

MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, November 19, 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 7:05 PM. He 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 Todd Buckton, Matthew Jones, Noureen Lakhani, Peter Kelly and Craig Pavlich

Absent: Member Christiane Mc Knight

Also in attendance: Daniel Harper, Planning Manager; Jordan Frahm; Associate Planner; Anne Gould, Village Trustee and Julie Settles, Recording Secretary

B. Public Comment (non-agenda items)

None

C. New Business

1. Member Jones made a motion to approve the draft minutes of the October 8, 2024 ZBA meeting; seconded by Member Pavlich, the motion passed by voice vote.

2. Public Hearing – 654 Essex Road – Zoning Variation Requests to Allow Alteration and Additions to an Existing Principal Structure

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn stated that this has been requested to be rescheduled until the December 10th meeting.

3. Public Hearing – 616 N Main Street – Zoning Variation Requests to Allow for an Addition to an Existing Principal Structure

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

Staff Introduction

Sworn in, Jordan Frahm, Associate Planner for the Village of Glen Ellyn, introduced the request: Zoning Variations requests to allow a an approximately 876 square-foot addition within the north interior side yard setback of the existing two-story single-family home located at 616 N Main Street. The proposed western addition replaces portions of the rear of the home while adding floor area both to the first and second floors of the property. Mr. Frahm stated the property is zoned R2-Single Family Residential that is located north of the Main St. historical district. The front yard setback is a minimum of 30-feet, the rear yard setback is a minimum of 40-feet, the side yard setback in a minimum of 6-feet 6-inches and the minimum lot width is 66-feet. The lot is 12,641 square feet with a current lot coverage of 9.8%. The proposed lot coverage increases the lot cover ratio to 12.6%. He stated the property owners, the Hood Family, are seeking zoning relief for a lot width and side yard setback:

1. 10-4-1(L) to allow for an alteration and addition on a lot that is less than 50-feet wide
2. 10-4-8(D)3 to allow for a side yard setback of 5-feet, 3-inches

Mr. Frahm stated the lot width is 49-feet 10-inches, the proposed setback for new addition is 5-feet 3-inches where 6-feet, 6-inches is required and the existing setback nonconforming is 3-feet, 6-inches at the north side of the property. Mr. Frahm showed a slide of the north elevation where the new addition will encroach into the side yard setback stating the project is a Class I alteration at 48.7% and a Class I addition at 46.1%.

Member Pavlich asked that this is coming before the ZBA for 2". Mr. Frahm answered yes. He stated the 5-feet, 3-inches is a 20% reduction from the 6-feet, 6-inches which could have been handled in Community Development, but due to the less than 2-inches in lot line, it had to come before the ZBA.

Chairperson Constantino stated that all property lines are not the same. Mr. Frahm answered correct.

Member Pavlich asked if no alterations can be done without the variation. Mr. Frahm answered correct.

Sworn in, Ian Hood, Resident of 616 N Main Street, stated they are coming before the ZBA to expand the home which would add beauty to the home while keeping up with the character of Glen Ellyn. He stated it's a 110-year-old home built on a diagonal.

Member Jones asked that when they did the design they kept with the design to maintain the historical character of Glen Ellyn. Mr. Hood answered yes.

Member Buckton asked when the home was built. Mr. Hood answered 1916.

Member Pavlich asked when the home was purchased. Mr. Hood answered May of 2015.

Chairperson Constantino asked if there are any restrictions because it is a historic home. Mr. Hood answered they have a black plaque. If they had a green plaque, there would be restrictions. Chairperson Constantino asked if they have had any contact with the neighbors. Mr. Hood answered yes and that one of the neighbors is present and in full support. He stated all the neighbors love the idea.

Mr. Frahm stated the Village received a letter from the neighbor and read it out loud.

Chairperson Constantino stated there were 3 young adults present at the meeting to audit and asked if they had any questions. They replied no.

Member Buckton made a motion to recommend approval of the zoning variations to allow the construction of an addition on a lot that is less than 50' 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 616 N. Main Street, Glen Ellyn, IL. Member Lakhani seconded the motion. The motion passed unanimously on a roll call vote with four Members present voting "Yes".

Member Buckton stated that seeing as the home was built in 1926 on an odd shaped lot, he understands what the petitioner is going through. He stated it is a great home in a great neighborhood. He stated he is in favor of the variations.

Member Lakhani stated she agrees with the facts that were stated and the proposed project keeps with the historic structure so she is in favor.

Member Jones stated he is in favor of the project as well.

Member Kelly stated he thinks the project passes the test for having a hardship and is keeping with the historical structure so he is in favor.

Member Pavlich stated he supports the project and hopes the petitioner had an easy time working with Village staff. He stated he supports the project.

Chairperson Constantino stated the variation is very minimal and it appears the petitioner is requesting the least amount of variation of the side-yard setback. He stated he was in favor.

Member Pavlich made a motion to close the Public Hearing for 616 N Main Street. Member Kelly seconded the motion and the motion passed by voice vote.

Board Recommendation

Member Lakhani moved for the following:

Having considered the application of Ian and Stefanie Hood, owner of the property at 616 N. Main Street, Glen Ellyn, to allow for zoning variations from

- 1. Section 10-4-1(L)1 to allow for the alteration and addition to a single-family dwelling lawfully existing on a lot with a width of 49-feet, 10-inches, in lieu of the required lot width of 50-feet.**
- 2. Section 10-4-8(D)3 to allow for a side-yard setback of 5-feet, 3-inches in lieu of the 6-foot, 6inch required side-yard setback.**

3. 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 finding of fact in the Petitioner's application packet and presented by the Petitioners at the Zoning Board of Appeals public hearing conducted November 19, 2024, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardships or unique circumstances:

The platted lot pre-dates the current zoning code. The principle structure pre-dates the current lot requirements. No alterations to the footprint are possible with the current lot. The hardship was largely created by the revisions to the Zoning Code and will not considerably alter the character of the property.

Member Jones seconded the motion. The motion passed unanimously on a roll call vote with all Members present voting "Yes".

D. Other Business

None.

E. Chairperson's Statement

None.

F. Trustee Liaison's Report

Trustee Gould stated the Board approved the tax levy last night. She stated a 2.2% increase on the water rates was also approved. She stated the Board also had a lead pipe discussion to have them all replaced in the next 10 years and the Board and staff will begin discussing that.

G. Staff Report

Mr. Harper stated there are no other applicants in the pipeline. He stated the AAC looked at the Full Circle project and was given approval. He stated the AAC is also having a special meeting December 5th for the Metra Station Project that is coming forward with revised plans. He stated the Plan Commission is going to see a special use permit come forward at Ackerman Park for pickleball courts west of the fitness center. He also stated the downtown event park project is hoping to come forward in January.

Chairperson Constantino asked about a public garden at Ackerman. Mr. Harper answered plans were just submitted Friday. They are proposing a garden on the southwest side with a small parking area and restrooms and a gazebo. It was going to be included in the pickleball project, but it was split into two different projects.

Mr. Harper stated there is a PUD for 95 Carlton north of Roosevelt and east of Newton Park. They are replacing light fixtures. Jordan Frahm is the liaison to the Historical Preservation

Commission and is working with them to formulate and propose incentives to protect recognized historically significant homes.

H. Adjournment

Member Buckton made a motion to adjourn the meeting. Member Kelly seconded the motion and the motion passed by voice vote at 7:49 PM.

Respectfully submitted,

Julie Settles