



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, September 12, 2023
7:00 PM

- A. **Call to Order**
- B. **Chairperson's Statement**
- C. **Approval of Minutes**
 - 1) Approval of July 11, 2023 Meeting Minutes
- D. **Public Comment (Non-Agenda Items)**
- E. **Public Hearing**
 - 1) **423 Ridgewood.**
Zoning Variation requests to allow for the construction of two second story dormers
 - 2) **660 N.Main.**
Zoning Variations to allow for construction of a two-car garage and home addition
- F. **Other Business**
- G. **Trustee Liaison Report**
- H. **Chairman's Report**
- I. **Staff Report**
- J. **Adjournment**

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.

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, July 11, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Gregory Constantino called the meeting to order at 7:01 PM, and roll was called.

Present: Chairperson Gregory Constantino and Board Members Katie Crudele, Matthew Jones, Christiane McKnight, and Chip Miller.

Absent: Board Members Reed Panther and Thomas Whalls.

Chairperson Constantino explained the advisory nature of the Zoning Board of Appeals (ZBA) and its process for deliberation and recommendation. He described the Public Hearing protocols and announced that the meeting was being recorded.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Member McKnight made a motion to approve the draft minutes of the May 9, 2023 meeting. Member Crudele seconded the motion, and the motion passed by voice vote.

D. New Business

1.) Public Hearing — 781 Fairview Avenue

Member Miller moved to open the Public Hearing. Member Jones seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting “Yes”: Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

Staff Introduction

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Request for relief from the Zoning Code to allow the construction of a fence to exceed the permitted height and openness limitations. Mr. Viger presented information as detailed in the Staff Report dated April 19, 2023 / Revised June 5, 2023, included in the agenda packet. Mr. Viger noted that this was a continuation of an initial hearing held on May 9, 2023. He shared that the Petitioners made revisions to their request in response to Member comments at the prior meeting: The revision adds Forester Reed Grass along the Carleton Avenue sidewalk and relocates the proposed fence eastward approximately 18 inches.

Mr. Viger responded to Board Member questions, including requests for clarification about the scope of Variations requested. Mr. Viger confirmed that the revised proposal would still exceed height and openness requirements; he also confirmed that the Variations would be required for portions of the proposed fence, not its entire length.

Petitioner Testimony

Sworn in, Petitioner Bader Almoshelli, owner of the property at 781 Fairview Avenue, addressed Board Members. He described changes to the proposal in response to Member feedback at the prior meeting, including the location of the fence and new landscaping features. He shared that his family continues to face privacy and security challenges. He noted that neighbors have written letters of support for his proposal.

Mr. Almoshelli responded to Board Member questions. He confirmed that the conditions of neighboring properties, including an assisted living parking lot and a park, were present when his family moved into the home. He shared that he didn't realize how much it would affect their privacy and security, noting that depending on the time of year, there are varying levels of visibility into the yard. Mr. Almoshelli confirmed that the existing fence is about 20 years old and will need to be replaced.

Public Testimony

Sworn in, Mary Jane Chapman of 143 Carleton Avenue, presented in support of the Petitioner's proposal. She described the busy nature of the street and the safety, security, and privacy benefits of the proposed fence. She said that she submitted photos of other high fences on busy streets in Glen Ellyn. She recommended the Zoning Board of Appeals and the Village approve the petition.

Ms. Chapman responded to Board Member questions. She and Members discussed accidents at the intersection near the subject property and potential solutions, such as advocating for 4-way stop signs and/or speed bumps.

Board Member Deliberation

Member Crudele summarized the Findings of Fact from the hearing, including:

- The hearing was a continuance from a prior meeting with a revised request.
- The Petitioner revised the original proposal, moving the location of the fence and adding plantings.
- The Petitioner is seeking relief from the Zoning Code for both the height of the fence and the openness.
- There is an assisted living facility parking lot located along the Petitioners' yard, causing security and safety concerns for the Petitioners' young children.
- The Petitioner noted other fences of similar height in the neighborhood.
- Letters of support from neighbors were submitted since the last meeting.
- The Petitioners moved in during the pandemic and did not realize the extent of non-residential traffic they would experience next to a facility and a park.
- The existing fence is 20 years old and needs to be replaced.
- Neighbor Mary Jane Chapman spoke in favor of the proposal and shared examples and photos of fences similar to the proposed; she believes there is a privacy and security issue and asked for consideration and approval of the request.

Member Jones made a motion to adopt the findings of fact. Member Miller seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting "Yes": Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

Board Members deliberated. They shared their positions regarding the request, with mixed support for the Petitioners' proposal. Areas of concern included: the proposed height and materials not fitting with the character of the neighborhood; the number of additional homeowners who have similar privacy and safety concerns, including those who live on busy streets, and creating precedent; the conditions existed when the Petitioners purchased the home. Areas of support included: the unique safety and security circumstances given the subject property's location near a high-traffic intersection and an assisted living facility's parking lot. Members and the Petitioner discussed opportunities to grant portions of the request, to address safety and security concerns while maintaining the character of the neighborhood.

Member Jones made a motion to close the Public Meeting for 781 Fairview Avenue. Member McKnight seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting "Yes": Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

Board Recommendation

Member Miller moved for the following:

Having considered the application of Bader Almoshelli and Yusra Gomaa, owners of the property at 781 Fairview Avenue, Glen Ellyn, for zoning variations from Section 10-5-5(B)4#12.a.1 to allow a fence less than 33.3% open in a front or corner side yard AND Section 10-5-5(B)4#12.b.4 to allow a six-foot-tall fence in lieu of the maximum 4-foot fence for all other areas of the lot located closer to the street than the principal structure on the lot; in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on May 9, 2023, and July 11, 2023 as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends DENIAL of the requested Zoning Variation from Section 10-5-5(B)4#12.a.1 and Section 10-5-5(B)4#12.b.4 of the Glen Ellyn Zoning Code ***for the portion of the fence proposed along Carleton Avenue*** based upon the following findings of fact: That the variations, if granted, will alter the essential character of the locality.

Member Jones seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting "Yes": Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

Member Miller moved for the following:

Having considered the application of Bader Almoshelli and Yusra Gomaa, owners of the property at 781 Fairview Avenue, Glen Ellyn, for zoning variations from Section 10-5-5(B)4#12.a.1 to allow a fence less than 33.3% open in a front or corner side yard AND Section 10-5-5(B)4#12.b.4 to allow a six-foot-tall fence in lieu of the maximum 4-foot fence for all other areas of the lot located closer to the street than the principal structure on the lot; in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on May 9, 2023, and July 11, 2023 as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL ***for the portion of the fence proposed in the back yard, adjacent to the assisted living facility property*** based upon the following hardship(s) or unique circumstance(s): the adjacent assisted living facility with employee and guest parking.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the May 9 and July 11, 2023, public hearings of the Zoning Board of Appeals.

AND

Having considered the application of Bader Almoshelli and Yusra Gomaa, owners of the property at 781 Fairview Avenue, Glen Ellyn, for zoning variations from Section 10-5-5(B)4#12.a.1 to allow a fence less than 33.3% open in a front or corner side yard AND Section 10-5-5(B)4#12.b.4 to allow a six-foot-tall fence in lieu of the maximum 4-foot fence for all other areas of the lot located closer to the street than the principal structure on the lot; in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on May 9, 2023, and July 11, 2023 as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL ***for a five-foot-tall fence with 33.3% openness for the portion of the fence proposed along Carleton Avenue*** based upon the following hardship(s) or unique circumstance(s): foot and automobile traffic from the neighboring park and accessing Roosevelt Avenue.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the May 9 and July 11, 2023, public hearings of the Zoning Board of Appeals.

Member Jones seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting "Yes": Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

2.) Public Hearing — 355 Center Street

Member Miller moved to open the Public Hearing. Member Crudele seconded the motion, and the motion passed by voice vote.

Staff Introduction

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Request for relief from the Zoning Code to allow construction of a fence surrounding the yard that serves as the homeowners' back yard of a single-family residence to exceed the permitted height and openness limitations. Mr. Viger presented information as detailed in the Staff Report dated July 1, 2023, included in the agenda packet. Mr. Viger noted that this Variation request follows attempts by the Petitioners to prune existing privacy hedges as instructed by the Village after the Village received a complaint. He said that this action had been expected to eliminate the obstruction and complaint; however the Village continued to receive additional complaints and directed the Petitioners to prune the hedges further. The Petitioners now propose removing the hedges and erecting a privacy fence to resolve the issue.

Mr. Viger shared that the Village received a letter from Phil and Shannon Damato of 354 Center Street. He read the letter to Members, which expressed support for the proposal for reasons including: privacy enhancement; security and safety; aesthetic value; and property value.

Mr. Viger responded to Board Member questions, including requests for clarification about the Code and the Village's enforcement of the Code regarding landscaping encroaching on sidewalks.

Petitioner Testimony:

Sworn in, Brian and Kate Garofalo of 355 Center Street, addressed Board Members. They discussed the history of their request, including their prior attempt to address a complaint and meet Village requirements by pruning their existing hedges to 5 feet. They expressed concern about the Village's later instruction to prune their hedges to 8 feet, noting cost and aesthetic challenges. They shared their decision to remove the hedges and replace them with a privacy fence to resolve the issue. They noted that their property is on a nonconforming lot, and the area of the yard requiring Variations serves as their backyard. They shared their concern that headlights from local traffic would interfere with their use of the backyard if the proposed privacy fence was not solid. They referred to photos that they submitted, included in the agenda packet. They noted that this issue has been ongoing for almost two years.

Mr. and Mrs. Garofalo responded to questions from Board members, including clarifying the location, irregular shape, and nonconforming nature of their lot; their experiences with headlights from local traffic entering their yard and home; and their experiences with Village staff regarding their existing hedges, which they confirmed were present when they purchased the home.

Public Testimony:

There was no public testimony.

Board Member Deliberation

Member Crudele summarized the Findings of Fact from the hearing, including:

- The subject property is a triangular-shaped lot with hedges along Lorraine Road to allow for privacy.
- After numerous anonymous complaints, the Petitioners were mandated by the Village to trim the hedges up five feet.
- Trimming the hedges to the height of five feet removed the privacy they previously had.
- Petitioners are seeking relief from the Zoning Code for maximum allowable height to exceed 4 feet and solid in lieu of 33.3% open.

- This issue has been ongoing for two years following an anonymous complaint; petitioners were compliant with the instruction to trim hedges to 5 feet, and then a few months later they were instructed to trim to 8 feet. They would like to remove the hedges and replace them with a privacy fence.
- Due to the irregular, non-conforming shape of the lot, Petitioners are seeking a Variation.
- The Petitioners have owned the property since 2019, and it is their understanding that the existing hedges have been present since the 1980s.

Member McKnight made a motion to adopt the findings of fact. Member Jones seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting “Yes”: Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

Board Members deliberated. They shared their positions regarding the request, all in support of the Petitioners’ proposal. Areas of support included: the request is distinguishable from other requests; there is an irregular shaped lot and a unique location; there is a unique traffic pattern; the hedges were present when the Petitioners purchased their home and there was no expectation that they would need to be pruned to 8 feet; there are quality of life issues, including hardships associated with responding to the Village.

Member Miller made a motion to close the Public Meeting for 355 Center Street. Member Jones seconded the motion. The motion passed unanimously on a voice vote.

Board Recommendation

Member Crudele moved for the following:

Having considered the application of Brian and Kate Garofalo, owners of the property at 355 Center Street, Glen Ellyn, for zoning variations from Section 10-5-5(B)4#12.a.1 to allow a fence less than 33.3% open in a front or corner side yard AND Section 10-5-5(B)4#12.b.4 to allow a five-foot-tall fence in lieu of the maximum 4-foot fence for all other areas of the lot located closer to the street than the principal structure on the lot; in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners’ application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on July 11, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s): irregular-shaped lot and quality-of-life hardships.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the July 11, 2023, public hearing of the Zoning Board of Appeals.

Member Miller seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting “Yes”: Chairperson Constantino and Board Members Crudele, Jones, McKnight, and Miller.

E. Other Business

There are anticipated agenda items for the August 2023 meeting. Members Miller and McKnight are expected to be absent.

F. Village Board Trustee Report

Trustee Liaison Anne Gould Thompson discussed the following:

- An updated boundary agreement proposal between the Village of Glen Ellyn and Wheaton pertaining to Scripture Press properties.
- Updates on the draft Comprehensive Plan, the newly-released Housing Study, and the recent approval of the Frank Johnson Center proposal.

G. Chairperson’s Report

Chairperson Constantino had no additional items to report.

H. Staff Report

Village Staff had no additional items to report.

I. Adjournment

Member Miller made a motion to adjourn the meeting; Member McKnight seconded the motion, and the motion passed by voice vote at 9:02 PM.

Respectfully submitted,

Audrey Savikas
Recording Secretary



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

Meeting 9/12/2023 7:00 PM
Department: Community Development
Department Head:
Category: Public Hearing
Prepared By: Scott Viger

AGENDA ITEM (ID # 2023-
900)

DOC ID: 2023-900

423 Ridgewood.

Zoning Variation requests to allow for the construction of two second story dormers

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

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 construction of the proposed addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Staff Report 423 Ridgewood
2. 1. 423 Ridgewood Application
3. 2. 423 Ridgewood Avenue Aerial Photograph
4. 3. Zonng Map
5. 4. Plat of Survey
6. 5. 1' Contour Map
7. 6. 423 Ridgewood Ave Proposed Drawings
8. 7. Legal Notice 423 Ridgewood Avenue
9. 8. 350' Notice Map
10. 10. Draft Findings of Fact
11. 11. Draft Motion to Approve
12. 12. Draft Motion to Deny Zoning Variation_660 N. Main Street

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Scott Viger, Planning Consultant

DATE: September 5, 2023

SUBJECT: September 12, 2023, Zoning Board of Appeals Meeting
Public Hearing – Zoning Variations request to allow an addition to an existing single-family home to encroach into the required rear and side yards and exceed lot coverage ratio by a greater amount than what is permitted.

PROPERTY: 423 Ridgewood Avenue, is an interior lot located on the south side of Ridgewood Avenue approximately 300' west of Prospect Avenue.

PETITIONERS: The petitioner is David Raino-Ogden Architect on behalf of Patrick and Melissa Reinke owners of the property located at 423 Ridgewood Avenue.

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

1. Section 10-4-8(D)1 to allow for the proposed dormer on the front of the existing single-family building to have a front yard setback of 24.7 feet, whereas the required front yard setback is 30 feet in the R2 Residential District.
2. Section 10-4-8(D)3 to allow for the proposed dormers on the front and back of the existing single-family building to have a side yard setback (west side) of 4.25 feet, whereas the required side yard setback is 6.5 feet in the R2 Residential District.

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

PUBLIC NOTICE: Notice of the public hearing was published in the August 28, 2023 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: The Village does not have records of any prior variations being granted for the subject property.

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

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
07.03.2013	20131196	Fence

R2 Lot Requirements:

	Code Requirement	Existing Home	Proposed Home	Variation Required
Lot Area	8,712 SQFT	7,000 SQFT	7,000 SQFT	
Lot Width	66'	50'	50'	
Lot Depth	110'	140'	140'	
Front Yard	30'	16.80' 1 st Floor 22.83' Dormer	1680' 1 st Floor 24.7' Dormer	X
Side Yard	6.5'	4.25'	4.25' Dormer	X
Rear Yard	40'	83.34'	83.34'	
Lot Coverage	20% 1,742 SQFT	13% 914.43 SQFT	13% 914.43 SQFT	

PROJECT SUMMARY:

The subject property is part of the Phillips Third Addition to Prospect Park subdivision dating from 1887, improved with a single-family home and detached garage which dates from prior to 1955.

The home is a two-story home featuring a “Cape Cod” style roof line. It is this roof line that brings this petition to the Zoning Board of Appeals. The homeowners are desirous of adding large dormers to both the north and south (front and rear) elevations of the home. Zoning Code Section 10-4-8(D)1 requires a 30' front yard, while the dormers are proposed at 24.7'. And Section 10-4-8(D)3 requires a side yard of 6.5' while these dormers are proposed at 4.25' on the west side. The dormers do not effect or change the existing front or side yard setbacks established by the first floor.

The home has an existing dormer on the front elevation that will be removed and a new larger dormer spanning the full width of the home is proposed. Similarly on the rear, a new full width dormer is proposed. These new dormers while not increasing the Lot Coverage or the setbacks at the ground level do require variations as “increasing the non-conformity”. The purpose of the dormers is to increase the useable space on the second floor. The useable space will allow for the creation of a third bedroom as well as an en suite bathroom for the primary bedroom.

The property as exists is legal nonconforming due to the lot area, front and side yard setbacks for homes in the R2 Residential District.

ZBA ACTION

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

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

ATTACHMENTS

1. Petitioners' Application Packet
2. Aerial Map
3. Zoning Map
4. Plat of Survey
5. 1' Contour Map
6. Architectural Plans
7. Public Hearing Notice
8. Map of Properties Notified for Public Hearing
9. Certificate of Publication
10. Draft Findings of Fact
11. Draft Motion to Approve
12. Draft Motion to Deny

CC: Emily Rodman, Assistant Village Manager / Community Development Director
Paula Moritz, Plan Reviewer
Mike D'Onofrio, Planning Consultant
David Raino-Ogden, Architect / Petitioner
Patrick & Melissa Reinke, Homeowners

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 423 Ridgewood Ave. Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: David Raino-Ogden

Address: 3744 N Southport Ave. Coach House, Chicago, IL 60613

Home Phone No.: 773-528-6510 Cell Phone No.: _____

Fax No.: _____

E-mail: david@rainoogdenarchitects.com

Ownership Interest in the Property in Question:

The owners wish to dormer / raise the height of the second floor ceiling to accommodate a better use of the existing spaces for their growing family.

There will be no change / expansion on the existing footprint. (First and Second Floor)

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):

Patrick and Melissa Reinke
423 Ridgewood Ave.
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):

Patrick and Melissa Reinke
423 Ridgewood Ave.
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: 423 Ridgewood Ave. Glen Ellyn, IL 60137

Permanent tax index number: 05-14-109-003

Legal description:

Parcel 1: Lots 5 and 6 in block 3 in Phillips 3rd addition to Prospect Park, being a subdivision of part of the northwest 1/4 of Section 14, and the northeast 1/4 of section 15, township 39 North, Range 10, east of the Third Principal Meridian, according to the plat thereof recorded September 19, 1887 as document 38112, in DuPage County, Illinois.
Parcel 2: The north 1/2 of the vacated alley lying south of and adjoining lots 5 and 6 in block 3 in Phillips 3rd addition to Prospect Park, being a subdivision of part of the northwest 1/4 of Section 14, and the northeast 1/4 of section 15, township 39 North, Range 10, east of the Third Principal Meridian, according to the plat thereof recorded September 19, 1887 as document 38112, in DuPage County, Illinois.

Zoning classification: R-2

Lot size: 50 ft. x 140 ft. Area: 7000 sq. ft.

Present use:

Residential, single family

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

The addition of 2 new dormers on the existing second floor.
Side yard setback (Section 10-4-8(D)1)
Front yard setback (Section 10-4-8(D)3)

Estimated date to begin construction: September 2023

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

David Raino-Ogden
3744 N Southport Ave.
Chicago, IL 60613

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 residence currently sits 4.25' feet from the east lot line, less than the 6.50' minimum required side yard setback. It also sits 16.80' from the north lot line, the minimum required front yard setback being 30.00'. These setbacks severely limit and/or eliminate the ability to affordably expand the existing second floor to allow the necessary bedrooms and bathrooms to accommodate a small family

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):

See above

OR

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

The existing house sits beyond the required setback lines on 2 sides.

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 proposed addition will be on the second floor of the residence, the lot coverage will have no change nor will the position of the residence on the lot change. It will still maintain the character of a bungalow cottage.

- 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 residence has been located on the same spot on the property as it has for several years before the setbacks in the Zoning Code were set; otherwise, it would not have been allowed to be built. This now puts a stop to types of work that can be done on the structure as the above mentioned setbacks limit the property.

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:

Other properties are presumed to be located within the required setback lines, not needing a variance to allow the addition of dormers.

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

The property was recently purchased by the owner to reside in, not to be resold. The variation will improve the use of the residence by the owner and not for financial gain. The owners wish to raise their family with this locale.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The hardship is a result of the setbacks stated in the Village of Glen Ellyn Code of Ordinances Section 10-4-8(D)

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 work taking place will be bounded by the lot lines, no work will be done outside of it.

6. Provide evidence that the proposed variation will not:

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

The proposed addition will not extend past the existing principal structure or existing ridge height, therefore not blocking the adjacent property.

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

The addition will be constructed to comply with the 1 hour fire resistance per U.L. #U344.

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

Safety measures will be put in place and practiced by the contractors working on the property.

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

The proposed addition will blend into the existing residence therefore not affecting the rest of the property or the surrounding properties.

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

No driveway or street work will be done. Any vehicles related to the work taking place will be parked on the street or driveway as to not cause traffic disruptions.

- f. Create a nuisance; or

The work will take place during the day as to not cause a disturbance and be done in a certain timeline.

g. Results in an increase in public expenditures.

The addition will be the owner's expense and does not require the Village to incur a cost.

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

The lot coverage of 914.43 SF (13.06%) or the locality of the residence will not be changed. The current lot coverage is less than the allowable lot coverage of 20%, the only change will be to the second floor and will stay within the allowable maximum eave height.

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

The dormer additions will allow for a 5 bedroom, 2 1/2 bath home; a standard prototype for a stable suburb with and excellent school system.

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.

07/18/2023

David Raino-Ogden



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Patrick and Melissa Reinke owner of the property described as

423 Ridgewood Ave.
Glen Ellyn, IL 60137

verify that David Raino-Ogden

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.

Patrick Reinke

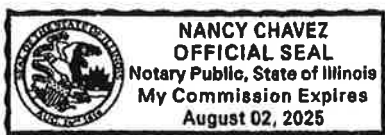
Melissa Reinke

Owner Signature

Subscribed and sworn to before me this

17th day of July, 20 23

Nancy Chavez
Notary Public



Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: _____

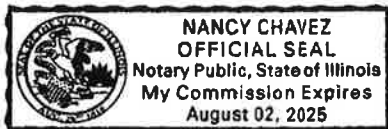
Title: Architect

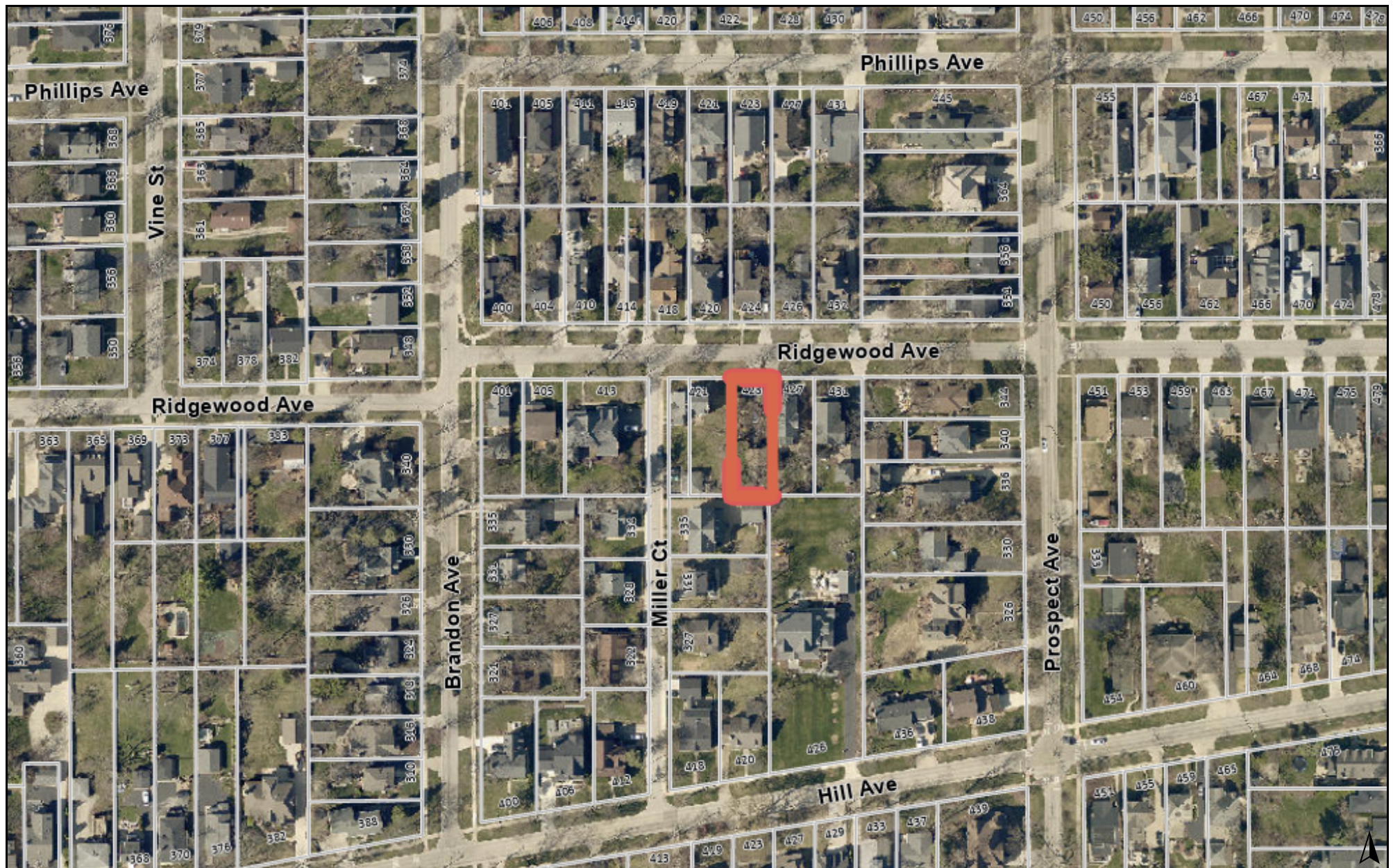
Applicant's Name: David Raino-Ogden

Subscribed and sworn to me this

17th day of July, 2023.

Nancy Chavez
Notary Public



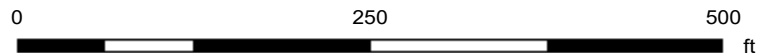


0 250 500
ft

Print Date: 9/5/2023

Notes

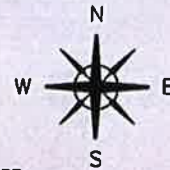
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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.



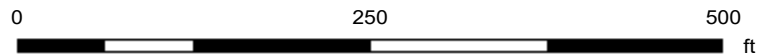
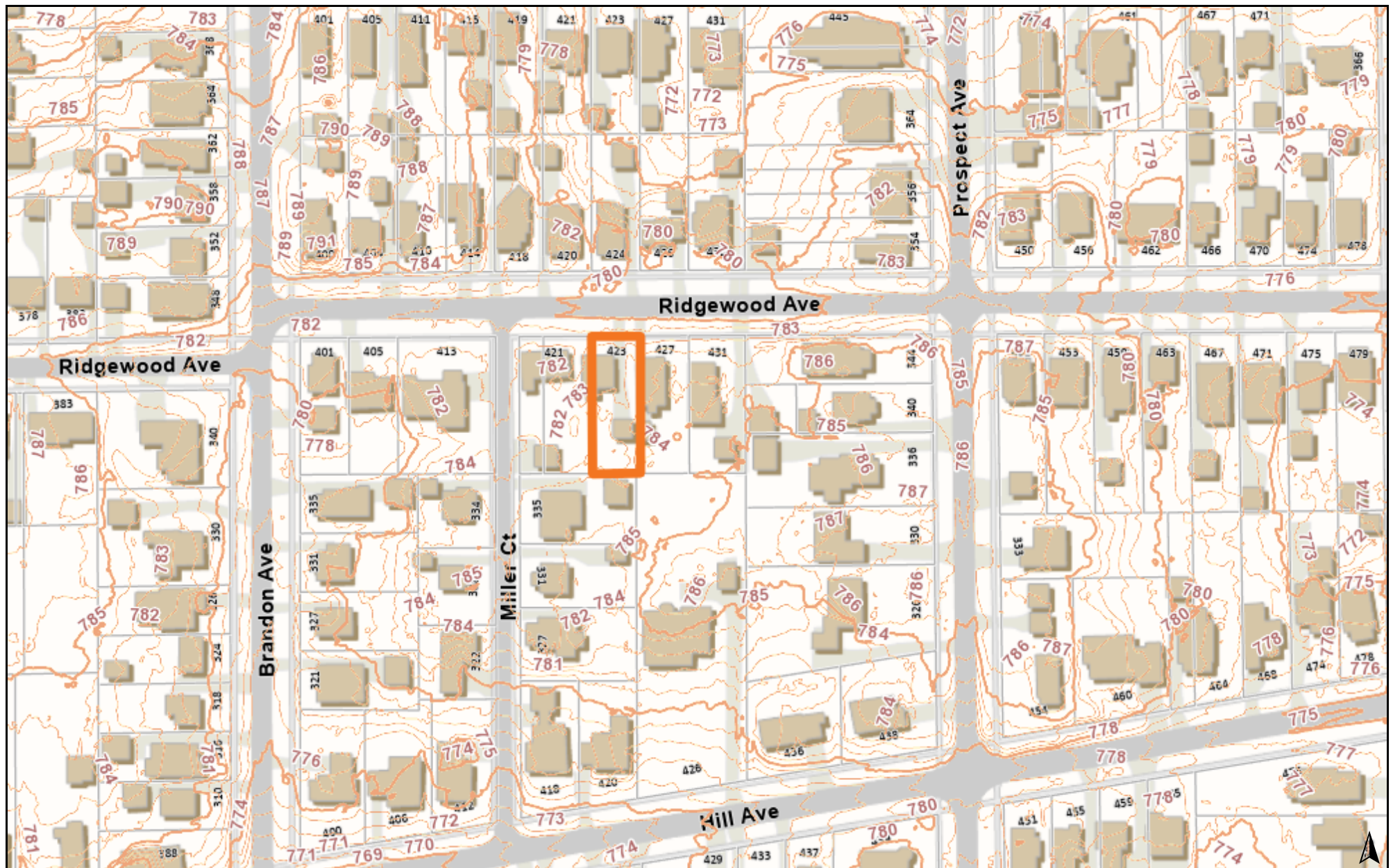
Print Date: 8/16/2023

Notes

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Page 28 of 81



Print Date: 8/16/2023

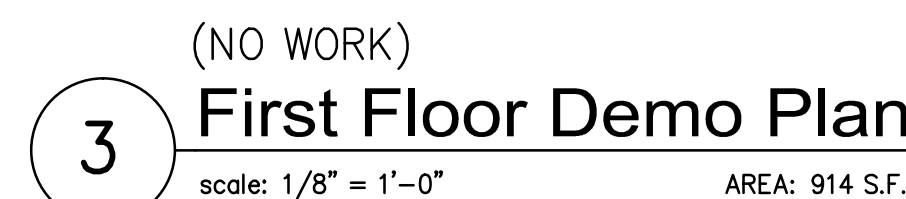
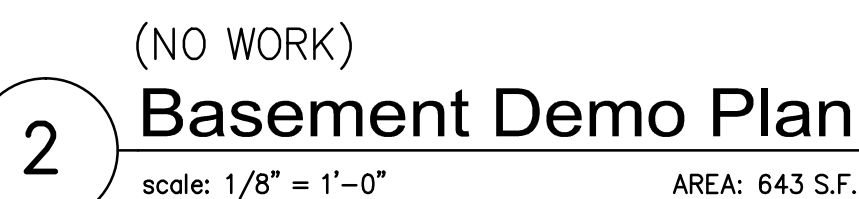
Notes

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.

[illegible]

1 Site Plan

scale: 1/8" = 1'-0"

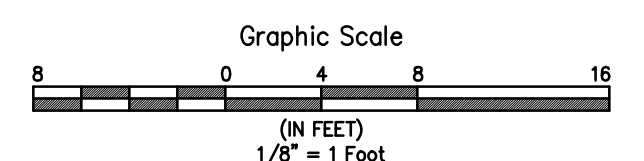


NOTE:
ALL ELEVATION MEASUREMENTS ARE TAKEN FROM THE LOWEST
POINT OF THE LOT (CONC. SIDEWALK @ RIDGEWOOD AVE.)



DAVID
RAIN
OGDEN

NORTH

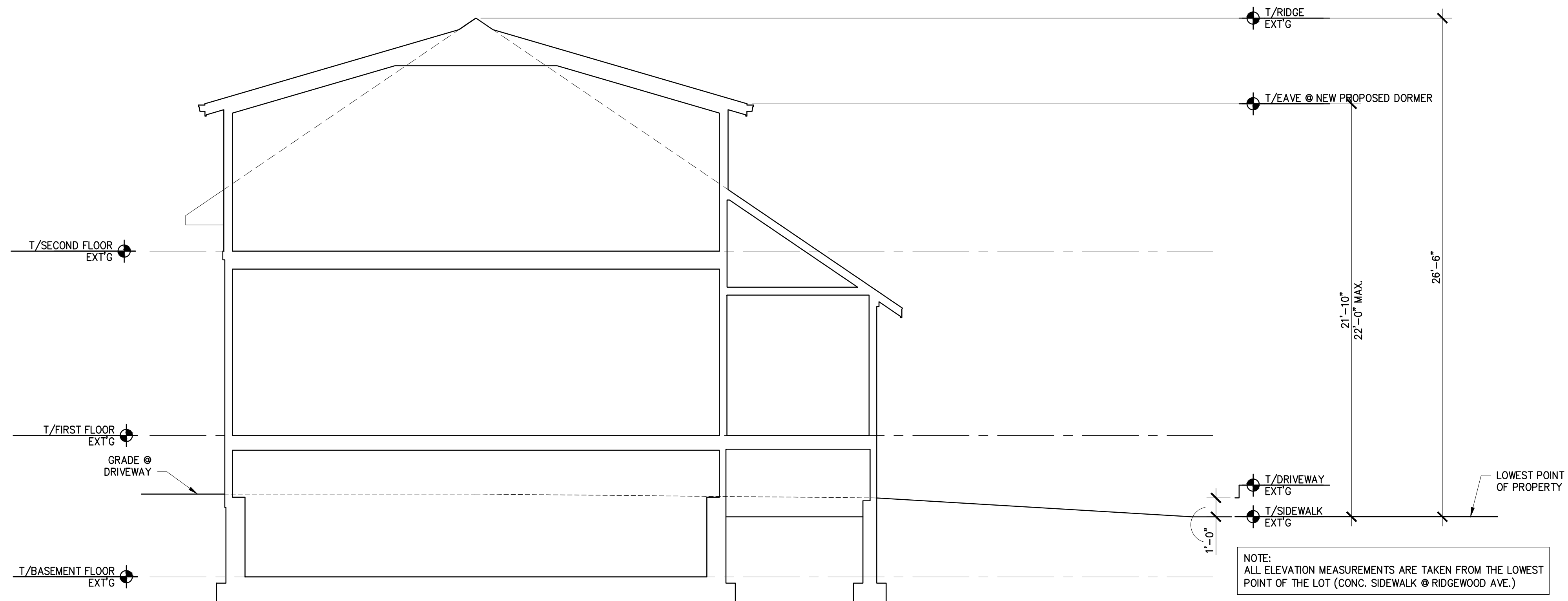


423 Ridgewood Ave.
Glen Ellyn IL 60137

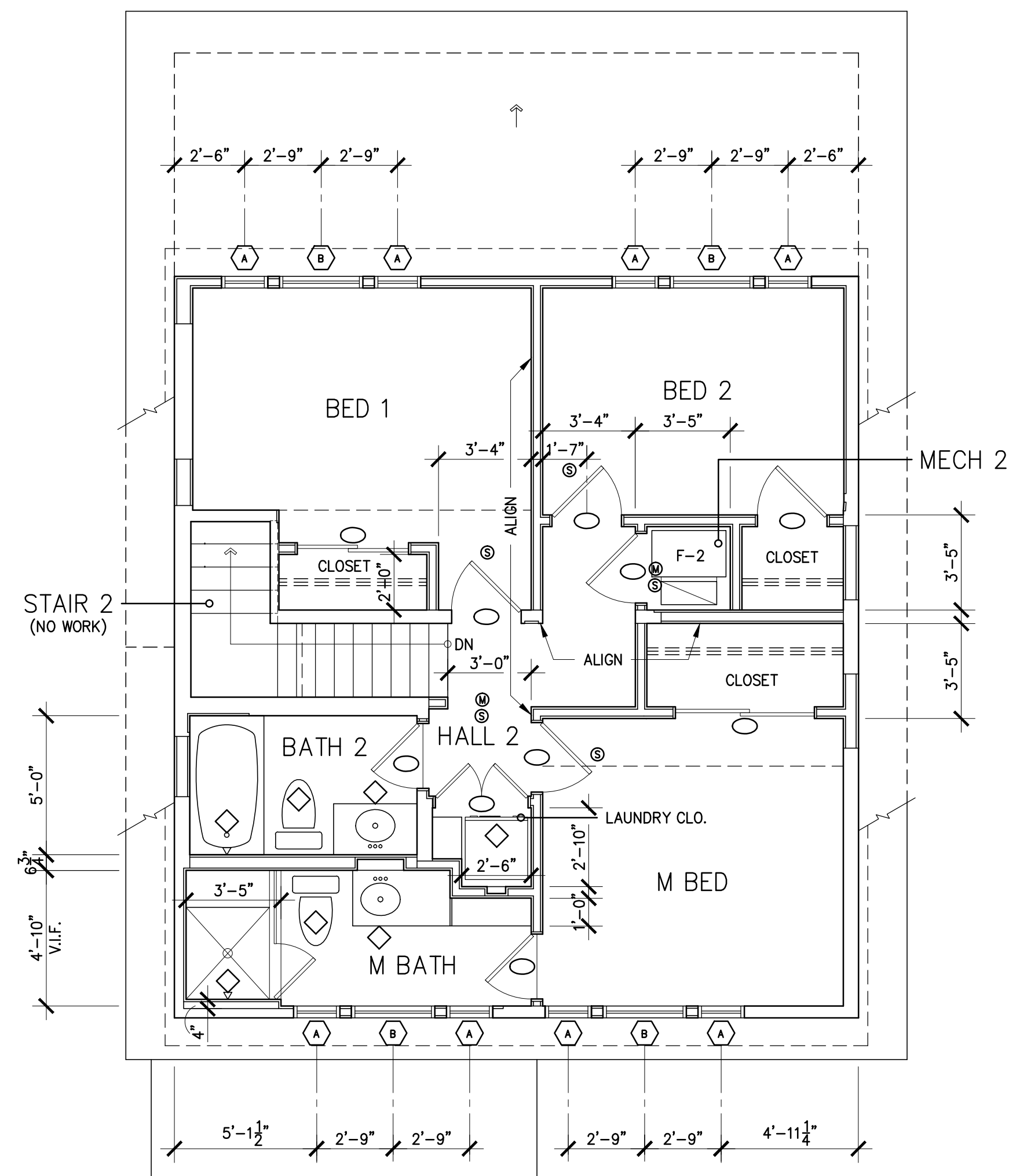
Basement
First Floor
Second Floor

A-1





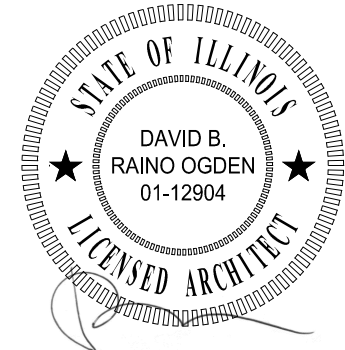
2 Building Section
scale: 1/4" = 1'-0"



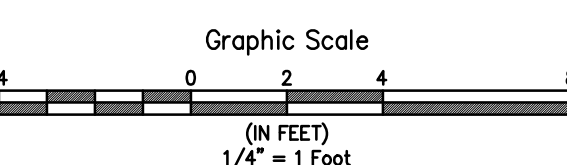
1 Second Floor Plan
scale: 1/4" = 1'-0" AREA: 655 S.F.



3744 N. Southport Ave.
Chicago, IL 60613
PH. 773.528.6510
Email: david@rainoogdenarchitects.com



CONSTRUCTION:	00.00.00
ZONING REVIEW:	07.18.23
PERMIT:	00.00.00
BID:	00.00.00
REVIEW:	07.18.23

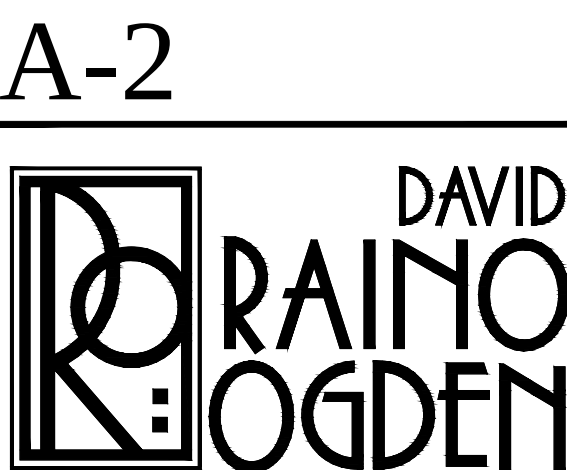


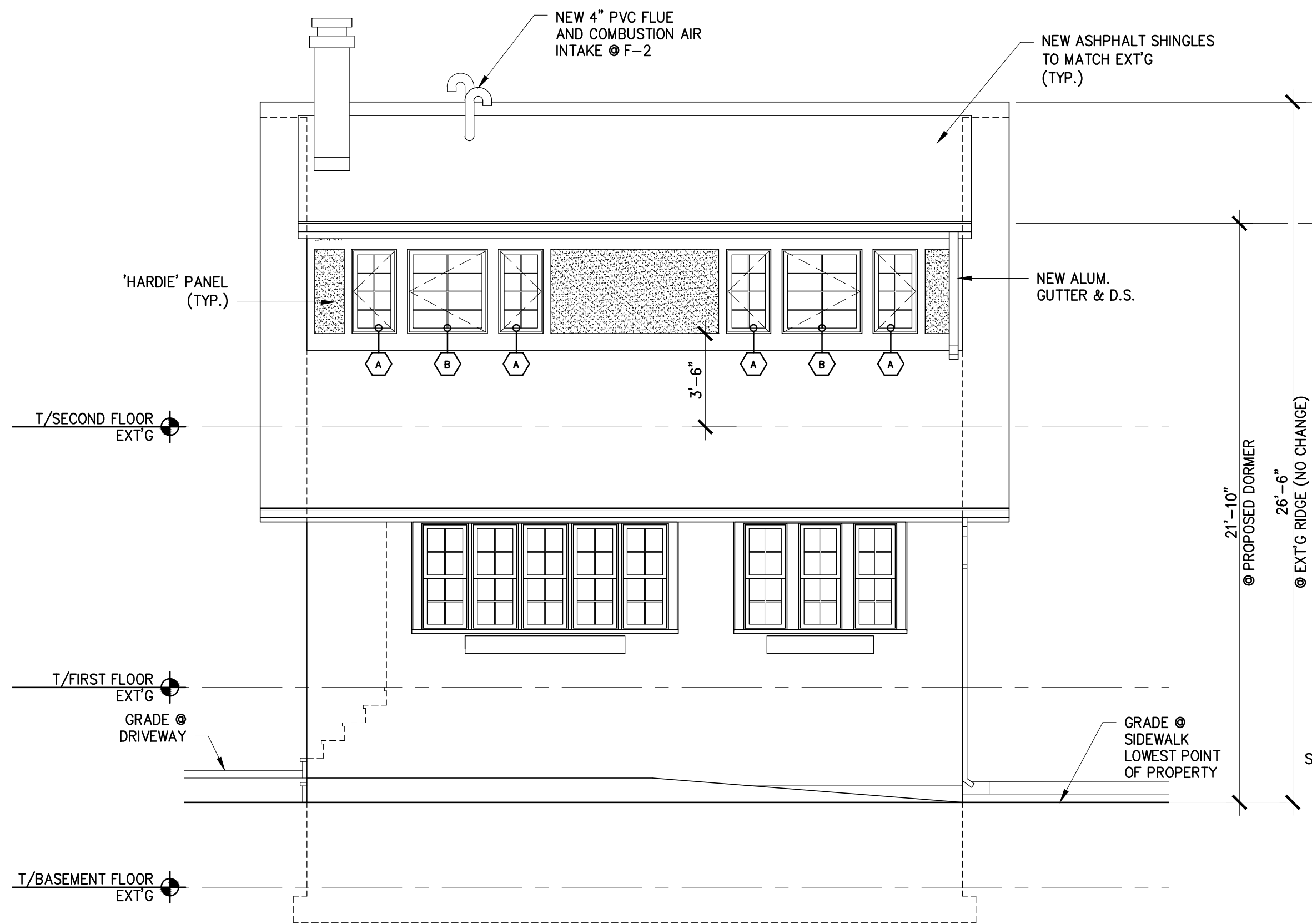
RPR
Reinke - Power Residence

423 Ridgewood Ave.
Glen Ellyn IL 60137

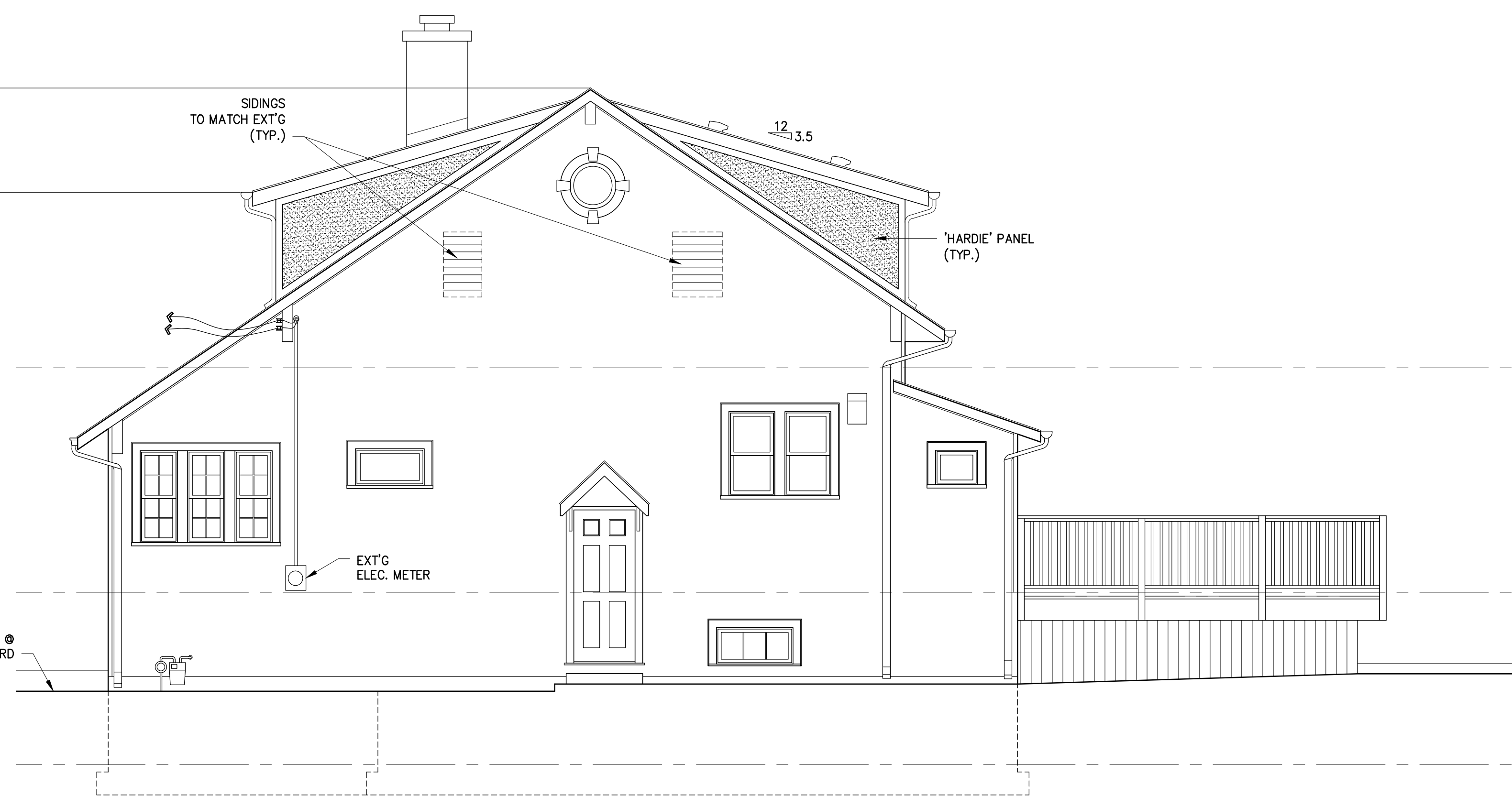
CP / EP
Construction Plan
Electrical Plan

Second Floor
Zoning Review Only

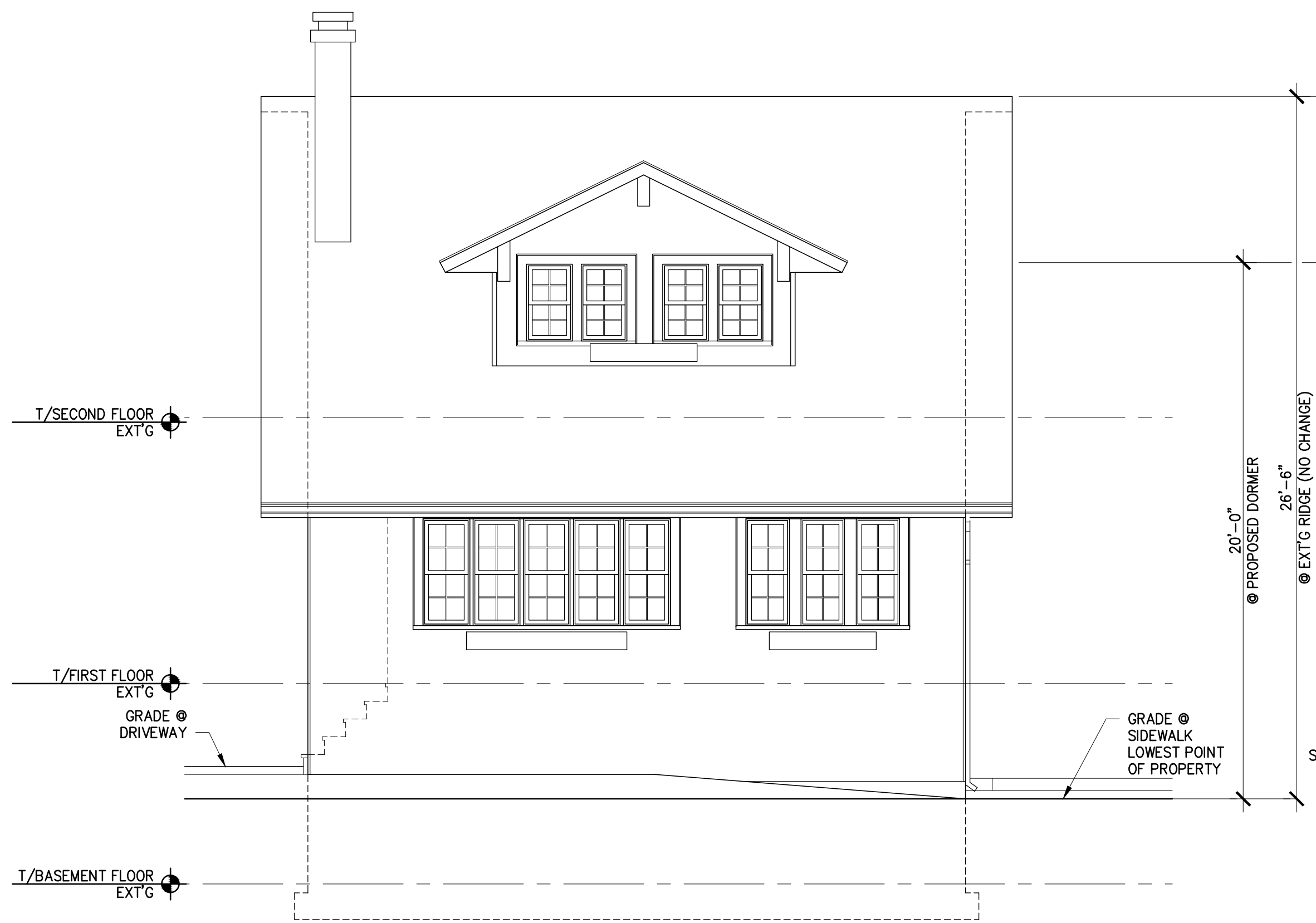




1 Proposed Exterior Elevation - North
scale: 1/4" = 1'-0"



2 Proposed Exterior Elevation - West
scale: 1/4" = 1'-0"



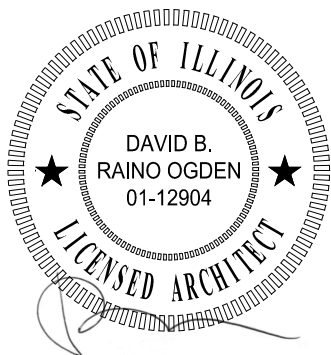
1A Existing Exterior Elevation - North
scale: 1/4" = 1'-0"



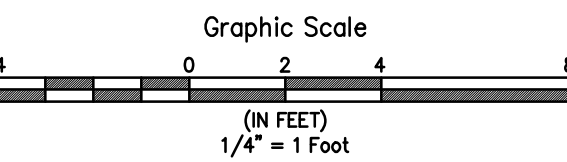
2A Existing Exterior Elevation - West
scale: 1/4" = 1'-0"



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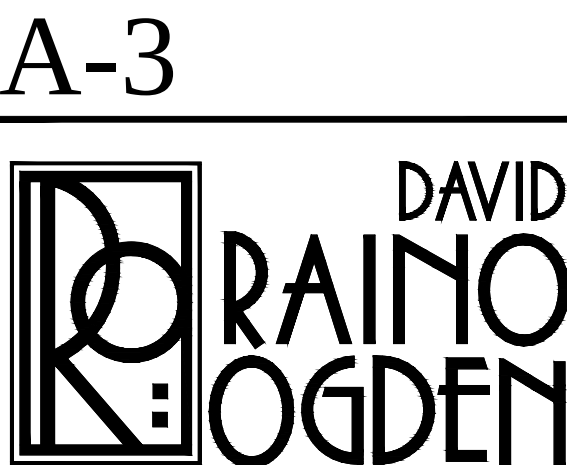


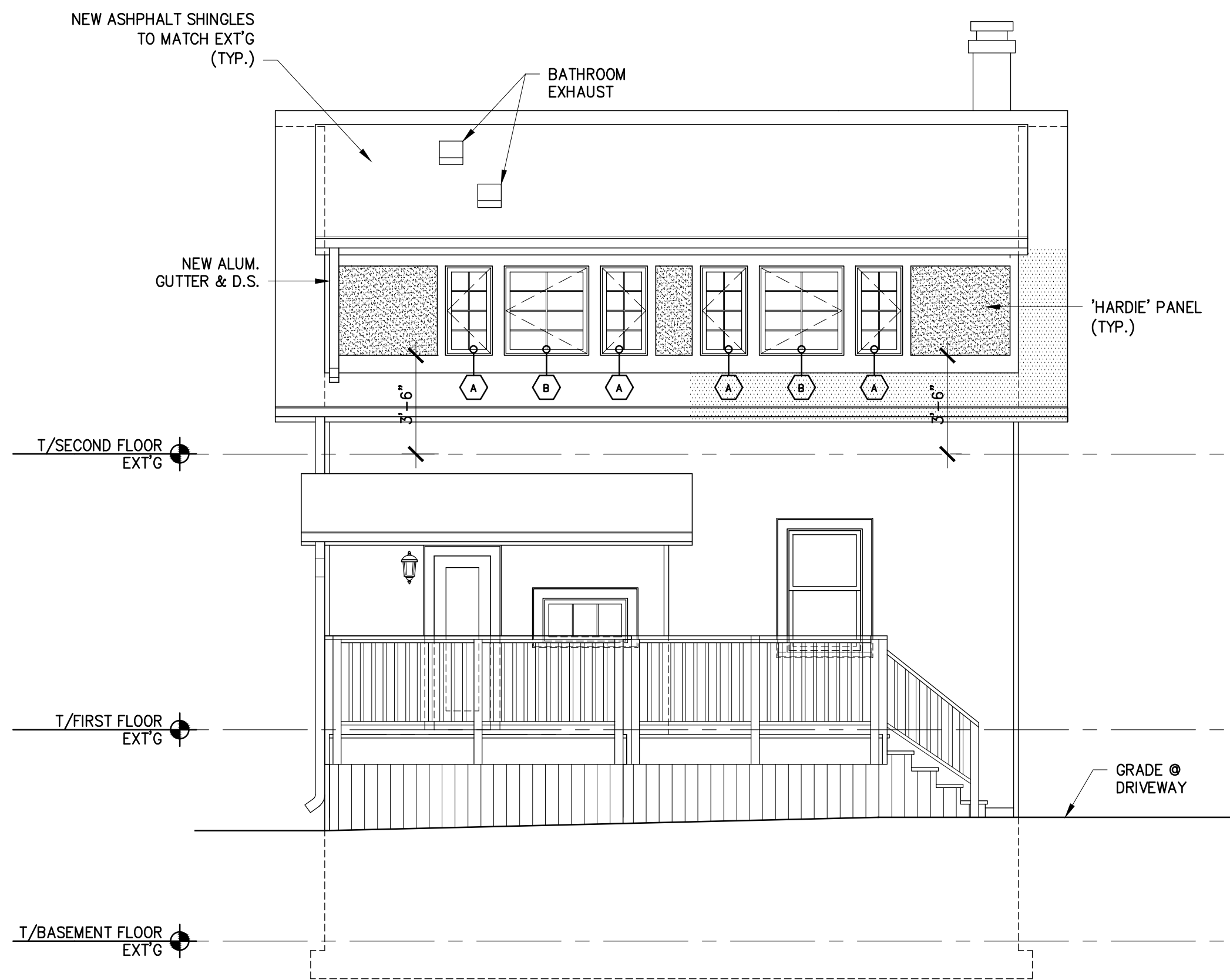
RPR
Reinke - Power Residence

423 Ridgewood Ave.
Glen Ellyn IL 60137

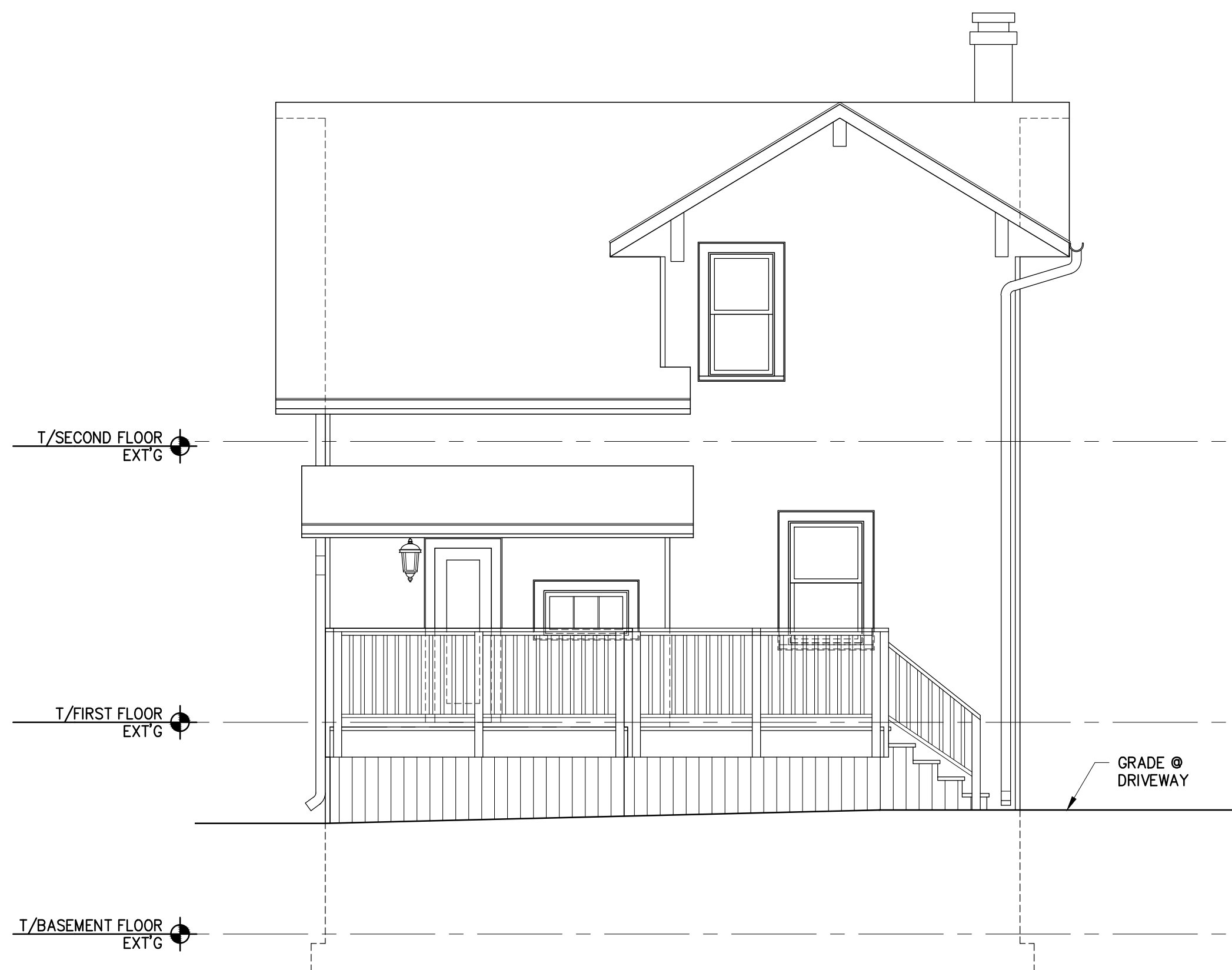
EE
Exterior Elevations

South
West
Zoning Review Only

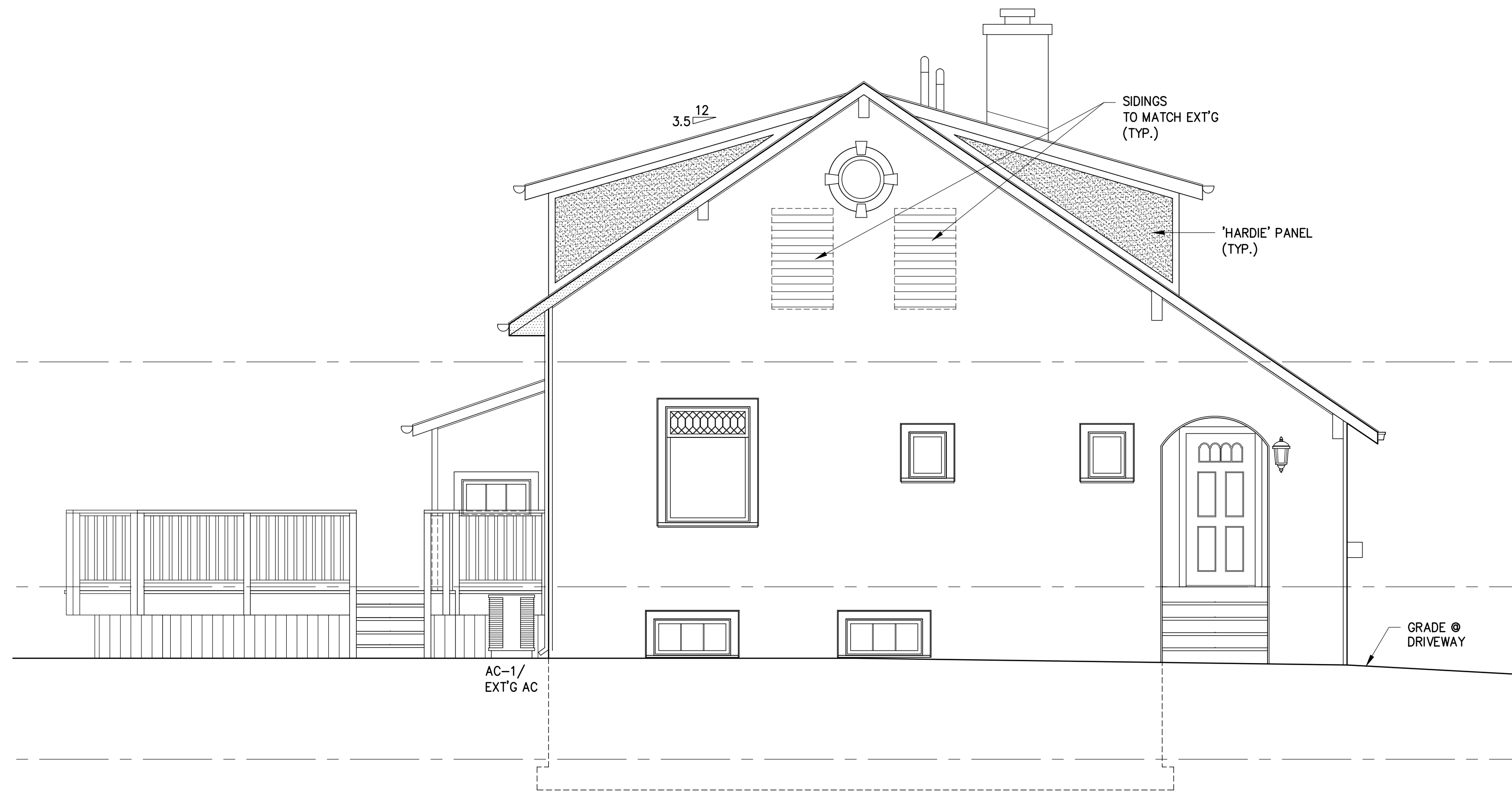




1 Proposed Exterior Elevation - South
scale: 1/4" = 1'-0"



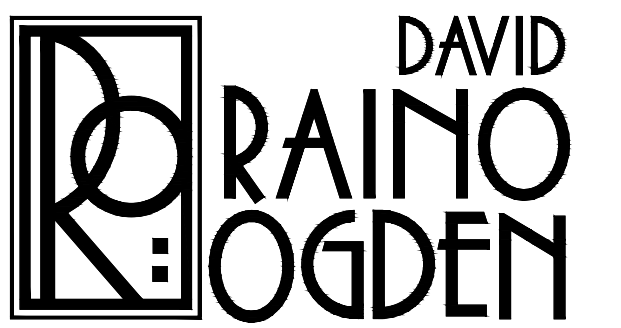
1A Existing Exterior Elevation - South
scale: 1/4" = 1'-0"



2 Proposed Exterior Elevation - East
scale: 1/4" = 1'-0"



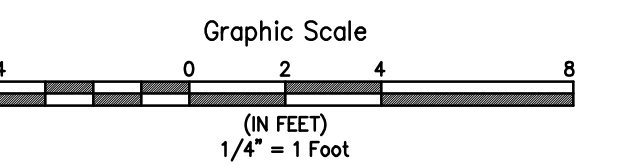
2A Existing Exterior Elevation - East
scale: 1/4" = 1'-0"



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Chicago, IL 60613
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CONSTRUCTION:	00.00.00
ZONING REVIEW:	07.18.23
PERMIT:	00.00.00
BID:	00.00.00
REVIEW:	07.18.23



RPR
Reinke - Power Residence

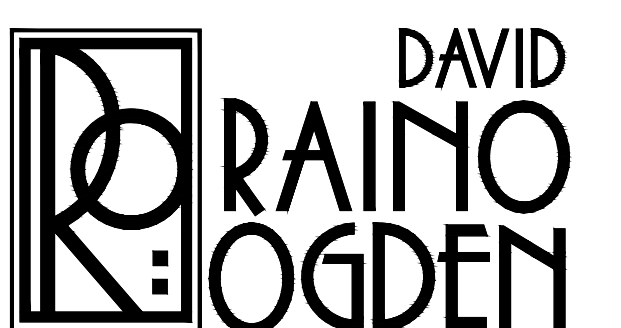
423 Ridgewood Ave.
Glen Ellyn IL 60137

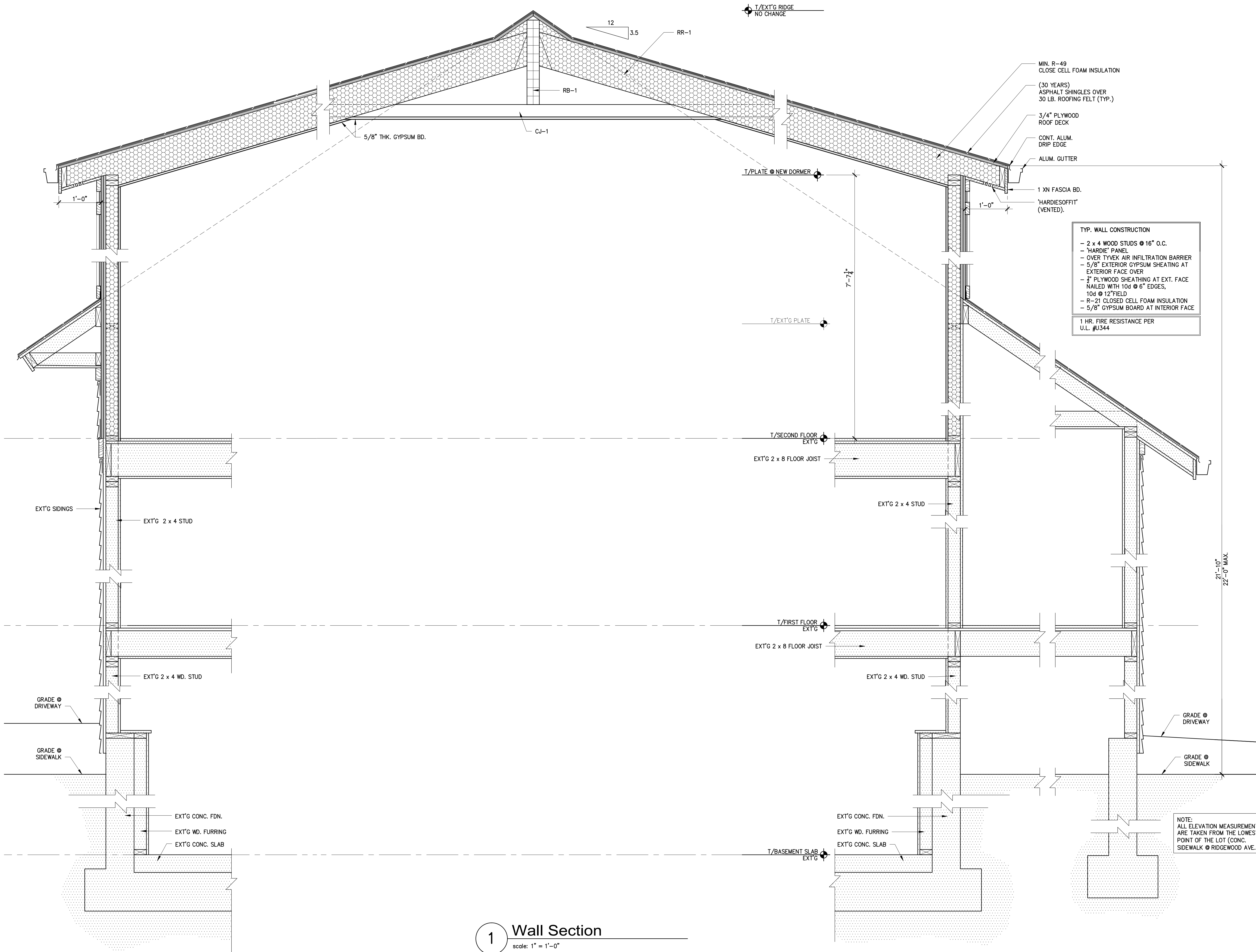
EE
Exterior Elevations

North
East

Zoning Review Only

A-4





1 Wall Section
scale: 1" = 1'-0"



3744 N. Southport Ave.
Chicago, IL 60613
PH. 773.528.6510
Email: david@rainoogdenarchitects.com



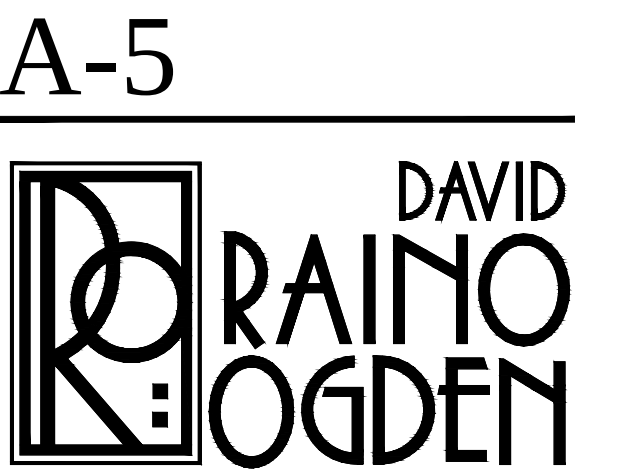
CONSTRUCTION:	00.00.00
ZONING REVIEW:	07.18.23
PERMIT:	00.00.00
BID:	00.00.00
REVIEW:	07.18.23

RPR
Reinke - Power Residence

423 Ridgewood Ave.
Glen Ellyn IL 60137

WS
Wall Section

Zoning Review Only



NOTICE OF PUBLIC HEARING

Patrick and Melissa Reinke, owners of the property located at 423 Ridgewood Ave., are requesting approval of variations associated with the construction of second floor improvements to the existing single-family dwelling. 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, September 12, 2023**, at 7:00 p.m. in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend.

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

1. A variation from Section 10-4-8(D)1 to allow for the proposed dormer on the front of the existing single-family building to have a front yard setback of 24.7 feet, whereas the required front yard setback is 30 feet in the R2 Residential District; and,
2. A variation from Section 10-4-8(D)3 to allow for the proposed dormers on the front and back of the existing single-family building to have a side yard setback (west side) of 4.25 feet, whereas the required side yard setback is 6.5 feet in the R2 Residential District.

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

PARCEL 1: LOTS 5 AND 6 IN BLOCK 3 IN PHILLIPS 3RD ADDITION TO PROSPECT PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 14, AND THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1887 AS DOCUMENT 38112, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2: THE NORTH ½ OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 5 AND 6 IN BLOCK 3 IN PHILLIPS 3RD ADDITION TO PROSPECT PARK, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 14, AND THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 1887 AS DOCUMENT 38112, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-109-003

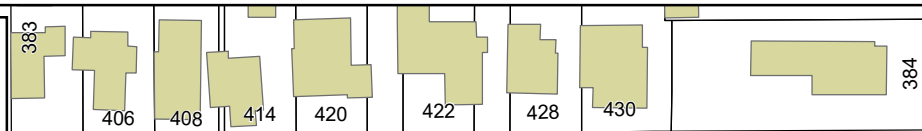
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Information related to the request is also available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Michael D’Onofrio, Planning Consultant, at (630) 547-5246.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.



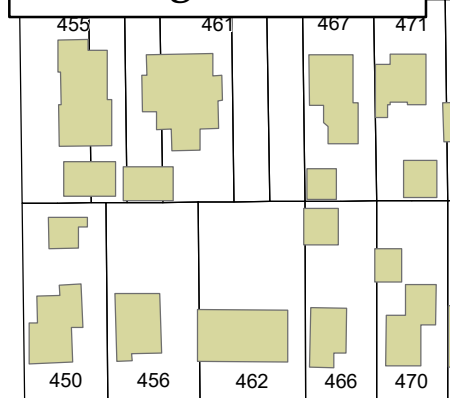
Village of Glen Ellyn

VINE ST



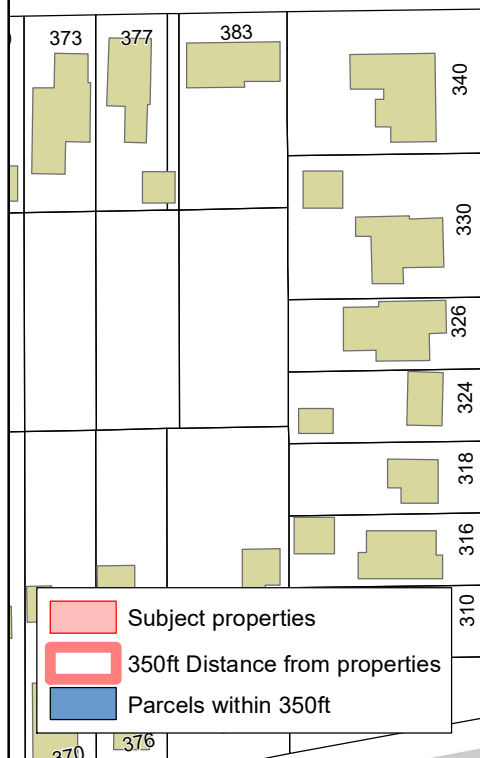
PHILLIPS AVE

350 Foot Distance
from
423 Ridgewood Ave

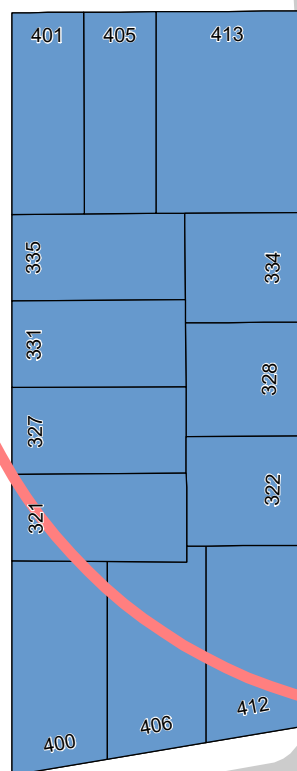


RIDGEWOOD AVE

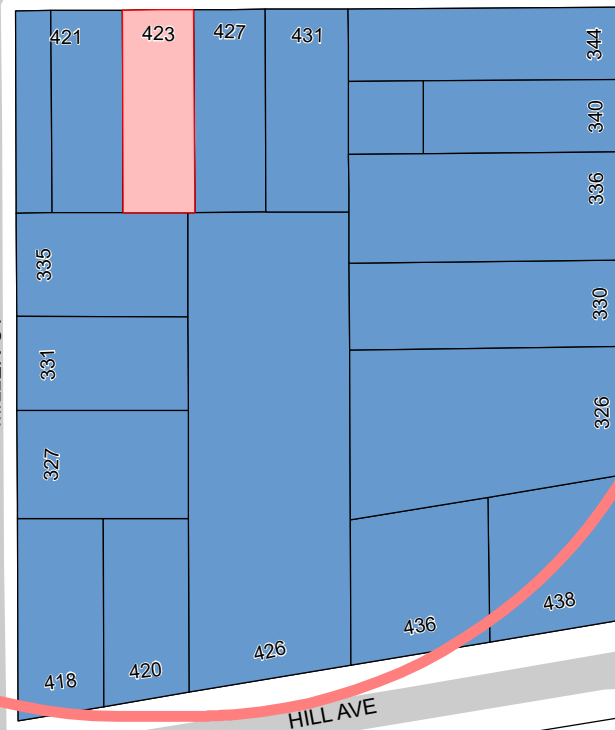
RIDGEWOOD AVE



BRANDON AVE

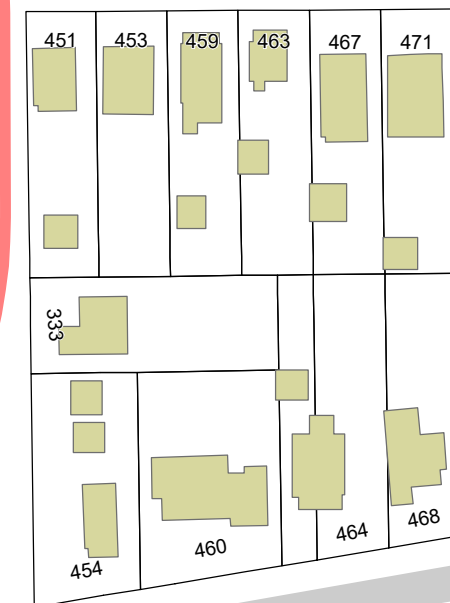


MILLER CT



HILL AVE

PROSPECT AVE



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



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING VARIATIONS TO ALLOW DORMERS FOR AN
EXPANDED SECOND FLOOR FOR THE PROPERTY LOCATED AT
423 RIDGEWOOD AVENUE**

The Zoning Board of Appeals hereby makes the following findings in relation to the evaluation factors set forth in Section 10-10-12(F) of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the ZBA may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. 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, because. the property was subdivided many years ago and the home was placed less than the currently required 30' front yard. The proposed construction of the dormer sets the front wall behind the existing first floor setback but still not in compliance with current day standards.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code, because a garage the dormer allows for expanded living space, adding an additional bedroom and an en suite bathroom for the primary bedroom, on the second floor without the limitations of knee walls with slanted upper walls.
3. The plight of the applicant/owner is due to unique circumstances relating to the property in the historic siting of the home on the lot. that the home's siting on the lot many years ago is the underlying reason for the variation request.
4. The requested variations, if granted, will not alter the essential character of the locality of the property in question, because the property will remain a single-family home in a single-family neighborhood.
5. The particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out, because the second-floor dormer additions does not affect coverage on the ground plain.
6. The conditions upon which the petition for variations is based would not be applicable generally to other property within the same zoning district, because the conditions upon which this variation request is based are specific to this property and would not be generally applicable to other property within the R2 Single Family District.
7. The purpose of the variations is not based exclusively upon a desire to make more money out of the property in question, because the family wishes to remain in the home and neighborhood reworking the second floor to include a third bedroom and an en suite bathroom for the primary bedroom allows then to do so.

8. 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, because the property was subdivided in the many years ago and the difficulties existed prior to the current owners acquired the property.
9. The granting of the variations 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 and will not impair an adequate supply of light and air to adjacent property, because the variations do not alter the property's use as single family in a single family neighborhood and do not unnecessarily limit light to any adjacent properties.
10. The proposed variations will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property, because the property will remain a single-family home, and the addition will be built to current day building codes.
11. The proposed variations will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village; diminish or impair property values within the neighborhood; or unduly increase traffic congestion in the public streets and highway because increasing the livability of the home will ensure its viability into the future.
12. The proposed variations will not create a nuisance or result in an increase in public expenditures because the use as a single-family home will remain and no additional public expenditures are required.
13. The variations are the minimum variations that will make possible the reasonable use of the land, building or structure because today a two-bedroom single family detached home is unusual and variation necessary to create a three-bedroom home do not impact the overage lot coverage ratio.

**DRAFT "MOTION" TO RECOMMEND APPROVAL OF
ZONING VARIATIONS FOR 423 RIDGEWOOD AVENUE**

Having considered the application of David Raino-Ogden Architect on behalf of Patrick and Melissa Reinke owners of the property located at 423 Ridgewood Avenue, Glen Ellyn, for zoning variations from

- 1. Section 10-4-8(D)1 to allow for the proposed dormer on the front of the existing single-family building to have a front yard setback of 24.7 feet, whereas the required front yard setback is 30 feet in the R2 Residential District, and
- 2. Section 10-4-8(D)3 to allow for the proposed dormers on the front and back of the existing single-family building to have a side yard setback (west side) of 4.25 feet, whereas the required side yard setback is 6.5 feet in the R2 Residential District.

In the R2 residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners’ application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on September 12, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s):

Subject to the following conditions:

- 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the September 12, 2023, public hearing of the Zoning Board of Appeals.
- 2. _____.
- 3. _____.
- 4. _____.

Motion by: _____ Seconded by: _____

DRAFT "MOTION" TO RECOMMEND DENIAL OF
A ZONING VARIATION FOR 423 RIDGEWOOD AVENUE

Having considered the application of David Raino-Ogden Architect on behalf of Patrick and Melissa Reinke owners of the property located at 423 Ridgewood Avenue, for a zoning variations to allow to allow the construction of an addition to the home including two second floor dormers to expand the livable space to add a third bedroom and en suite bathroom in the R2 Residential District, as depicted on the plans presented or revised at the public hearing, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variation from

1. Section 10-4-8(D)1 to allow for the proposed dormer on the front of the existing single-family building to have a front yard setback of 24.7 feet, whereas the required front yard setback is 30 feet in the R2 Residential District, and
2. Section 10-4-8(D)3 to allow for the proposed dormers on the front and back of the existing single-family building to have a side yard setback (west side) of 4.25 feet, whereas the required side yard setback is 6.5 feet in the R2 Residential District.

of the Glen Ellyn Zoning Code based upon the following findings of fact:

(Staff note: The ZBA may choose to approve some parts of the request and not others.)

(Choose one or more of the following):

- A. That the plight of the owners is not due to a unique circumstance or a particular hardship; _____..
- B. That the variations, if granted, will alter the essential character of the locality because:

_____;
- C. That the conditions upon which the variations are based would be applicable generally to other property within the same zoning district because:

_____;
- D. That the purpose of the variations is based exclusively upon a desire to make more money out of the property since the applicants intend to:

- E. That the practical difficulty or particular hardship has been created by persons presently having an interest in the property because:

- F. That the variations will 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:

- G. That the variations will substantially increase the hazard from fire or other dangers to said property and otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since:

- H. That the variations will diminish or impair property values within the neighborhood since:

- I. That the variations will unduly increase traffic congestion in the public streets and highways since:

- J. That the variations will result in an increase in public expenditures or create a nuisance since:

- K. That the variations are not the minimum variations that will make possible the reasonable use of the land, building or structure.

Motion by: _____ Seconded by: _____



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

Meeting 9/12/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Scott Viger

AGENDA ITEM (ID # 2023-901)

DOC ID: 2023-901

660 N.Main.

Zoning Variations to allow for construction of a two-car garage and home addition

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

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 construction of the proposed addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Staff Report 660 N. Main Street
2. 1. Application
3. 2. Petitioners Narrative
4. 3. Aerial Map
5. 4. Zoning Map
6. 5. Color Architectural Plans
7. 6. 1' Contour Map
8. 7. Public Notice 660 N Main Street
9. 8. 350 foot distance map
10. 9. Plat of Survey
11. 10. Draft Findings of Fact
12. 11. Draft Motion to Approve
13. 12. Draft Motion to Deny Zoning Variation_660 N. Main Street

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Scott Viger, Planning Consultant

DATE: September 08, 2023

SUBJECT: September 12, 2023, Zoning Board of Appeals Meeting
Public Hearing – Zoning Variations request to allow an addition to an existing single-family home to encroach into the required rear and side yards and exceed lot coverage ratio by a greater amount than what is permitted.

PROPERTY: 660 N. Main Street, is an interior lot, located on the west side of Main Street approximately 82' north of Linden Street.

PETITIONERS: The petitioner is Daryl Drake, of Drake Design Co., representing Darren and Glenda Coombes, owners of the property located at 660 N. Main Street.

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

1. Section 10-4-8(D)2 to allow a rear yard setback of 17.9' feet where the required rear yard setback is 40 feet in the R2 Residential District;
2. Section 10-4-8(D)3 to allow a side yard setback of 6.33 feet where the required side yard setback is 7.5 feet in the R2 Residential District;
3. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20% in the R2 Residential District;

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

PUBLIC NOTICE: Notice of the public hearing was published in the August 28, 2023 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: The Village does not have records of any prior variations being granted for the subject property.

PERMIT

HISTORY: Village records indicate the following permits have been issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1989	B10993	Fence
2009	B23010	Furnace/AC/HVAC

2012	20120110	Fence
2018	20181669	Remodel / Alteration

R2 Lot Requirements:

	Code Requirement	Existing Home	Proposed Home	Variation Required
Lot Area	8,712 SQFT	8,455 SQFT	8,455 SQFT	
Lot Width	66'	75'	75'	
Lot Depth	110'	112.15'	112.15'	
Front Yard	46.6'	54.5'	49'	
Side Yard	7.5'	7.4'	6.33'	X
Rear Yard	40'	20'	17.9'	X
Lot Coverage	20% 1,742 SQFT	17.42% 1,473 SQFT	23.69% 2003.09 SQFT	X

PROJECT SUMMARY:

The subject property is part of the C.L. Moulton's 2nd Subdivision which was recorded in 1928. The lot is trapezoidal shaped and improved with a single-family home. The current homeowners have resided in the home since 2012. The home is sited 54.50 feet from and is roughly parallel to the front property line. This alignment creates uneven side yards on both the south and more importantly the north side of the existing home. There is no garage on the homesite.



The property as exists is legal nonconforming due to the lot area, and rear and side yard setbacks for homes in the R2 Residential District.

The request has several component parts. These first two do not require any variations. First, they propose to demolish an existing 97.61 SQFT shed in the rear yard. A new front porch (6' deep and 146 SQFT) is also being proposed as part of the larger home renovation.

The following property additions do require variations. The most

significant change to the property is a proposed two car garage with additional storage and a mudroom through which access to the main home is gained. This addition is approximately 481.4 SQFT. To obtain the appropriate width for the garage the structure encroaches into the 7.5' required side yard by 1.17' leaving a proposed side yard of 6.33'.

The next variation deals with the rear yard. The Zoning Code mandates a 40' rear yard, however the existing home provides a rear yard of 20'. The existing one and a half story portion of the home is proposed to be rebuilt as a true two story. While not increasing the encroachment into the rear yard at the ground plane it does "increase the non-conformity" and requires a variation. The purpose of the change to the home is to provide a more usable space in the second-floor bedroom. The existing home has a chimney on the rear elevation with a depth of 2.1' this takes the rear yard down to 17.9' from the 20'. Images below depict the existing chimney, as well as, the "Cape Cod" style of the existing rear elevation. The existing chimney height will be increased to meet Building Code requirements.



These changes also push the Lot Coverage Ratio to 23.69%, above the 20% maximum for a two-story residence in the R2 Single Family District.

ZBA ACTION

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

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

ATTACHMENTS

1. Petitioners' Application Packet
2. Petitioner's Narrative
3. Aerial Map
4. Zoning Map
5. Color Architectural Plans
6. 1' Contour Map
7. Public Hearing Notice

8. Map of Properties Notified for Public Hearing
9. Plat of Survey
10. Draft Findings of Fact
11. Draft Motion to Approve
12. Draft Motion to Deny

CC: Emily Rodman, Assistant Village Manager / Community Development
Director
Paula Moritz, Plan Reviewer
Mike D'Onofrio, Planning Consultant
Daryl Drake, Petitioner
Darren and Glenda Coombes, Property Owners

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

CLEAR ALL PAGES
RECEIVED

JUN 13 2023

APPLICATION FOR VARIATION

VILLAGE OF GLEN ELLYN

For the property at 660 N. MAIN ST. 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: DARYL A. DRAKE AIA

Address: 422 Phillips AVE, GLEN ELLYN, IL

Home Phone No.: 630 790 2545 Cell Phone No.: 630 390-8813

Fax No.: 630 790 2565

E-mail: DRAKEDESIGNCO@YAHOO.COM

Ownership Interest in the Property in Question:

NONE

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):

DARREN & GLENDA 660 N. MAIN ST. GLEN ELLYN, IL. 60137	COOMBES
---	---------

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

DARREN & GLENDA	COOMBES
-----------------	---------

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: 660 N. MAIN ST., GLEN ELLYN, IL.

Permanent tax index number: 05-117-012-0000

Legal description:

LOT 4 IN C.L. MOULTON'S SECOND SUBDIVISION, A SUBDIVISION OF LOT 1 IN BLOCK 17 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID C.L. MOULTON'S SECOND SUBDIVISION RECORDED MARCH 29, 1928 AS DOCUMENT NUMBER 254775, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 880 NORTH MAIN STREET IN GLEN ELLYN, ILLINOIS.

Zoning classification: R-2

Lot size: 75X112.15
X72.60 X ft. x 123.60 ft.

Area: 8454.6 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):

SEE PAGE FOR THIS SECTION - DARYL DRAKE AIA

This variation for an addition to the home at 660 North Main Street, owned by Mr. and Mrs. Coombes is small, but somewhat complicated. The variation is for two different sections of the home. The first and the most obvious variation is to construct an attached two car garage on the north side of the existing home. The size and scale of the attached garage is in keeping with the scale of the house and its surroundings. The area of the new proposed garage and mud room is 481.4 sq. ft.; a normal size two car garage. The proposed addition and the existing square footage will require a variation, since the lot coverage requirement of 20% will be 21.9%. The garage location on the lot will also exceed the side and front yard required setbacks, both by a very small distance. The front setback will be only 12" into the front at one small corner (about 4 sq. ft.) and the rear north corner will be 1'-8" into the side requirement (about 6 sq. ft.) into the side yard setback. One should note, that the 21.9% LCR would fall under the Administrative Variation guide lines and the front 12" setback, also would fall under the Administrative Variation requirements, however the 1'-8" side yard would not by three inches.

The second part of this variation request is a little more complicated, but small in nature. Many years ago, another owner added onto the rear of the home and placed an addition into the rear yard. I can only assume that the setbacks were much different when it was constructed, since it is 20 feet into the existing required setback of 40 feet. The addition was two stories high, but designed in a way that the second floor of that addition was not full height for a small section of that addition. It created a second floor room that is difficult to function in and looks rather strange. The Coombes would like to remove the poorly designed second floor and construct the room to the same height as the rest of the second floor. The proposed room would not be any larger in area than it presently is, but would have normal wall heights, but since, we are requesting to make the room taller and the height the same as the rest of the second floor; technically we are increasing the nonconformity. When and if the variation is approved, the rear of the home will function properly and will appear nearly the same as it presently appears.

One should also note, that a new front open front porch is proposed and does meet the zoning requirements for bulk and depth and setbacks.

In the rear on the home, presently an existing shed building exists that is being removed. If it were not removed then the area of that structure would be included with the LCR and would increase the proposed LCR over the 21.9% to 22% plus. By removing this structure in the rear, we are actually decreasing the nonconformity. The zoning code section for the LCR is 10-4-8E and the zoning code for the rear reconstruction is 610-8-6 B3.

We would greatly hope, that you would support this rather small but, complicated zoning variation request-Daryl A. Drake AIA

Estimated date to begin construction: ASAP

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

DARYL DRAKE ARCHITECT
422 Phillips Ave, GLEN ELLYN, ILL

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 WAS BUILT MANY YEARS BEFORE - THE LOT IS WIDE, BUT NOT DEEP AND HAS AN IRREGULAR SHAPE. THE HOUSE WAS BUILT WAY TO THE REAR OF THE LOT WITH A VERY SMALL REAR YARD AND A VERY LARGE FRONT YARD. THE SIDE YARD IS A GOOD LOCATION FOR THE 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 EXISTING HOME IS ONE OF THE ONLY HOMES ON THE BLOCK THAT DOES NOT HAVE A GARAGE - THE PROPOSED LOCATION IS THE ONLY LOCATION THAT MAKES SENSE.

OR

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

THE SHAPE AND THE SIZE OF THE LOT, AS WELL AS THE LOCATION OF THE HOME ON THE LOT MAKE FOR A UNIQUE CIRCUMSTANCE, SINCE THERE IS NO OTHER PLACE FOR A GARAGE TO BE CONSTRUCTED. IF IT WERE TO BE LOCATED IN THE REAR, THERE WOULD BE NO BACK YARD.

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 VARIATION WILL ONLY HELP THE OVER ALL APPEARANCE OF THE HOME AS WELL, WILL IMPROVE THE LOCALITY, SINCE THE CARS WILL NOT BE AS VISIBLE.

- 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:

BECAUSE OF THE SIZE AND LOT SHAPE A GARAGE COULD ONLY BE CONSTRUCTED AS IT IS PROPOSED - THE GARAGE WITH MUD ROOM ARE VERY SMALL FOR A TWO CAR GARAGE. AS WELL, THE REAR SECOND LEVEL ADDITION DOES NOT REQUIRE ANY ADDITIONAL LOT COVERAGE

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:

MOST OF THE OTHER LOTS ON N. MAIN ARE MUCH LARGER. AS A RESULT, THIS PROPERTY AND PROPOSED ADDITION IS A DIFFICULT LOT TO ADD AN ADDITION. IF YOU WERE TO REMOVE THE HOME TO BUILD NEW, MORE VARIATIONS WOULD BE REQUIRED.

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 ADDITION IS PLANNED FOR THE FAMILY TO MAKE THEIR HOME BETTER FOR LIVING - THEY DO NOT WANT TO MOVE.

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.

I, AS THE APPLICANT, HAVE NO INTEREST IN THE PROPERTY. I KNOW OF NO ONE, AS WELL THAT HAS INTEREST IN THE HOME OTHER THAN THE PRESENT OWNER.

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.

EVEN AFTER THE ADDITION THE HOME WILL BE ON THE SMALL SIZE ON N. MAIN. THE HOUSE SITS WAY BACK FROM THE ROAD NOT IN ANY WAY INJURIOUS THE OTHER PROPERTIES.

6. Provide evidence that the proposed variation will not:

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

THE HOME AND NEW ADDITION WILL BE
IN LINE WITH THE OTHER HOMES ON THE
BLOCK.

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

WILL NOT INCREASE HAZARD FROM FIRE
PARTICULARLY, SINCE THE CARS WILL BE
IN THE GARAGE.

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

THE HOME'S ADDITION WILL NOT IMPAIR
THE SAFETY, COMFORT, MORALS OR
GENERAL WELFARE OF THE VILLAGE

d. Diminish or impair property values within the neighborhood;

ONLY WILL INCREASE THE NEIGHBORHOOD
PROPERTY VALUES

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

SINCE THE GARAGE WILL HAVE A TURN
AROUND, TRAFFIC WILL ONLY BE IMPROVED
FROM CARS NOT BACKING OUT AS MUCH
ON THE STREET.

f. Create a nuisance; or

IT WILL NOT CREATE ANY PROBLEMS
AS IT WILL MAKE THE SITE AND HOME
WORK MORE EFFICIENTLY

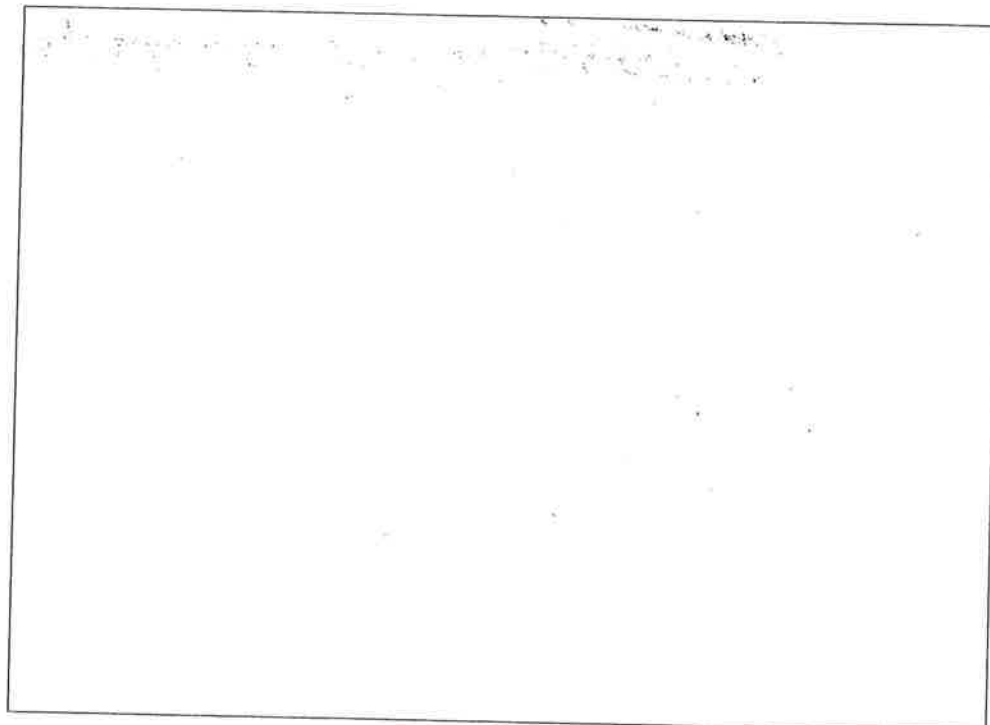
- g. Results in an increase in public expenditures.

NO PUBLIC EXPENDITURES REQUIRED

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

AS YOU CAN SEE THE ADDITION OF THE GARAGE & MUD ROOM IS A SMALL 2 CAR GARAGE. THE REAR SECOND FLOOR ADDITION IS NO LARGER IN FOOTPRINT THEN THE PRESENT REAR ADDITION. ALSO NOTE THE EXISTING REAR STORAGE SHED IS BEING REMOVED AND THE FRONT OPEN PORCH WILL SOFTEN THE FRONT GARAGE ARCHITECTURALLY.

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



VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

MAY 12, 2023 DARYL A. DRAKE

Date

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Affidavit Affirming No Conflict of Interest

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

1. My name is DARYL A. DRAKE, and I hold the position of ARCHITECT for DARREN COOMBS ^{OWNER} ("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: DARYL A. DRAKE

Title: ARCHITECT

Applicant's Name: DARREN COOMBS

Subscribed and sworn to me this

12th day of June, 2023.

Natalie A. Wallace
Notary Public



AFFIDAVIT OF AUTHORIZATION

I, DARREN COOMBS owner of the property described as

PROPERTY DESCRIPTION

LOT 4 IN C.L. MOULTON'S SECOND SUBDIVISION, A SUBDIVISION OF LOT 1 IN BLOCK 17 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID C.L. MOULTON'S SECOND SUBDIVISION RECORDED MARCH 29, 1928 AS DOCUMENT NUMBER 254775, IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 680 NORTH MAIN STREET IN GLEN ELLYN, ILLINOIS.

verify that DARYL DRPKE

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.

DCoombs

Owner Signature

Subscribed and sworn to before me this

22nd day of March, 2023

Charlene Marie Catron

Notary Public

CHARLENE MARIE CATRON
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 6, 2026

Darren Coombes

660b N Main St
Glen Ellyn, IL 60137
630-776-1818
darren.coombes1@gmail.com

RECEIVED

JUN 13 2023

June 12, 2023

VILLAGE OF GLEN ELLYN

Glen Ellyn Village Board

Glen Ellyn Village Hall
535 Duane St
Glen Ellyn, IL 60137

Dear Members of the Glen Ellyn Village Board,

I hope this letter finds you well. I am writing to you today to seek your approval of a garage addition and improvements to an existing extension to our house at 660 N Main Street.

We have been living in this wonderful community since 2012 and have no wish to move. The house however does have some limitations that we would like to address with this project.

Since moving in, a garage has always been on our wish list. Over the years, my family's needs have grown and the addition of a garage would provide us with a secure and organized area to store our vehicles, tools, garbage bins and other household items. It would also give our cars protection from the elements. As it stands, they are outside year round, taking a beating. We have been reluctant to buy a 'nice' car because of this.

Subsequently, having a garage would allow us to remove a decomposing shed that is currently crowding the backyard. Removing the shed will open up the space and give the kids and the dog significantly more area to run and play.

As part of the garage, we would like to include a small mudroom. All of the current entrances to the house open into common space. We have improvised with shoe bins and extra coat hooks in the living room but it would be preferable to have a dedicated separate space for that. This would be a much more practical way to enter the house with muddy boots and a dirty dog during the winter!

The second part of this request is to reconfigure and improve the bedroom located in the extension at the rear of the house. This room is rarely used in its current state. It has an impractical layout due to the angled roof which has an impact on the amount of standing room and the chimney which juts out into the room. With changes we see this as having potential to be our 10 year old daughter's bedroom. As it stands she prefers her existing (small) bedroom because she sees the same limitations as we do. By squaring off the walls in this room it would

give it much more usable space with practical headroom and make a big difference to how the room can be utilized.

I firmly believe that these changes will not only benefit my family but also contribute to the well-being and enhancement of the community. We understand the importance of preserving the architectural integrity and character of our neighborhood and believe that the plans submitted adhere to that.

Thank you for your time and consideration. We eagerly await your positive response.

Sincerely,

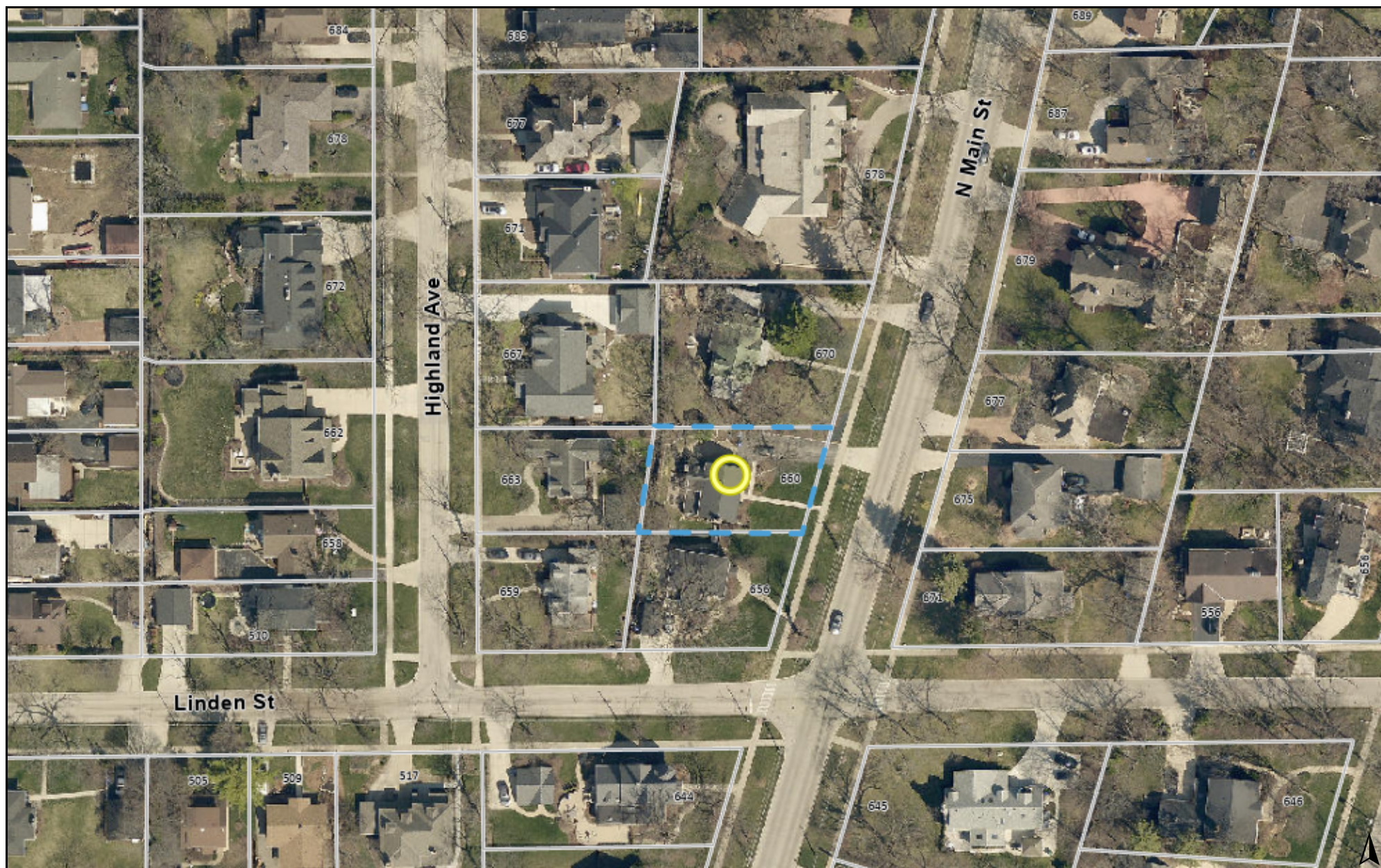
A handwritten signature in black ink, appearing to read "D Coombes" followed by a stylized flourish.

Darren and Glenda Coombes

RECEIVED

JUN 13 2023

VILLAGE OF GLEN ELLYN



0 150 300
ft

Print Date: 6/13/2023

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 50 100
ft

Print Date: 6/13/2023

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.

PROPOSED RESTRUCTURED STRAIGHT UP ADDITION TO THE SECOND FLOOR OVER EXISTING FIRST FLOOR ROOM-THE SECOND FLOOR SPACE OVER THIS ROOM IS A FUNCTIONING BEDROOM PRESENTLY, HOWEVER BUT DOES NOT FUNCTION WELL. THE SECOND FLOOR BEDROOM THAT PRESENTLY SITS OVER THE FIRST FLOOR ROOM, DOES NOT EXTEND TO THE NORTH AND OR TO THE SOUTH FULL HEIGHT. WHEN THE ADDITION WAS ORIGINALLY CONSTRUCTED MANY YEARS BEFORE, THE EXTERIOR WALLS STEPPED BACK ON THE SOUTH ELEVATION AND PART OF THE WEST ELEVATION. ON THE NORTH WALL, THIS CONFIGURATION CREATED A DORMER WITH DEAD INTERIOR SPACE..THE OWNERS OF THE PROPERTY, FOR A NUMBER OF YEARS, WOULD LIKE TO REMOVE THE ROOF SECTION OVER THIS ROOM AND MOST OF THE NORTH, WEST AND SOUTH WALLS AND RECONSTRUCT THE SPACE TO ALIGN WITH THE FIRST FLOOR WALLS. THIS RECONSTRUCT ROOM WOULD ADD BETTER LIVABILITY AND FLOOR SPACE THAT IS USABLE.

PROPOSED NEW ONE STORY GARAGE WITH SMALL FRONT CORNER OF PROPOSED GARAGE IN FRONT EAST SETBACK- ABOUT 12" AND ABOUT 4 SQ. FT. TOTAL AREA AND SMALL NORTH WEST CORNER IN SIDE SETBACK ABOUT 18" OR ABOUT 6 SQ. FT. TOTAL AREA

REQUIRED SIDE YARD SETBACK 7'-6"

REQUIRED REAR YARD SETBACK

PROPOSED OPEN FRONT PORCH MINIMUM OF 6'-0" DEEP AND A TOTAL SQUARE FOOTAGE OF A 146 SQ. FT. DOES NOT REQUIRE A VARIATION

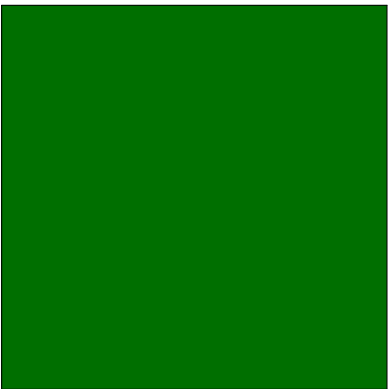
REMOVED STORAGE SHED

PROPOSED SITE PLAN
SCALE 1 INCH EQUALS 10'



No.	Date	Revised

COOMBES ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



DRAKE DESIGN COMPANY
DARYL A. DRAKE ARCHITECT
422 Phillips Avenue, Glen Ellyn, Illinois, 60137
Phone (630) 790-2545 Fax (630) 790-2565
E-Mail DRAKEDSIGNCO@yahoo.com

Designer

Job #

Date

Sheet No.
A-1

MAY 15, 2023



PROPOSED FRONT ELEVATION-EAST
SCALE 1/4" EQUALS 1'-0"



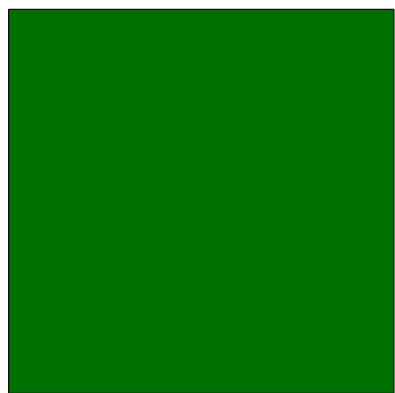
PROPOSED SIDE ELEVATION-NORTH
SCALE 1/4" EQUALS 1'-0"



PROPOSED REAR ELEVATION-WEST
SCALE 1/4" EQUALS 1'-0"

No.	Date	Revised

COOMBS ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



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Designer

Job #

Date

Sheet No.

A-3

MAY 15, 2023

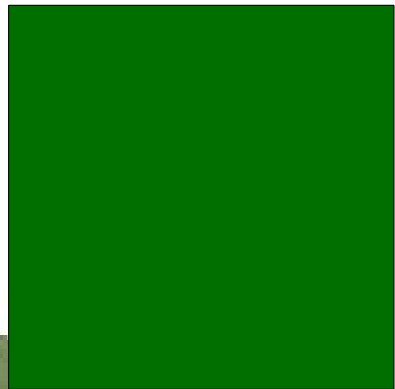


PROPOSED FRONT PERSPECTIVE
NO SCALE

MAY 15, 2023

No.	Date	Revised

COOMBES ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



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Designer
Job #
Date

Sheet No.
A-4

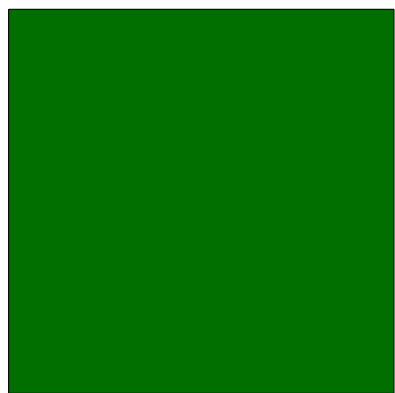


PROPOSED FRONT/SIDE PERSPECTIVE
NO SCALE

MAY 15, 2023

No.	Date	Revised

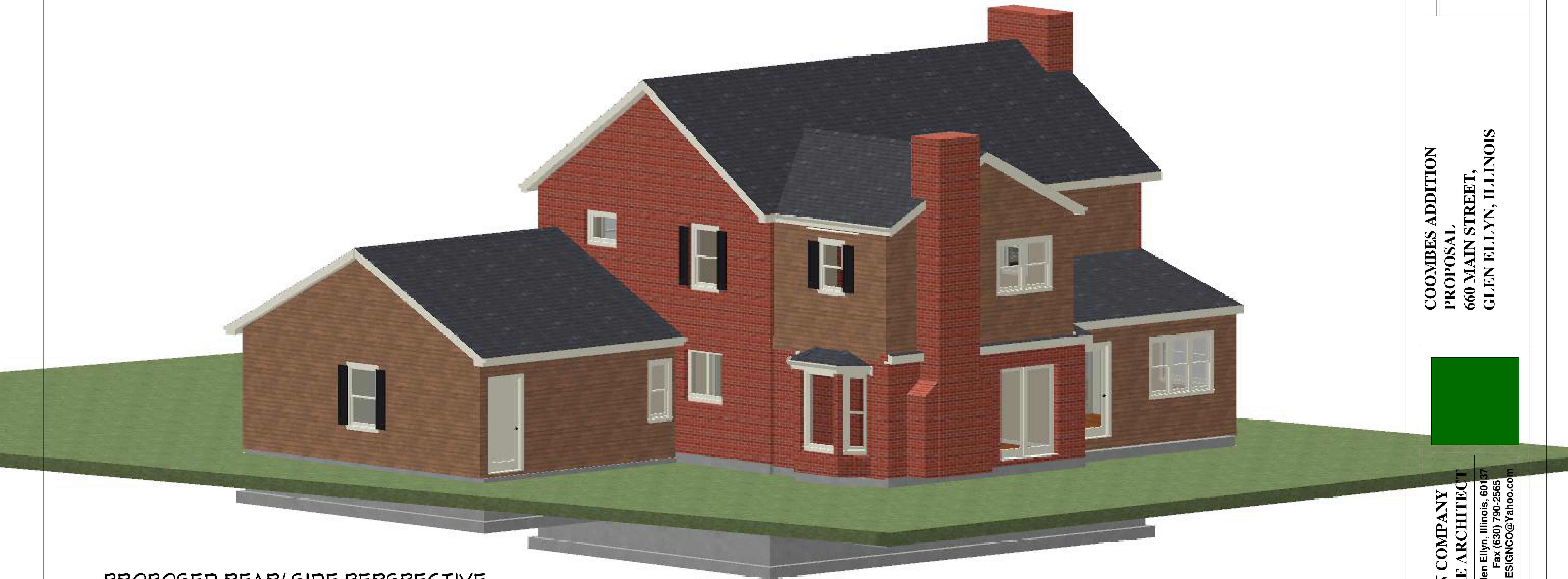
COOMBS ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



DRAKE DESIGN COMPANY
DARYL A. DRAKE ARCHITECT

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Designer
Job #
Date
Sheet No. A-5

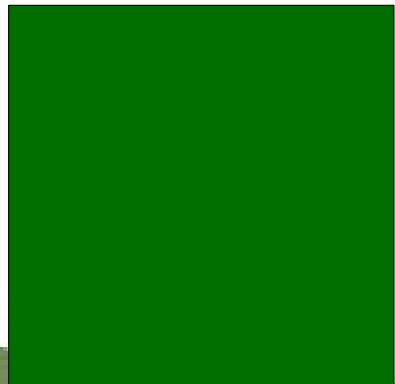


PROPOSED REAR/ SIDE PERSPECTIVE
NO SCALE

MAY 15, 2023

No.	Date	Revised

COOMBES ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



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Designer
Job #
Date
Sheet No. A-6

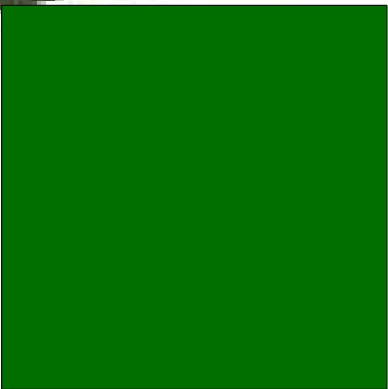


PROPOSED REAR PERSPECTIVE
NO SCALE

MAY 15, 2023

No.	Date	Revised

COOMBES ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS



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Designer

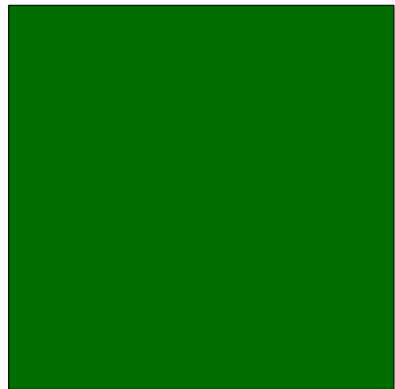
Job #

Date

Sheet No.
A-7

No.	Date	Revised

COOMBES ADDITION
PROPOSAL
660 MAIN STREET,
GLEN ELLYN, ILLINOIS

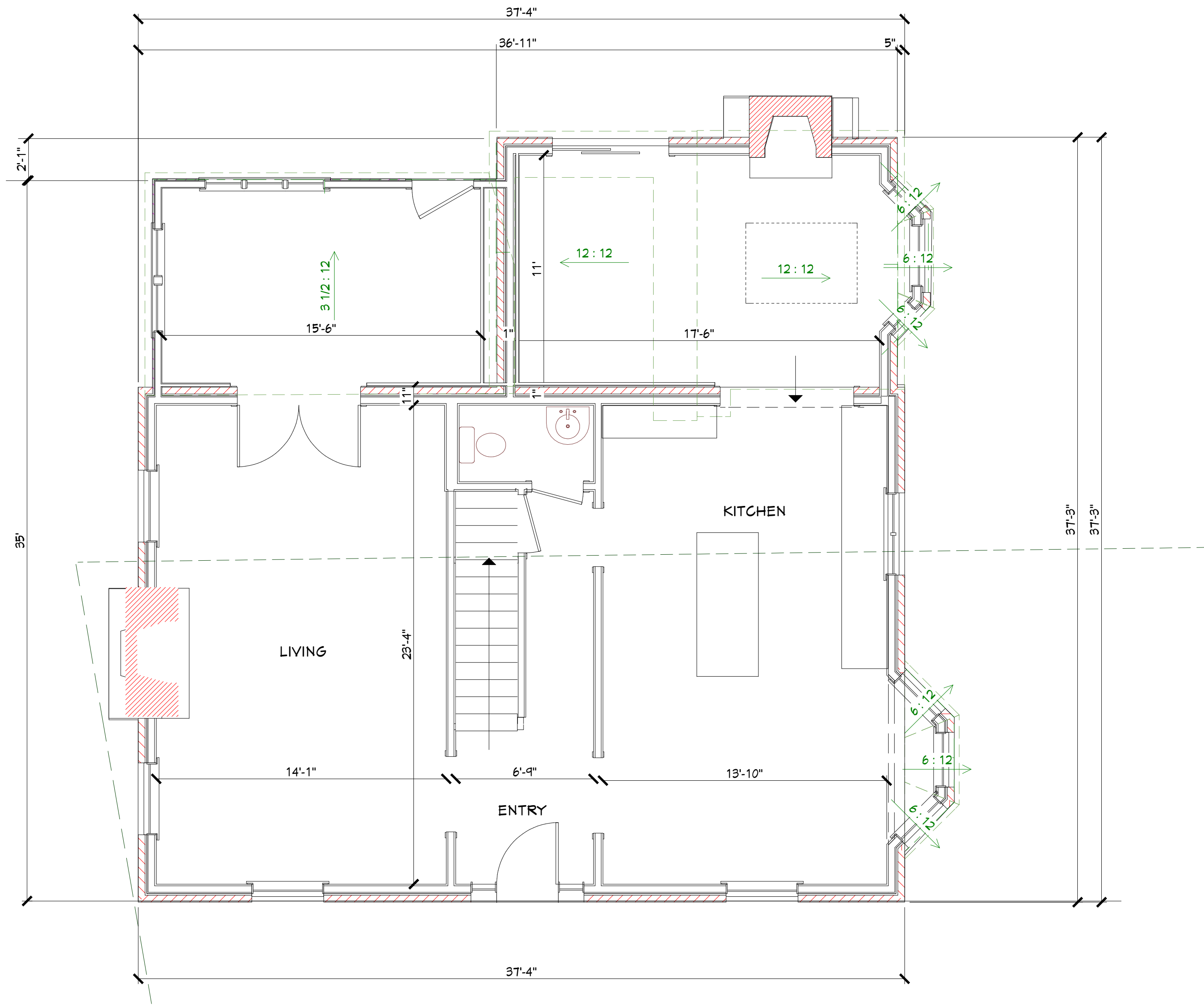


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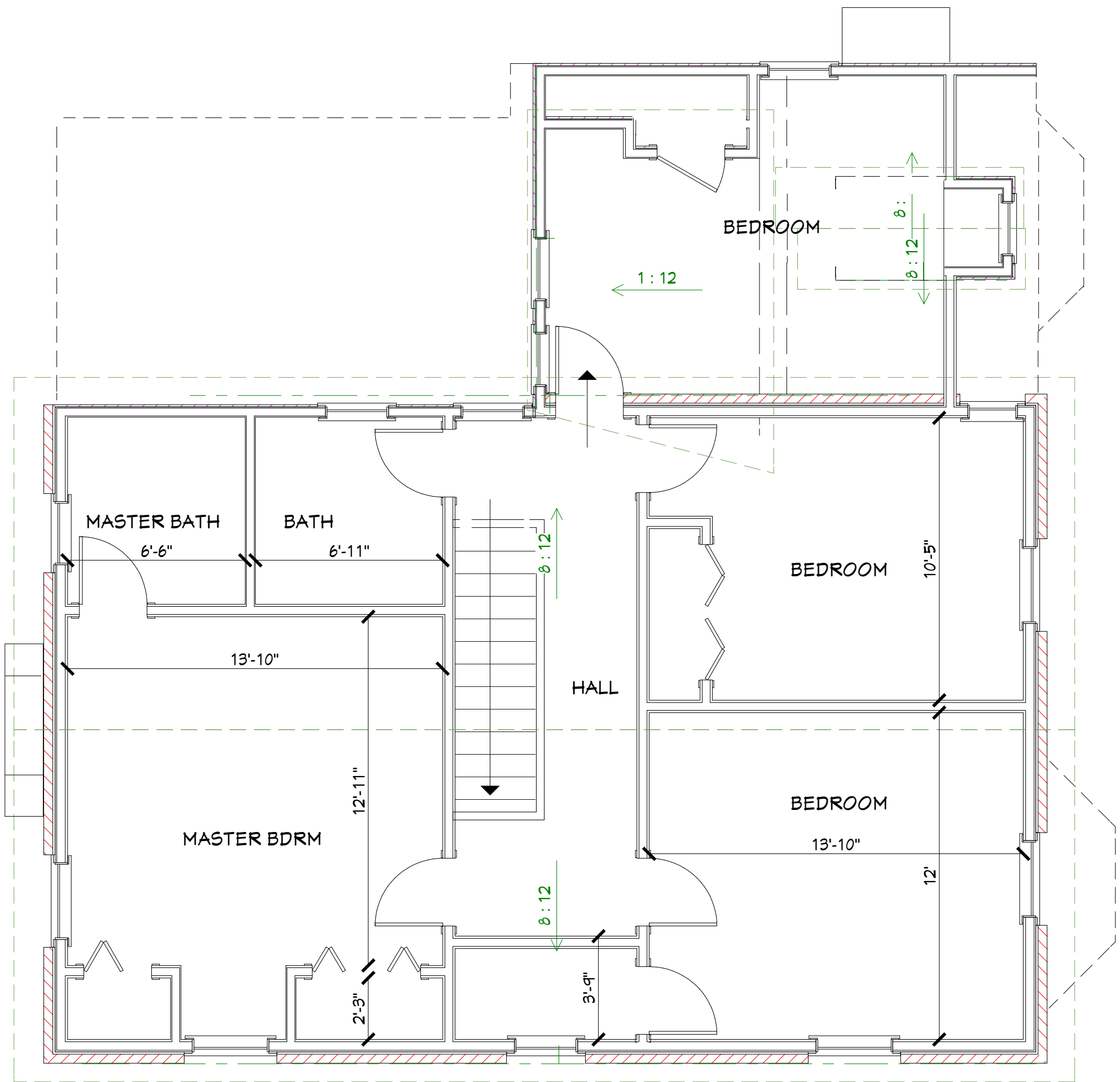
Designer
Job #
Date

Sheet No.
A8

MAY 15, 2023



EXISTING FIRST FLOOR PLAN
SCALE 1/4" EQUALS 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE 1/4" EQUALS 1'-0"

**Legend**

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

0 50 100
ft

Print Date: 6/13/2023

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.



NOTICE OF PUBLIC HEARING

Daryl Drake, Architect, Petitioner on behalf of Darren and Glenda Coombes, owners of the property at 660 N. Main Street are 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 an addition to the home including a garage and expanded second floor. 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, September 12, 2023, at 7:00 p.m. in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend.

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

1. Section 10-4-8(D)2 to allow a rear yard setback of approximately 17.9 feet where the required rear yard setback is 40 feet in the R2 Residential District;
2. Section 10-4-8(D)3 to allow a side yard setback of approximately 6.33 feet where the required side yard setback is 7.5 feet in the R2 Residential District;
3. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20% in the R2 Residential District;

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

LOT 4 IN C.L. MOULTON'S SECOND SUBDIVISION, A SUBDIVISION OF LOT 1 IN BLOCK 17 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID C.L. MOULTON'S SECOND SUBDIVISION RECORDED MARCH 29, 1928 AS DOCUMENT NUMBER 254775, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05 - 11 - 117 - 012

Commonly known as 660 N. Main Street, Glen Ellyn, IL 60137

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <https://www.glenellyn.org/246/Public-Notice-Portal>. Information related to the request is also available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Scott Viger, Planning Consultant, at sviger@glenellyn.org. All public comments received by 4:30 pm on Tuesday, September 12, 2023, will be read into the record at the public hearing.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.



Village of Glen Ellyn

350 Foot Distance
from
660 N Main St

EUCLID AVE

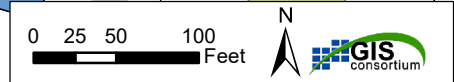
HIGHLAND AVE

FOREST AVE

LINDEN ST

N MAIN ST

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



RESIDENTIAL - COMMERCIAL SURVEYS

[illegible]

ALSO KNOWN AS: 660 NORTH MAIN STREET IN GLEN ELLYN, ILLINOIS.



SCALE: ONE INCH = FIFTEEN FEET

ORDER NO: 12-16290

ORDERED BY: MR. CHRIS J. AIELLO
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT,
DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

NOT VALID UNLESS SEAL IS IN RED INK.



ANY REPRODUCTION OF THIS PLAY IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DRAWN BY:	R.J.M.
CHECK BY:	R.J.M.

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING VARIATIONS TO ALLOW AN ATTACHED GARAGE AND
MUDROOM ADDITION ALONG WITH EXPANDED SECOND FLOOR FOR THE
PROPERTY LOCATED AT
660 N. MAIN STREET**

The Zoning Board of Appeals hereby makes the following findings in relation to the evaluation factors set forth in Section 10-10-12(F) of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the ZBA may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. 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, because the property was subdivided many years ago and the home was placed deep into the lot with a small, non-compliant rear yard. The proposed location of the attached garage is its only viable spot.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code, because a garage is now seen as a necessity for single family homes. Other homes in the vicinity have garages.
3. The plight of the applicant/owner is due to unique circumstances relating to the property in that the homes siting in conjunction with the homesite's shape creates a unique circumstance and limit the location of any new garage.
4. The requested variations, if granted, will not alter the essential character of the locality of the property in question, because most home is the vicinity of the property in question have attached garages, the existing home's rear yard at the ground plain is not changing.
5. The particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out, because of the size and shape of the homesite a garage could only be constructed as proposed. The second-floor addition does not affect coverage on the ground plain.
6. The conditions upon which the petition for variations is based would not be applicable generally to other property within the same zoning district, because the conditions upon which this variation request is based (non-standard trapezoidal shaped lot, home placement upon the lot, diagonal North Main Street) are specific to this property and would not be generally applicable to other property within the R2 Single Family District.

7. The purpose of the variations is not based exclusively upon a desire to make more money out of the property in question, because a garage is now seen as a necessity for single family homes and the full height second floor bedroom allows for better space utilization.
8. 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, because the property was subdivided in the 1920s and the difficulties existed prior to 2012 when the current owners acquired the property.
9. The granting of the variations 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 and will not impair an adequate supply of light and air to adjacent property, because the variations do not alter the property's use as single family in a single family neighborhood and do not unnecessarily limit light to any adjacent properties.
10. The proposed variations will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property, because the property will remain a single-family home, and the addition will be built to current day building codes.
11. The proposed variations will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village; diminish or impair property values within the neighborhood; or unduly increase traffic congestion in the public streets and highway because increasing the livability of the home will ensure its viability into the future.
12. The proposed variations will not create a nuisance or result in an increase in public expenditures because the use as a single-family home will remain and no additional public expenditures are required.
13. The variations are the minimum variations that will make possible the reasonable use of the land, building or structure because the garage addition meets current day size and there are no ground plain decreases into the rear yard.

DRAFT "MOTION" TO RECOMMEND APPROVAL OF
ZONING VARIATIONS FOR 660 N. MAIN STREET

Having considered the application of Daryl Drake, Architect, Petitioner on behalf of Darren and Glenda Coombes, owners of the property at 660 N. Main Street, Glen Ellyn, for zoning variations from

1. Section 10-4-8(D)2 to allow a rear yard setback of approximately 17.9 feet where the required rear yard setback is 40 feet in the R2 Residential District;
2. Section 10-4-8(D)3 to allow a side yard setback of approximately 6.33 feet where the required side yard setback is 7.5 feet in the R2 Residential District;
3. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20% in the R2 Residential District;

in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on September 12, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s):

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the September 12, 2023, public hearing of the Zoning Board of Appeals.
2. _____.
3. _____.
4. _____.

Motion by: _____ Seconded by: _____

**DRAFT "MOTION" TO RECOMMEND DENIAL OF
A ZONING VARIATION FOR 660 N. MAIN STREET.**

Having considered the application of Daryl Drake petitioner and Darren and Glenda Coombes, owners of the property located at 660 N. Main Street, Glen Ellyn, for a zoning variation to allow to allow the construction of an addition to the home including a garage, mud room and expanded second floor in the R2 Residential District, as depicted on the plans presented or revised at the public hearing, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variation from

1. Section 10-4-8(D)2 to allow a rear yard setback of approximately 17.9 feet where the required rear yard setback is 40 feet in the R2 Residential District;
2. Section 10-4-8(D)3 to allow a side yard setback of approximately 6.33 feet where the required side yard setback is 7.5 feet in the R2 Residential District;
3. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20% in the R2 Residential District;

of the Glen Ellyn Zoning Code based upon the following findings of fact:

(Staff note: The ZBA may choose to approve some parts of the request and not others.)

(Choose one or more of the following):

A. That the plight of the owners is not due to a unique circumstance or a particular hardship; _____..

B. That the variations, if granted, will alter the essential character of the locality because:

_____;

C. That the conditions upon which the variations are based would be applicable generally to other property within the same zoning district because:

_____;

D. That the purpose of the variations is based exclusively upon a desire to make more money out of the property since the applicants intend to:

_____;

E. That the practical difficulty or particular hardship has been created by persons presently having an interest in the property because:

F. That the variations will 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:

G. That the variations will substantially increase the hazard from fire or other dangers to said property and otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since:

H. That the variations will diminish or impair property values within the neighborhood since:

I. That the variations will unduly increase traffic congestion in the public streets and highways since:

J. That the variations will result in an increase in public expenditures or create a nuisance since:

K. That the variations are not the minimum variations that will make possible the reasonable use of the land, building or structure.

Motion by: _____ Seconded by: _____