

MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, November 14, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Gregory Constantino called the meeting to order at 7:02 PM, and roll was called.

Present: Chairperson Gregory Constantino and Board Members Matthew Jones, Christiane McKnight, Craig Pavlich, and Thomas Whalls.

Absent: Board Members Katie Crudele and Reed Panther.

Also in attendance: Anne Gould, Trustee; Audrey Savikas, Recording Secretary; and Scott Viger, Planning Consultant.

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

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

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

D. New Business

1.) Public Hearing — 181 S. Milton Avenue

Member Pavlich moved to open the Public Hearing. Member McKnight seconded the motion. The motion passed unanimously on a roll call vote, with five Members

present voting “Yes”: Chairperson Constantino and Board Members Jones, McKnight, Pavlich, and Whalls.

Staff Introduction

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: Request for relief from the Zoning Code to allow construction of a three-season room addition to an existing single-family residence which does not meet the required yards and Lot Coverage Ratio.

Mr. Viger presented information as detailed in the Staff Report dated October 3, 2023, included in the agenda packet. Mr. Viger described the existing conditions of the home, noting that it is legal nonconforming. Mr. Viger’s presentation included the zoning and surrounding zoning (R2 Single Family Residential District); the Plat of Survey; and the proposed architectural plans. He noted that the proposed addition is 221 square feet. Mr. Viger described the ZBA Action.

Mr. Viger responded to Board Member questions, including confirming that the property as exists is legal nonconforming due to the lot area, lot width, lot coverage ratio, and side yard setbacks. He and Board Members discussed the Code history and the likelihood that lot coverage ratio overages are common in the neighborhood.

Petitioner Testimony

Sworn in, Petitioner Tyler Gill, owner of the property, addressed Board Members. He shared his family’s history in the home and their commitment to the community. Mr. Gill described the benefits of the proposed project, including providing additional square footage, increased natural light, and improved views for monitoring children in the backyard. He shared that the proposed addition would replace an existing patio, meaning impervious surfaces should not change. Mr. Gill shared that the plans match the home’s existing slope, siding, and roofing, maintaining its character. He described the process of preparing and submitting the request in coordination with Village staff.

Mr. Gill responded to Board Member questions, confirming the family’s desire to remain in the home. He confirmed that the proposal is the most modest plan that would adequately meet family needs. Mr. Gill indicated that there are not feasible alternatives for an addition on the existing lot. He confirmed that there are similar additions on neighboring properties.

Public Testimony

Sworn in, Sheryl Appleberry, of 152 S. Milton Avenue, addressed Board Members. She spoke in favor of the proposal. Mr. Appleberry shared her history living on the Petitioner’s block. She discussed her knowledge of several neighboring properties with additions similar to the proposed.

Sworn in, Nicholas Dylla, of 670 Sheehan Avenue, addressed Board Members. Mr. Dylla spoke in favor of the proposal, noting that it would bring value to the property and neighborhood. He shared that the Petitioners have been in communication with neighbors about the project.

In response to a question from Board Members, Mr. Viger shared that the Village also received a phone call in support of the project.

Board Member Deliberation

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

- The description of the subject property: 181 S. Milton is an interior lot, located on the east side of S. Milton Avenue, approximately 215 feet north of Sheehan Avenue.
- The Petitioners and owners are Melanie and Tyler Gill. They are requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)3 to allow a side yard of 6.2 'in lieu of the minimum side yard requirement of 6.5 'in the R2 Single Family Residential District; 2. Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20% in the R2 Single Family Residential District.
- The subject property and the adjacent properties are all zoned R2 – Single Family Residential District and are improved with single family homes.
- Notice of the public hearing was published in the September 25, 2023 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.
- The Village does not have records of any prior Variations being granted for the subject property. The Village does have records of several permits issued for the property.
- Two neighbors appeared and spoke in favor of the request and noted four similar sunroom additions existing in the area.
- The homeowners have lived at the property for four-and-a-half years and have secured permits for property improvements.
- The property is legal nonconforming.

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

Board Members deliberated. They shared their positions regarding the request, expressing support for the proposal. Areas of support included: the existing nonconforming lot is a hardship;

the Variations would improve the livability of the home; there would be minimal impact on drainage; the proposal is consistent with the character of the neighborhood; existing Zoning Code does not well consider split-level homes with regard to lot coverage ratios; there are not dissenting neighbors; there are properties in the area with similar footprints; favorable construction material and design; limiting topography; the proposal provides safety improvements for monitoring young kids; and compatibility with existing home and surrounding properties.

Member Jones made a motion to close the Public Hearing for 181 S. Milton Ave. Member McKnight seconded the motion. The motion passed unanimously on a roll call vote, with five Members present voting “Yes”: Chairperson Constantino and Board Members Jones, McKnight, Pavlich, and Whalls.

Board Recommendation

Member Jones moved for the following:

Having considered the application of Melanie and Tyler Gill, owners of the property at 181 S. Milton Avenue Glen Ellyn, for zoning variations from

Section 10-4-8(D)3 to allow a side yard of 6.2 'in lieu of the minimum side yard requirement of 6.5 '

And

Section 10-4-8(E)1 to allow a lot coverage ratio of 23.69%, in lieu of the maximum lot coverage ratio of 20%

in the R2 Residential District, the 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 November 14, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s):

Legal nonconforming home was built before the R2 District reduced the maximum lot coverage ratio to 20%; the proposal accommodates a growing family.

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 November 14, 2023, public hearing of the Zoning Board of Appeals.

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

E. Other Business

None.

F. Staff Report

Mr. Viger discussed potential agenda items for upcoming meetings.

G. Village Board Trustee Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Commission, including budget meetings and the joint workshop with the Glen Ellyn Park District to refine the vision for the proposed downtown park at the former US Bank site. She also responded to Board Member questions about the status of the Streetscape Project and the APEX building and garage.

H. Chairperson’s Report

None.

I. Adjournment

Member Jones made a motion to adjourn the meeting; Member Whalls seconded the motion, and the motion passed by voice vote at 8:05 PM.

Respectfully submitted,

Audrey Savikas
Recording Secretary