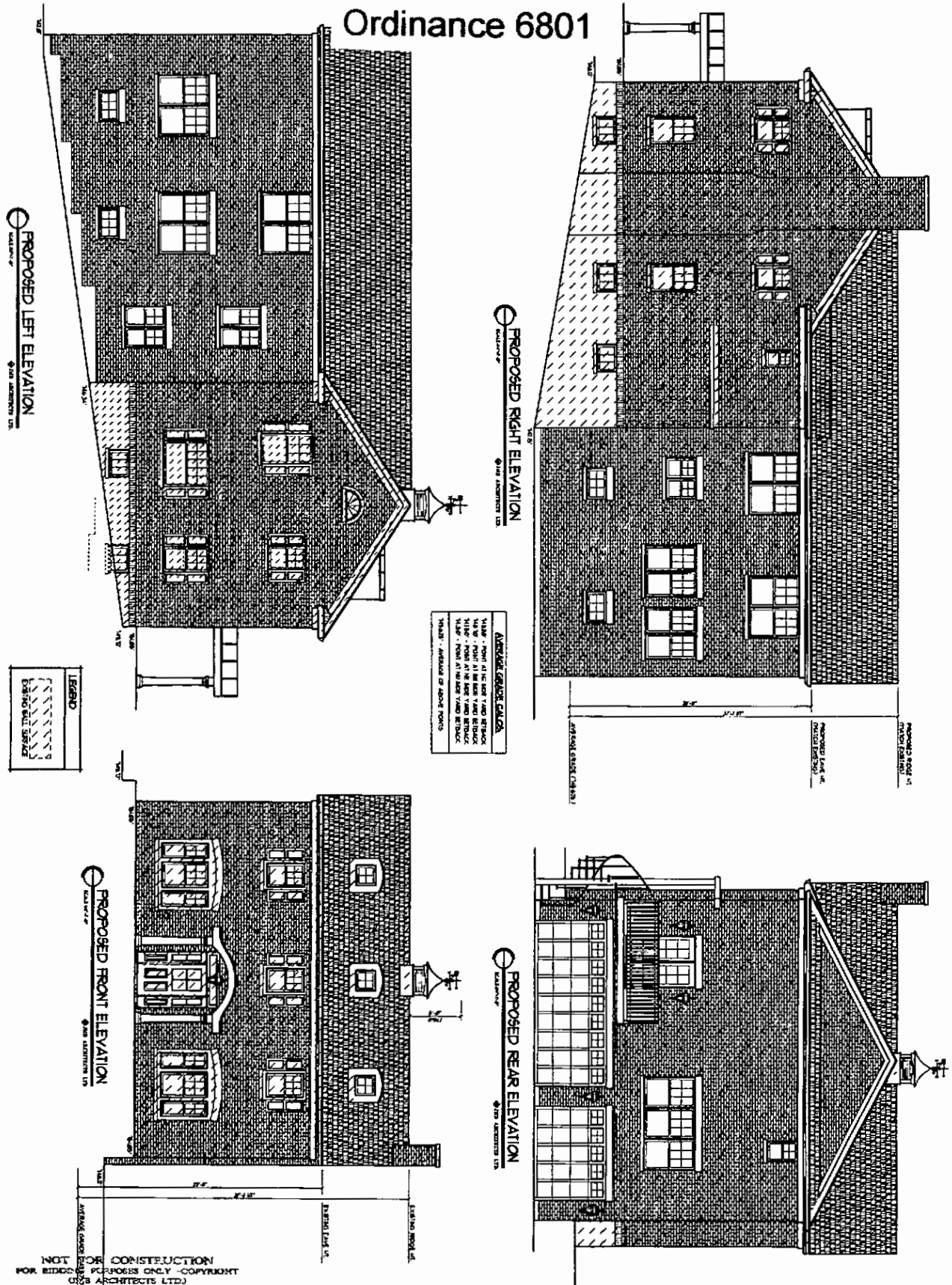
DESIGNED BY	REVIEWED FOR PLANNING/COMMENTS
DRAWN BY	REVIEWED FOR PLANNING/COMMENTS
CHECKED BY	
APPROVED BY	

SITE DEVELOPMENT & TREE PROTECTION PLAN
727 N. PARK BLVD. - GLEN ELLYN, IL

DATE: 10/1/00	DESIGNED BY: [Name]
DRAWN BY: [Name]	CHECKED BY: [Name]
APPROVED BY: [Name]	

EXHIBIT D

Ordinance 6801



NOT FOR CONSTRUCTION
 FOR BIDDING PURPOSES ONLY - COPYRIGHT
 © JMB ARCHITECTS LTD.

New Addition for
THE KALINICH FAMILY
 127 N. PARK BLVD.
 GLEN ELLYN, ILLINOIS 60126

JMB ARCHITECTS, LTD.
 John Michael Belcher AIA, N.C.A.B.
 180 W. Park, Suite #10
 Elmhurst, Illinois 60126
 Tel: 630.779.8228 Fax: 630.779.8229
 www.jmbarchitects.com

© JMB Copyright 1993. All rights reserved.
 This drawing, regardless of the medium, is the property of JMB Architects, Ltd. and is to be used only for the project for which it was prepared. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of JMB Architects, Ltd. This drawing is not to be used for any other project without the prior written permission of JMB Architects, Ltd. This drawing is not to be used for any other project without the prior written permission of JMB Architects, Ltd. This drawing is not to be used for any other project without the prior written permission of JMB Architects, Ltd.

CERTIFICATION

I, Lindsey Kaminsky, duly appointed Deputy Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6801, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 24 day of August, 2020, and that the same was signed and approved by the President of said Village on the 24 day of August, 2020.

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

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


Deputy Village Clerk

CORPORATE SEAL



NOTICE OF PUBLIC HEARING

Kelley Kalinich, owner of the property at 727 N. Park Boulevard, is requesting a public hearing for zoning variations in accordance with Section 10-4-8(D)3 and 10-5-5(B)4#19 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, June 14, 2022** at 7:00 p.m. in the Community Room of the Glen Ellyn Police Department, 65 S. Park Boulevard, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-8(D)3 for the placement of HVAC equipment within the required south interior side yard setback of 6.5 feet.
2. Section 10-5-5(B)4#19 to allow the HVAC equipment to be located 3.5 feet from the south lot line where a setback of 5 feet is required from all property lines.

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

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

THE SOUTH ½ OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

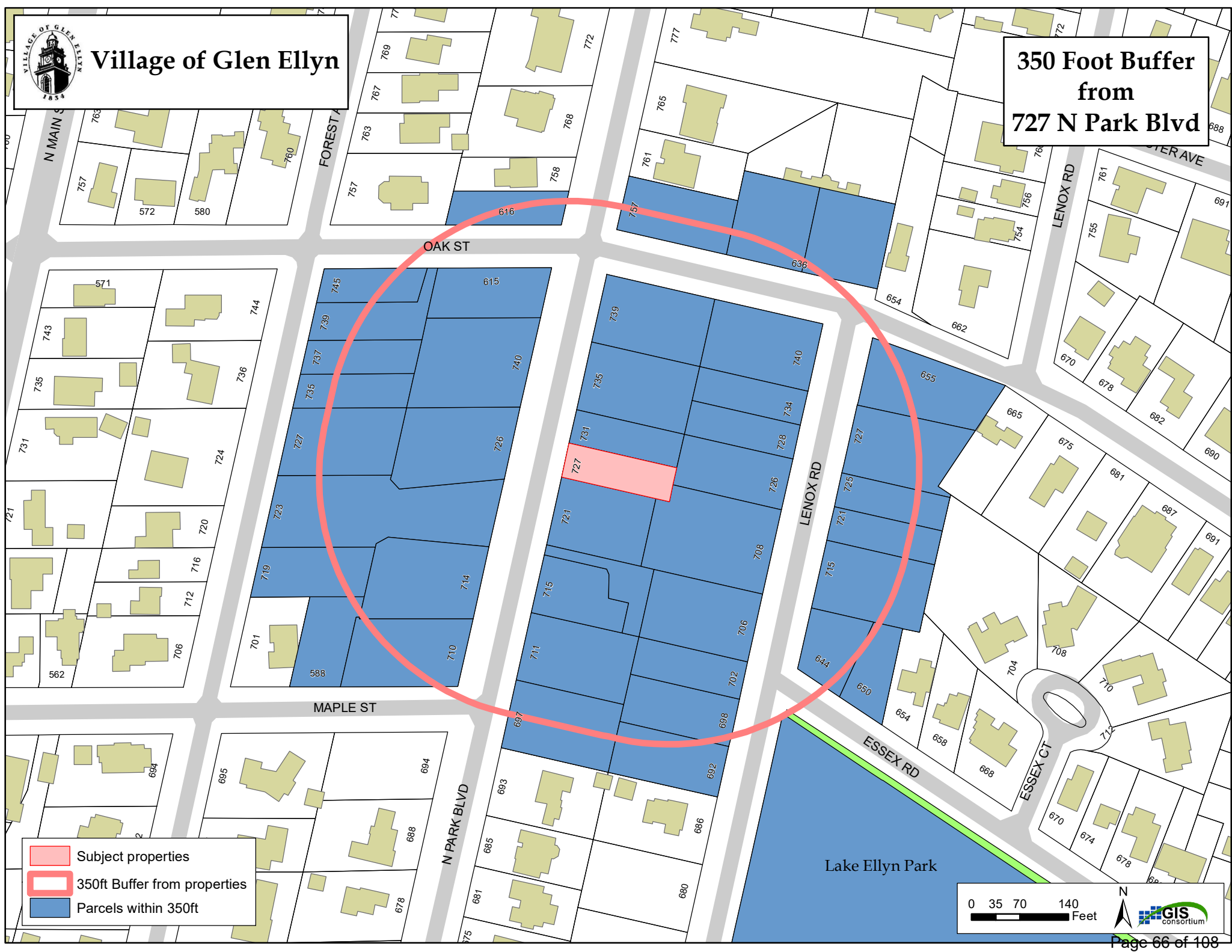
P.I.N.: 05-11-211-004

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Patrick Hoffmann, Planning Intern at phoffmann@glenellyn.org. All public comments received by 4:30 pm on Tuesday, June 14, 2022 will be read into the record at the public hearing.

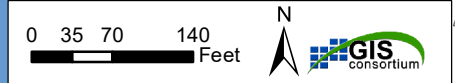


Village of Glen Ellyn

**350 Foot Buffer
from
727 N Park Blvd**



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



PIN	NAME	STNUM	STDIR	STNAME	APT	CITY	STATE	ZIP	ZIPSU
0511201017	BAIRD JR, NOLAN H & NANCY	636		OAK ST		GLEN ELLYN	IL	60137	0000
0511211017	BARTENHAGEN, JENNIFER L	740		LENEX RD		GLEN ELLYN	IL	60137	3932
0511211018	BARTENHAGEN, MICHAEL & J	734		LENEX RD		GLEN ELLYN	IL	60137	3932
0511112025	BASSO, JEFFREY & C	726	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511212001	BERGER, MARC	655		OAK ST		GLEN ELLYN	IL	60137	3948
0511211039	BURT, STEPHEN & EMILY	706		LENEX RD		GLEN ELLYN	IL	60137	0000
0511112021	CRISTIANO, SUSAN M	588		MAPLE ST		GLEN ELLYN	IL	60137	0000
0511112027	CUSHING, HEATHER ANN TR	714	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511112010	DAVIS, ADRIAN	740	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511211001	DEVEREAUX, WM & JOANNE	739	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511112004	DIMMITT, STEVEN & BETH	478	S	HOLLY AVE		ELMHURST	IL	60126	4127
0511211043	FARIS, SHANNA M	721	N	PARK BLVD		GLEN ELLYN	IL	60137	3935
0511211026	FRENCH, BONDURANT & HOLLIS	692		LENEX RD		GLEN ELLYN	IL	60137	0000
0511215001	GLEN ELLYN PARK DIST	185		SPRING AVE		GLEN ELLYN	IL	60137	0000
0511211007	GREEN, ROBERT T	711	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511211044	HOUSEY JR, WILLIAM A	708		LENEX RD		GLEN ELLYN	IL	60137	3932
0511201044	IRWIN FAMILY TRUST	757	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511112009	JANSEN, GARY T	615		OAK ST		GLEN ELLYN	IL	60137	0000
0511212003	JENNINGS, ALVIN W & D R	725		LENEX RD		GLEN ELLYN	IL	60137	0000
0511211004	KALINICH, KELLEY M	727		PARK BLVD		GLEN ELLYN	IL	60137	0000
0511211020	KARG IV, KARL A	726		LENEX RD		GLEN ELLYN	IL	60137	0000
0511212004	KAYSER, REIS & SHERYLE	721		LENEX RD		GLEN ELLYN	IL	60137	0000
0511211002	KLAMRZYNSKI, GREGORY & D	735	N	PARK BLVD		GLEN ELLYN	IL	60137	3935
0511212005	MANNION, CHRISTA L	715		LENEX RD		GLEN ELLYN	IL	60137	5509
0511211024	MESSERSCHMIDT, ERIC & R	702		LENEX RD		GLEN ELLYN	IL	60137	3932
0511212006	MESSERSCHMIDT, ERIC TR	644		ESSEX RD		GLEN ELLYN	IL	60137	3971
0511112005	MOREY, CAROL H	727		FOREST AVE		GLEN ELLYN	IL	60137	0000
0511212002	MOWRY, KEITH & JOAN	727		LENEX RD		GLEN ELLYN	IL	60137	0000
0511211025	MURPHY, GREGORY C	698		LENEX RD		GLEN ELLYN	IL	60137	4270
0511211040	NICOL, JOHN & KELLY	715	N	PARK BLVD		GLEN ELLYN	IL	60137	3935
0511211019	NOENSIE, FREDERICK & C	728		LENEX RD		GLEN ELLYN	IL	60137	0000
0511112023	OGDEN, SHARON	710	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511112003	RAY WHALEN BUILDERS INC			PO BOX 3380		GLEN ELLYN	IL	60137	0000
0511211008	RODRIGUEZ, CHRISTOPHER	697	N	PARK BLVD		GLEN ELLYN	IL	60137	4144
0511112002	SPENCER, MARIANNE & J H	739		FOREST AVE		GLEN ELLYN	IL	60137	0000
0511112019	TRANT, ANNE M	719		FOREST AVE		GLEN ELLYN	IL	60137	0000
0511211003	TROYER, RICHARD & C	731	N	PARK BLVD		GLEN ELLYN	IL	60137	0000
0511112028	VOGELSINGER TR, LYNN K	723		FOREST AVE		GLEN ELLYN	IL	60137	0000
0511212007	WILLIAMSON, JOHN & TANJA	650		ESSEX RD		GLEN ELLYN	IL	60137	0000
0511200017	WOODS, TYLER & SUSAN	616		OAK ST		GLEN ELLYN	IL	60137	0000
0511112001	ZAGORTZ, KEVIN & STACEY	745		FOREST AVE		GLEN ELLYN	IL	60137	0000

NOTICE OF PUBLIC HEARING

Kelley Kalinich, owner of the property at 727 N. Park Boulevard, is requesting a public hearing for zoning variations in accordance with Section 10-4-8(D)3 and 10-5-5(B)4#19 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, June 14, 2022 at 7:00 p.m.** in the Community Room of the Glen Ellyn Police Department, 65 S. Park Boulevard, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-8(D)3 for the placement of HVAC equipment within the required south interior side yard setback of 6.5 feet.

2. Section 10-5-5(B)4#19 to allow the HVAC equipment to be located 3.5 feet from the south lot line where a setback of 5 feet is required from all property lines.

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

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

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-211-004
Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Patrick Hoffmann, Planning Intern at phoffmann@glenellyn.org. All public comments received by 4:30 pm on Tuesday, June 14, 2022 will be read into the record at the public hearing.

Published in Daily Herald May 26, 2022 (4583189)

RECEIVED

JUN 03 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 05/26/2022 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



Designee of the Publisher and Officer of the Daily Herald

Control # 4583189

Originally Planned



FLUSH STEEL BEAM DETAIL
SECTION A-A
9'-0\"/>

RECEIVED

MAY 06 2022

VILLAGE OF GLEN ELLYN

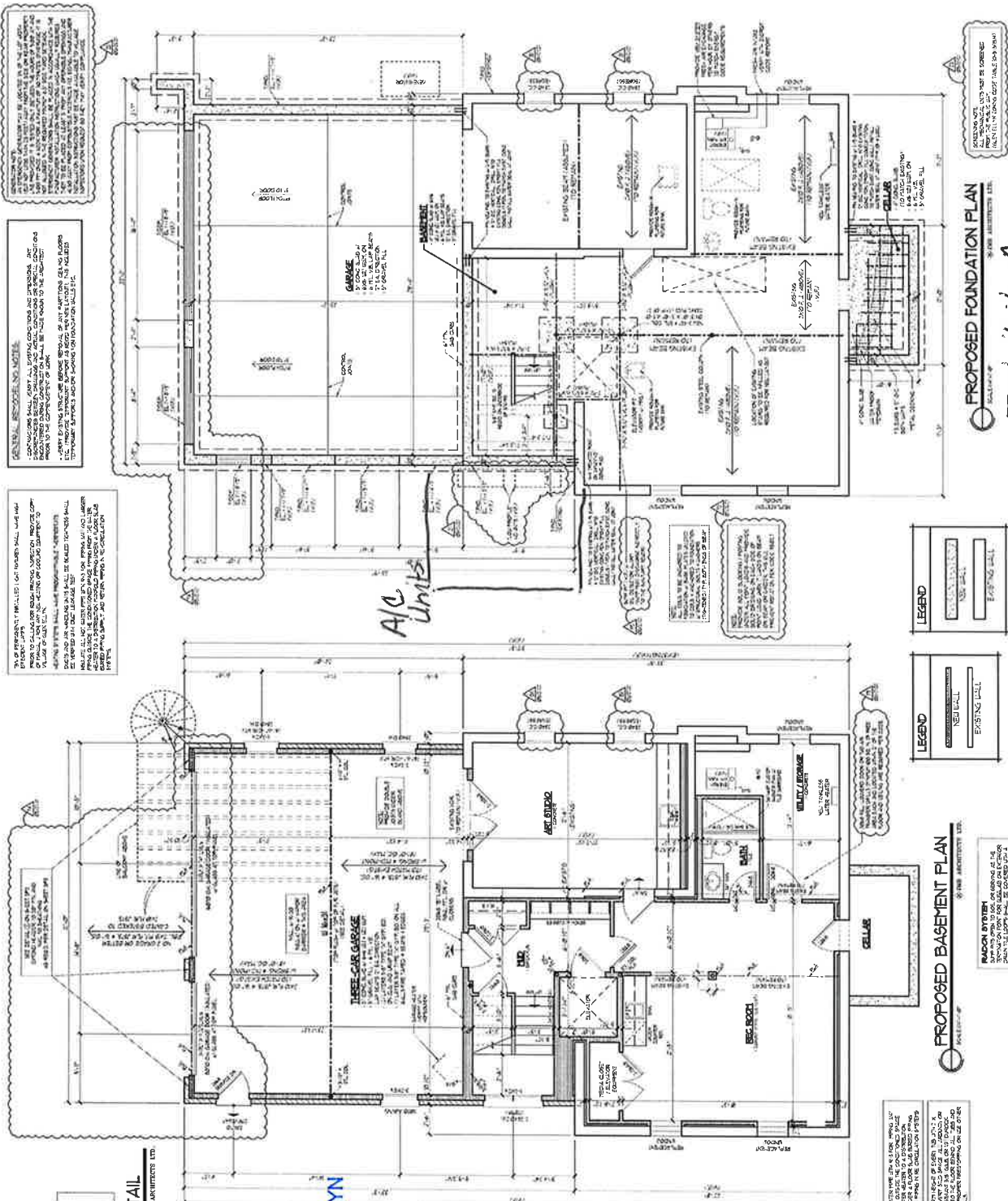


Exhibit A

Originally Planned

TAP TO CALL A DEALER

1-833-235-8071

Search

Exhibit B (3 pages)



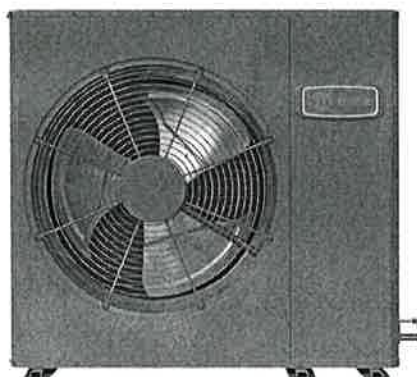
RECEIVED

See Air Conditioners

MAY 06 2022

VILLAGE OF GLEN ELLYN

XR16 Low Profile



Feedback

* SEER: ?

UP TO 17

🔊 NOMINAL SOUND: ?

70

📊 COOLING STAGES ?

ONE

⚡ ENERGY SAVINGS: ?

54%

**SAVE 54%** Save an average of 54 on energy costs [†] with this unit

XR16 Low Profile DESCRIPTION



(0) Write a review

The XR16 Low Profile home air conditioning system has a SEER rating of up to 17.00, making it an excellent choice for home comfort and for earning energy-efficiency tax credits.

Unique Design

Designed with limited space in mind, the XR16 Low Profile home air conditioner will meet the needs of difficult-to-install or tight space required homes such as zero lot line, condos, or under decks.

Cleaner, healthier indoor air

Add Trane CleanEffects® Whole Home Air Cleaner to your home air conditioning system for advanced air filtration that removes more dust, pollen and other irritants from conditioned air for a cleaner, healthier, more comfortable home.

[Product Brochure](#)

SPECIFICATIONS

XR16 Low Profile Central Air Systems

MODEL	COOLING CAPACITY (BTUH)	NOMINAL TONS	WEIGHT	HEIGHT (IN.)	WIDTH (IN.)	DEPTH (IN.)	EN G
4TTL6018A	18,000	1.5	165	36.75	40	14.5	Er G
4TTL6024A	24,000	2	165	36.75	40	14.5	Er G
4TTL6030A	28,200	2.5	180	36.75	40	14.5	Er G
4TTL6036A	35,000	3	243	36.75	47	17.5	Er G
4TTL6042A	41,000	3.5	243	36.75	47	17.5	Er G

Feedback

4TTL6048A	46,500	4	243	36.75	47	17.5	
4TTL6060A	56,000	5	263	42.75	47	17.5	G

Every Trane home air conditioning system is packed with high-quality components. Each helps ensure that time after time, your unit will provide total comfort your family can rely on. The XR16 Low Profile includes:

- Small footprint for tight spaces
- Climatuff™ Compressor
- Duratuff™ Plate Fin coil
- Weatherguard™ Zinc Coated Fasteners
- Integrated fan system with leading edge swept blade design
- Super Durable Power-Paint finish
- Assembled in U.S.A.

Feedback

TRANE WARRANTY



Protect your XR16 Low Profile with one of our top of the line warranties

[View Warranty >](#)



ENERGY SAVINGS

Save an estimated 54% in energy costs with this unit.

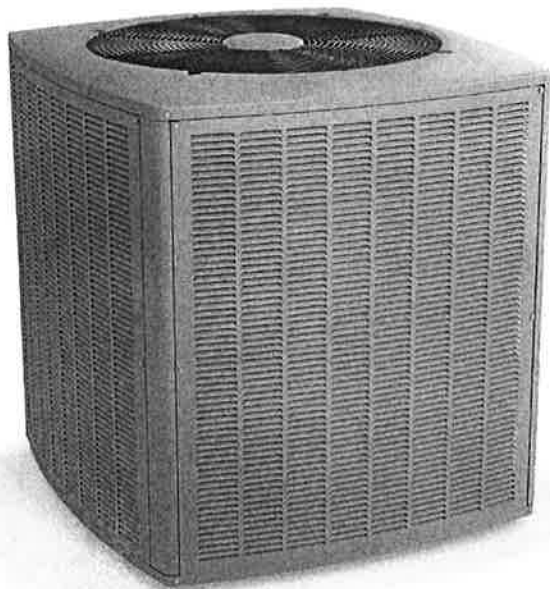
System efficiency is measured in SEER, (Seasonal Energy Efficiency Ratio) and HSPF (Heating Seasonal

4SCU20LX

PRODUCT SPECIFICATIONS

UP TO 20 SEER
VARIABLE CAPACITY AIR CONDITIONER

FORM NO. 4SCU20LX-100 (01/2021)



COMMUNICATING THERMOSTAT ENABLED

INSTALLED BY THE BEST

- Specialized training is required for dealers offering the 20LX
- Installer training available through authorized distributors

COMPRESSOR

- Inverter-driven Scroll Compressor for true variable capacity operation, precision environmental control, and exceptional energy savings
- R410A refrigerant
- Heavy-duty compressor sound blanket for quiet operation
- Internally protected against high temperature motor overload conditions

CABINET

- Individual metal louvered panels are easily removeable for coil cleaning and service
- Specialized corner-mounted controls for easy service
- Baked polyester paint finished over galvanized steel for maximum durability
- Removable PVC coated wire fan discharge grill
- Removable service panel for internal access

COILS

- Enhanced tube-and-fin coil design featuring MHT™ Technology
- Raised coil prevents debris from impeding airflow

DESIGN

- Designed to perform in temperatures up to 125°F

COMPONENTS

- 45-degree offset gauge ports for easy service
- Service valves positioned for quick installation and service
- Variable speed condenser fan motor
- Swept wing fan blade for quiet operation
- Factory installed crankcase heater
- Factory installed high and low pressure switches
- Thread-on pressure switches for simple, quick service
- Fan orifice for smoother airflow and sound level reduction
- Specialized sensors monitor ambient, liquid line, and coil temperatures for precision system control
- Charged for 15 feet of line set
- Requires Comfort Sync® thermostat and a Comfort Sync® enabled matching indoor unit

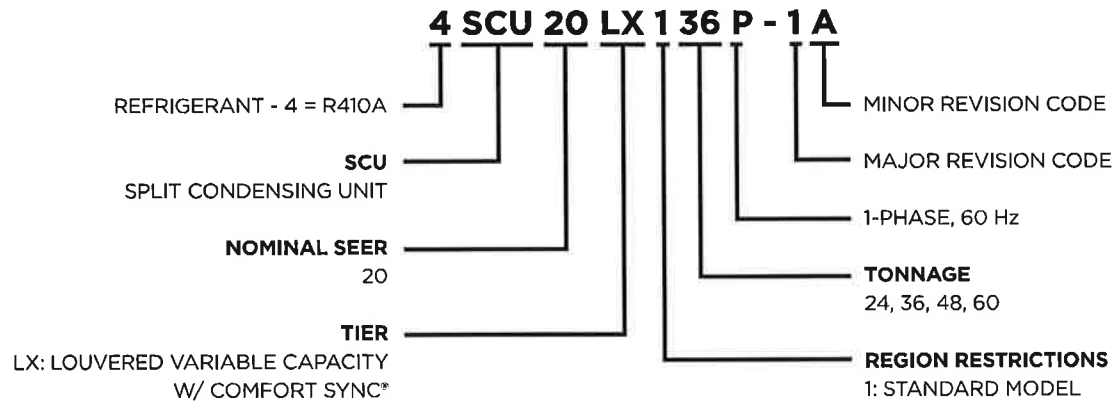
WARRANTY

- 10 year limited warranty on compressor
- 10 year limited warranty on all parts, extended warranty available

**Warranty provides for a total of 10 years of limited warranty coverage (Standard 5-year limited parts warranty plus an additional 5-year limited extended parts warranty). Warranty must be registered online within 60 days of installation to qualify for 10-year coverage. Unregistered equipment defaults to 5-year coverage. Lifetime limited heat exchanger warranty applies to registered equipment only (Standard 20 years with no online registration). See full warranty at www.alliedair.com for terms, conditions and exclusions.*



MODEL NUMBER GUIDE



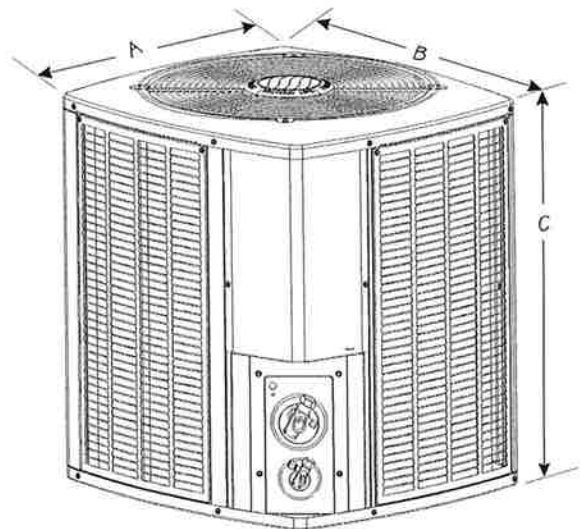
ELECTRICAL AND PHYSICAL DATA

Model	Voltage/Hz/Phase	Voltage Range	Min. Circuit Amp.	Max. Over Current Device (amps)	Compressor		Outdoor Fan Motor			Weight (lbs.)
					Rated Load (amps)	Locked Rotor (amps)	Rated Load (amps)	Rated HP	Nom. RPM	
4SCU20LX124P-1	208-230/60/1	197-253	19.1	30	13.0	13	2.8	1/3	VAR. SPD.	243
4SCU20LX136P-1	208-230/60/1	197-253	20.6	30	14.2	13	2.8	1/3	VAR. SPD.	245
4SCU20LX148P-1	208-230/60/1	197-253	29.1	50	21.0	20	2.8	1/3	VAR. SPD.	287
4SCU20LX160P-1	208-230/60/1	197-253	29.3	50	21.2	20	2.8	1/3	VAR. SPD.	321

Note:
Weights listed are unit weights with packaging

DIMENSIONS (IN.)

Model No.	Dimensions (inch)		
	A - Width	B - Depth	C - Height
4SCU20LX124P-1	37.75	35.75	37.5
4SCU20LX136P-1	37.75	35.75	37.5
4SCU20LX148P-1	37.75	35.75	43.75
4SCU20LX160P-1	37.75	35.75	43.75



UNIT SOUND RATINGS

Model	Sound Power ¹ (Low)	Estimated Sound Pressure (dBA) ² (Low)			Sound Power ¹ (High)	Estimated Sound Pressure (dBA) ² (High)		
		Approximate Distance ³				Approximate Distance ³		
		One Meter (3.3 feet)	Two Meters (6.6 feet)	Three Meters (9.8 feet)		One Meter (3.3 feet)	Two Meters (6.6 feet)	Three Meters (9.8 feet)
4SCU20LX124P-1	65	57	51	47	69	61	55	51
4SCU20LX136P-1	67	59	53	49	72	64	58	54
4SCU20LX148P-1	68	60	54	50	71	63	57	53
4SCU20LX160P-1	69	61	55	51	72	64	58	54

¹ Rated in accordance with AHRI standard 270 (2015)

² Rated in accordance with AHRI standard 275 (2010)

³ Based only on distance factor; other factors may change this value such as:

- Unit location (reflective surfaces adjacent to the unit)
- Barrier shielding sources
- Sound path/elevation
- Outside noise sources

REFRIGERATION DATA

Model	Refrig. Charge (oz.) *	TXV	Refrigerant Line Size		Outdoor Unit Connection		Indoor Unit Connection	
			Suction	Liquid	Suction	Liquid	Suction	Liquid
4SCU20LX124P-1	113	H4TXV01	3/4	3/8	3/4	3/8	3/4	3/8
4SCU20LX136P-1	134	H4TXV02	7/8	3/8	7/8	3/8	7/8	3/8
4SCU20LX148P-1	154	H4TXV03	7/8	3/8	7/8	3/8	7/8	3/8
4SCU20LX160P-1	207	H4TXV03	1 1/8	3/8	7/8 **	3/8	7/8	3/8

* Factory charged for 15 feet of line set; adjust per installation instructions.

** Reducer fitting supplied with OD unit

COOLING PERFORMANCE WITH AIR HANDLERS AND FURNACES

Outdoor Model	Furnace	Evaporator Coil or Air Handler ³	SEER	EER	AHRI Rated Capacity ¹ BTUH	Sensible Rated Capacity	CFM High	CFM Med	CFM Low
4SCU20LX124P-1		BCE4M30S*	20.00	14.00	24,000	18,000	800	500	375
		BCE4M36S*	20.00	14.50	24,000	18,000	800	500	375
	A80DS2V090B16	E*1P48B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A80US2V070A12	E*1P29A+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A80US2V070A12	E*1P36A+H4TXV01	20.00	14.50	24,000	18,000	800	500	375
	A80US2V090B12	E*1P29B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A80US2V090B12	E*1P36B+H4TXV01	20.00	14.50	24,000	18,000	800	500	375
	A96DS2V045B12	E*1P48B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A96DS2V070B16	E*1P48B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A96US2V045B12	E*1P29B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375

Note:

1. Certified in accordance with Unitary Air Conditioner Certification Program, which is based on AHRI Standard 210/240

2. Required to achieve AHRI rating. If NA (Not Applicable) is in the piston column, then TXV is required.

3. A blower time delay relay is standard on all Allied Air Enterprises furnace and AH products.

COOLING PERFORMANCE WITH AIR HANDLERS AND FURNACES

Outdoor Model	Furnace	Evaporator Coil or Air Handler ³	SEER	EER	AHRI Rated Capacity ¹ BTUH	Sensible Rated Capacity	CFM High	CFM Med	CFM Low
4SCU20LX124P-1	A96US2V045B12	E*1P36B+H4TXV01	20.00	14.50	24,000	18,000	800	500	375
	A96US2V070B12	E*1P29B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A96US2V070B12	E*1P36B+H4TXV01	20.00	14.50	24,000	18,000	800	500	375
	A97DSMV070B12	E*1P48B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A97USMV070B12	E*1P29B+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
	A97USMV070B12	E*1P36B+H4TXV01	20.00	14.50	24,000	18,000	800	500	375
	A97USMV090C12	E*1P36C+H4TXV01	20.00	14.00	24,000	18,000	800	500	375
4SCU20LX136P-1		BCE4M36S*	20.00	13.00	34,400	25,500	1250	720	550
	A80DS2V090B16	E*1P48B+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A80US2V070A12	E*1P36A+H4TXV02	19.50	13.00	33,400	25,500	1250	720	550
	A80US2V090B12	E*1P36B+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A80US2V090B12	E*1P43B+H4TXV02	20.00	14.00	35,000	25,500	1250	720	550
	A80US2V090B12	E*1P48B+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A80US2V090B16	E*1P36B+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A80US2V090B16	E*1P43B+H4TXV02	20.00	14.00	35,000	25,500	1250	720	550
	A80US2V090B16	E*1P48B+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A96DS2V045B12	E*1P48B+H4TXV02	20.00	13.00	34,600	25,500	1250	720	550
	A96DS2V070B16	E*1P48B+H4TXV02	20.00	13.00	35,000	25,500	1250	720	550
	A96US2V045B12	E*1P36B+H4TXV02	20.00	13.00	34,800	25,500	1250	720	550
	A96US2V045B12	E*1P43B+H4TXV02	20.00	13.00	35,000	25,500	1250	720	550
	A96US2V045B12	E*1P48B+H4TXV02	20.00	13.00	34,600	25,500	1250	720	550
	A96US2V070B12	E*1P36B+H4TXV02	20.00	13.00	35,000	25,500	1250	720	550
	A96US2V070B12	E*1P43B+H4TXV02	20.00	13.00	35,000	25,500	1250	720	550
	A96US2V070B12	E*1P48B+H4TXV02	20.00	13.00	34,600	25,500	1250	720	550
	A96US2V090C12	E*1P43C+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A96US2V090C12	E*1P48C+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A96US2V090C12	E*1P50C+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A96US2V090C16	E*1P43C+H4TXV02	20.00	14.00	35,000	25,500	1250	720	550
	A96US2V090C16	E*1P48C+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A96US2V090C16	E*1P50C+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A96US2V110C16	E*1P43C+H4TXV02	20.00	14.00	35,000	25,500	1250	720	550
	A96US2V110C20	E*1P43C+H4TXV02	20.00	13.50	34,800	25,500	1250	720	550
	A97DSMV070B12	E*1P48B+H4TXV02	20.00	13.00	34,000	25,500	1250	720	550
	A97DSMV090C12	E*1P48C+H4TXV02	20.00	13.00	34,000	25,500	1250	720	550
	A97DSMV090C16	E*1P48C+H4TXV02	20.00	13.00	34,000	25,500	1250	720	550
	A97USMV070B12	E*1P36B+H4TXV02	20.00	13.00	35,000	25,500	1250	720	550
	A97USMV070B12	E*1P43B+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550
	A97USMV070B12	E*1P48B+H4TXV02	20.00	13.00	34,600	25,500	1250	720	550
	A97USMV090C12	E*1P36C+H4TXV02	20.00	13.00	33,000	25,500	1250	720	550
	A97USMV090C12	E*1P43C+H4TXV02	20.00	13.50	35,000	25,500	1250	720	550

Note:

1. Certified in accordance with Unitary Air Conditioner Certification Program, which is based on AHRI Standard 210/240
2. Required to achieve AHRI rating. If NA (Not Applicable) is in the piston column, then TXV is required.
3. A blower time delay relay is standard on all Allied Air Enterprises furnace and AH products.





Location of Proposed A/C Units



Location of Proposed A/C Units



Glen Ellyn Zoning Board
of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/14/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Taylor Gendel

AGENDA ITEM (ID
2022-2316)

DOC ID: 2022-2316

244 Cumnor Avenue

Stephen Flint of Flint Architects, petitioner on behalf of the owners of the property at 244 Cumnor Avenue, is requesting variations from the Zoning Code to allow the construction of a new garage on the front of the property and an elevated deck on the back of the property.

Statement of the Issue:

See attached staff report.

Analysis:

See attached staff report.

Budget Impact:

N/A

Action Requested:

See attached staff report.

Attachments:

1. Staff Report 244 Cumnor
2. 1. Aerial Map
3. 2. Zoning and Location Map
4. 3. 1' Contour Map
5. 4. Petitioner's Application Submitted June 6, 2022
6. 5. Boundary and Topographic Survey
7. 6. Site Plan
8. 7. Floor Plans & Elevations
9. 8. Existing Conditions Photos
10. 9. Petition from Neighbors
11. 10. Public Hearing Notice
12. 11. Location Map for Public Hearing Notice
13. 12. Certificate of Publication

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Taylor Gendel, Associate Planner
Atrian Fard, Planner

DATE: June 1, 2022

SUBJECT: June 14, 2022 Zoning Board of Appeals Meeting
Public Hearing – Zoning Variations for construction of a new garage on the front of the property and elevated back deck on a on a single-family residence resulting in a lot coverage ratio of approximately 22.5% and a front yard setback of 36.7 feet for the property at 244 Cumnor Avenue.

PETITIONERS: The petitioner is Stephen Flint of Flint Architects, on behalf of the homeowners of the property at 244 Cumnor Avenue.

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

1. Section 10-4-8(E)1 to allow a lot coverage ratio of 22.5 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Section 10-4-8(D)1 to allow a front yard setback of 36.7 feet where the proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and the same side of the street; and
3. Any other zoning relief necessary to allow the proposed additions 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 Cumnor Avenue between Oxford Road and Roslyn Road. 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 May 27, 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 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>
2020	20202740	Basement Build-out
2018	20181222	Bedroom and Bathroom Renovation
1974	B-3036	Electrical

**PROJECT
SUMMARY:**

The residence at 244 Cumnor Avenue currently has a lot coverage ratio of approximately 14.88%. The current home was built in 1954 with an attached garage and the homeowners have lived on the property since July 2002.

The homeowners would like to add an approximately 497.12 square foot garage to the front of the home and convert the existing garage into a kitchen, dining room and mud/utility room. The petitioner notes that this is the minimum size necessary to provide a functional two car garage. The homeowners also propose an approximately 498.48 square foot elevated back deck to replace a paved patio. In order to construct the additions as proposed, the petitioner would need to be granted a variation from the Zoning Code to allow a lot coverage ratio of approximately 22.5% in lieu of the maximum allowed lot coverage ratio of 20% for a two-story home.

Due to the slope of the lot, the home is functionally one story from the front of the property, but the rear of the property has an existing basement entrance that allows access at ground level. Due to this feature, the home is considered two stories, and the maximum allowed lot coverage is 20% instead of 35% that would be allowed were the home considered one story.

According to the Village’s Zoning Code Section 10-5-4(A)2(b), single-family residences constructed in the R2 zoning district shall be granted an allowance of up to 100 square feet for the construction of one accessory structure with the exception of a detached garage, notwithstanding the existing lot coverage ratio provided that the total lot coverage ratio shall be no more than 25 percent for a single-family dwelling of more than one story. The homeowner’s existing shed meets the criteria as it is 73.5 square feet, has a roof ridge height of nine feet or less and no wall of the structure is more than 12 feet in length. This 73.5 square feet has not been included in the total lot coverage.

The proposed garage would also require a variation for the front yard setback. Section 10-4-8(D)1 allows a front yard setback where the proposed principal structure (or addition thereto) shall be no closer to

the street than the closest principal structure on either adjacent lot on the same block and the same side of the street. The proposed garage would change the front setback to 36.7 feet, and the home to the north has a front yard setback of 40.2 feet. The existing front yard setback of the home is 39.83 feet.

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.

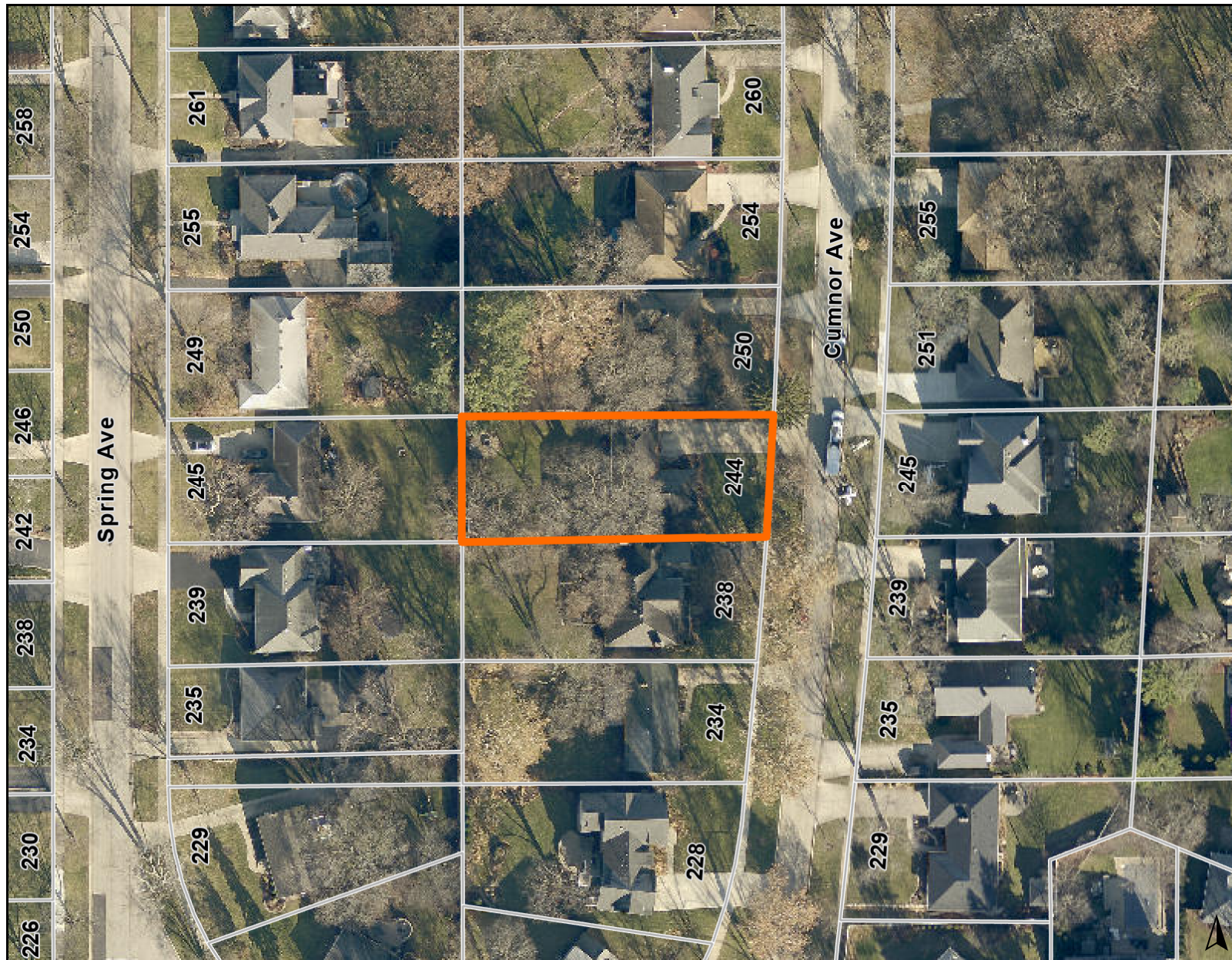
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variation to allow the proposed one-story addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Photograph of site and surrounding properties
2. Zoning Use Map
3. 1' Contour Map
4. Petitioners' Application Packet Submitted June
5. Boundary and Topographic Survey
6. Site Plan
7. Floor Plans & Elevations
8. Existing Conditions Photos
9. Petition from Neighbors
10. Public Hearing Notice
11. Location Map for Public Hearing Notice
12. Certificate of Publication

cc: Emily Rodman, Interim Director of Community Development
Atrin Fard, Planner
Paula Moritz, Plan Reviewer
Jim & Virginia Weiskopf, Property Owners

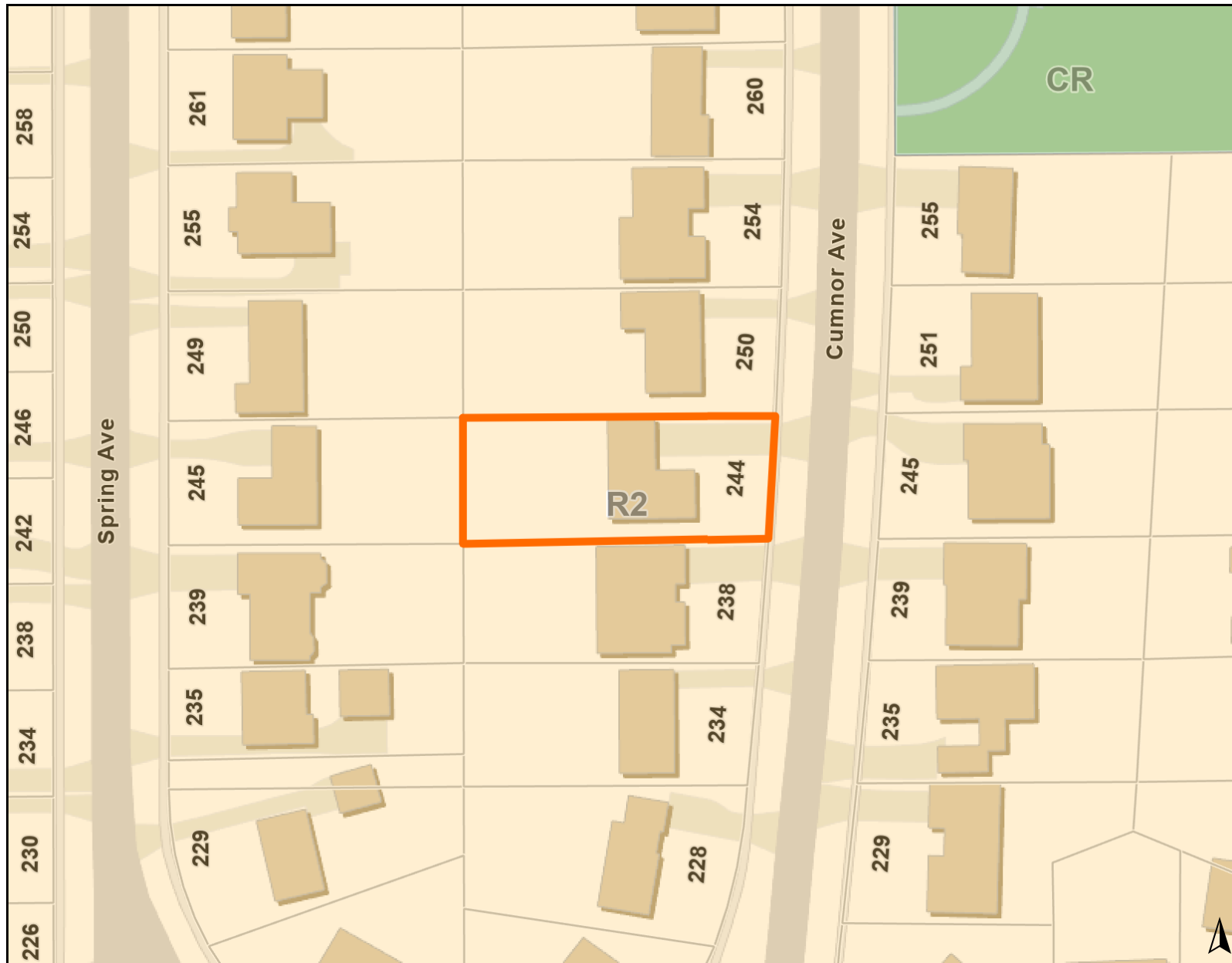
X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\C\CUMNOR\244 Cumnor Ave\ZBA\Staff Report Draft.doc

**Legend**

0 150 300
ft

Print Date: 6/1/2022**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.

**Legend**

Zoning and Development

Zoning

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

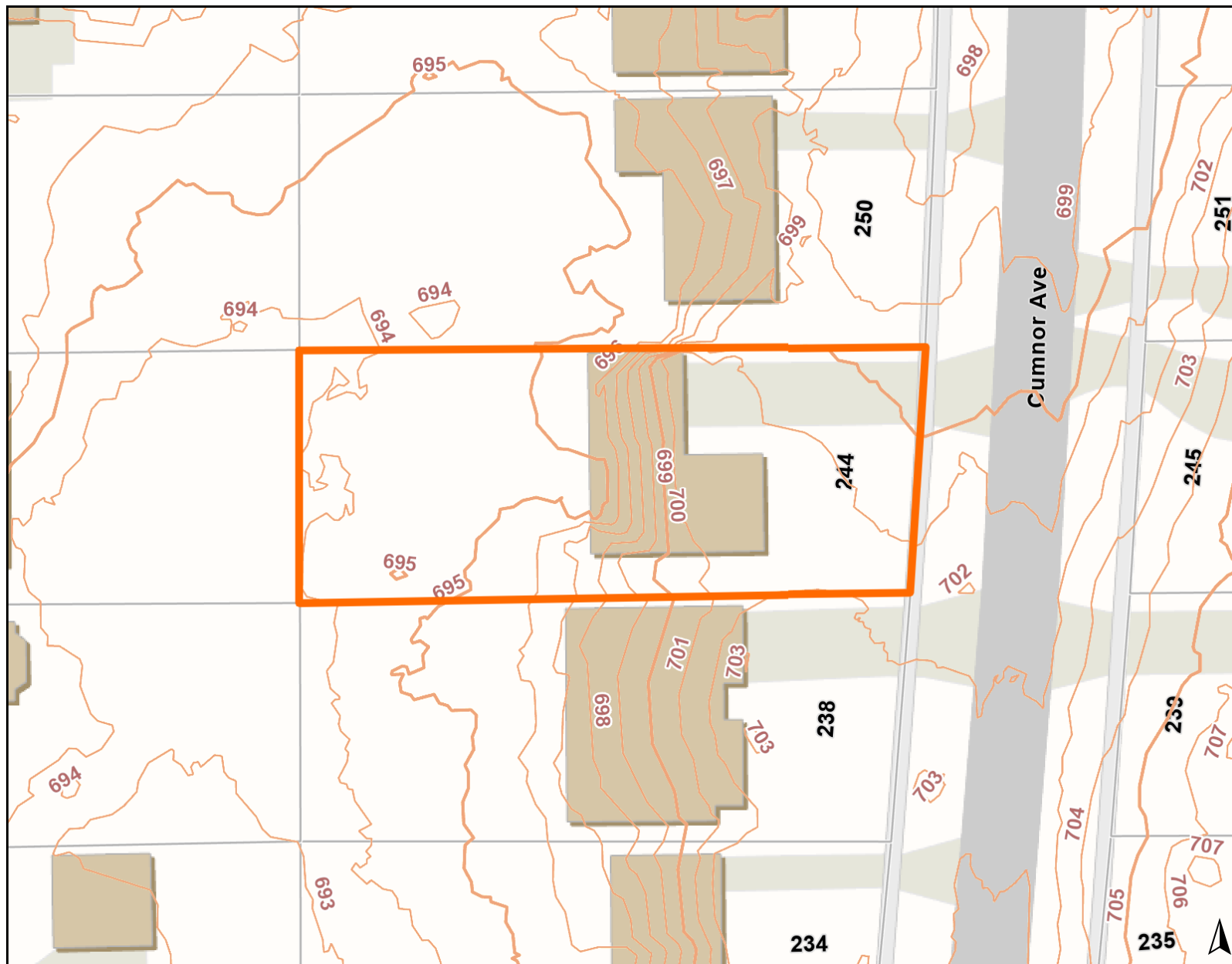
0 150 300 ft

Print Date: 6/1/2022

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 Zoning Map - 244 Cumnor Ave



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major

0 50 100
ft

Print Date: 6/1/2022

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.

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 244 CUMNOR AVENUE Glen Ellyn, IL 60137

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

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: STEPHEN FLINT

Address: 314 S. WESTMORE LOMBARD, IL 60148

Home Phone No.: (630) 953-9220 Cell Phone No.: (630) 336-3340

Fax No.: (630) 953-9440

E-mail: SEFLINT@FLINTARCH.COM

Ownership Interest in the Property in Question:

ARCHITECT

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):

JIM & VIRGINIA WEISKOPF
244 CUMNOR AVENUE
GLEN ELLYN ,IL 60137

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

STEPHEN FLINT
FLINT ARCHITECTS LLC
314 S. WESTMORE
LOMBARD, IL 60148

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: 244 CUMNOR AVENUE GLEN ELLYN, IL 60137

Permanent tax index number: 05-131-15-031

Legal description:

LOT 6 IN BLOCK 2 IN AUTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB ADDITION. BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE, COUNTY, ILLINOIS

Zoning classification: R2

Lot size: 70 ft. x 175 ft. Area: 12,098.17 sq. ft.

Present use:

SINGLE FAMILY HOME

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):

1. VARIATION FROM THE LOT COVERAGE RATIO REQUIREMENT, SECTION 10-4-8(E)1 OF THE ZONING CODE. ALLOW A LOT COVERAGE RATIO OF 22.5% WHERE A 20% MAXIMUM LOT COVERAGE RATIO FOR A 2-STORY SF DWELLING IS ALLOWED IN THE R-2 DISTRICT IN ORDER TO CONSTRUCT A NEW GARAGE AND ELEVATED DECK.
2.VARIATION FROM SECTION 10-4-8(D)1(B), FRONT YARD SETBACK REQUIREMENT. ALLOWED SETBACK REQUIREMENT IS 40.2 FEET WITH THE ADJACENT HOME SETBACK. THE PROPOSED REQUESTED SETBACK IS 36.7 FEET. A DIFFERENCE OF 3.5 FEET OR 9.54%.

Estimated date to begin construction: SEPTEMBER 2022

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

ARCHITECT:
STEPHEN FLINT
FLINT ARCHITECTS LLC
314 S. WESTMORE
LOMBARD, IL 60148

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 EXISTING HOUSE & ADDITION IS A SINGLE STORY FROM THE FRONT STREET. THERE IS AN EXISTING WALK OUT BASEMENT ON THE BACK OF THE HOUSE. THERE ARE EXISTING TWO STORY HOMES ON BOTH SIDES OF THE EXISTING PROPERTY. THE COVERAGE CODE WILL BE MET FOR A SINGLE STORY HOME COVERAGE UNDER 35%.

THE FRONT SETBACK VARIATION WILL BE 3.5 FEET AND 9.54% DIFFERENCE IN ORDER TO PROVIDE PROPER DEPTH FOR A TWO CAR GARAGE.

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 GRADE OF THE EXISTING HOME SLOPES TO THE BACK OF THE LOT. THIS IS AN EXISTING CONDITION.

OR

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. YOU WALK IN THE FRONT DOOR AND GO BACK OF THE HOME TO GO DOWN TO THE BASEMENT. THE BACK OF THE HOME WILL REMAIN THE SAME.

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH A WALKOUT BASEMENT.

- 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 EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. YOU WALK IN THE FRONT DOOR AND GO BACK OF THE HOME TO GO DOWN TO THE BASEMENT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH THE WALKOUT BASEMENT. THE CURRENT TOPOGRAPHY ALLOWS FOR A WALKOUT BASEMENT.

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

THE EXISTING SURROUNDING PRPERTIES DO NOT HAVE THE CHANGE IN TOPOGRAPHY. THE FRONT OF THE HOME WILL REMAIN A SINGLE STORY. THERE ARE EXISTING HOMES ON EITHER SIDE OF THE EXISTING PROPERTY THAT ARE A TWO STORY FROM THE FRONT AND HAVE A BASEMENT.

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

THE CURRENT OWNER IS LOOKING TO IMPROVE THEIR HOME IN CONTINUING TO LIVE THERE. THE IMPROVEMENTS INCLUDE RENOVATING THE EXISTING GARAGE TO A KITCHEN, DINING AND MUDROOM. ADDING A COVERED ELEVATED DECK OFF THE BACK. NEW GARAGE ADDITION ON THE FRONT.

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 CURRENT OWNER IS LOOKING TO IMPROVE THEIR HOME IN CONTINUING TO LIVE THERE. THE CURRENT PROPERTY OWNER DOES NOT WANT TO SELL. NO OTHER PERSON IS INTERESTED IN PURCHASING THE 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.

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE IMPROVEMENTS INCLUDE RENOVATING THE EXISTING GARAGE TO A KITCHEN, DINING AND MUDROOM. ALSO, ADDING A COVERED ELEVATED DECK OFF THE BACK. NEW SNGLE STORY GARAGE ADDITION ON THE FRONT.

6. Provide evidence that the proposed variation will not:

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH A WALK OUT BASEMENT. THERE IS NO CHANGE TO THE LIGHT AND AIR.

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH A WALK OUT BASEMENT. NO ADDITIONAL HAZARD TO FIRE OR OTHER DANGERS

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH A WALK OUT BASEMENT. THIS WILL NOT IMPAIR HEALTH, SAFETY, COMFORT, MORAL OR GENERAL WELFARE OF THE INHABITANTS OF THE VILLAGE.

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

THE EXISTING HOME WILL REMAIN A SINGLE STORY FROM THE FRONT. THE BACK OF THE HOME WILL REMAIN THE SAME WITH A WALK OUT BASEMENT. IF ANYTHING, THE VALUE WILL BE INCREASED.

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

THIS WILL REMAIN A SINGLE FAMILY HOME. THERE WILL BE JUST TWO CARS COMING FROM AND TO THE HOME. NO INCREASE IN TRAFFIC CONGESTION.

- f. Create a nuisance; or

THIS WILL REMAIN A SINGLE FAMILY HOME. THERE WILL BE JUST TWO CARS COMING FROM AND TO THE HOME. NO NUISANCE.

- g. Results in an increase in public expenditures.

THIS WILL REMAIN A SINGLE FAMILY HOME. HOWEVER THE VALUE OF THE HOME WILL INCREASE, THEREFORE THE OWNER WILL BE PAYING MORE TAXES. NO INCREASE IN PUBLIC EXPENDITURES.

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

THE OWNER WANTS TO ADD GARAGE TO THE FRONT OF THE EXISTING HOME AND RENOVATE THE EXISTING GARAGE INTO A KITCHEN, DINING, AND MUD/UTILITY ROOM. THIS IS THE MINIMAL SIZE IN ORDER FOR A TWO CAR GARAGE TO FUNCTION. THIS CREATES A NEED FOR THE FRONT YARD SETBACK VARIATION AND LOT COVERAGE VARIATION.

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

THE OWNER MOVED INTO THE HOME ON JULY 2002. THIS PROJECT IS THE THIRD PHASE. IN 2018, THE OWNER DID A MASTER BEDROOM SUITE RENOVATION. IN 2021, THE OWNER DID A BASEMENT RENOVATION INCLUDING UPGRADING THE EXISTING WATER SERVICE TO ACCOMODATE THE LATEST PHASE. SO THE OWNER IS COMMITTED TO ENJOYING THEIR HOME FOR MANY YEARS TO COME.

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.

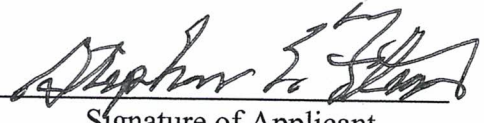
I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

05/20/2022

Date

STEPHEN E. FLINT

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

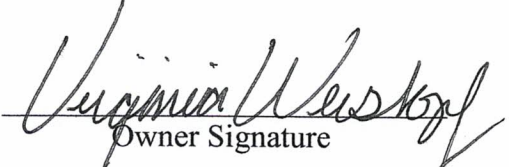
AFFIDAVIT OF AUTHORIZATION

I, VIRGINIA WEISKOPF owner of the property described as

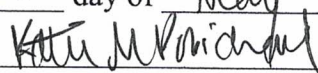
LOT 6 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB
ADDITION. BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 13, TOWNSHIP 39
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE, COUNTY,
ILLINOIS
244 CUMNOR AVENUE, GLEN ELLYN, IL 60137

verify that STEPHEN E. FLINT

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


Owner Signature

Subscribed and sworn to before me this

20 day of May, 20 22


Notary Public

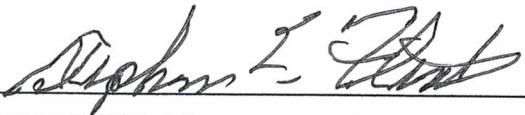


Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: 

Title: PRINCIPAL

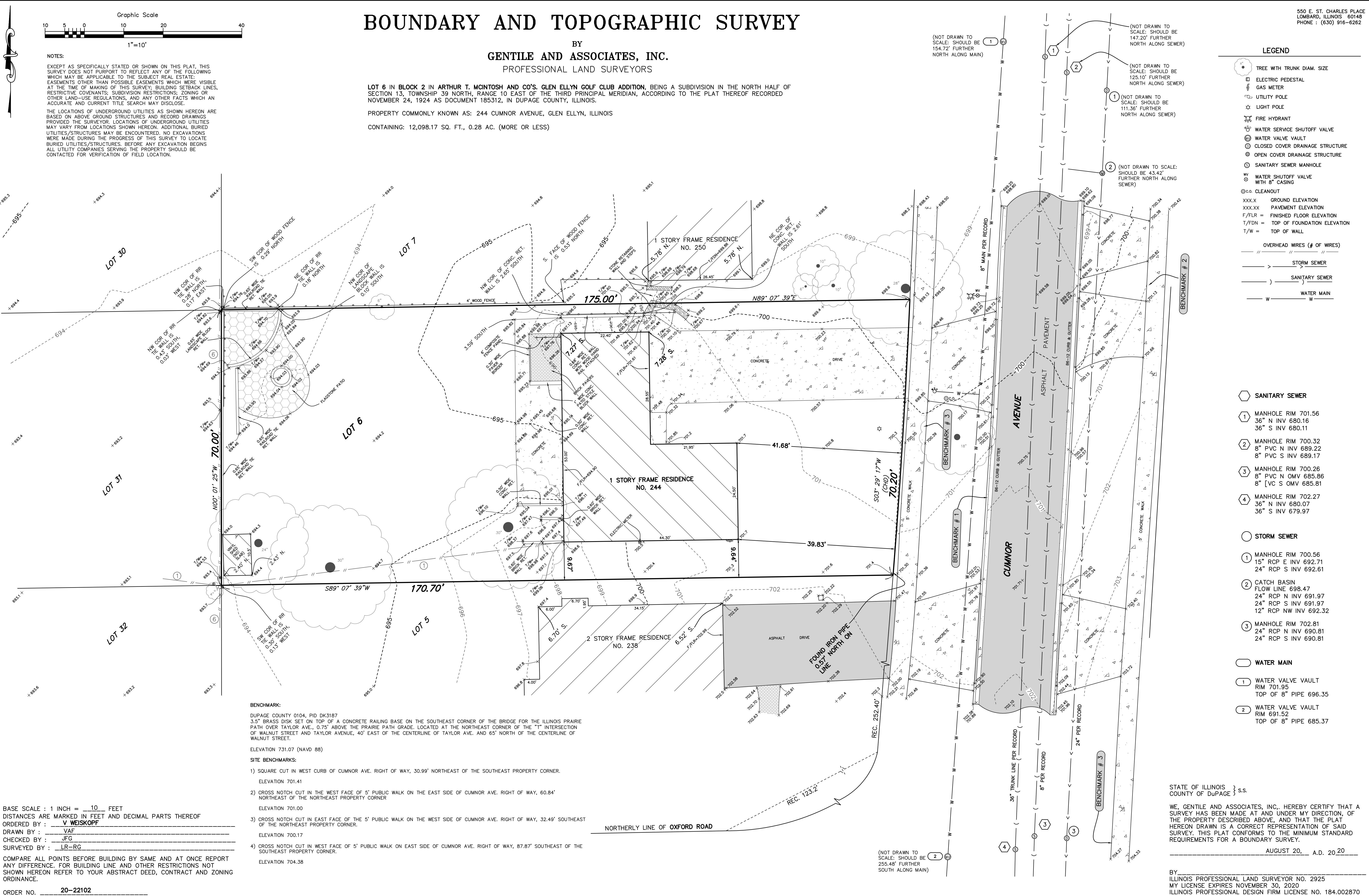
Applicant's Name: STEPHEN E, FLINT

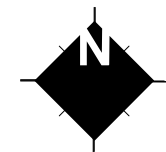
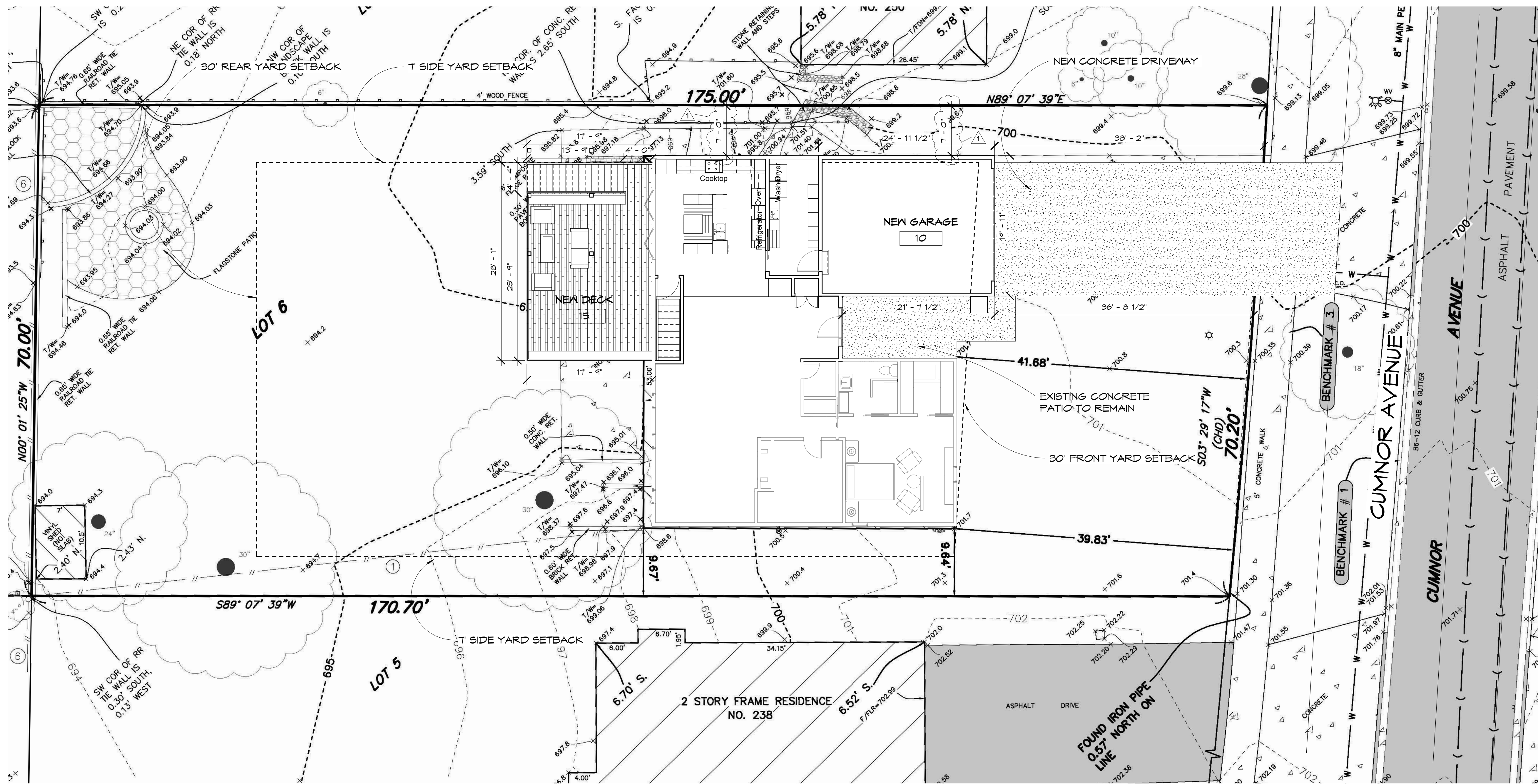
Subscribed and sworn to me this

20 day of May, 20 22.


Notary Public







① Site Plan + Plat of Survey
1/8" = 1'-0"

General Notes

No.	Revision/Issue	Date
1	VILLAGE COMMENTS	5/24/22

Firm Name and Address

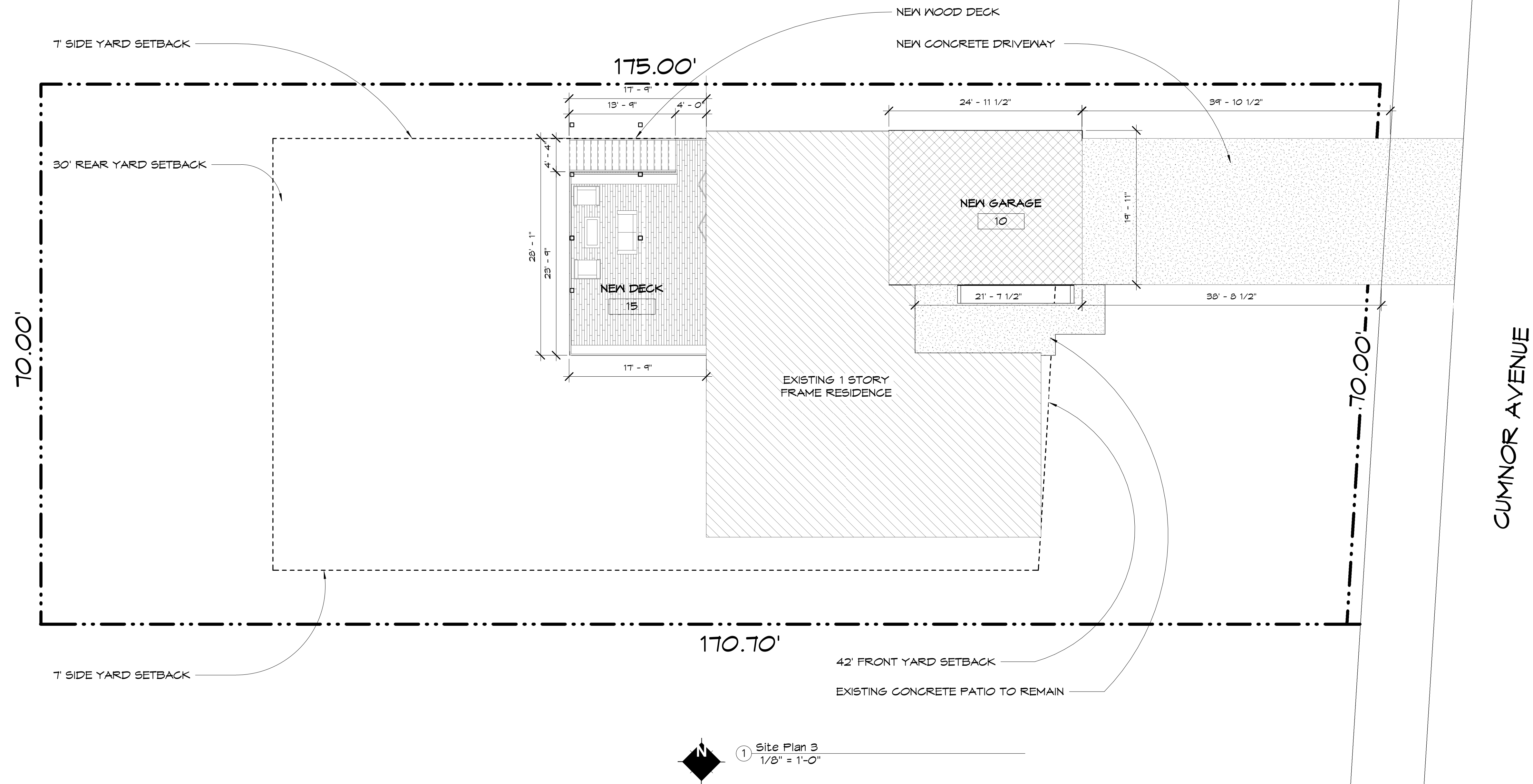


FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p. 630-953-9220 • f. 630-953-9440 • www.flintarch.com

Project Name and Address

Home Addition & Renovation
Mr. & Mrs. Jim Weiskopf
244 Cumnor Avenue
Glen Ellyn, IL 60137

Project 22003	Sheet C2
Date 05/20/2022	
Scale AS NOTED	



IMPERVIOUS SURFACE CALC.'S

TOTAL LOT AREA			12099.50 SF
MAX. IMPERVIOUS SURFACE COVERAGE PERMITTED	= 20% OR		2419.90 SF
MINIMUM PERVIOUS SURFACE REQUIRED	= 20% OR		2419.90 SF
	EXISTING CONDITION	PROPOSED CONDITION	PROPOSED DIFFERENCE
HOUSE & GARAGE	1726.20 SF	2235.61 SF	509.41 SF
PAVING & WALKS	1881.78 SF	1665.29 SF	216.49 SF
DECKS SHEDS & PORCHES	73.50 SF	571.98 SF	498.48 SF
TOTAL COVERAGE	3681.48 SF	4472.88 SF	791.40 SF
PERVIOUS SURFACES	8418.02 SF	7626.62 SF	791.40 SF
TOTAL LOT AREA	12099.50 SF	12099.50 SF	0 SF

IMPERVIOUS SURFACE CALC.'S

TOTAL LOT AREA			12099.50 SF
MAX. IMPERVIOUS SURFACE COVERAGE PERMITTED	= 25% OR		3024.88 SF
MINIMUM PERVIOUS SURFACE REQUIRED	= 25% OR		3024.88 SF
	EXISTING CONDITION	PROPOSED CONDITION	PROPOSED DIFFERENCE
HOUSE & GARAGE	1726.20 SF	2235.61 SF	509.41 SF
PAVING & WALKS	1881.78 SF	1665.29 SF	216.49 SF
DECKS SHEDS & PORCHES	73.50 SF	571.98 SF	498.48 SF
TOTAL COVERAGE	3681.48 SF	4472.88 SF	791.40 SF
PERVIOUS SURFACES	8418.02 SF	7626.62 SF	791.40 SF
TOTAL LOT AREA	12099.50 SF	12099.50 SF	0 SF

General Notes

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

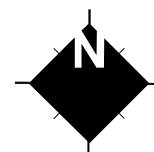
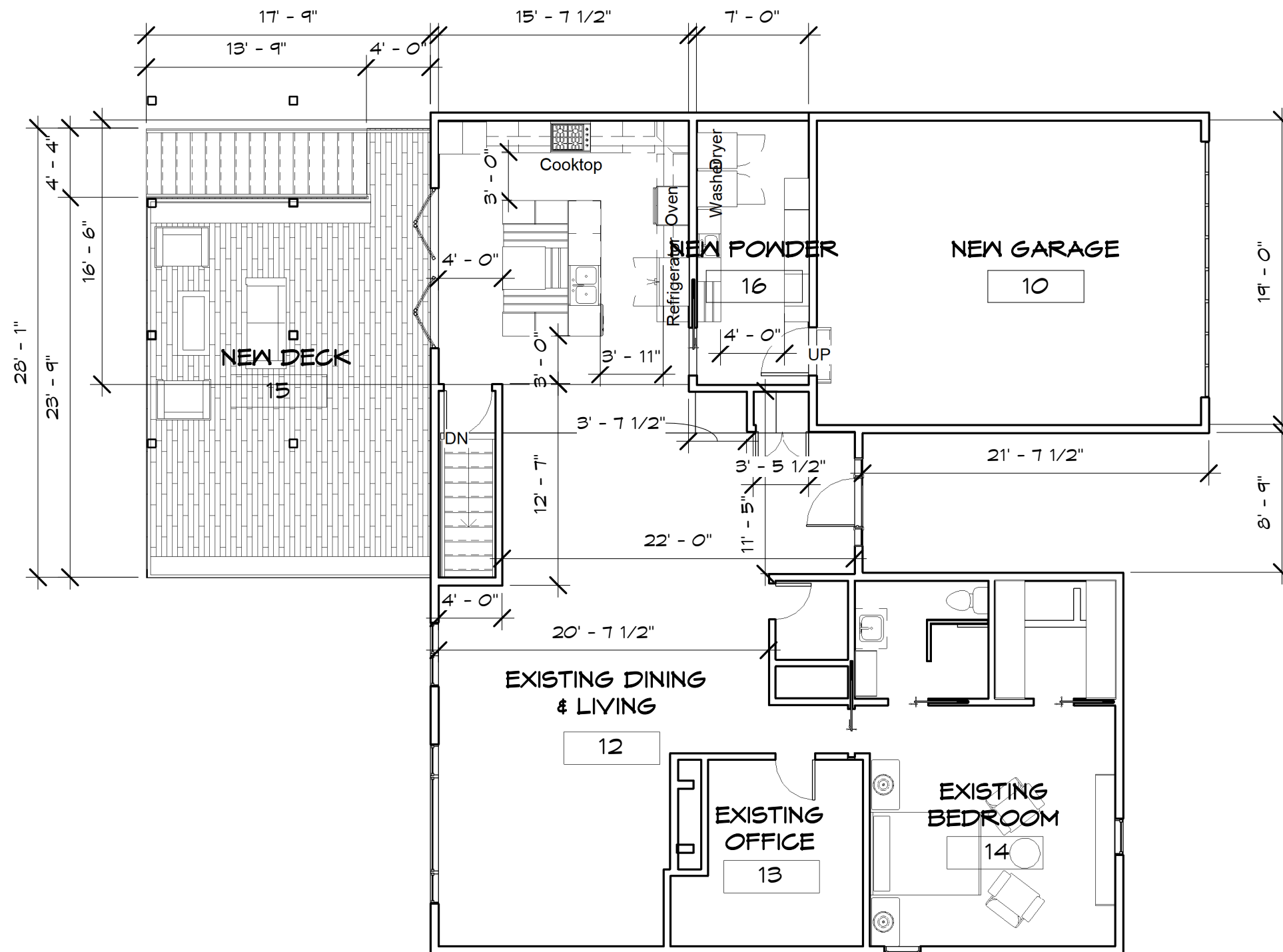
FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p: 630-953-9220 • f: 630-953-9440 • www.flintarch.com

Project Name and Address

Home Addition & Renovation
Mr. & Mrs. Jim Weiskopf
244 Cumnor Avenue
Glen Ellyn, IL 60137

Project	22003	Sheet
Date	05/20/2022	C3
Scale	AS NOTED	

COPYRIGHT © 2022
FLINT ARCHITECTS LLC



① Z2 - First Floor Plan
1/8" = 1'-0"

General Notes

No.	Revision/Issue	Date

Firm Name and Address



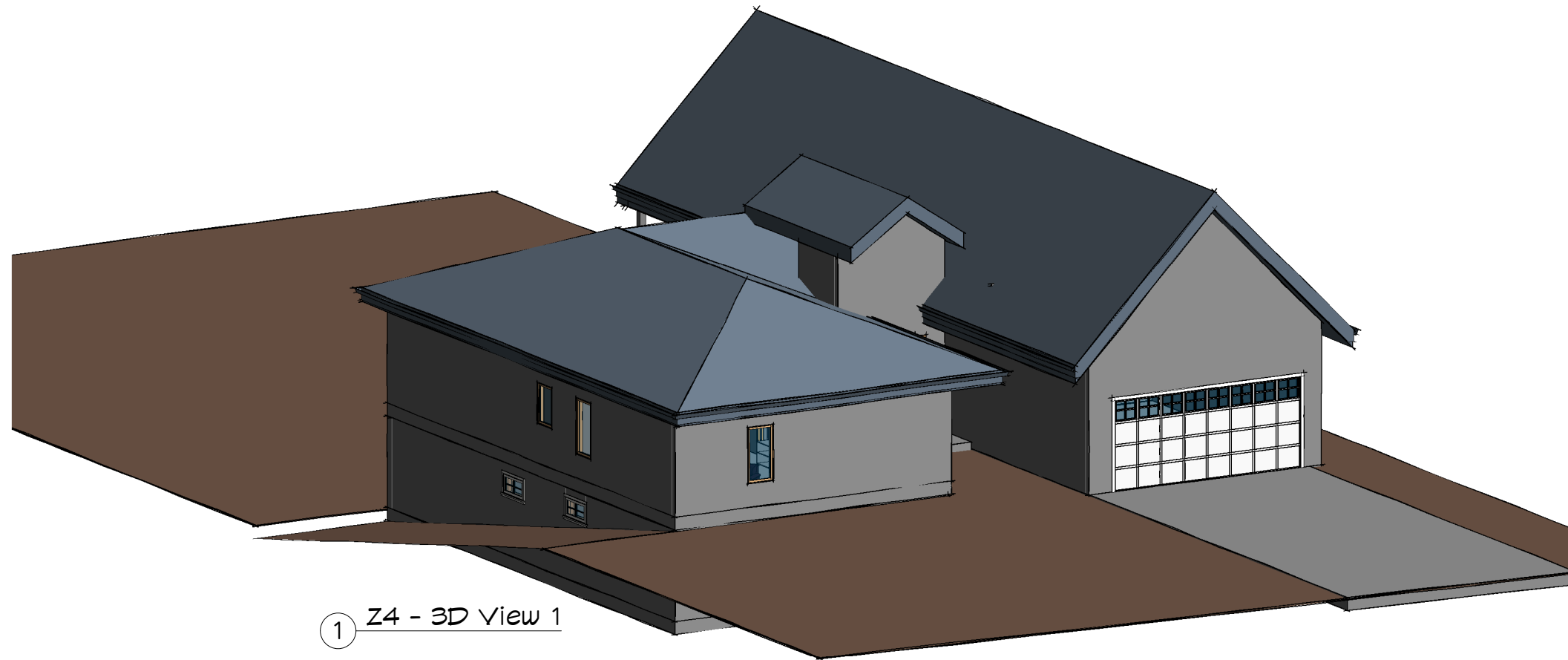
FLINT ARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p: 630-953-9220 • f: 630-953-9440 • www.flintarch.com

Project Name and Address

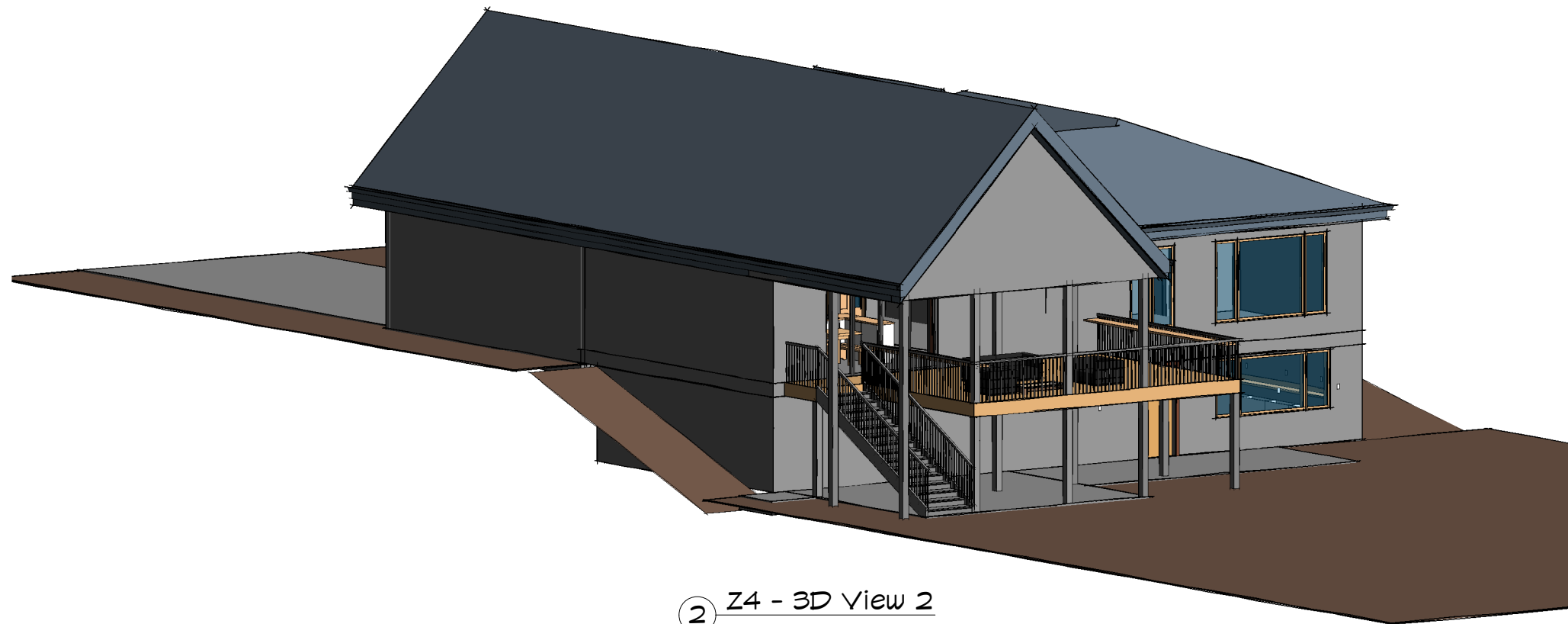
Home Addition & Renovation
Mr. & Mrs. Jim Weiskopf
244 Cumnor Avenue
Glen Ellyn, IL 60137

Project 22003	Sheet Z1
Date 05/20/2022	
Scale AS NOTED	

COPYRIGHT © 2022
FLINT ARCHITECTS LLC



① Z4 - 3D View 1



② Z4 - 3D View 2

General Notes

No.	Revision/Issue	Date

Firm Name and Address



FLINT ARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p: 630-953-9220 • f: 630-953-9440 • www.flintarch.com

Project Name and Address

Home Addition & Renovation
Mr. & Mrs. Jim Weiskopf
244 Cumnor Avenue
Glen Ellyn, IL 60137

Project 22003	Sheet Z2
Date 05/20/2022	
Scale AS NOTED	

COPYRIGHT © 2022
FLINT ARCHITECTS LLC





Weiskopf 244 Cumnor Ave. Glen Ellyn, IL 60137

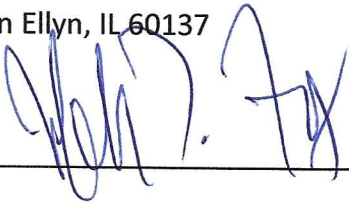
We are currently working on phase 3 of our remodel which will require us to request a variance. The garage is moving forward and will be 3.3 feet farther than code allows. Because I have a basement walkout, our house is considered a two story which changes the % of lot I can use. I am applying for a variance and would appreciate your signature to include with my application packet that say you have no problem with the front of the garage being 3.3 feet closer to the road than the houses on the north and south of 244 Cumnor.

Christina

Christina & Jeff Fox

238 Cumnor Ave.

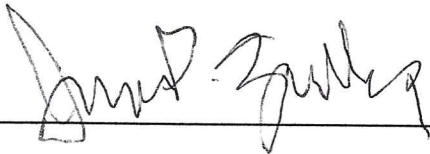
Glen Ellyn, IL 60137



Jim Zaluba

250 Cumnor Ave.

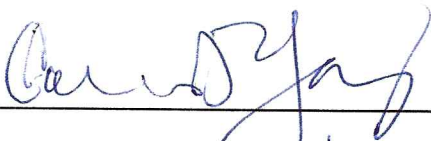
Glen Ellyn, IL 60137



Jim & Kathy Yaniz

251 Cumnor Ave.

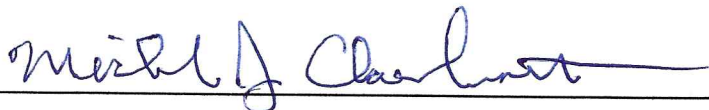
Glen Ellyn, IL 60137



Michael Claerhout

245 Cumnor Ave.

Glen Ellyn, IL 60137



245 Spring Ave.

Glen Ellyn, IL 60137





NOTICE OF PUBLIC HEARING

Stephen Flint of Flint Architects, petitioner on behalf of the owners of the property at 244 Cumnor Avenue, is requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code to allow the construction of a new garage on the front of the property and an elevated deck on the back of the property. 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, June 14, 2022** at 7:00 p.m. in the **Community Room of the Glen Ellyn Police Department, 65 S. Park Boulevard**, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.3 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and
2. Section 10-4-8(D)1 to allow a front yard setback of 36.7 feet where the proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and the same side of the street; and
3. Any other zoning relief necessary to allow the proposed additions 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 6 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE COUNTY, ILLINOIS

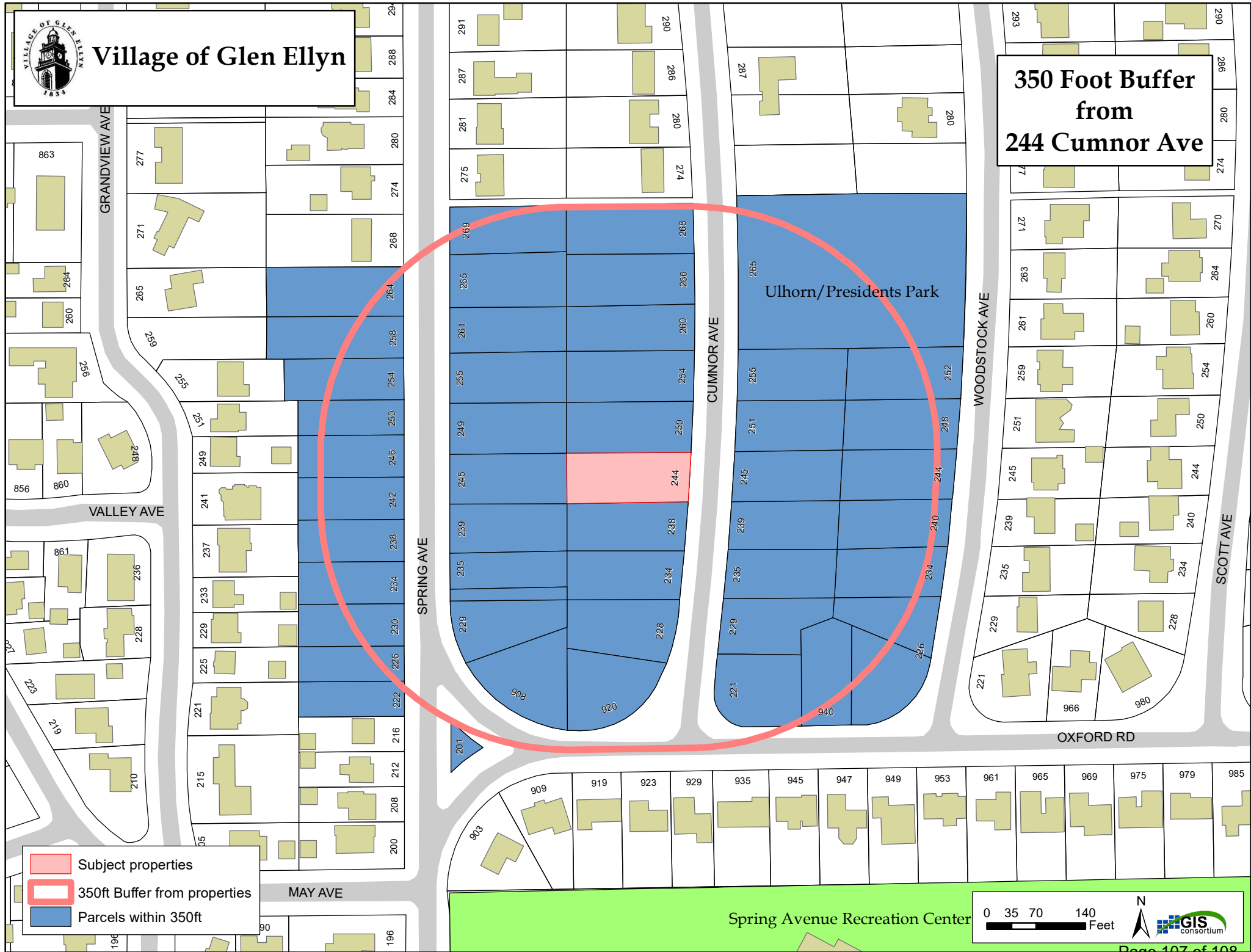
P.I.N.: 05-131-15-031

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, June 14, 2022 will be read into the record at the public hearing.



Village of Glen Ellyn

350 Foot Buffer
from
244 Cumnor Ave



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

0 35 70 140 Feet

Spring Avenue Recreation Center

GIS consortium

NOTICE OF PUBLIC HEARING

Stephen Flint of Flint Architects, petitioner on behalf of the owners of the property at 244 Cumnor Avenue, is requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code to allow the construction of a new garage on the front of the property and an elevated deck on the back of the property. 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, June 14, 2022 at 7:00 p.m. in the Community Room of the Glen Ellyn Police Department, 65 S. Park Boulevard, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.3 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District; and

2. Section 10-4-8(D)1 to allow a front yard setback of 36.7 feet where the proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and the same side of the street; and

3. Any other zoning relief necessary to allow the proposed additions 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 5 IN BLOCK 2 IN ARTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB ADDITION, BEING A SUB-DIVISION IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE COUNTY, ILLINOIS

P.L.N.: 05-131-15-031

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Taylor Gendel, Associate Planner at tgendel@glenellyn.org. All public comments received by 4:30 pm on Tuesday, June 14, 2022 will be read into the record at the public hearing.

Published in Daily Herald May 27, 2022 (4583222)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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 **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn, East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Highland Park, Highwood, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery, Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake, Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods, Rolling Meadows, Rosemont, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow, St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills, Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood, Wilmette

County(ies) of Cook, Kane, Lake, McHenry

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 **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 05/27/2022 in said **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
Authorized Agent

Control # 4583222