



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, May 14, 2024
7:00 PM
Civic Center, Galligan Room

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 at least 24 hours before the meeting.

A. Call to Order

B. Public Comment

C. Approval of the Minutes

- 1) Review and Approval of the minutes for the ZBA Meeting held on February 13, 2024.

D. Public Hearing

- 1) Public Hearing - 582 Hillside Avenue
Zoning Variation requests to allow a two-story addition and attached garage with deck on a lot that is less than 50 feet in width and to allow side yard and impervious surface setback that is less than the required minimum for the property located 582 Hillside Avenue.

E. Other Business

F. Trustee Liaison's Report

G. Chairperson's Statement

H. Staff Report

I. 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, February 13, 2024 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

The meeting was called to order at 7:18 PM, and roll was called.

Present: Board Members Katie Crudele, Matthew Jones, Christiane McKnight, and Craig Pavlich.

Absent: Chairperson Gregory Constantino and Board Member Thomas Whalls.

Member Pavlich made a motion to appoint Member Jones as Chairperson Pro Tempore, in the absence of Chairperson Gregory Constantino. Member Crudele seconded the motion, and the motion passed by voice vote.

Chairperson Jones 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.

Chairperson Jones noted additional Village representatives in attendance: Audrey Savikas, Recording Secretary; and Scott Viger, Planning Consultant.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Member Pavlich made a motion to approve the draft minutes of the December 12, 2023 meeting. Member McKnight seconded the motion, and the motion passed by voice vote.

D. New Business

1.) Public Hearing — 626 Roger Road

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

Staff Introduction

Sworn in, Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Consideration of Construction Necessitated Zoning Variation(s) to allow a patio and seating wall that encroaches 3.02 feet into the required side yard on the property located at 626 Roger Road.

Mr. Viger presented information as detailed in the Staff Report dated December 20, 2023, included in the agenda packet. Mr. Viger's presentation included: images of the home, including a current image as well as an image of the home prior to renovation; zoning (R2 Zoning District); and site topography. Mr. Viger presented an image of the Site Plan that was included in the Petitioner's Permit Application (01.10.2022 Permit #20220028) for Residential Remodeling. Mr. Viger noted that the Petitioner's planned expanded patio was depicted on the plan set, but was not included in permitting. He shared that the Petitioner had proceeded with construction of a new patio and seat wall, under the belief that the patio had been approved along with the larger home remodeling project. Mr. Viger noted that the Petitioner ultimately applied for a permit for the new patio construction in March 2023; in April 2023 the Village advised the Petitioner that the patio and seating wall violated the Zoning Code and would require Variations. Mr. Viger presented a pre-renovation Plat of Survey for the property which reflected a wood deck, noting that the Petitioner indicated there had been an existing concrete patio underneath the deck. Mr. Viger also presented a current Plat of Survey reflecting the newly constructed patio, as well as an exhibit from the Petitioner illustrating pre-renovation and post-renovation conditions. Mr. Viger presented images of the newly constructed patio and seating wall; he also presented images of a small, newly-constructed paver section of walkway at the front of the garage, noting that this area accounts for two additional Variation requests related to impervious surface setbacks.

Mr. Viger shared the specific Variation requests, including:

1. Section 10-5-5(B)4: Table # 38 – to allow patio and seating wall to encroach into the required side yard. Reducing the setback from 7' to 3.98'.
2. Section 10-5-5(B)4Table #19(b) to allow an impervious surface setback of 0' in lieu of 2.1' (3% of Lot width).
3. Section 10-5-5C to reduce an Impervious surface setback for a sidewalk/walkway from 2.1' to 0'.

Mr. Viger responded to Board Member questions. He shared that he did not have pre-renovation images of the walkway area at the front of the garage; he referred to the pre-renovation Plat of Survey. Mr. Viger confirmed that the patio had been included in the plan set submitted for residential remodeling permitting, but that construction details for the patio had not been

included. He shared that he was not aware of Village staff requesting clarity about the proposed patio during the permitting process. Mr. Viger confirmed that the Village did not receive any comments from neighbors. He referred to the Staff Report for engineering comments: “The Village’s engineering staff has some concerns with the grading and drainage on the site. On 03.20.2023 they sent comments to the contractor and architect. Resolution of these comments are not required prior to the Zoning Board of Appeals public hearing.” Mr. Viger clarified side yard setback reductions. He confirmed that the pre-existing sidewalk/walkway had a 0’ setback; he deferred to the Plat of Survey regarding a question about encroachment. Mr. Viger shared that there was no record on-hand regarding the installation of the former concrete patio and sidewalk. He confirmed that the amount of impervious coverage on the lot is within Village Code.

Petitioner Testimony

Sworn in, Petitioner Scott Hootman addressed Board Members. He was supportive of Mr. Viger’s account of the request. He provided additional details regarding the footprint and condition of the prior patio and sidewalk, as well as his position regarding setback requirements and calculations.

Mr. Hootman responded to Board Member questions. He shared that he has not spoken to the neighboring property owner to the north, who he described as reclusive. Mr. Hootman shared information about his architect and his contractor, and their discussions regarding permitting. He shared that he was unaware whether the contractor attempted to contact the Village for an inspection of the patio construction specifically.

Additional Staff Testimony

Mr. Viger responded to additional Board Member questions, including comments on the distinction between the walkway and the patio, and the differing setback requirements for each, per Village Code.

Public Testimony

None.

Board Member Deliberation

Member McKnight made a motion to adopt the “(Draft) Findings of Fact to Support a Motion to Recommend Approval of a Zoning Variation to Allow the

Construction of a Patio and Seating Wall for the property located at 626 Roger Road,” included in the Agenda Packet. Member Pavlich seconded the motion. The motion passed unanimously on a roll call vote, with four Members present voting “Yes”: Crudele, Jones, McKnight, and Pavlich.

Board Members deliberated. They shared their positions regarding the request. Areas of support included: the unique circumstance of miscommunication and mistakes between the Petitioner’s representatives and the Village, given that the site plan submitted with the initial Permit Application included the patio; pre-existing sidewalk, and Code distinctions between walkway and patio setback requirements; lack of objections from the community, despite two notice periods. Areas of concern included: the contractor should have performed due diligence and contacted the Village regarding permitting specifically for the patio.

Member McKnight made a motion to close the Public Hearing for 626 Roger Road. Member Pavlich seconded the motion, and the motion passed by voice vote.

Board Recommendation

Member Pavlich moved for the following:

Having considered the application of Scott Hootman, owner of the property at 626 Roger Road, Glen Ellyn, for zoning variations from Section 10-5-5(B)4 Table #19(b) and Section 10-5-5C to allow an impervious surface setback of 0 ’in lieu of 2.1 ’(3% of Lot Width), and Section 10-5-5(b)4#38 to allow a patio and seating wall in the required side yard, 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 February 13, 2024, 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): attempts by homeowner to obtain permitting were made in good faith; there was an existing non-conforming patio; there is a nebulous delineation between walkway and patio setback requirements; the homeowner’s architectural remedy was rational for the existing home.

Subject to the following conditions:

The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the February 13, 2024, public hearing of the Zoning Board of Appeals.

Member McKnight seconded the motion. The motion passed unanimously on a roll call vote, with four Members present voting “Yes”: Crudele, Jones, McKnight, and Pavlich.

E. Other Business

None.

F. Village Board Trustee Report

None.

G. Chairperson's Report

None.

H. Staff Report

Mr. Viger discussed potential upcoming agenda items. Board Members discussed their interest in receiving follow-up information on Village Board decisions with regard to ZBA recommendations, as well as post-construction reports for approved projects. They inquired about ZBA vacancies and potential training opportunities.

I. Adjournment

Member McKnight made a motion to adjourn the meeting; Member Crudele seconded the motion, and the motion passed by voice vote at 8:08 PM.

Respectfully submitted,

Audrey Savikas
Recording Secretary



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

Meeting 5/14/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID
2024-312)

DOC ID: 2024-312

Public Hearing - 582 Hillside Avenue
Zoning Variation requests to allow a two-story addition and attached garage with deck on a lot that is less than 50 feet in width and to allow side yard and impervious surface setback that is less than the required minimum for the property located 582 Hillside Avenue.

Statement of the Issue:

The petitioners are requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-1(L)1 to allow for an enlargement and addition for a home located on a lot that is less than 50 feet in width.
2. Section 10-4-8(D)8(a) to allow for an enlargement and addition on lot with an interior lot width of 48.80 feet in lieu of the required 66-foot minimum lot width.
3. Section 10-4-8(D)3 to allow an interior side yard setback of six feet and four inches (6'-4") for the new addition in lieu of the minimum required six and one-half feet (6'-6").
4. Section 10-5-5C Impervious surface setback to reduce a setback for an existing driveway from 1' to 0'.

Analysis:

PROPERTY: 582 Hillside Avenue, is an interior lot, located on the north side of Hillside Avenue.

PETITIONERS: The petitioner is Courtney Morso Driscoll, owner of the property located at 582 Hillside Avenue.

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 April 26, 2024, 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: This property was granted a variation from the minimum lot width requirement to allow for a one-story addition to the home in May 1996. The current application is to allow for a two-story addition over the one-story addition that was approved by variation in 1996.

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

Date	Permit No.	Type
2020	20200960	Roofing
2018	20180609	Radon Mitigation Installation
2005	B-24818	Interior Remodel
2001	B-20872	Fence
1996	B-16269	Addition

PROJECT SUMMARY: The subject property was recorded in 1906. The lot is rectangular and improved with a single-family home. The property is 48.80 feet in width and 222.50 in length with a total lot area of 10,858 square feet. The property does not conform to the minimum lot width requirement in the R2-Single Family Residential Zoning district, which requires a minimum lot width of 66 feet.

The petitioners applied for a Building Permit to construct a new two-story addition over the existing one-story portion of the home located on the rear the structure. The existing one-story rear portion of the home was originally approved by a variation in May 1996 to allow construction on a lot that did not meet the minimum lot width of a property located in the R2- Single Family Residential.

Also included as part of the application is a proposed attached two-car garage that also acts as a rear deck to the rear of the home. The applicant is proposing to demolish the existing detached one car garage and to extend the driveway around the rear of the home to accommodate the proposed attached garage/deck. The garage addition was not included in the original building permit but has been added to this variation application in order to be considered before future construction at a later date within the variation expiration time-frame.

The proposed additions would be 6.4' from the east property line and would be in line with the existing east wall of the home. The proposed additions would add approximately 240 square feet to the first floor, 650 square feet to the second floor ,128 square feet to the attic and 612 square feet for the proposed garage/deck. The permit was denied as Zoning Variations would be needed to build the addition as proposed.

The first variation is a request for a variation from Section 10-4-1(L)1 which does not allow for additions, enlargements, or structural alterations to single family dwellings on lots less than 50 feet width.

The second variation is a request for a variation from Section 10-4-8(D)8(a) to allow for an enlargement and addition to a lot with an interior lot width of 48.80 feet in lieu of the required 66-foot minimum lot width.

The third variation request is a variation from Section 10-4-8(D)3 to allow an interior side yard setback of six feet and four inches (6'-4") for the new addition in lieu of the minimum required of six and one-half feet (6'-6"). The new addition would be required to be setback two inches from the existing wall line of the home to meet the required side setback if the variation is not approved.

The fourth variation request is a variation from Section 10-5-5C Impervious surface setback to

reduce a setback for an existing driveway from 1' to 0'. The current driveway pavement is approximately 2-inches setback from the western property line and is not in conformance with the impervious setback requirement. This request would allow for repairs of the existing driveway during the process of the construction of the additions if necessary. All new proposed impervious surface for the driveway is designed to be in compliance with the impervious setback requirement.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

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. Petitioner's Application
2. Aerial Map
3. Zoning Map
4. Map of Properties Notified for Public Hearing
5. Proposed Plans
6. Draft Findings of Fact
7. Draft Motion to Approve
8. Draft Motion to Deny

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 582 Hillside Avenue Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Courtney Morso Driscoll

Address: 582 Hillside Avenue

Home Phone No.: 630-765-4209 Cell Phone No.: _____

Fax No.: _____

E-mail: cmd@driscoll-lawgroup.com

Ownership Interest in the Property in Question:

Property Owner.

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

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

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

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (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: 582 Hillside Ave. Glen Ellyn

Permanent tax index number: 0511329018

Legal description:

South Half of lot 3 Block II in County Clerk's fifth assesment division, in section II, township 39 North, Range 10, East of the third principal document 88055, in Dupage County, Illinois.

Zoning classification: R-2

Lot size: 48.80 ft. x 222.50 ft. Area: 10,858 sq. ft.

Present use:

Single Family Residence

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

A zoning variation is requested from Section 10-4-5(D)7(a) of the Glen Ellyn Zoning Code for the construction of an addition to the rear of a house on a non-conforming lot.

No addition can be built on this property without a Variation.

The property has a width of 48.8 feet and a depth of 222.5 feet. Because of the 48.8 foot width, the lot is deemed non-buildable per Section 10-4-5 (D)7(a). The lot is ninety-eight (98) percent of the minimum required lot size for the R2 Residential Zoning District.

Adjacent lots on either side of this property ARE conforming lots. This lot is an anomaly.

The existing single family home on the property is permitted to be re-built on the same footprint if it were to be damaged.

We are NOT seeking relief from any specific zoning ordinance other than having a non-conforming lot. All setbacks, building heights, F.A.R., coverages, etc. are in compliance.

Estimated date to begin construction: April 2024

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

Frederick P. Conforti
Conforti Architecture, LLC
P.O. Box 553
Wheaton, IL 60187

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

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

A. Standards Applicable to All Variations Requested:

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

The Lot width cannot be changed. The hardship is the existing width.

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 adjacent lots on either side of the subject property are conforming lots and therefore capable of constructing additions. Without a variance to be able to modernize the property in a similar manner to the neighboring properties, a reasonable return is jeopardized.

OR

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

The plight of the owner is due to the property lot size has a narrow width of 48.8 feet, but a large depth of 222.5. The strict adherence of the provision of Section 10-4-5(D)7(a) of the Glen Ellyn Zoning Code would create particular hardships for the owners because the property owners cannot have an addition of any size on the property without the Variation.

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 variation requested, if granted, will not alter the essential character of the home nor the place where the property is located because the addition will be designed to architecturally blend in with the existing house. Architectural drawings have been submitted as supporting evidence.

- 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 evidence supporting the hardship is the Plat of Survey which depicts the narrow lot width.

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

The DuPage County Parcel Map Exhibit shows that the adjacent lots on either side of the subject property ARE conforming lots and that this particular property is an anomaly deserving of relief.

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:

No addition of any type can be constructed without first obtaining a variance. The addition is needed to accommodate a growing family and citizens of Glen Ellyn.

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 lot was Platted over 100 years ago. The current owner had nothing to do with the creating the hardship.

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

Granting of the variance will not be detrimental but rather enhance the character of the neighborhood. Architectural drawings have been submitted as evidence of an architectural style consistent with the existing house and in keeping with the neighborhood vernacular.

6. Provide evidence that the proposed variation will not:

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

The proposed variation will not impair an adequate supply of light and air to adjacent property. Please see plans included.

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

It will not increase the hazard from fire or other damages to the property or adjacent property. The proposed improvements are within the required setbacks.

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

It will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village. The home will retain its particular architectural vernacular. The addition and the future garage will maintain the same character of the original house.

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

The variation will not diminish or impair property values within the neighborhood.

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

The variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed. The property will remain as a single family residence.

- f. Create a nuisance; or

The variation will not create a nuisance since this is an improvement to the existing code compliant single family residential use of the land, building or structure.

- g. Results in an increase in public expenditures.

The variation will not increase the public expenditures.

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

The Variation, if granted, is the minimum variation that will make possible the reasonable use of the land, building or structure. The proposed improvements would be constructed in substantial compliance with the site plan and other applicable laws and ordinances, attached Proposed Site Plan, Floor Plans and Elevations.

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.

<u>4/2/24</u> Date	<u>Anthony Driscoll</u> Print Name	<u></u> Signature of Applicant
<u>4/2/24</u> Date	<u>Sean Driscoll</u> Print Name	<u></u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Powatney Driscoll owner of the property described as

582 Hillside Ave., Glen Ellyn, IL

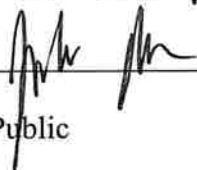
verify that Design First Builders

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


Owner Signature

Subscribed and sworn to before me this

2nd day of April, 2024


Notary Public



Affidavit Affirming No Conflict of Interest

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

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

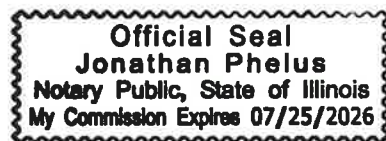
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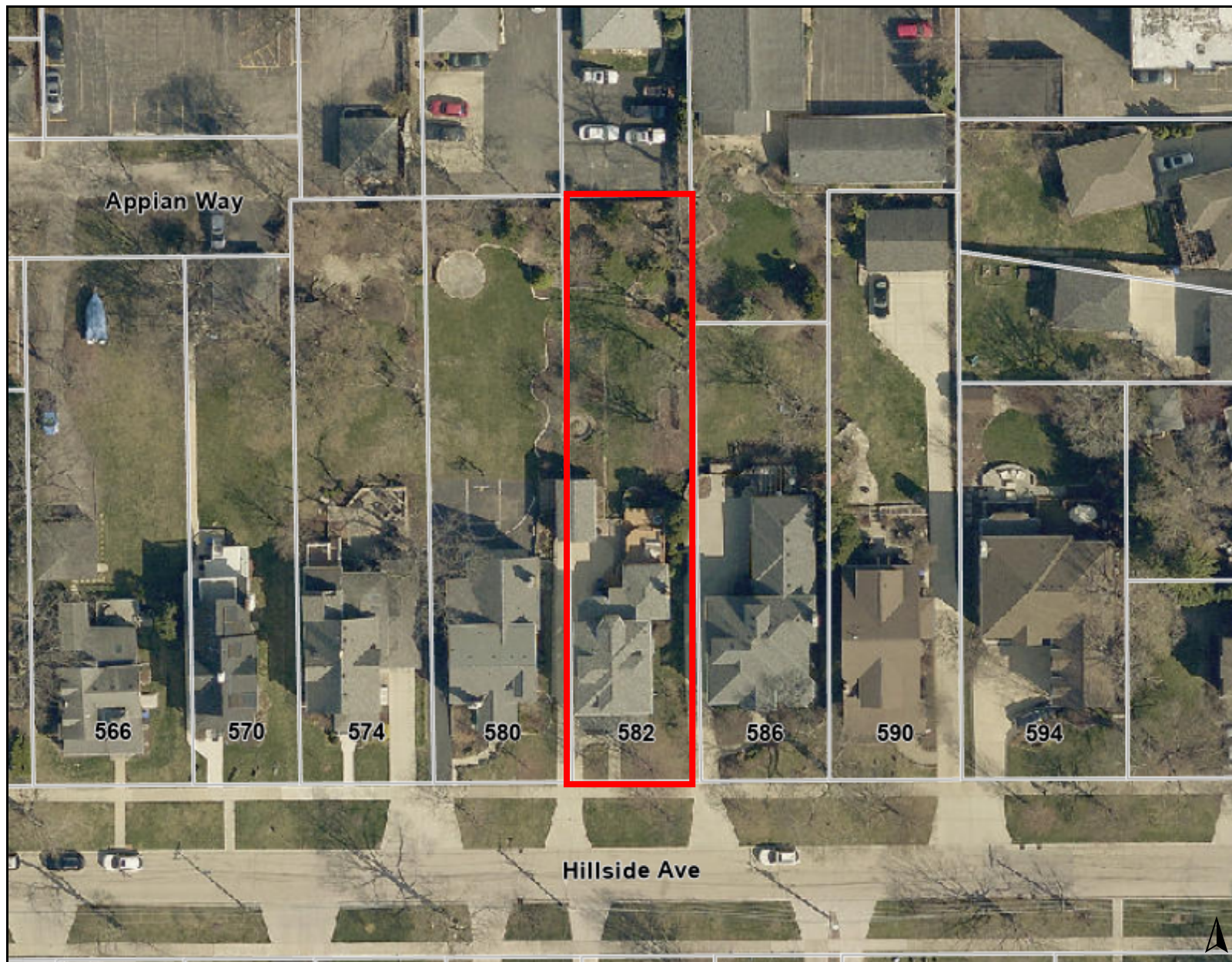
Name: FREDERICK P. CONFORTI
Title: ARCHITECT
Owner's Name: Driscoll

Subscribed and sworn to me this

2nd day of April, 2024.

[Signature]
Notary Public





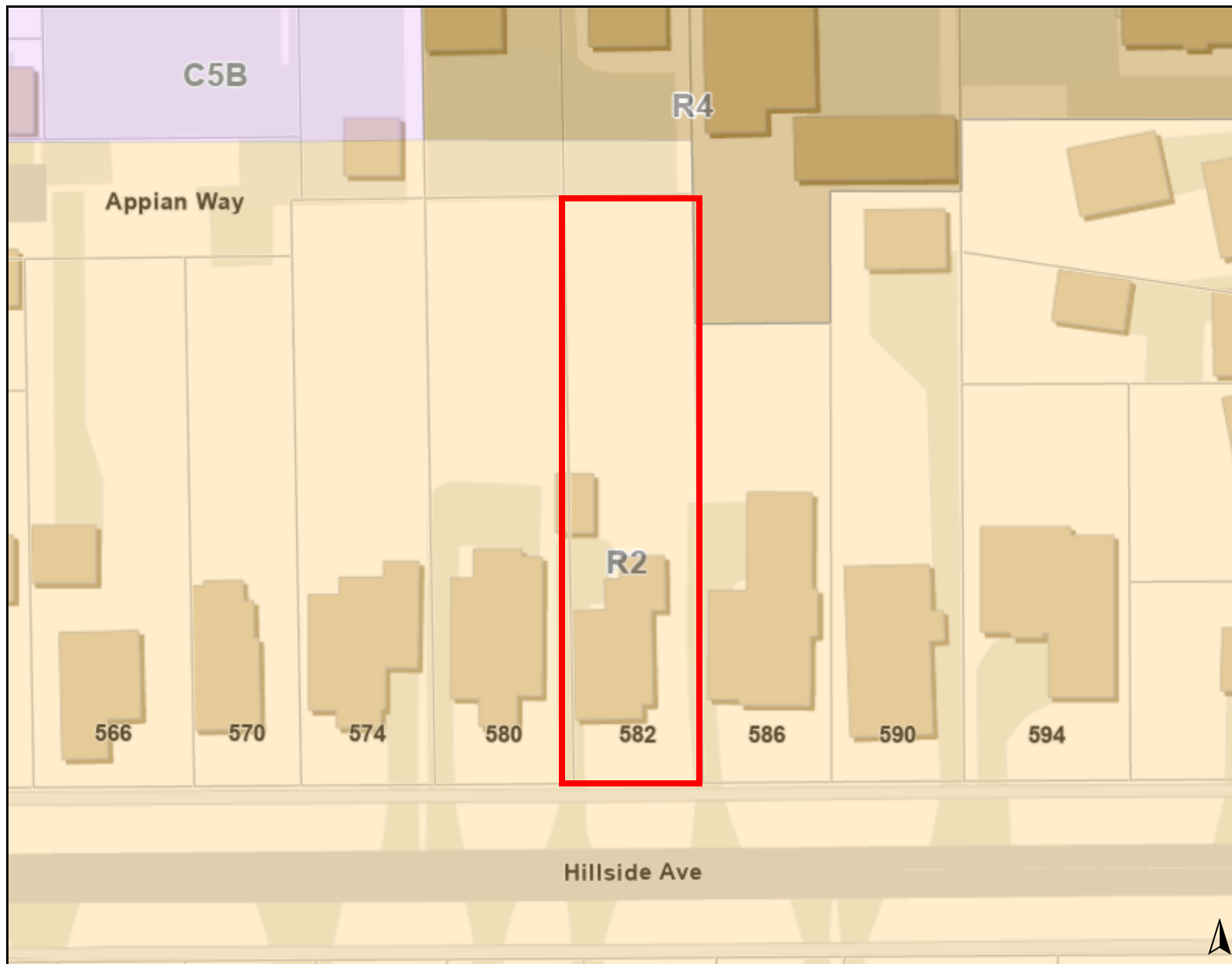
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Print Date: 5/7/2024

Notes

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Legend

Zoning and Development

Zoning

- C5B: Central Business District (Service)
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 100 200
ft

Print Date: 5/7/2024

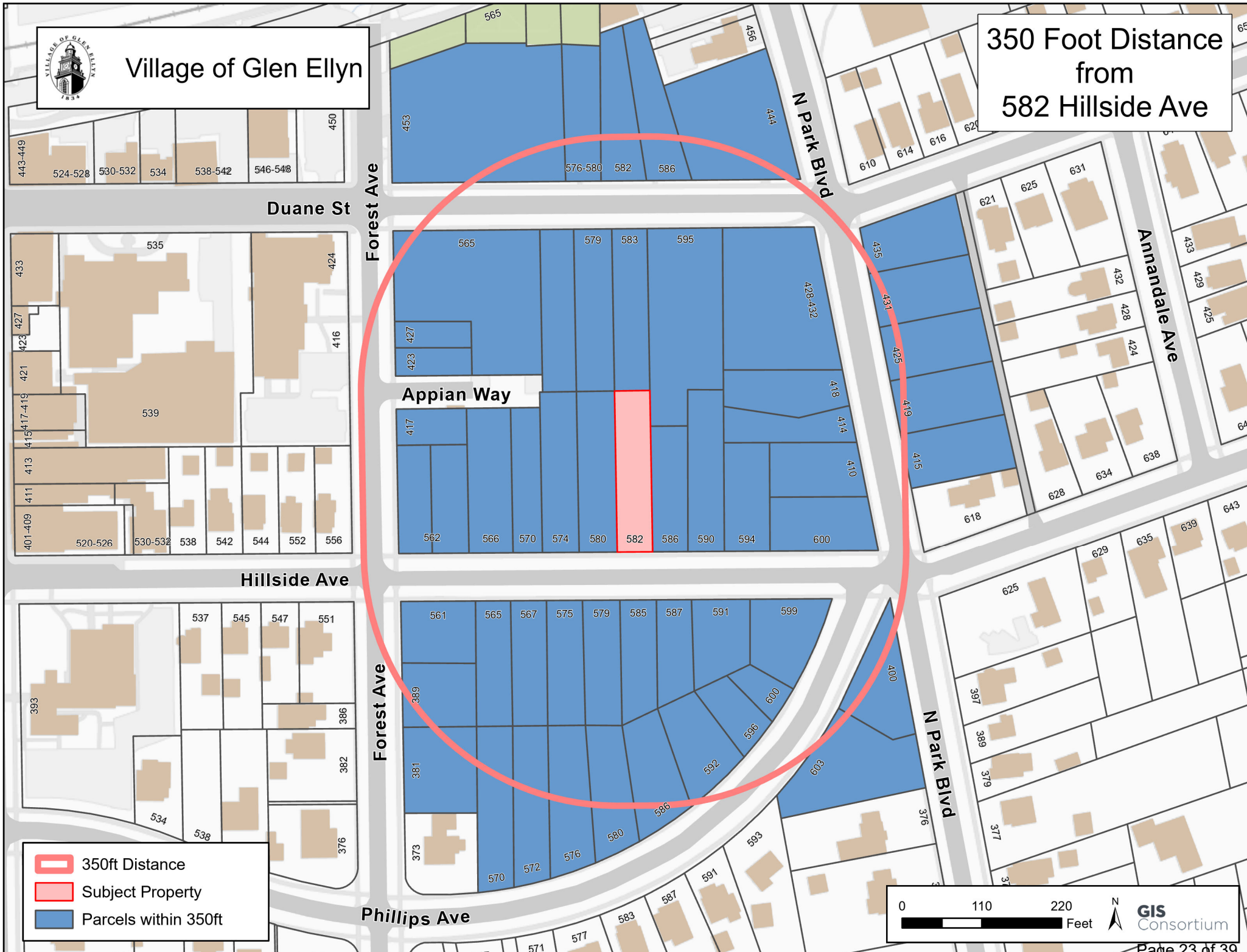
Notes

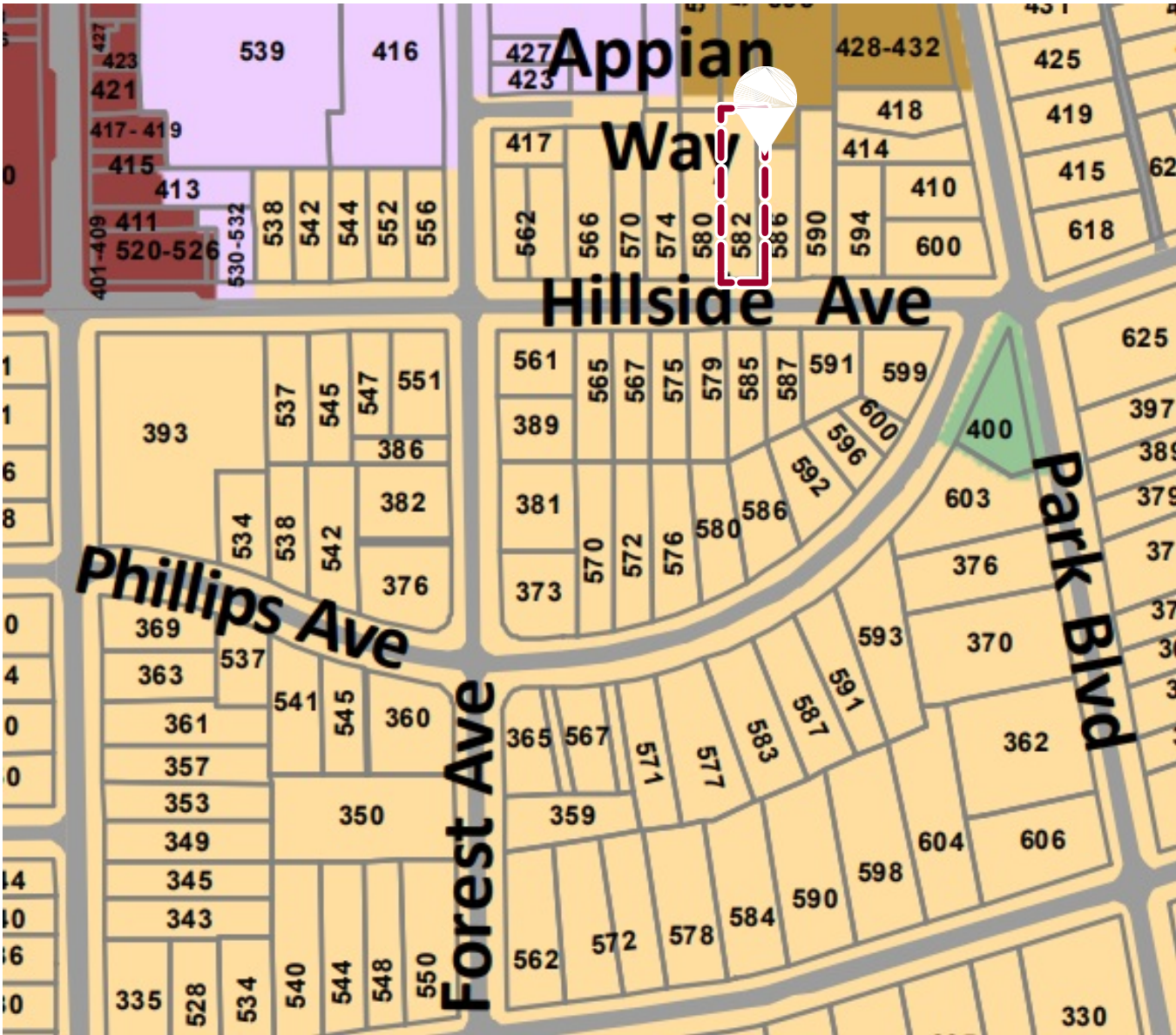
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Village of Glen Ellyn

350 Foot Distance
from
582 Hillside Ave





02

PROJECT LOCATION

NOT TO SCALE



01

FRONT OF RESIDENCE

NOT TO SCALE

DESIGN FIRST BUILDERS

1201 NORWOOD AVE., ITASCA, IL 60143
(630) 250-7777
CONTACT@D1BUILDERS.COM

CONFORTI ARCHITECTURE & DEVELOPMENT

FREDERICK P. CONFORTI
(312) 388-3030
FCONFORTI@D1BUILDERS.COM
ILLINOIS LICENSE NUMBER 001-017080

PROJECT DESCRIPTION

PRIMARY MASTER SUITE & MUDROOM ADDITION

PROJECT OWNER

SEAN & COURTNEY DRISCOLL

PROJECT ADDRESS

582 HILLSIDE AVE., GLEN ELLYN, IL 60137

TELEPHONE #

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.

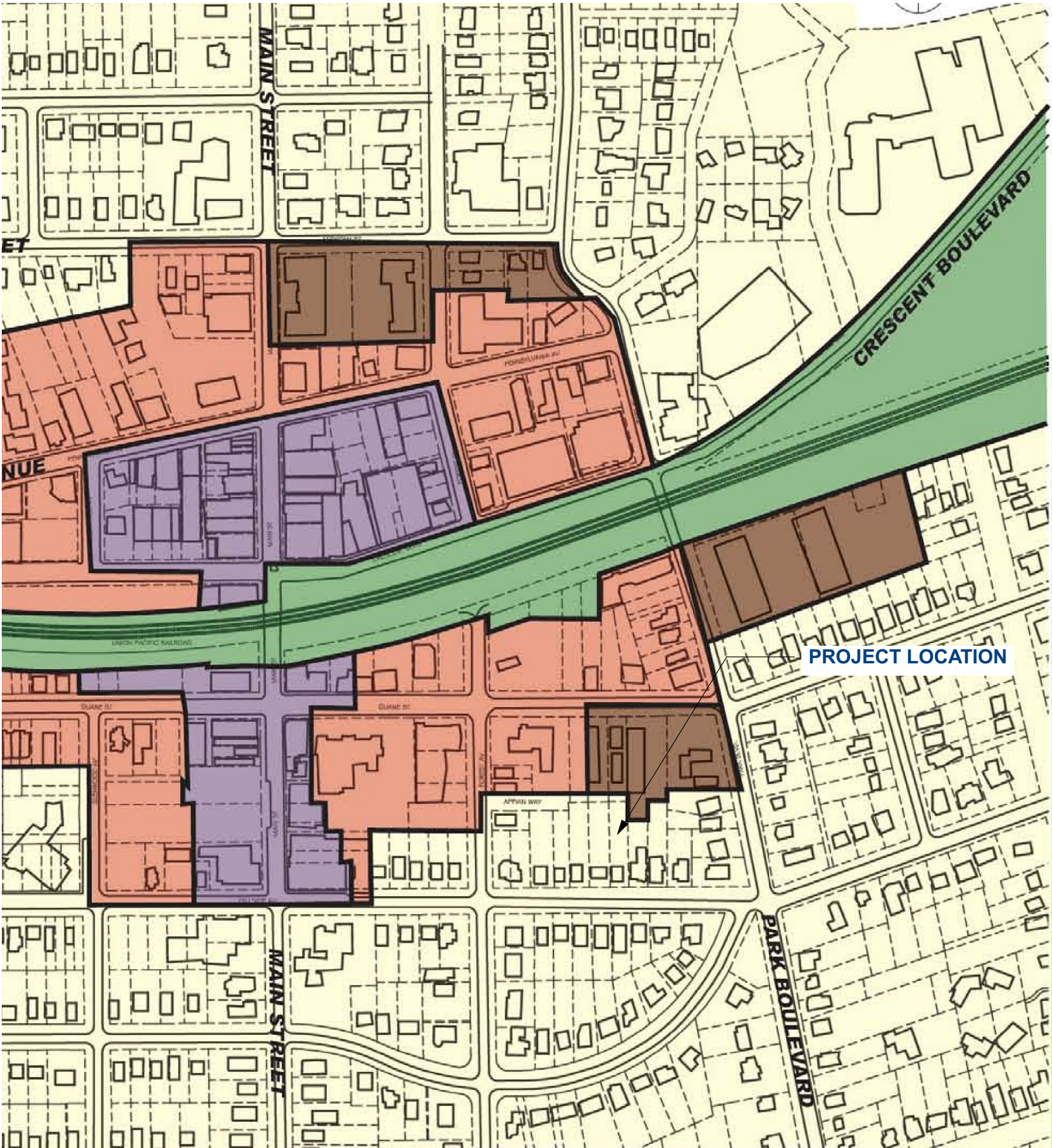
VARIATION APPLICATION

DESCRIPTION	DATE
DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----

SHEET TITLE
LOCATION & FRONT

SHEET #
ZV-1

PRINT DATE:
4/5/2024
09:22:20



03

PROJECT LOCATION-DOWNTOWN MAP

NOT TO SCALE

- R-2
- R-4
- C5A
- C5B
- CR



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1201 NORWOOD AVE., ITASCA, IL 60143
(630) 250-7777
CONTACT@D1BUILDERS.COM

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&
DEVELOPMENT



FREDERICK P. CONFORTI
(312) 388-3030
FCONFORTI@D1BUILDERS.COM
ILLINOIS LICENSE NUMBER
001-017080

PROJECT DESCRIPTION

PRIMARY MASTER SUITE &
MUDROOM ADDITION

PROJECT OWNER

SEAN & COURTNEY
DRISCOLL

TELEPHONE #

PROJECT ADDRESS

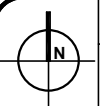
582 HILLSIDE AVE.,
GLEN ELLYN, IL 60137

CERTIFICATION STATEMENT

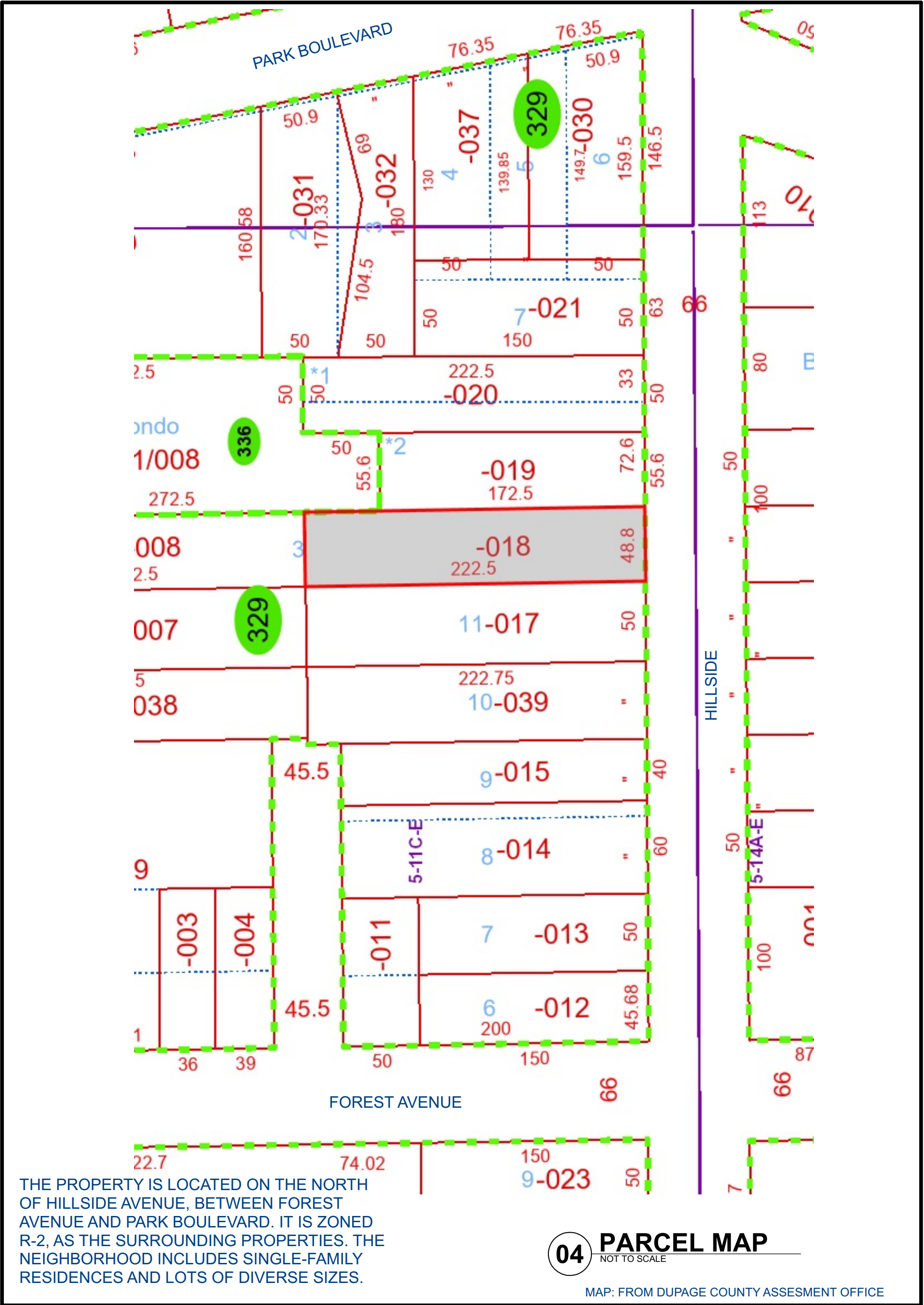
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VARIATION APPLICATION

DESCRIPTION	DATE
DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
DOWNTOWN MAP
SHEET #
ZV-2
PRINT DATE:
4/5/2024
09:22:21





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FCONFORTI@D1BUILDERS.COM
ILLINOIS LICENSE NUMBER
001-017080

PROJECT DESCRIPTION
**PRIMARY MASTER SUITE &
MUDROOM ADDITION**

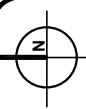
PROJECT OWNER
**SEAN & COURTNEY
DRISCOLL**

TELEPHONE #
PROJECT ADDRESS
**582 HILLSIDE AVE.,
GLEN ELLYN, IL 60137**

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VARIATION APPLICATION

DESCRIPTION	DATE
DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
ELECTRICAL PLANS
SHEET #
ZV-3
PRINT DATE:
4/5/2024
09:22:21

SITE DATA:

APN: 0511329018
LOT AREA (SQUARE FEET): 10,858 SQ.FT.
PROPERTY ZONING DISTRICT: R2 (SINGLE-FAMILY)
LOT COVERAGE ALLOWED: 2,171.6 SQ.FT.
EXISTING LOT COVERAGE: 1,304.67 SQ.FT.*
*Excludes the front porch = 157.0 sf.

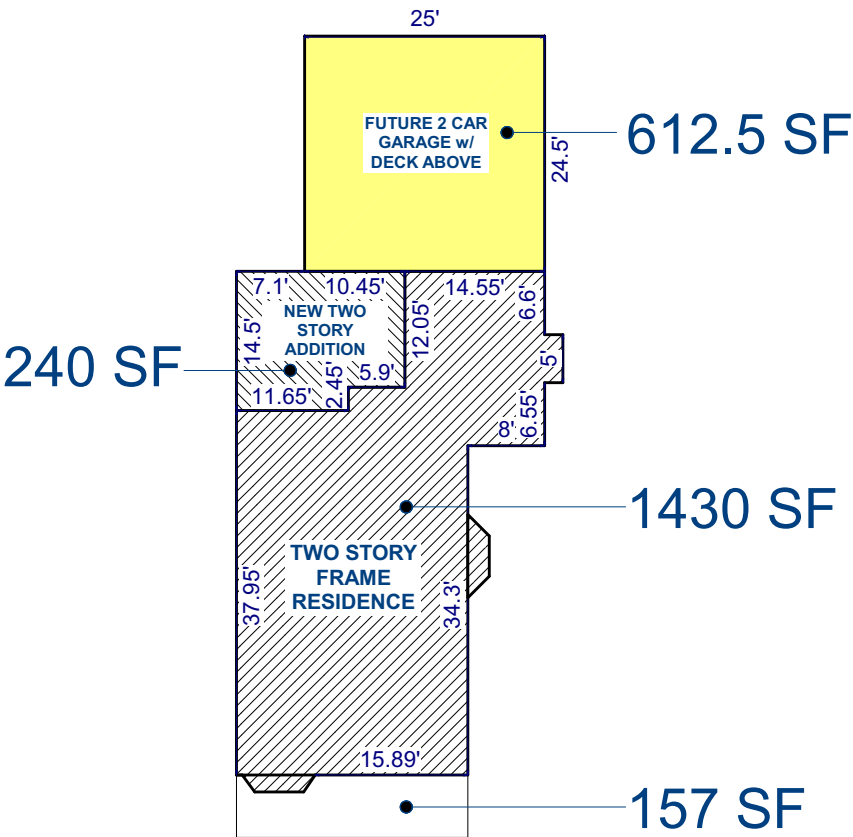
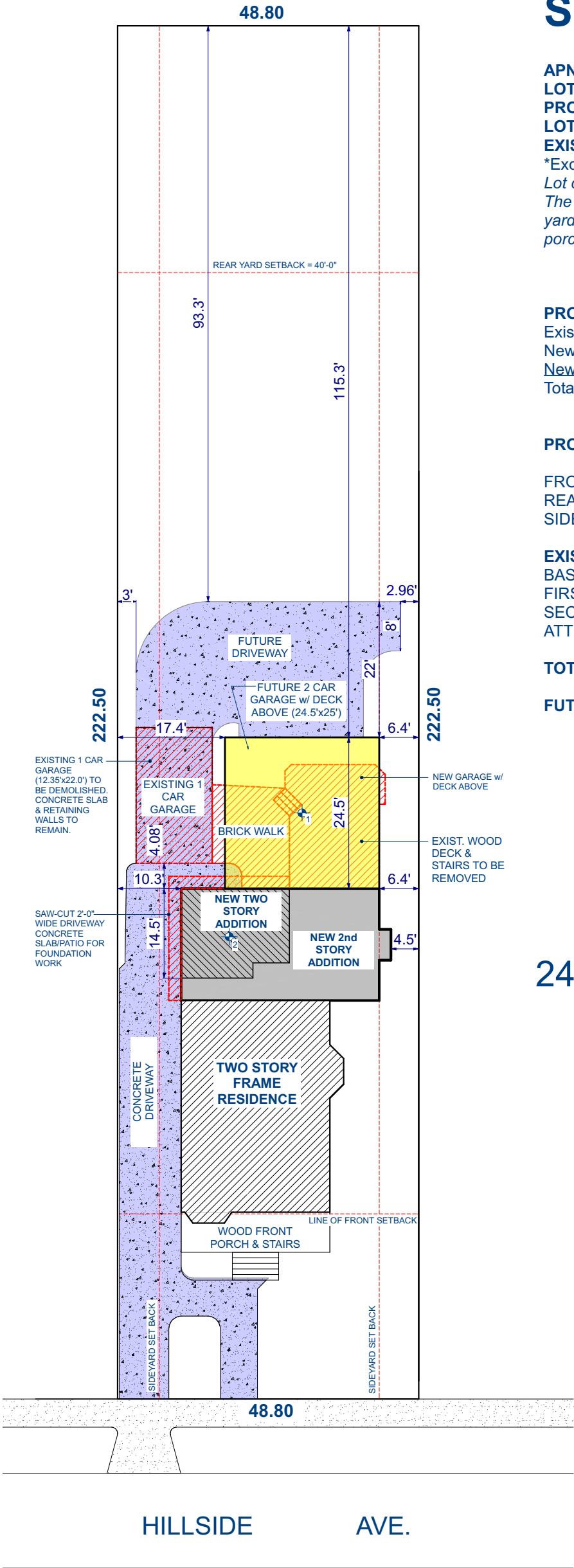
Lot coverage ratio bonuses:
The first 240 square feet of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet with no more than one side of the porch enclosed by a vertical wall, shall be excluded from the lot coverage ratio

PROPOSED LOT COVERAGE: 20% OF 10,858 SQ. FT. = 2,171.6 SF
Existing House: 1,204.0 SF
New Ground Floor Addition: 240.0 SF
New Garage: 612.5 SF
Total: 2,056.5 SF

PROPERTY SETBACKS:

FRONT..... 30.00'
REAR..... 40.00'
SIDE..... 6.5'

EXISTING AREAS:	NEW	ADDED
BASEMENT :	1174.61 SF	1174.61 SF
FIRST:	1218.95 SF	1458.95 SF
SECOND:	762.77 SF	1416.35 SF
ATTIC:	510.17 SF	630.63 SF
TOTAL ADDITION ADDED:		1,019.04 SF
FUTURE GARAGE/DECK:		612.50 SF



PROPOSED LOT COVERAGE DIAGRAM

06 PROPOSED SITE PLAN
SCALE: 1"=20'



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ILLINOIS LICENSE NUMBER
001-017080

PROJECT DESCRIPTION
**PRIMARY MASTER SUITE &
MUDROOM ADDITION**

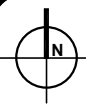
PROJECT OWNER
**SEAN & COURTNEY
DRISCOLL**

TELEPHONE #
PROJECT ADDRESS
**582 HILLSIDE AVE.,
GLEN ELLYN, IL 60137**

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VARIATION APPLICATION

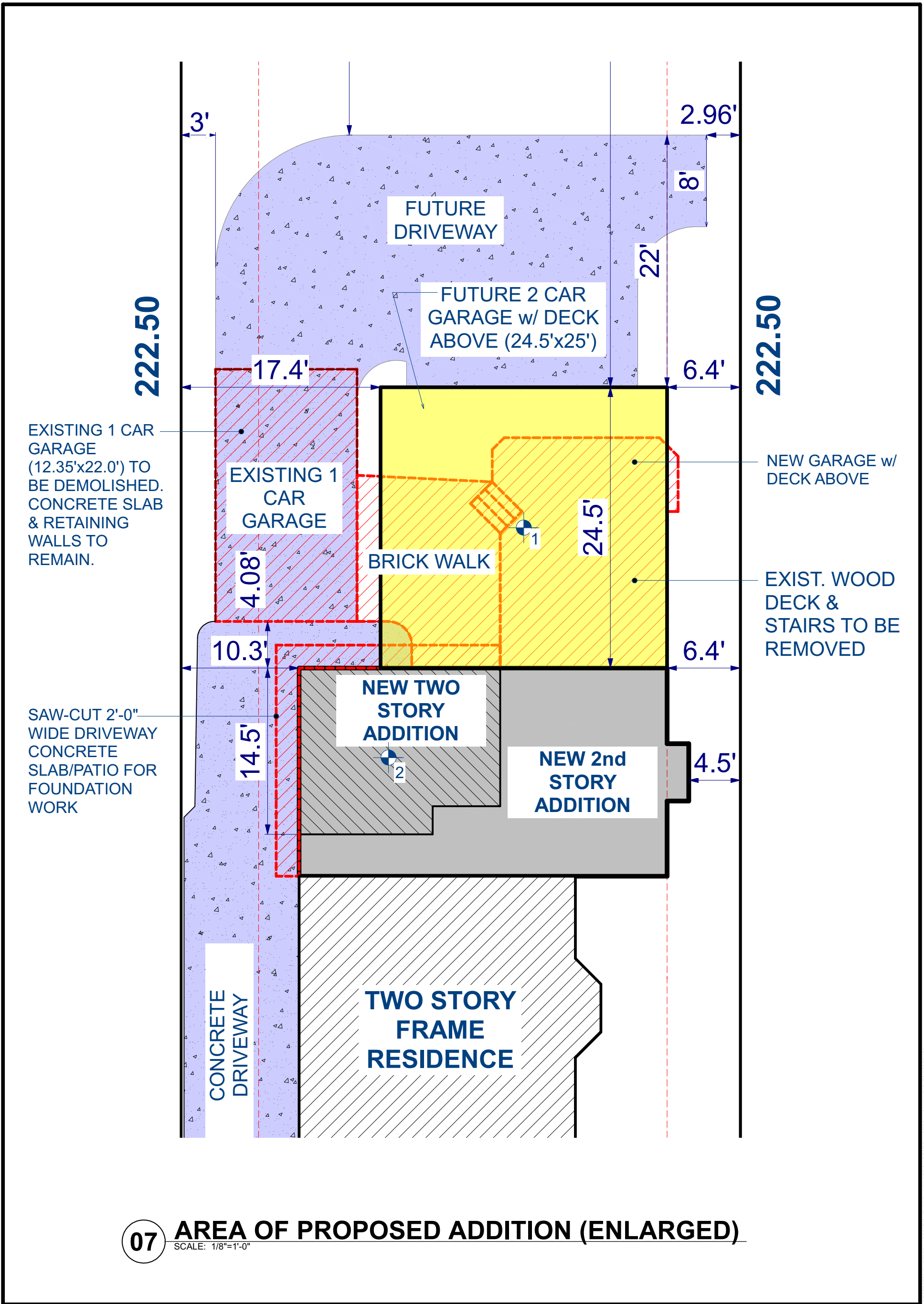
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DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
SECTIONS + DETAILS

SHEET #
ZV-4

PRINT DATE:
4/5/2024
09:22:23





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(312) 388-3030
FCONFORTI@D1BUILDERS.COM
ILLINOIS LICENSE NUMBER 001-017080

PROJECT DESCRIPTION
PRIMARY MASTER SUITE & MUDROOM ADDITION

PROJECT OWNER
SEAN & COURTNEY DRISCOLL

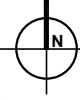
TELEPHONE #

PROJECT ADDRESS
582 HILLSIDE AVE., GLEN ELLYN, IL 60137

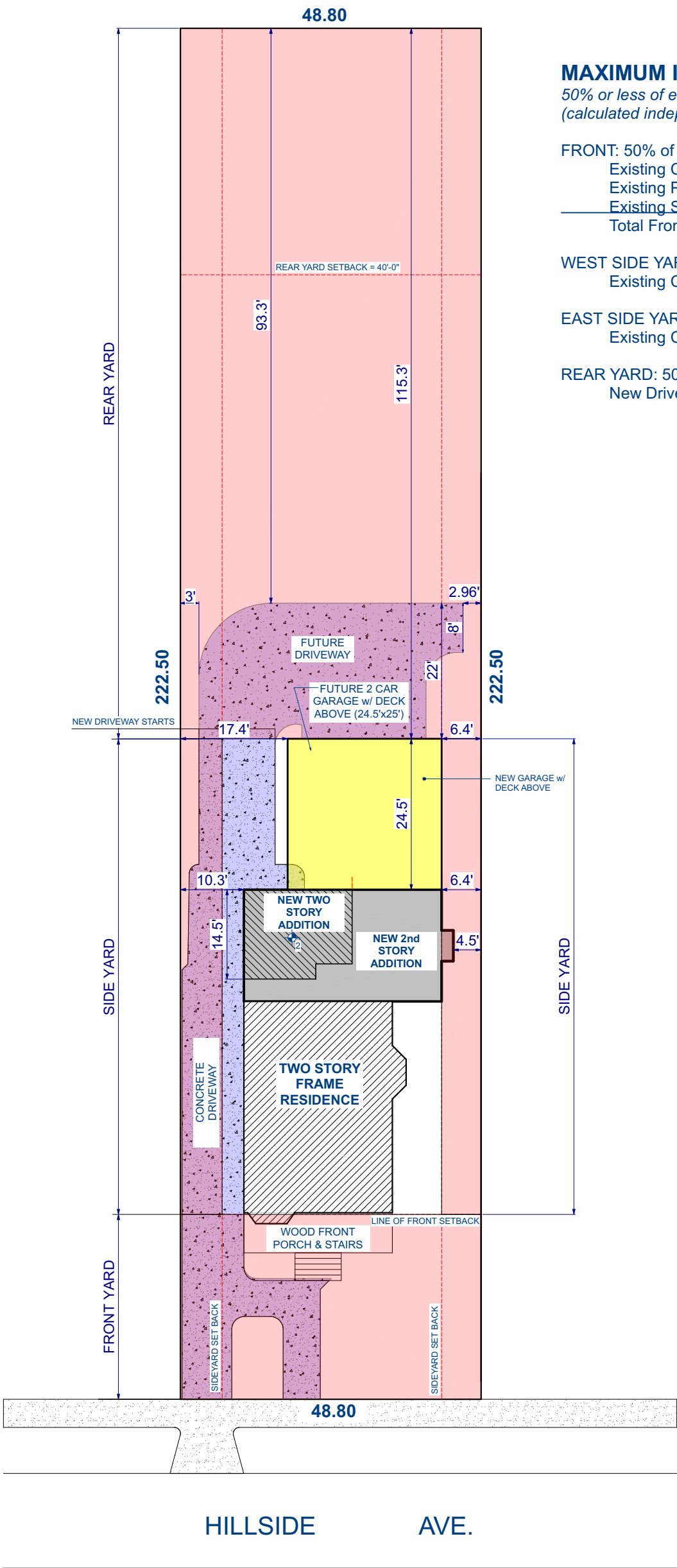
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VARIATION APPLICATION

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DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
EXTERIOR ELEVATIONS
SHEET #
ZV-5
PRINT DATE:
4/5/2024
09:22:23



MAXIMUM IMPERVIOUS AREA: 50% or less of each required front, corner side, and rear yard (calculated independently) may be impervious surface	
FRONT: 50% of 1464 SQ. FT. = 727 SQ. FT.	
Existing Concrete Driveway & Walkway:	434 SQ. FT.
Existing Porch:	156 SQ. FT.
Existing Stairs:	34 SQ. FT.
Total Front:	624 SQ. FT.
WEST SIDE YARD: 50% of 522 SQ. FT. = 261 SQ. FT.	
Existing Concrete Driveway:	426 SQ. FT.
EAST SIDE YARD: 50% of 494 SQ. FT. = 247 SQ. FT.	
Existing Chimney:	32.5 SQ. FT.
REAR YARD: 50% of 5,627 SQ. FT. = 2,814 SQ. FT.	
New Driveway:	800 SQ. FT.

09

PROPOSED SITE PLAN

SCALE: 1"=20'



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ILLINOIS LICENSE NUMBER
001-017080

PROJECT DESCRIPTION

PRIMARY MASTER SUITE & MUDROOM ADDITION

PROJECT OWNER

TELEPHONE #

SEAN & COURTNEY DRISCOLL

PROJECT ADDRESS

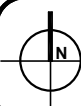
**582 HILLSIDE AVE.,
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VARIATION APPLICATION

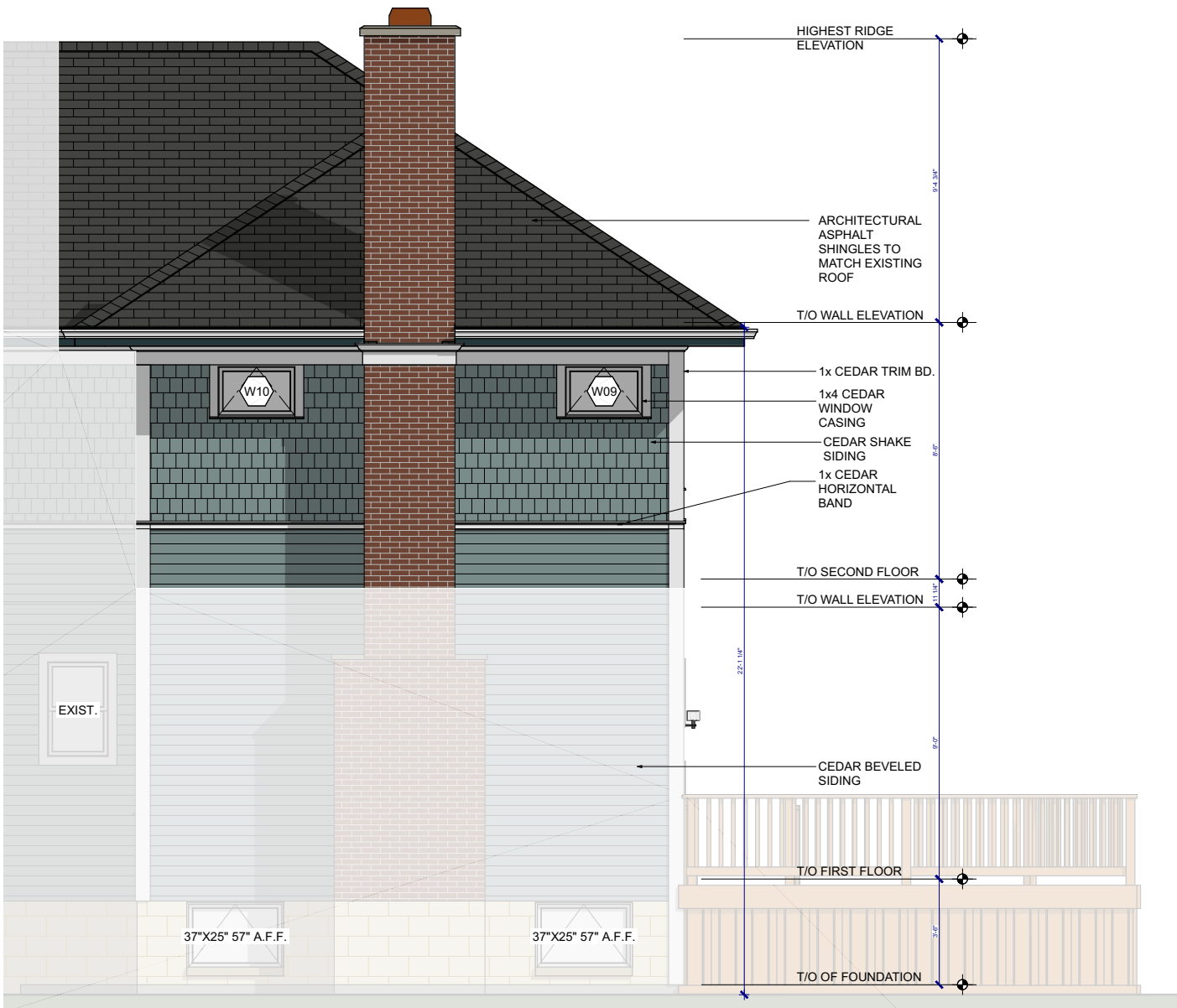
DESCRIPTION	DATE
DESIGN SET	-----
VARIATION SUBMITTAL	4-3-24
VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
IMPERVIOUS AREA
SHEET #
ZV-6
PRINT DATE:
4/5/2024
09:22:23

FILE LOCATION: E:\Shared drives\Design First Process\4-Development\Driscoll (Glen Elyn) Room Addition - AS BOLD\2-ARCHITECTURE\2-2-ADD\DRISCOLL - LAND USE ZONING - 1000.dwg

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12 **PROPOSED EAST ELEVATION**
NOT TO SCALE (2ND STORY ADDITION)



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001-017080

PROJECT DESCRIPTION

**PRIMARY MASTER SUITE &
MUDROOM ADDITION**

PROJECT OWNER

**SEAN & COURTNEY
DRISCOLL**

TELEPHONE #

PROJECT ADDRESS

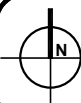
**582 HILLSIDE AVE.,
GLEN ELLYN, IL 60137**

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VARIATION APPLICATION

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VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----



SHEET TITLE
BATHROOM ELEVATIONS

SHEET #
PRINT DATE:
4/5/2024
09:22:24

ZV-8

FILE LOCATION: E:\Shared drives\Design First Process\4. Development\Driscoll (Glen Ellyn) Room Addition - AS BUILT\2. ARCHITECTURE\02.2.2.01\DRISCOLL 1.1\01.01.2024 - 10:00 AM



13 **PROPOSED NORTH ELEVATION**
NOT TO SCALE
(FUTURE 2 CAR GARAGE/DECK ABOVE)



14 **FUTURE 2 CAR GARAGE PERSPECTIVE**
NOT TO SCALE

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(312) 388-3030
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ILLINOIS LICENSE NUMBER 001-017080

PROJECT DESCRIPTION

PRIMARY MASTER SUITE & MUDROOM ADDITION

PROJECT OWNER TELEPHONE #

SEAN & COURTNEY DRISCOLL

PROJECT ADDRESS

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VARIATION APPLICATION

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VARIATION REVISIONS	-----
VARIATION APPROVED	-----
WALK-THRU SET	-----
PRODUCTION SET	-----
FIELD REVISIONS	-----

SHEET TITLE
FUTURE 2 CAR GARAGE

SHEET #
ZV-9

PRINT DATE:
4/5/2024
09:22:25

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF A
TWO-STORY ADDITION AND ATTACHED GARAGE WITH DECK ON A LOT
THAT IS LESS THAN 50 FEET IN WIDTH AND TO ALLOW A SIDE SETBACK AND
IMPERVIOUS SURFACE SETBACK THAT IS LESS THAN THE REQUIRED
MINIMUM IN THE R2 DISTRICT, FOR THE PROPERTY LOCATED AT 582
HILLSIDE AVENUE, GLEN ELLYN, IL.**

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 subject property is 48.80 feet in width, which does not meet the R2 District's lot width requirements, and would prevent the applicant from constructing enlargements and additions on the lot and that the existing home and existing driveway do not meet setback requirements in the R2 Residential District.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code, because the home cannot be enlarged or have added additions as the lot does not meet the minimum lot width required in the R2 Residential District.
3. The plight of the applicant/owner is due to unique circumstances relating to the property in question, because the subject lot was platted in 1906 with a lot width of 48.80 feet and is a nonconforming lot width that limits any improvements on the lot without requiring a variation.
4. The requested variation, if granted, will not alter the essential character of the locality of the property in question, because the proposed addition is intended to match the architectural character of the existing home and neighborhood, comply with all other Zoning standards, and have a minimal impact on the adjacent properties.
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 property is platted with a nonconforming lot width, which restrict any potential improvements on the lot without requiring a Zoning variation.
6. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district, because the property was originally platted with a nonconforming lot width, which restrict any potential improvements on the lot without requiring a Zoning variation.

7. The purpose of the variation is not based exclusively upon a desire to make more money out of the property in question, because the proposal calls for an expansion and addition to the current home to provide more living space for the occupants.
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 hardship is due to the property being originally platted with a nonconforming lot width, which restrict any potential improvements on the lot without requiring a Zoning variation.
9. 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, and will not impair an adequate supply of light and air to adjacent property, because the proposed addition and expansion will maintain sufficient buffer from the neighboring properties.
10. The proposed variation will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property, because the proposed expansion and addition will meet all applicable Building and Fire Codes.
11. The proposed variation 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 the proposed addition is for the residential use of the current property owners.
12. The proposed variation will not create a nuisance or result in an increase in public expenditures because the proposed expansion and addition is for the residential use of the current property owners and is not anticipated to negatively impact neighbors.
13. The variation is the minimum variation that will make possible the reasonable use of the land, building or structure because the proposed proposed expansion will be large enough to accommodate owners' needs, and that the proposed encroachment will be built in line with the existing structure and with the minimum amount of variances possible.

DRAFT "MOTION" TO RECOMMEND APPROVAL OF
ZONING VARIATIONS FOR 582 HILLSIDE AVENUE

Having considered the application of Courtney Morso Driscoll, owner of the property at 582 Hillside Avenue, Glen Ellyn, for zoning variations from Section 10-4-1(L)1 to all for an enlargement and addition on a lot that is less than 50 feet in width, Section 10-4-8(D)8(a) to allow for an enlargement and addition on lot with an interior lot width of 48.80 feet in lieu of the required 66-foot minimum lot width, Section 10-4-8(D)3 to allow an interior side yard setback of six feet and four inches (6'-4") for the new addition in lieu of the minimum required six and one-half feet (6'-6") and Section 10-5-5C Impervious surface setback to reduce a setback for an existing driveway from 1' to 0', 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 14, 2024, 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 May 14, 2024, public hearing of the Zoning Board of Appeals.
2. A Building Permit shall be obtained for the work.
3. Engineering approval as part of the Building Permit is required.
4. _____.

Motion by: _____ Seconded by: _____

DRAFT "MOTION" TO RECOMMEND DENIAL OF
A ZONING VARIATION FOR 582 HILLSIDE AVENUE

Having considered the application of Courtney Morso Driscoll, owners of the property at 582 Hillside Avenue, Glen Ellyn, for zoning variations from

Section 10-4-1(L)1 to allow for an enlargement and addition for a home located on a lot that is less than 50 feet in width.

Section 10-4-8(D)8(a) to allow for an enlargement and addition on lot with an interior lot width of 48.80 feet in lieu of the required 66-foot minimum lot width.

Section 10-4-8(D)3 to allow an interior side yard setback of six feet and four inches (6'-4") for the new addition in lieu of the minimum required six and one-half feet (6'-6").

Section 10-5-5C Impervious surface setback to reduce a setback for an existing driveway from 1' to 0'.

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 14, 2024 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 10-4-1(L)1, Section 10-4-8(D)8(a), Section 10-4-8(D)3 and Section 10-5-5C 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: _____