



Agenda  
Village of Glen Ellyn  
Zoning Board of Appeals Meeting  
Tuesday, October 8, 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. New Business**
  - 1) Approval of the September 10th, 2024 Zoning Board of Appeals Meeting Minutes
  - 2) Public Hearing - 252 Merton Avenue - Construction Necessitated Variance for Sport Court
  - 3) Public Hearing - 417 Dawn Avenue - Zoning Variation Requests to Allow an Attached Garage and Second Story Addition.
- D. Other Business**
- E. Chairperson's Statement**
- F. Trustee Liaison's Report**
- G. Staff Report**
- H. 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, September 10, 2024 at 7:00 PM**  
Glen Ellyn Civic Center  
Galligan Board Room  
535 Duane Street

**A. Call to Order and Roll Call**

Chairperson Constantino called the meeting to order at 7:04 PM and 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.

Roll was called.

Present: Chairperson Gregory Constantino, Members Matthew Jones, Peter Kelly and Craig Pavlich

Absent: Member Katie Crudele and Christiane McKnight

Also in attendance: Jennifer Henaghan, Community Development Director; Daniel Harper, Planning Manager; Anne Gould, Village Trustee and Julie Settles, Recording Secretary.

**B. Public Comment (non-agenda items)**

None

**C. Approval of Minutes**

**Member Jones made a motion to approve the draft minutes of the August 13, 2024 ZBA meeting; seconded by Member Pavlich, the motion passed by voice vote.**

**D. New Business**

**1. Public Hearing – 491 Ridgewood Avenue**

**Member Pavlich moved to open the Public Hearing. Member Kelly seconded the motion and the motion passed by voice vote.**

**Staff Introduction**

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: Zoning Variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-1(L) to allow the construction of an addition to the home on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District.

2. Section 10-8-6(B)(3) to allow the construction of an addition to the home on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District.
3. Section 10-4-8(D)(3) to allow for a three foot and four inch (3'-4") interior side yard setback in lieu of the required six and one-half foot (6'-6") interior side yard setback.

Mr. Harper also gave the following variation history of the property. He stated that the Village Board approved zoning variations from Section 10-4-1(L), Section 10-8-6(B)(3) and Section 10-5-4(A)(2)(a) in December of 2020 to allow for the construction of a 600 square foot detached two-car garage on a property less than 50 feet in width and less than 6,534 square feet in area where a new detached garage would not be permitted and where the maximum permitted area for accessory structures in the required rear yard was 456 square feet.

Mr. Harper stated that the petitioners are requesting three (3) zoning variations cited above to allow for the construction of an approximately six-hundred and seventy-four (674) square-foot two-story addition to the rear of the existing single-family home located at 491 Ridgewood Avenue. The petitioners are proposing to remove an approximately two-hundred square foot mudroom, bathroom and deck located in the rear Page 10 of 37 of the structure and construct the addition in the rear of the structure once occupied by these areas. The proposed eastern interior side yard setback for the addition is three feet and four inches (3'-4") and would be consistent with the interior side yard setback of the existing home. The existing lot coverage, approximately 974 square feet, will increase to approximately 1,132 square feet, or 19.86 percent due to the 'bonus' 500 square feet for detached garages and 'bonus' 53 square feet for the existing front porch area that has a minimum depth of six feet and is open on at least two sides that do not count toward this total.

Mr. Harper stated the following approved neighboring variation requests:

487 Ridgewood Avenue – (1994) Variations from Minimum Lot Area, Lot Width, Side (3.5ft) and Corner Side Yard Setbacks to allow for the construction of an addition.

495 Ridgewood Avenue – (2011) Variations to allow for a 2.97' interior side yard setback in lieu of the required six and one-half foot (6'-6") interior side yard setback for a front porch addition.

499 Ridgewood Avenue – (1998) Variation from the minimum lot width and lot area to allow for the construction of an addition.

Mr. Harper stated that he received petitions from neighbors in favor of the variances and also received one email in favor. He stated that 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.

Member Jones asked that if the house was burned down and the petitioner came for a permit would they still need a variance due to the 38' lot width. Mr. Harper answered yes. Member Jones asked what the minimum width of the driveway be. Mr. Harper answered the width of the driveway is 9'.

Chairperson Constantino asked about the drainage. Mr. Harper answered when the petitioner did the two-car garage, they had to install a dry well.

Member Jones asked if the proposal won't exceed the 20% coverage max. Mr. Harper answered yes.

#### Petitioner Testimony

Sworn in, Cecil Barbato, resident of 491 Ridgewood Avenue. Glen Ellyn, IL who addressed the Board Members. Mr. Driscoll stated that he and his wife love the neighborhood and enjoy their American Foursquare home. In 2020 they came before the Commission for the garage. He stated this is their forever home and already made significant investments in the development and would like to continue to enjoy the results of those efforts. He stated the lot is 38 X 150 and in 1974 the Village changed the lot width to 66' which made the conforming lot became a legal non-conforming lot which became standard. He stated in 1989 there were further restrictions to define the size of buildable lots. This was done to combat giant, new construction homes on interior lots. He stated this unfairly penalized historic homes that add charm to the Village. In 2016 the Village walked back some restrictions that allowed for a detached garage and allowed for a class 1 addition. He stated it is an extremely narrow lot and the side-yard setback when applied to the letter of the law account for 34.2% of the lot width greatly reducing buildable area. The lot width further impacted vehicle access requirements due to the existence of a detached garage with the buildable width accommodating a 9' wide driveway. He stated they are not asking for a LCR increase because of the lot, they are asking to build a comfortable addition within the spirit of the Code. He stated in 1909 the average male height was 171cm and weight was 140lbs. Today the average male height is 177cm and weight is 199.8lbs. Due to this increase they are asking that this Commission allow for a 27.4% increase in the size of the home. He stated the Code is 13' allowed between structures and the distance for them is 15.25'. In 2021 they provided 125CF for storm water retention which was more than the required 69.37CF. He stated that 499, 487 and 495 Ridgewood were all granted side-yard setback relief in the past.

Member Jones stated that Village looks to keep affordable housing for first time home buyers in Glen Ellyn. He asked how much money the proposal is costing. He also asked if the petitioner was doing this to make money or will they stay in the neighborhood. Mr. Barbato answered the preliminary addition cost was \$300,000-400,000 and that they intend to stay in the home forever.

Sworn in, Tom Leonard, resident of 487 Ridgewood Avenue. He stated that he and his wife live adjacent to the Barbatos. He stated that over the past thirty-four years he's had the pleasure of witnessing the block evolve. He stated he is here to speak on behalf of his neighbors. He stated they are great neighbors and friends and they are committed to keeping Glen Ellyn the great home town that it is. The proposed variance will not only enhance their living space, but also contribute positively to the aesthetic of the entire block. The project will allow this young family to say for

the long term, preserving the stability of our community. He stated he urges the Board to approve this variance as it aligns with the values of maintain a strong cohesive and vibrant community.

**Member Jones made a motion to adopt the “(Draft) Findings of Fact to Support a motion to recommend approval of zoning variation to allow the construction of an addition on property less than 50’ in width and for the addition to have an interior sideyard setback of 3’4” in the R2 district for the property located at 491 Ridgewood Avenue, Glen Ellyn, IL. Member Kelly seconded the motion. The motion passed unanimously on a roll call vote with four Members present voting “Yes”.**

Member Jones stated he is in favor of the variance. He stated he lives at 463 Ridgewood and he knows his neighbors are also in favor. He stated if you look at 486 Phillips they are less than 3’ from the side yard setback and it doesn’t faze any of us. He stated Glen Ellyn does want affordable housing but in this area it is not possible.

Member Pavlich stated he is absolutely in favor of the proposal. He stated the petitioners are making sure the home stays consistent with the neighborhood.

Member Kelly stated the petitioner did a great job keeping the characteristics of the neighborhood and he’s inclined to say yes.

Chairperson Constantino stated he is in favor. He stated that present codes make these lots almost unbuildable so there is a definite hardship here. He stated there is no adverse effect on fire requirements, site lines are to remain the same and they are not doing it to make a profit so he’s in favor of granting.

**Member Kelly made a motion to close the Public Hearing for 491 Ridgewood Avenue. Member Jones seconded the motion and the motion passed by voice vote.**

#### Board Recommendation

**Member Jones moved for the following:**

**Having considered the application of Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue, Glen Ellyn, for a zoning variation from Section 10-4-8(D)2 to allow for zoning variations from**

- 1. Section 10-4-1(L) to allow the construction of an addition to the home on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District.**
- 2. Section 10-8-6(B)(3) to allow the construction of an addition to the home on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District.**
- 3. Section 10-4-8(D)(3) to allow for a three foot and four inch (3’-4”) interior side yard setback in lieu of the required six and one-half foot (6’-6”) interior side yard setback.**

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

**the 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 10, 2024, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL.**

**Member Kelly seconded the motion. The motion passed unanimously on a roll call vote with four Members present voting "Yes": Constantino, Jones, Kelly and Pavlich.**

**E. Other Business**

None.

**F. Chairperson's Statement**

None.

**G. Village Board Trustee Report**

Trustee Anne Gould stated the Village Board had a workshop about improvements on the Main Street garage. They also approved an art project for Pan Fish Park. The Village closed on the east side hotel parcel and the new owner has 180 days to demolish the building. She stated the Board did not vote in favor on the zoning text amendment where hens would be allowed. Member Jones asked if any Board members were in favor. Trustee Gould answered that two members were in favor. Member Jones asked if anyone can legally challenge the vote. Trustee Gould stated she didn't know.

**H. Staff Report**

Mr. Harper stated there will be two cases being presented at the October ZBA meeting. He stated tomorrow the AAC has two items to discuss. One being a walk up ATM and the other at 580 Duane St. The Plan Commission will have a proposed expansion of parking area at Glenbard West, a resurface to a parking lot with reduction of parking spaces and Marinella's where a pergola was built without a permit.

**I. Adjournment**

**Member Jones made a motion to adjourn the meeting. Member Kelly seconded the motion and the motion passed by voice vote at 8:08 PM.**

Respectfully submitted,

Julie Settles



**Glen Ellyn Zoning Board  
of Appeals**

535 Duane Street  
Glen Ellyn, IL 60137

Meeting 10/8/2024 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Anabel Pederson

**AGENDA ITEM (ID  
# 2024-690)**

**DOC ID: 2024-690**

## **Public Hearing - 252 Merton Avenue - Construction Necessitated Variance for Sport Court**

### **Statement of the Issue:**

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

1. Section 10-5-5(B)4 #34 to allow a sport court to be 7.9% of the lot width from the property line in lieu of the required 10% as required in the R2 Residential Zoning District.
2. Any other zoning relief necessary to allow the home to remain as constructed and as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

### **Analysis:**

**PROPERTY:** The subject property, 252 Merton Ave. is an interior lot on the west side of Merton Avenue, north of Wingate Rd. and south of Highview Ave., located within McIntosh, A.T., & Co.'s Elmwood Addition.

**PETITIONERS:** Elizabeth and Ryan Hogan, owners of the subject property, are requesting a public hearing for a Construction Necessitated Zoning Variation for the property located at 252 Merton Avenue.

**ZONING/USE:** The subject property and the properties to the north, east, south, and west are all zoned R2 – Single Family Residential District and are all improved with single-family homes.

**PUBLIC NOTICE:** Notice of the public hearing was published in the September 19, 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 ORDINANCE HISTORY:** The Village has no record of any prior variations being granted for the subject property.

### **PERMIT HISTORY:**

| <b>Year</b> | <b>Permit No.</b> | <b>Type</b>                    |
|-------------|-------------------|--------------------------------|
| 1949        | 252               | Const. Single Family Residence |

|      |          |                                |
|------|----------|--------------------------------|
| 1986 | B9094    | Electrical                     |
| 1998 | B17376   | Demo Single Family Residence   |
| 1998 | B17950   | Const. Single Family Residence |
| 2002 | B21520   | Sprinkler System               |
| 2011 | 20111873 | Fire Pit                       |
| 2020 | 20202326 | Clearwater Connection          |
| 2024 | 20240872 | Sport Court (Not approved)     |

**EXISTING:**

|                    | <b>R2 Lot Requirements [10-4-8(D)]</b>                                                                                                                                         | <b>Subject Property Data</b>                                                                                                    |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Lot Area           | 8,712 ft <sup>2</sup> (0.20 acres)                                                                                                                                             | 10,890.04 ft <sup>2</sup> (0.25 acres)                                                                                          |
| Lot Width          | 80', corner lots; 66', all other lots                                                                                                                                          | 75'                                                                                                                             |
| Front Yard         | Between 30' and 50' for new construction, but no closer than the closest principal structure of existing principal structures on adjacent lots on the same side of the street. | 41' from front lot line to principal structure.                                                                                 |
| Interior Side Yard | 6.5' or 10% of the total lot width, whichever is greater.                                                                                                                      | 5'-7" from north interior side lot line to principal structure, 7'-7" from south interior side lot line to principal structure. |
| Rear Yard          | 40'                                                                                                                                                                            | 47' from principal structure.                                                                                                   |

**PROJECT HISTORY:** The property was the subject of an anonymous call to the Village of Glen Ellyn Community Development Department in May of 2024. A Village Inspector visited the site and saw the construction vehicle for the sport court contractor along with the finished sport court on the property on May 28, 2024. Elizabeth Hogan, on site at the time stated that they did not realize that they needed a permit for this work and that her husband oversaw the project.

The property owners submitted for a building permit June 5, 2024 for a sport court and patio fireplace. The permit application was rejected for building, zoning, and drainage requirements on June 24, 2024. The applicant was asked to submit revised plans with the necessary dimensions to construct the patio and the gas fireplace. It indicated that the sport court was too close to the west property line in violation of Village Code Table 10-5-5(B)4, which maintains that a sport court must be 10% of the lot width away from the property line. In this case, the sport court partially extended past this limit, 5'11" in lieu of the required 7'5".

The applicant submitted for a second review which was rejected for zoning on July 15, 2024 due to the above mentioned sport court setbacks being out of conformance. The applicant was notified in the review of the need for a Construction Necessitated Variation (CNZV) to maintain the sport court in the non-conforming location. The applicant was directed to Planning Manager Daniel Harper and submitted the CNZV application to him on August 14, 2024.

The property owners are requesting a variation due to the court being installed at an angle relative to

the rear lot line, leaving part of the court within the 10% setback requirement and the rest of the court as close as 7.9%. The property owner has stated that their yard has unique conditions that create hardship, sloping harshly and containing a shallow power line on the other side of the yard which leaves the current location of the sport court the only feasible option. Their driveway contains a steep slope which would allow the basketballs to roll into the street if a hoop were installed there. They also state that moving the sport court from the current location would create a ledge that would be unsafe. The property owner has stated they have replaced existing evergreens to block the view and activity from the neighbors. They have also stated in their application that the angle of the lot threw off the installers and they were unaware or did not inform the property owner at the time.

**PROPOSED:** Per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of a construction necessitated zoning variation to allow the sport court to remain in its existing location, encroaching into the required 10% lot width setback. In order for the addition to remain as constructed, the above-mentioned variations will need to be granted.

**Budget Impact:**

**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 requests in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

**Attachments:**

1. Application
2. Aerial Map
3. Zoning Map
4. Plat of Survey
5. Permit Review Plans

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

**APPLICATION FOR VARIATION**

---

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

---

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

**I. APPLICANT INFORMATION:**

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

**Name:** Ryan and Elizabeth Hogan

**Address:** 252 Merton Ave. Glen Ellyn, IL 60137

**Phone No.:** [REDACTED]

**Fax No.:** \_\_\_\_\_

**E-mail:** [REDACTED]

**Ownership Interest in the Property in Question:** 100%

---

**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):

N/A

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

N/A

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION:

Common address: 252 Merton Ave. Glen Ellyn, IL 60137

Permanent tax index number: 05-14-215-016

Legal description: LOT 6 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S ELMWOOD ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN THE EAST 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398, IN DUPAGE COUNTY ILLINOIS

Zoning classification: R

Lot size: 144.64 ft. x 75.00 ft. Area: 10.848 sq. ft.

Present use: 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):

We are requesting a variation to zoning code 10-5-5(B)4 #34 which states the required setback of a sport court must be 10% of the lot width from the property line. Our sport court was installed parallel to our house and patio but on an angle relative to the back lot line to the west, leaving the west side of our court partially in compliance with the 10% requirement (or 7'-6") but the other end getting as close as 7.9% (or 5'-11")

Estimated date to begin construction: \_\_\_\_\_

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

Sport Court Midwest - 747 Church Road, Suite G10 Elmhurst, IL 60126

Steinbrecher Land Surveyors - 141 S. Neltnor Blvd. West Chicago, IL 60185

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:

Our yard slopes severely from back to front this section of the back yard is the only area feasible to install a sport court due to drastic elevation change and a shallow power line III IE'd approx 12" deep on the other side of the yard. Shifting the court in its current location 1'-7" feet away from the rear lot to meet zoning criteria would create a ledge that falls off to the concrete patio which wouldn't be safe. Angling the court parallel to lot line would not line up to the patio and house.

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):

---

---

---

---

OR

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

The slope of the property and elevated perimeter landscaping around the backyard cuts down on our useable backyard square footage. This combined with a shallow Comed power line on one end only allows us a limited amount of our land to be able to create a level useable area for supervised sports/outdoor activities that we require.

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

We have ample setbacks everywhere else except this one section of the rear lot line. We replaced evergreens that were dying with new ones around the area to keep balls from getting to neighbors yards as well as enhance our neighbors views and keep the court out site. the court is green to blend in with the color of grass and we are NOT installing any additional lights.

- 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:

Without a variance we would be forced to cut off an edge of the court leaving it assymetrical to the basketball hoop as well as narrowing the court which is already pushing the limit of as narrow as it should be.

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:

We have a uniquely steep driveway. one of two on our street that is this severe. The slope doesn't allow us to put a basketball hoop on it without the ball constantly rolling into the street. It also would make the height fluctuate several feet depending where you stood. The area of our backyard we've chosen was the only feasible place to put a court where the grade isn't severe

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

We will not make money on this, it is soley for the enjoyment and safety of our 4 kids and the other kids in the neighborhood.

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

The difficulty/hardship is not created by a person, its the natural topography of the land which makes a significant amount of our square footage visible as our property but unusable as outdoor space for us to use.

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

We removed a firepit that was 5 ft from the rear lot line in the process of adding the sport court. In doing so we have decreased fire hazards, made the property safer and the new court has more rear setback (5'11" to 7'10" at various points) than the firepit did (5'0").

6. Provide evidence that the proposed variation will not:

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

There are no walls, roofs or obstructions other than a basketball hoop

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

See 5 above

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

See 5 above; also this is for the use and enjoyment of all kids in the neighborhood. And its in view of our kitchen and family room where we can monitor our children (vs the front yard)

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

With the new trees and simplicity of the court it isn't even visible from anywhere in the neighborhood

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

N/A

- f. Create a nuisance; or

No more nuisance than a child playing in the driveway, only this is visible from more areas of the house than the driveway is so it will have more adult supervision.

- g. Results in an increase in public expenditures.

N/A

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

We are only asking for 1'7" at the most on the far north end of the court with increasingly smaller amounts as you go south until it is becomes compliant with the zoning criteria for the south portion

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

Sport Court was to install per all code requirements. The angle of the lot line apparently thru them off and they were unaware or at least didn't inform me at the time. I don't have tools to measure lot lines around trees/bushes and only recently found out how much they were off after hiring a surveyor. Despite the mistake I know neighbors have achieved larger variation requests for sport courts so I'm hopeful the same can be granted to us.

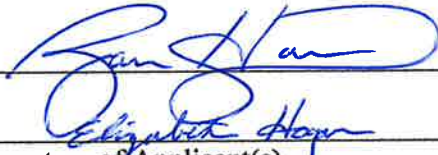
**CERTIFICATIONS, CONSENT AND SIGNATURE(S):**

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.

  
\_\_\_\_\_  
Signature of Applicant(s)

8/14/2024  
\_\_\_\_\_  
Date filed



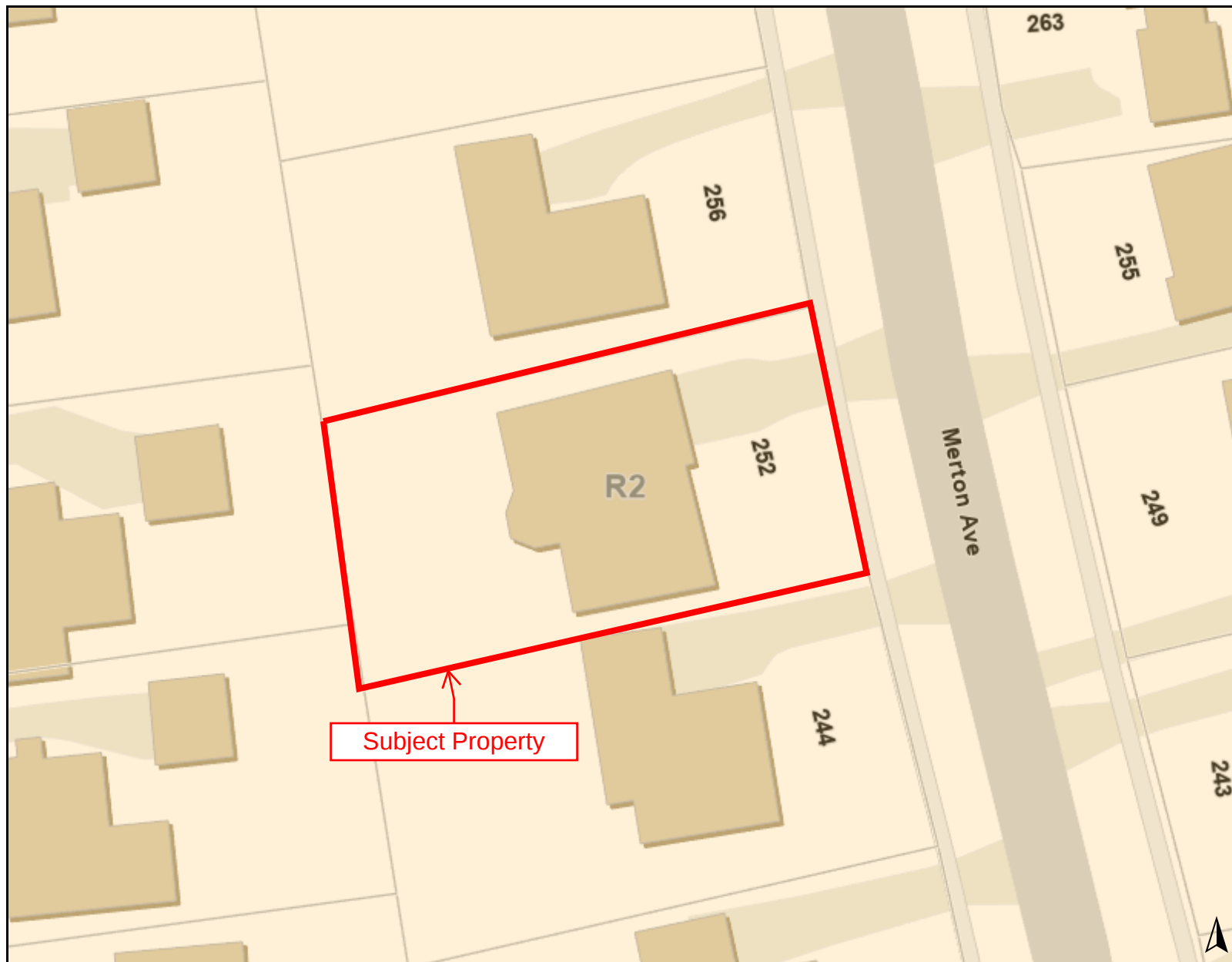
**Legend**

0 35 70  
ft

**Print Date: 10/4/2024**

**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: 10/4/2024

**Notes**

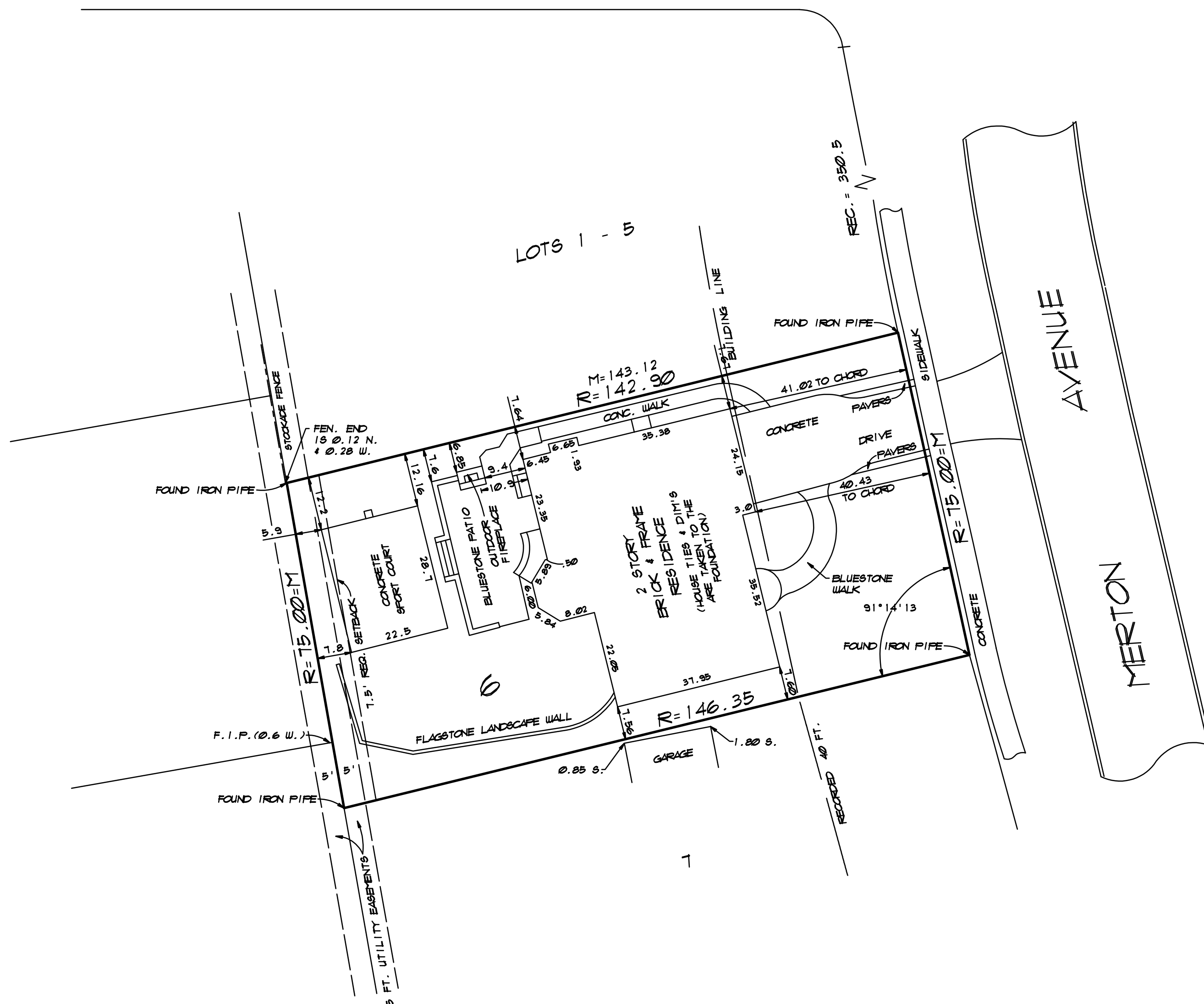
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

SCALE: 1" = 20 FEET

*This property is known as 252 Merton Avenue, Glen Ellyn, Illinois.*

Prepared for Ryan Hogan

HIGHVIEW AVENUE



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

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

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

West Chicago, Illinois, July 29, 2024

Richard Steinbrecher  
Richard J. Steinbrecher  
Professional Land Surveyor 3583  
License expires Nov. 30, 2024

*Steinbrecher Land Surveyors, Inc.*

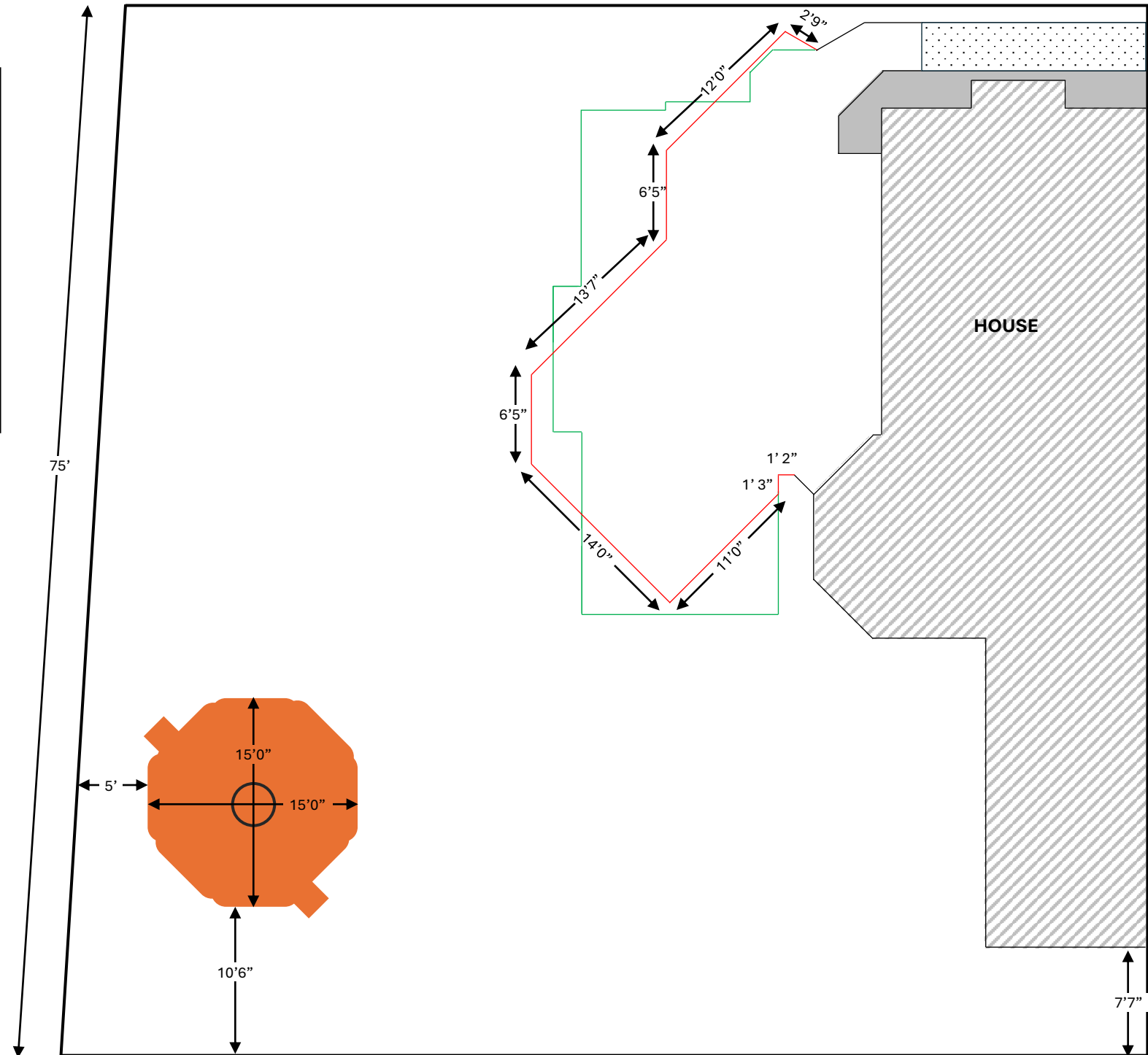
 Professional Land Surveying  
Design Firm Corporation No. 184-003126  
141 S. Neltner Blvd., West Chicago, IL 60185-2844  
(630) 293-8900 Fax 293-8902

DD265/1464/1775:252MERT3

G:\DD1775\252MERT3.GCD -- 08/13/2024 -- 11:57 AM -- Scale 1 : 240.00

### DEMO NOTES

1. Existing bluestone patio to remain
2. Red = Remove old brick border for new patio shape and border.
3. Green = Prepare areas for new patio shape and border
4. Orange = Remove existing 15' x 15' brick paver firepit and replace with grass



**DEMO PLAN**  
**252 MERTON AVE GLEN ELLYN, IL**  
**7/01/2024**

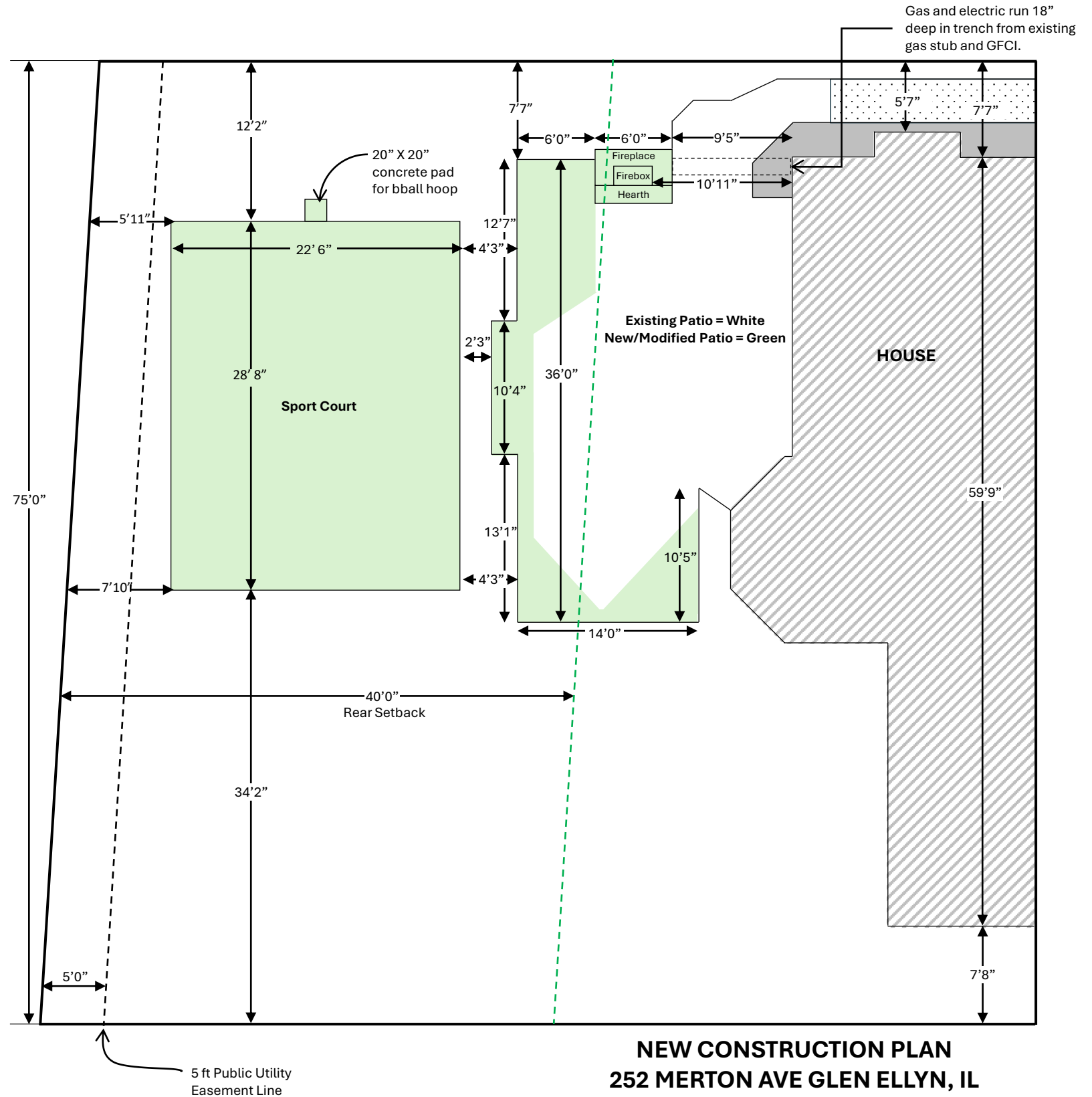
### NEW CONSTRUCTION NOTES

1. Existing bluestone patio shown in white to remain. Added bluestone and limestone patio work shown in green.
2. See additional fireplace drawings for detailed fireplace dimensions
3. Add new 22' x 28' sport court

### REAR SETBACK CALCULATION

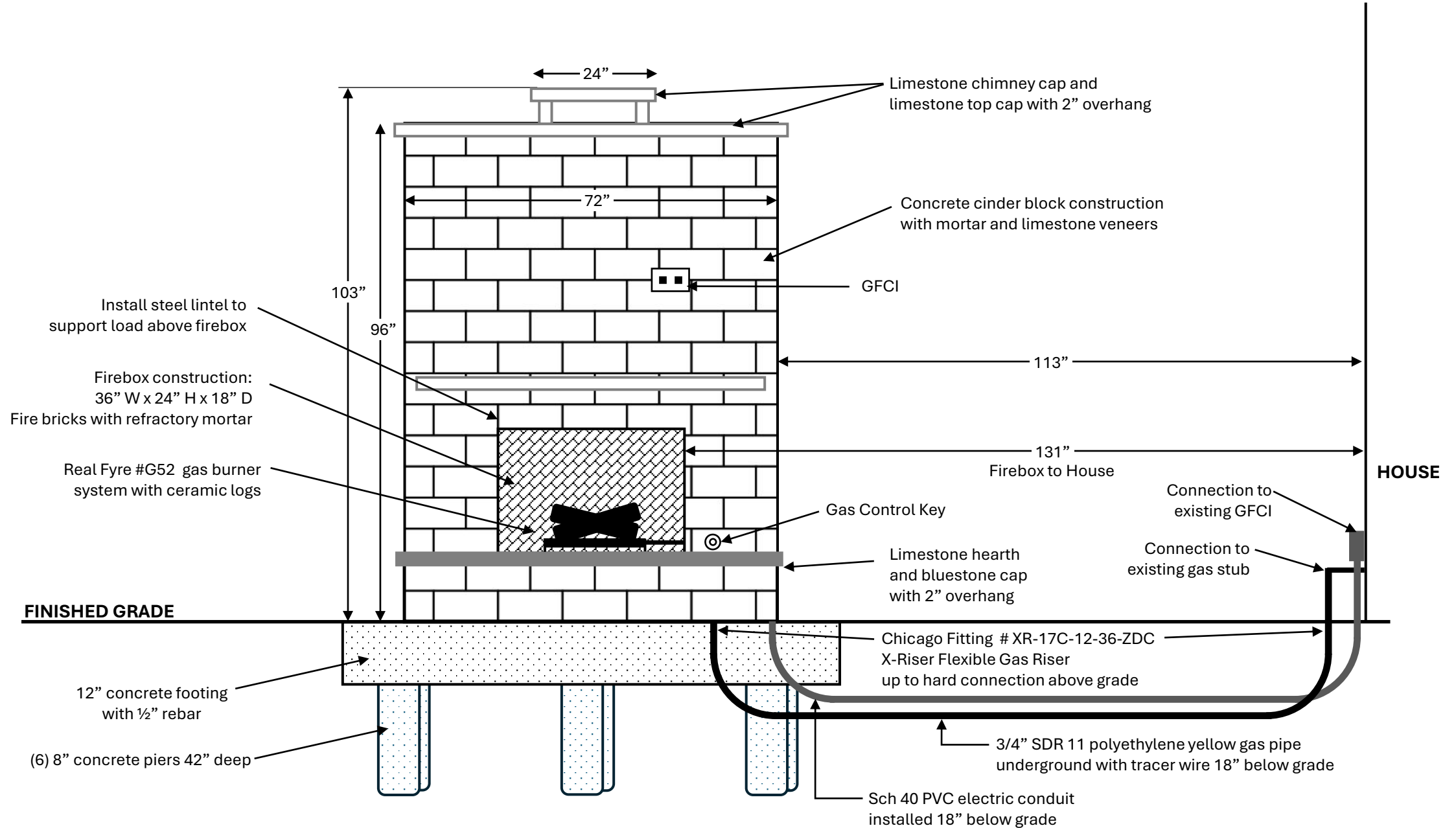
40' Rear Setback  
 x 75' Lot width  
 3,000 Sq. ft.  
 x 50% allowable  
 1,500 max impermeable Sq. ft

642 sq. ft. Sport Court  
 240 sq. ft. patio within setback  
 882 sq.ft. total impermeable



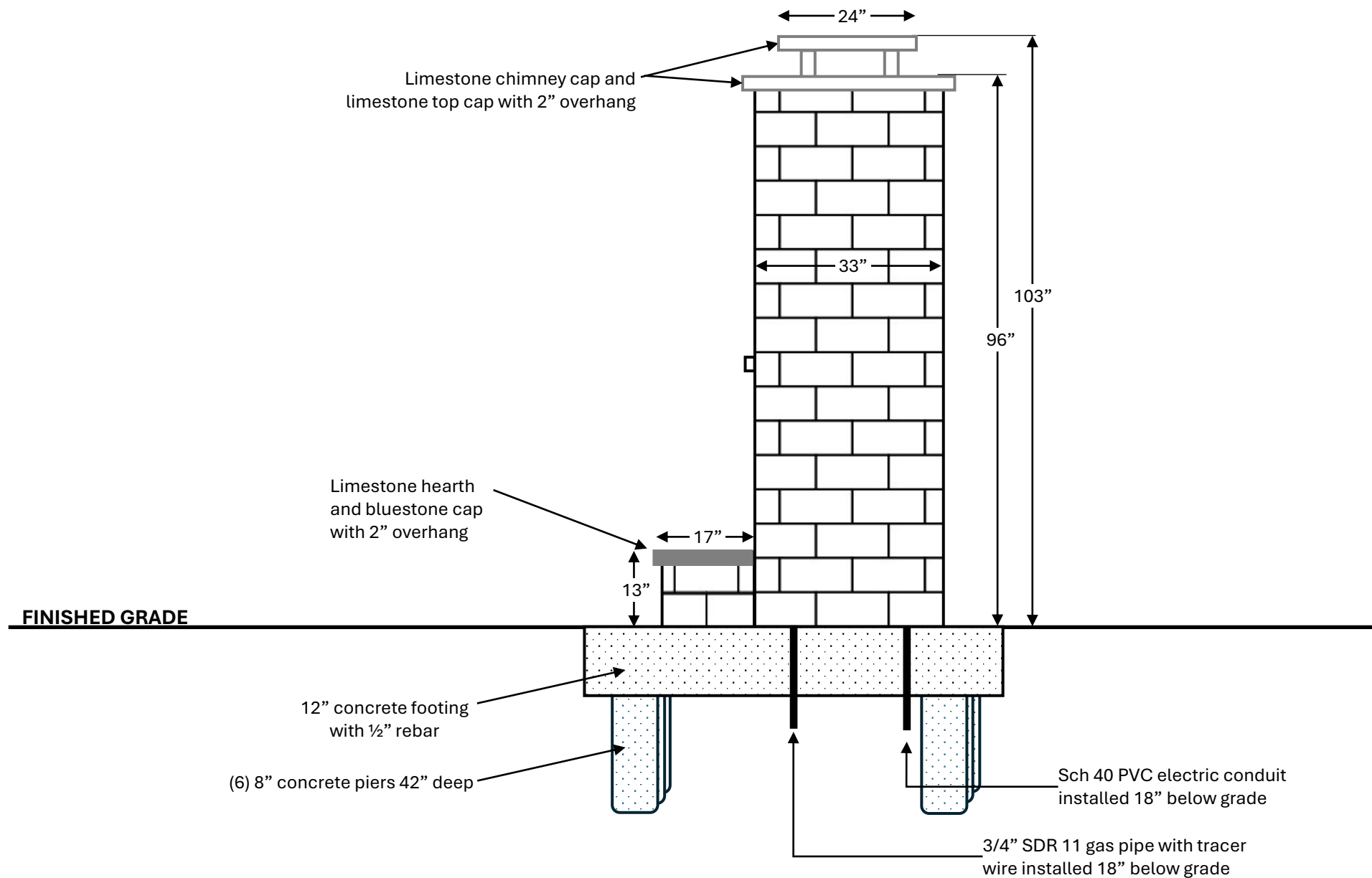
**NEW CONSTRUCTION PLAN**  
**252 MERTON AVE GLEN ELLYN, IL**  
**7/01/2024**

## FIREPLACE DETAIL FRONT ELEVATION



**OUTDOOR FIREPLACE DETAL - FRONT**  
**252 MERTON AVE GLEN ELLYN, IL**  
**7/01/2024**

# **FIREPLACE DETAIL SIDE ELEVATION**



**OUTDOOR FIREPLACE DETAIL - SIDE  
252 MERTON AVE GLEN ELLYN, IL  
7/01/2024**



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

Meeting 10/8/2024 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Daniel Harper

**AGENDA ITEM (ID  
# 2024-691)**

**DOC ID: 2024-691**

## **Public Hearing - 417 Dawn Avenue - Zoning Variation Requests to Allow an Attached Garage and Second Story Addition.**

### **Statement of the Issue:**

The petitioners request a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-8-6(B)(3) to allow for a Class II alteration to a non-conforming single-family dwelling on a lot with a width of at least 50 feet or greater in width.
2. Section 10-8-6(B)(3) to allow for a Class II addition to a non-conforming single-family dwelling on a lot with a width of at least 50 feet or greater in width.
3. Section 10-4-8(E) to allow a lot coverage of 23.5% in lieu of the maximum allowed lot coverage of 20%.
4. Section 10-4-8(D)(3) to allow for a four foot and one inch (4'-1") interior side yard setback in lieu of the required six and one-half foot (6'-6") interior side yard setback.
5. Section 10-4-8(F)(1) to allow for a maximum building ridge height of thirty-two feet and nine inches (32'-9") in lieu of the maximum allowed building ridge height of thirty-two feet (32'-0").
6. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

### **Analysis:**

**PROPERTY:** 417 Dawn Avenue is a fifty foot (50'-0") wide interior lot located in the Glen Terrace subdivision on the east side of Dawn Avenue, south of Duane Street.

**PETITIONERS:** The petitioners are Quinn and Brittany Cosgrove, owners of the property located at 417 Dawn Avenue.

**ZONING/USE:** The subject property and the properties to the north, east, west, and south are all zoned R2 - Residential District and are all improved with single-family homes.

**PUBLIC NOTICE:** Notice of the public hearing was published in the September 23, 2024, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

**ZONING HISTORY:** There is no zoning history for this property.

**PERMIT HISTORY:**

| <b>Year</b> | <b>Permit No.</b> | <b>Type</b>          |
|-------------|-------------------|----------------------|
| 2021        | 20210963          | Shed                 |
| 2014        | 20141997          | Sewer Line<br>Repair |
| 2010        | 20100177          | Fence and Patio      |
| 1996        | B16508            | Sewer Line<br>Repair |

**EXSISTING CONDITONS:**

|                           | <b>R2 Lot Requirements [10-4-8(D)]</b>                                                                                                                                   | <b>Subject Property Data</b>                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Lot Area</b>           | 8,712 sft (0.20 acres)                                                                                                                                                   | 7,500 sft (0.17 acres)                                                                                                  |
| <b>Lot Width</b>          | 66' Interior Lots                                                                                                                                                        | 50'                                                                                                                     |
| <b>Front Yard</b>         | 30' to 50' for new construction; but no closer than the closest principal structure of the existing principal structures on adjacent lots on the same side of the street | 33.36' from the front lot line to principal structure                                                                   |
| <b>Interior Side Yard</b> | 6.5' or 10% of the total lot width, whichever is greater                                                                                                                 | 7.74' from the north interior side lot line to principal structure; 17.68' from principal structure and 6' from carport |
| <b>Rear Yard</b>          | 40'                                                                                                                                                                      | 70.5' from principal structure                                                                                          |

The original neighborhood, or block area, was platted in 1913. The lot width is 50 feet. This is 25 percent less than the required minimum lot width of 66 feet for interior lots in the R2 district. The lot area is 7,500 square feet. This is 14 percent less than the required minimum lot area of 8,712 square feet for interior lots in the R2 district. The lot width and area are sufficient to all for an addition to the home within the parameters of the R2 bulk requirements.

The total lot coverage of the existing conditions on the subject property is approximately 1,467 square feet or 19.5 percent lot coverage. The existing freestanding accessory structure located on the subject property is approximately 140 square feet and area and, because the sides of the structure are 14 feet in length, it does not qualify for the 100 square foot accessory structure bonus provided in 10-5-4 (A)(2)(b).

**PROPOSED:** The petitioners are requesting five (5) zoning variations cited below to allow for the construction of an approximately three hundred (300) square-foot addition within the south interior side yard of the existing single-story single-family home located at 417 Dawn Avenue. The proposed southern addition would take the place of an existing unenclosed carport and would consist of an enclosed one-car garage as part of the construction of a second story to the home.

**HISTORY:**

Variation 1: Section 10-8-6(B)(3) to allow for a Class II alteration to a non-conforming single-family dwelling on a lot with a width of at least 50 feet or greater in width.

In 1998, the Village Board adopted miscellaneous amendments to the Zoning Code that pertained to the modification of non-conforming structures. This included the adoption of Section 10-8-6 to create Classes I, II and III of alterations and additions and to restrict on which size lots in the Village these classes of alterations and additions could be constructed.

For this application, an Alteration, Class II is defined as “Any change to the exterior surfaces of a building or part thereof, including, but not limited to, renovation, rehabilitation, restoration, or rearrangement of structural parts or elements or any change that affects the plan configuration of walls, spaces, or bulk of a building (class I: up to 50 percent; class II: 50 percent to less than 75 percent; class III: 75 percent or greater)”.

The proposed alteration would be classified as a Class II alteration and encompasses approximately 62.85% of the structure. Section 10-8-7(3) states that that Class II alterations to a non-conforming single-family home located on a zoning lot with a lot width of at least 50 feet and lot area of at least 6,534 in area is prohibited.

Variation 2: Section 10-8-6(B)(3) to allow for a Class II addition to a non-conforming single-family dwelling on a lot with a width of at least 50 feet or greater in width.

In 1998, the Village Board adopted miscellaneous amendments to the Zoning Code. This included the addition to the table within Section 10-8-6(B)(3), from which a second variation is required to allow the construction of an addition. The section requires that a single-family dwelling which is nonconforming due to zoning bulk control regulations (setback, lot coverage ratio, height, lot width, lot area) may be modified provided that all alterations and additions thereto conform to all regulations in the district in which it is located and that the lot meet both of those minimum dimensions.

For this this application an addition, Class II is defined as “Change to a structure or part thereof that increases the finished floor area of the building (class I: up to 75 percent; class II: 75 percent to less than 150 percent; class III: 150 percent or greater)”.

The proposed project includes an addition that would increase the finished floor area of the building by 107.36% , because this addition would be non-conforming to the bulk zoning control regulations, a variation is required to allow for the addition as proposed.

Variation 3: Section 10-4-8(E) to allow a lot coverage of 23.5% in lieu of the maximum allowed lot coverage of 20%. The total lot coverage of the existing conditions on the subject property is approximately 1,467 square feet or 19.5 percent lot coverage.

The proposed additions are to enclose the current front porch and to expand the footprint of the home to construct a an attached enclosed garage with a second story above expands the total coverage of the home to 1,600 square feet or 23.5% lot coverage. The proposed 86 square foot porch in the front of the home is proposed to be 29-feet from the front property line. The front porch qualifies for the lot coverage ratio bonuses listed in 10-4-8(E) (3)(b) and does not count towards the lot coverage total and is within the allowed 25% projection into the front yard per 10-5-

5(B)(4)(25)(b).

When reviewing the proposal, village staff recommended to the applicant that they could construct a detached garage in the rear of the property and utilize the 500 square foot lot coverage area bonus provided in 10-4-8(E)(3)(a) in order to avoid the need to request a lot coverage variation. However, the topography and stormwater history of this property and surrounding properties would present challenges to constructing a detached garage on this property, as stormwater flow has been a reported issue in the area and the addition of a detached garage at the rear of the property could have the potential to impact surrounding properties if proper care was not taken when designing, constructing and maintaining the detached garage. The applicant chose to proceed with the variation request.

Variation 4: Section 10-4-8(D)(3) to allow for a four foot and one inch (4'-1") interior side yard setback in lieu of the required six and one-half foot (6'-6") interior side yard setback. Section 10-4-8(D)(3) requires an interior side yard setback of at least six and one-half foot (6'-6") for principal structures. The proposed garage addition would be located approximately 4'-1" from the southern property line.

Variation 5: Section 10-4-8(F)(1) to allow for a maximum building ridge height of thirty-two feet and nine inches (32'-9") in lieu of the maximum allowed building ridge height of thirty-two feet (32'-0").

The proposed two-story addition would have a maximum ridge height of 32'-8.5". Building height is measured as the vertical distance measured from the average existing grade on a zoning lot to the highest point of a structure. The average existing grade of the property is 775.1'. The lot slopes east to the rear of the lot and results in the average grade being 2.5' less than the existing grade elevation at the front of the home.

**Correspondence:** Village staff has received seven (7) pieces of correspondence from the surrounding neighborhood in support of the proposed variation. These pieces of correspondence are attached.

**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 petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

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

**Attachments:**

1. 417 Dawn variation packet 08-08-24
2. 417 Dawn Ave Plat of Survey
3. 417 Dawn site plan
4. Elevation Exhibit
5. Zoning Map
6. Aerial Map
7. 2' Contour Map
8. Correspondance Received in Support

## APPLICATION FOR VARIATION

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: \_\_\_\_\_

Permanent tax index number: \_\_\_\_\_

Legal description:

Zoning classification: \_\_\_\_\_

Lot size: \_\_\_\_\_ ft. x \_\_\_\_\_ ft.                      Area: \_\_\_\_\_ sq. ft.

Present use:

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):

We are also requesting a zoning variance of the required side yard setback under section 10-4-8(D)3. to reduce the side yard setback to 4'-1" instead of the district regulation of 6'-6" allowed. There exists a car port in part of the area we would like to add the addition. The setback of the carport is currently non-conforming.

A variation from section 10-4-8-(F)1 is being asked for to increase the maximum building height by 9". We ask this due to the sloped lot which lowers the average existing grade below the grade at the front of the home by 2.5'.

A variation is requested from section 10-8-6-(3) to allow for a Class II alteration and Class II addition. The Class II alteration would be at 62.85% and the Class II addition would be at 107.36%.

Estimated date to begin construction: \_\_\_\_\_

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

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:

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):

OR

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

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

- 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:

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:

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:

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.

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.

6. Provide evidence that the proposed variation will not:

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

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

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

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

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

- f. Create a nuisance; or

- g. Results in an increase in public expenditures.

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

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

# PLAT OF SURVEY

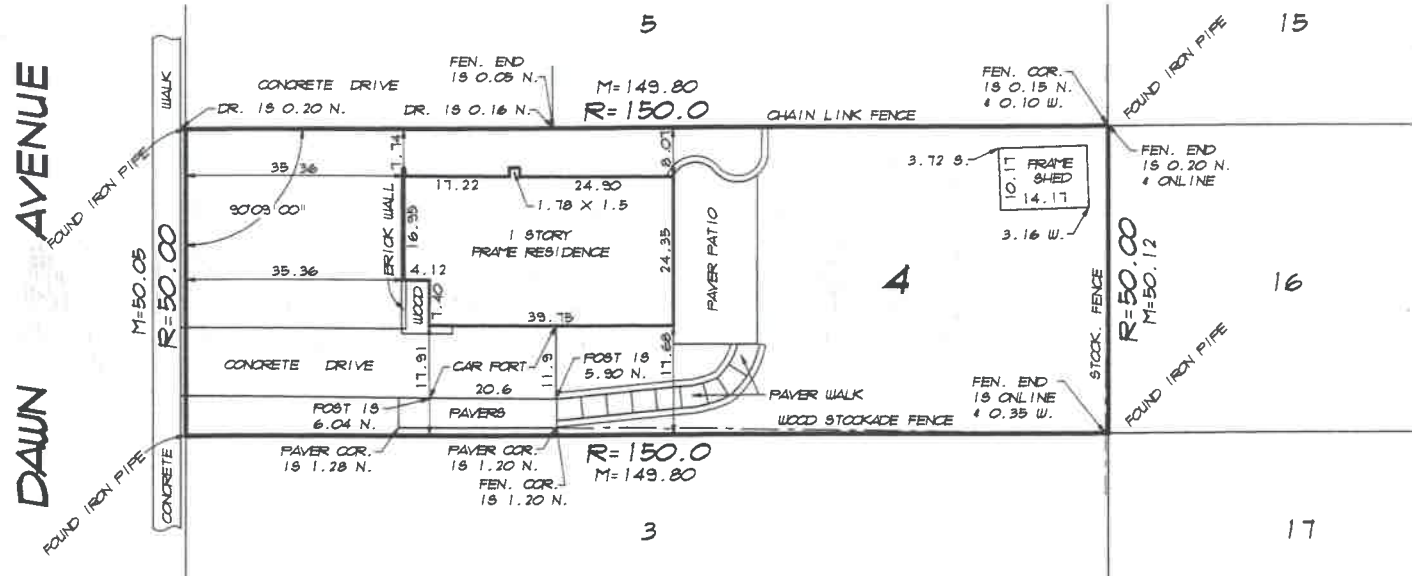
OF LOT 4 IN BLOCK 4 OF GLEN TERRACE, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED MAY 29, 1913 AS DOCUMENT 112265, IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.

This property is known as 417 Dawn Avenue, Glen Ellyn, IL.

Prepared for Quinn & Brittany Cosgrove

SCALE: 1" = 20 FEET

N  
W E



STATE OF ILLINOIS }  
COUNTY OF DU PAGE } S.S.

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

West Chicago, Illinois. FEBRUARY 1, 2024

Steinbrecher Land Surveyors, Inc. by

*Rich Shulman*

Professional Land Surveyor 3583

My license expires November 30, 20 24

**Steinbrecher Land Surveyors, Inc.**

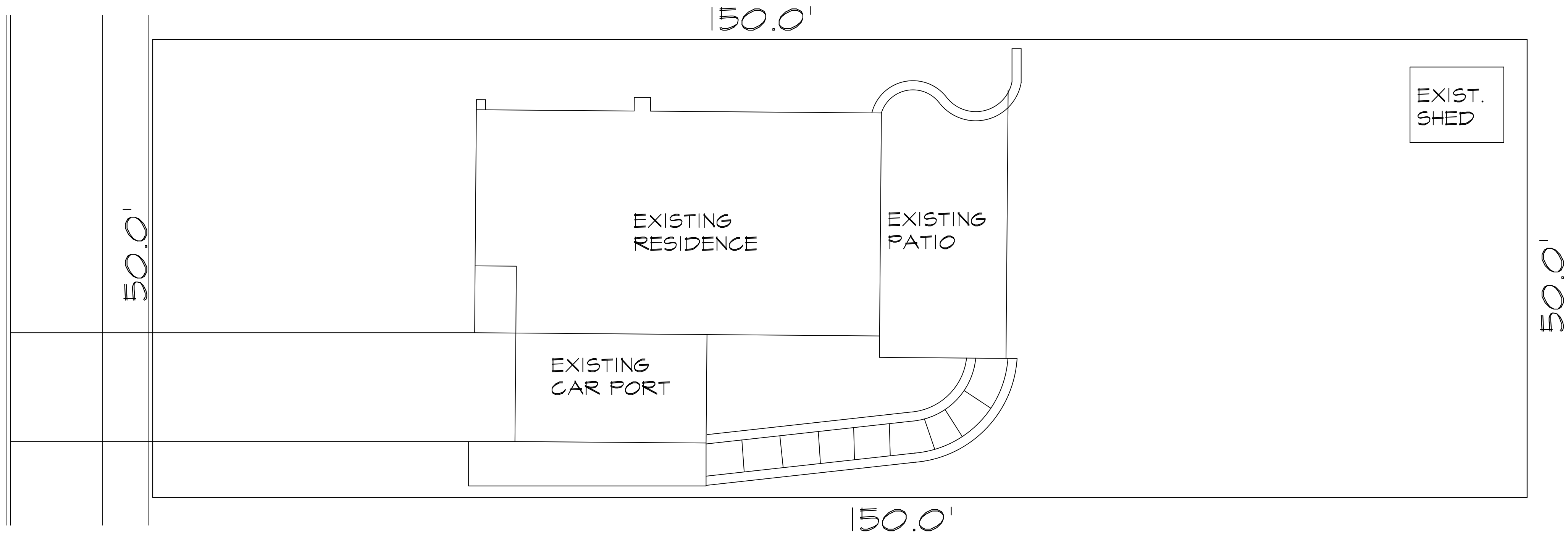


Professional Land Surveying  
Design Firm Corporation No. 184-003126  
141 S. Neilnor Blvd., West Chicago, IL 60185-2844  
(630) 293-8900 Fax 293-8902

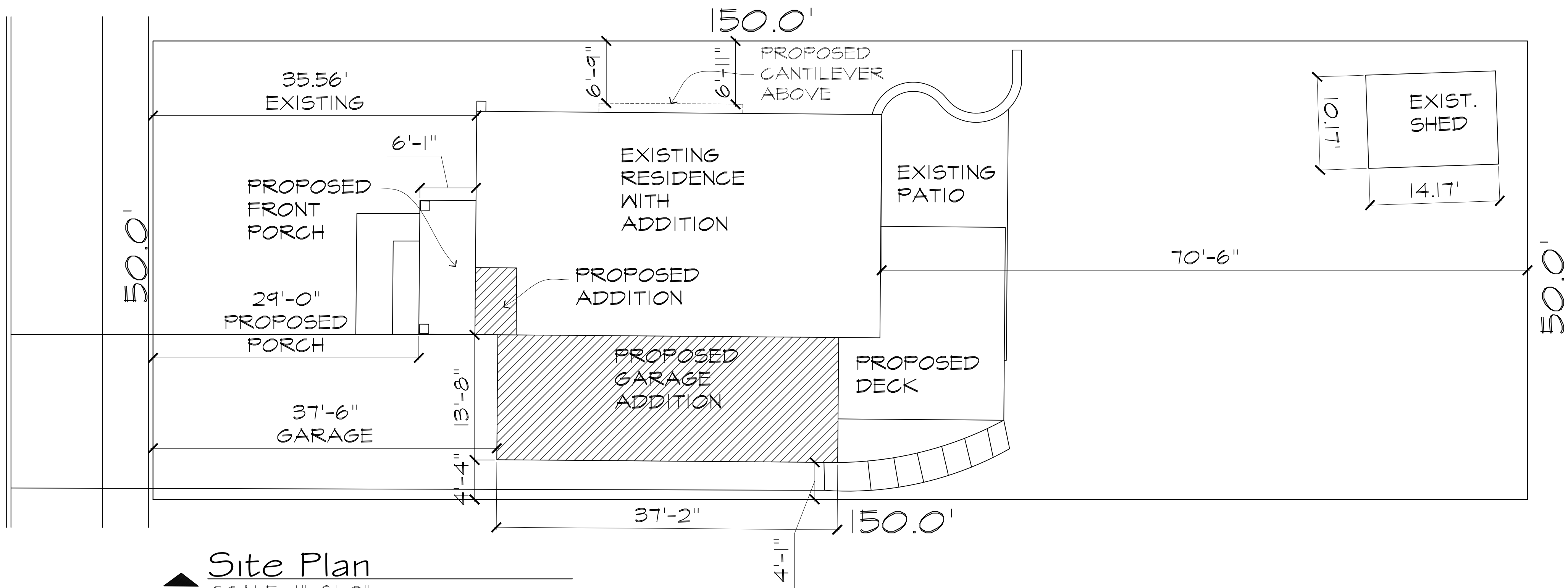
| LEGEND |                          |
|--------|--------------------------|
| F.I.P. | FOUND IRON PIPE          |
| F.I.R. | FOUND IRON ROD           |
| R      | RECORDED DISTANCE        |
| M      | MEASURED DISTANCE        |
| D      | DEED                     |
| R.E.V. | RIGHT OF WAY           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



DAWN AVENUE



DAWN AVENUE



STUDIO 1  
ARCHITECTS

1105 Burlington Avenue  
Western Springs, IL  
708.783.1124

studio1architects.com

THE COSGROVE RESIDENCE

417 DAWN AVE. GLEN ELLYN, ILLINOIS

ILLINOIS LICENSE # 001.017871  
EXPIRATION: 11-30-24

PROFESSIONAL DESIGN FIRM #:  
184-004427  
EXPIRATION: 04-30-25

© 2024 STUDIO 1 ARCHITECTS, LTD.  
THESE DOCUMENTS ARE OWNED  
AND COPYRIGHTED BY STUDIO 1  
ARCHITECTS, LTD. AND MAY NOT  
BE USED IN ANY WAY WITHOUT THE  
EXPRESS WRITTEN CONSENT OF  
STUDIO 1 ARCHITECTS, LTD.

ISSUED FOR CLIENT REVIEW #1

DATE MARCH 1, 2024

REVISIONS

PROJECT NUMBER 231607

SHEET NO.

A1.1

THE COSGROVE RESIDENCE  
417 DAWN AVE. GLEN ELLYN, ILLINOIS

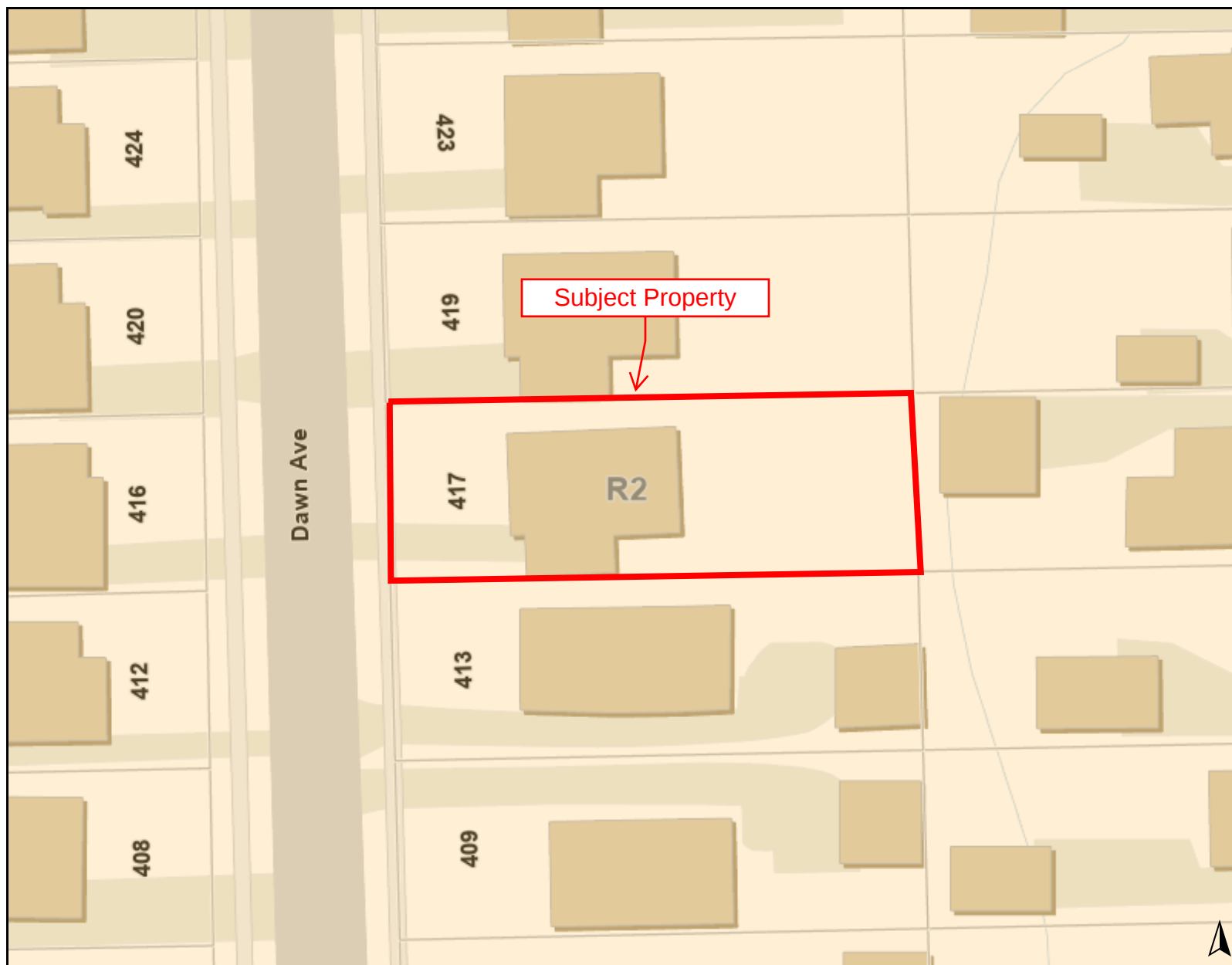
ILLINOIS LICENSE #: 001.01781  
EXPIRATION: 11-30-24  
PROFESSIONAL DESIGN FIRM #:  
184-004427  
EXPIRATION: 04-30-25  
© 2024 STUDIO 1 ARCHITECTS, LTD.  
THESE DOCUMENTS ARE OWNED  
AND COPYRIGHTED BY STUDIO 1  
ARCHITECTS, LTD. AND MAY NOT  
BE USED IN ANY WAY WITHOUT THE  
EXPRESS WRITTEN CONSENT OF  
STUDIO 1 ARCHITECTS, LTD.

ISSUED FOR: CLIENT REVIEW #:  
DATE: MARCH 1, 2024  
REVISIONS:

PROJECT NUMBER: 231607  
SHEET NO.:

A2.1



**Legend**

Zoning and Development

Zoning

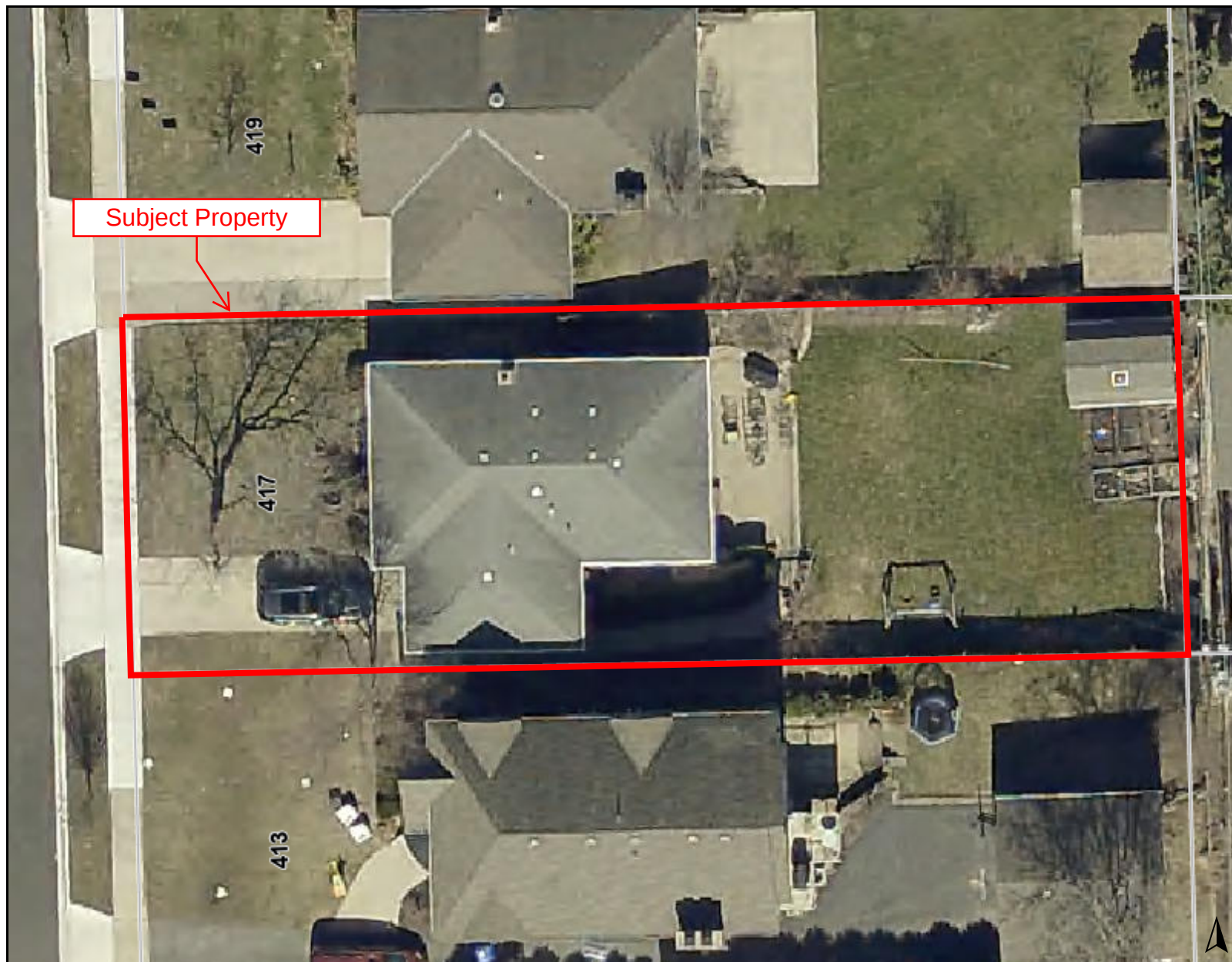
 R2: Single Family Residential District

0 50 100  
ft

Print Date: 10/3/2024

**Notes**

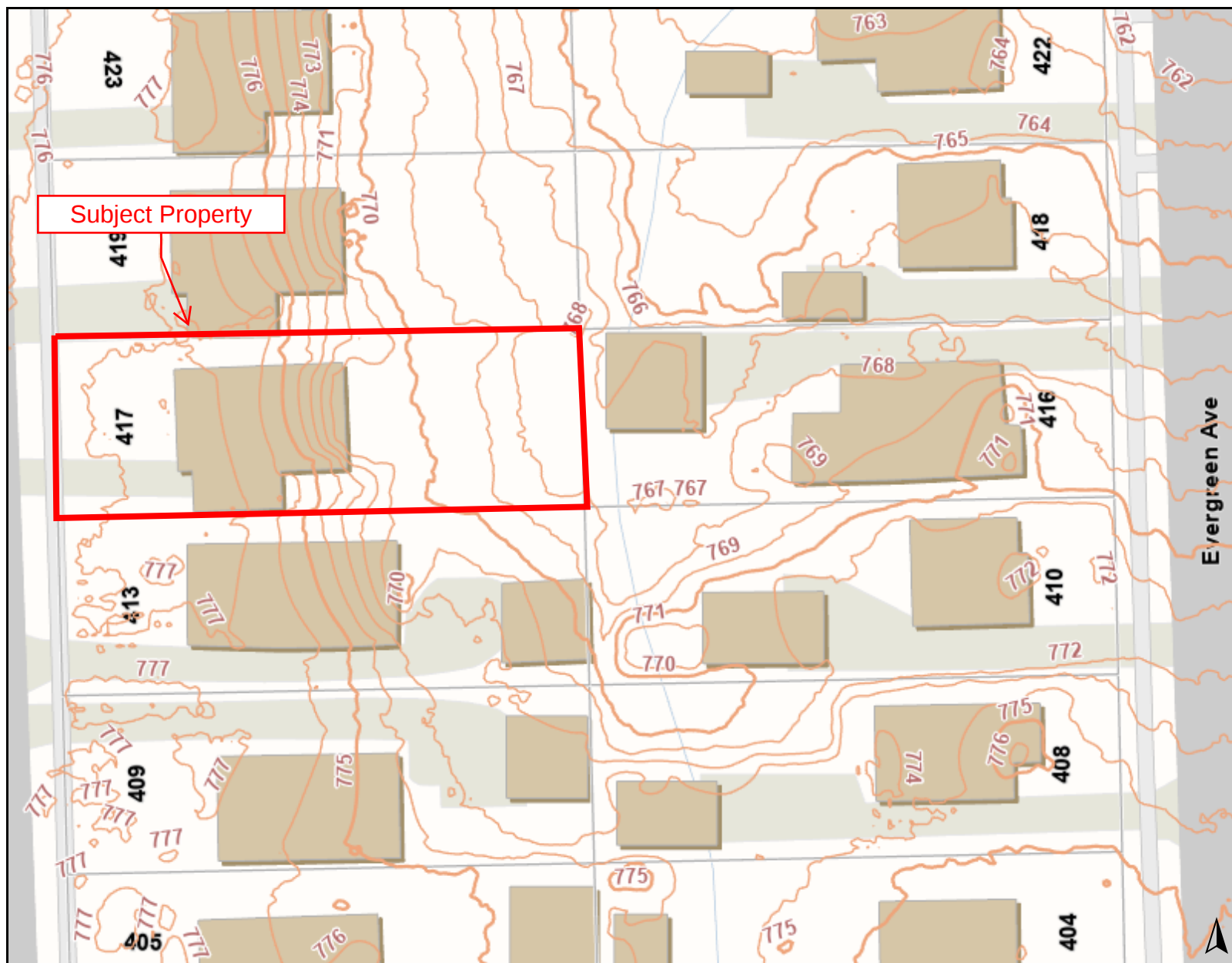
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

0 35 70  
ft

**Print Date: 10/3/2024****Notes**

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

**Legend**

DuPage County

DuPage County Contour 2022

— Contour Line, Intermediate

— Contour Line, Major

0 50 100  
ft

Print Date: 10/3/2024

**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.

Quinn and Brittany Cosgrove  
417 Dawn Ave.  
Glen Ellyn, IL 60137

Sept 30, 2024

City Planning Department  
Attn: Daryl Harper

Dear City Planning Department,

This intent of this letter is to express our support for the variance request submitted by Quinn and Brittany Cosgrove regarding the proposed adjustment of their current residence including a second story addition.

After reviewing the details of the proposed variance, we believe this will maintain the compatibility with existing properties without compromising the function of our neighborhood.

We have had the opportunity to discuss this project with Quinn and Brittany and appreciate their efforts to ensure that it aligns with the interests of the community. We are confident that this variance will allow their family to comfortably remain in their residence and as such a positive addition to our neighborhood.

Thank you for considering our support for this variance. We hope that you will approve this request.

Sincerely,

Orion and Ashley Graham  
[ADany529@gmail.com](mailto:ADany529@gmail.com)  
271 Hillside Ave Glen Ellyn, IL 60137

## Daniel Harper

---

**From:** Amanda Condron <amandacondron@gmail.com>  
**Sent:** Monday, September 30, 2024 11:06 PM  
**To:** Daniel Harper  
**Cc:** Brian Condron  
**Subject:** 417 Dawn Avenue Proposal

### [EXTERNAL EMAIL]

Village of Glen Ellyn Community Development Department  
535 Duane Street Glen Ellyn, IL 60137  
Daniel Harper

Dear Daniel and Members of the Village Board and Zoning Commission,

Thank you for mailing us an overview of the proposed changes to the Cosgrove residence at 417 Dawn Ave. Our backyard directly meets their backyard, so we are naturally invested in the care and condition of their home. That said, I am writing in support of the Cosgrove family's proposed addition to their home to include enclosing their carport, increasing lot coverage, constructing a functional garage, and creating additional livable space.

As a neighbor, I believe this project will improve the curb appeal of their home, which in turn benefits the aesthetic of our blocks. This type of improvement will help in maintaining and potentially increasing the property values in our neighborhood. While we understand that this is a significant project requiring zoning variations, we see it as a positive change. They have been great neighbors, and we are hopeful they can remain part of our neighborhood, rather than feeling the need to relocate for additional space.

I respectfully ask that you consider supporting this request as it will not only benefit the Cosgroves but also contribute to the long-term vitality and desirability of our community.

Thank you for your consideration.

Sincerely,  
Brian and Amanda Condron  
416 Evergreen Avenue

September 18, 2024

City Planning Department  
Glen Ellyn, IL 60137

Dear City Planning Department,

I am writing to express my support for the proposed addition and renovation to my neighbor Brittany and Quinn Cosgrove's house at 417 Dawn Ave in Glen Ellyn.

This proposed addition will not only enhance the aesthetic appeal of our neighborhood but also contribute positively to the community by providing additional living space for their growing family. The thoughtful design proposed by my neighbor aligns well with the existing architecture in the area and will maintain the character of our community.

While their plans may require a variance, as a directly adjacent neighbor, I do not believe that variance would have any negative impact on our property or other surrounding properties. We welcome a little bit of dust in the short term in exchange for enabling a great family to stay in the neighborhood with a home that suits their growing needs.

The Cosgroves' commitment to working collaboratively with the city and surrounding neighbors demonstrates their dedication to preserving our neighborhood's harmony.

Thank you for considering my support for this project. I am confident that it will be a positive addition to our community.

Sincerely,

Justin Bayle

419 Dawn Ave, Glen Ellyn, IL 60137

m: 818-425-8867

e: justin@justinbayle.com

## Daniel Harper

---

**From:** Kate Nikkel <kate.nikkel@gmail.com>  
**Sent:** Monday, September 30, 2024 9:18 AM  
**To:** Daniel Harper  
**Subject:** Cosgrove Project: Variance Approval

### [EXTERNAL EMAIL]

Dear Glen Ellyn Planning Dept.

I am writing to express my support for the variance request submitted by the Cosgrove family regarding the addition to their home.

After reviewing the details of the proposed variance, I believe that it will enhance the overall appearance and function of our neighborhood. It will add to the charm that is Glen Ellyn by each home have its own character while maintaining the quality and beauty of the block.

I have had the opportunity to discuss this project with Britney and Quin and appreciate their efforts to ensure that it aligns with the interests of the community. I am confident that this variance will not only benefit their property but will also be a positive addition to our neighborhood.

Thank you for considering my support for this variance. I hope that you will approve this request to help foster a more vibrant and welcoming community.

Sincerely,

Kate Emshoff (338 Hillside Ave)

## Daniel Harper

---

**From:** Johanna Koehler <johannakoehler@yahoo.com>  
**Sent:** Sunday, September 29, 2024 3:41 PM  
**To:** Daniel Harper  
**Subject:** Approval of variance request - 417 Dawn Ave

### [EXTERNAL EMAIL]

To: Daniel Harper / Planning Manager

Subject: Approval of Variance Request

Mr Harper,

I am writing to express my support for the variance request submitted by Quinn and Brittany Cosgrove regarding the proposed addition to their property at 417 Dawn Ave.

After reviewing the details of the proposed variance, I believe that it will enhance the overall appearance and of our neighborhood and fit well with the property size. It will also improve property value!

I have had the opportunity to discuss this project with the Cosgroves and appreciate their efforts to ensure that it aligns with the interests of the street. I am confident that this variance will not only benefit their property but will also be a positive addition to our neighborhood.

Thank you for considering my support for this variance. I hope that you will approve this request to help foster a more vibrant and welcoming community.

Sincerely,

Scott and Johanna Koehler  
427 Dawn Ave  
773-677-7859

October 3<sup>rd</sup>,2024

City Planning Department Glen Ellyn, IL 60137

Dear City Planning Department,

I hope this message finds you well. I am writing to express my support for my neighbor, Brittany and Quinn Cosgrove, and their variance request regarding their property at 417 Dawn Ave.

Brittany and Quinn have been active and positive members of our community. Their proposed changes will not only enhance their property but also contribute positively to the neighborhood's character. I believe their request aligns with our shared goals of fostering a vibrant and welcoming community.

My husband and I have had the opportunity to discuss this project with Brittany and Quinn, and we are appreciating their efforts to ensure that it aligns with the interests of the community. I am confident that this variance will not only benefit their property but will also be a positive addition to our neighborhood.

I respectfully ask you to consider their request favorably, as it reflects the spirit of collaboration and community improvement that we all value.

Thank you for your attention to this matter.

Sincerely,

Aneta Koziarski  
408 Dawn Ave. Glen Ellyn, IL 60137  
M;(630)660-0590  
E; anetakoziarski@yahoo.com

Doellman  
413 Dawn Ave  
Glen Ellyn, IL 60137

City Planning Department  
535 Duane St.  
Glen Ellyn, IL 60137

Dear City Planning Department,

We are writing to express our support for the variance request submitted by Brittany and Quinn Cosgrove regarding the addition of enlarging their square footage for more livable space at their current residence 417 dawn ave Glen Ellyn.

After reviewing the details of the proposed variance, I believe that it will enhance the overall appearance and function of our neighborhood. This addition would preserve the current footprint and add livable space for a growing family.

We have had the opportunity to discuss this project with the Cosgrove family and appreciate their efforts to ensure that it aligns with the interests of the community. I am confident that this variance will not only benefit their property but will also be a positive addition to our neighborhood.

Thank you for considering our support for this variance. I hope that you will approve this request to help foster a more vibrant and welcoming community.

Sincerely,

Brian and Christina Doellman  
413 Dawn Ave Glen Ellyn, IL 60137