



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, February 11, 2025
7:00 PM
Civic Center, Galligan Room

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

- A. Call to Order**
- B. Public Comment**
- C. Approval of the Minutes**
 - 1) Review and Approval of the December 10, 2024, meeting minutes
- D. New Business**
 - 1) Public Hearing - 494 Hill Avenue - Zoning Variation Request to Allow for an Addition to an Existing Principal Structure
- E. Other Business**
- F. Chairperson's Statement**
- G. Trustee Liaison's Report**
- H. Staff Report**
- I. Adjournment**

Dear Petitioner(s) and Interested Citizens: Once a variation request has been heard by the Zoning Board of Appeals, the Board may make a recommendation and minutes of the hearing are prepared. The variation, along with the minutes, summary report and all related material, is submitted for consideration by the Village Board at a regularly scheduled Village Board meeting. To confirm exact times and dates for Village Board consideration of a project, please call 630-547-5241.



**Glen Ellyn Zoning Board of
Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/11/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-127)**

DOC ID: 2025-127

Review and Approval of the December 10, 2024, meeting minutes

Statement of the Issue:

Review and Approval of the December 10, 2024, meeting minutes

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the December 10, 2024, meeting minutes

Attachments:

1. Draft Zoning Board of Appeals Minutes 12-10-24

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, December 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. 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.

Roll was called.

Present: Chairperson Greg Constantino and Members Matthew Jones, Christiane McKnight, Peter Kelly, Todd Buckton, Noureen Lakhani and Craig Pavlich.

Absent: None

Also in attendance: Daniel Harper, Planning Manager; Donna Jean Simon, Acting Village President/Village Trustee and Julie Settles, Recording Secretary.

B. Public Comment (non-agenda items)

None

C. New Business

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

Member McKnight moved to open the Public Hearing. Member Buckton 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 requested zoning variations to allow for a front side yard setback of forty-eight feet and nine inches (48.9') in lieu of the required forty-nine and six inches (49.6') front yard setback which is the setback of the closest principal structure on the adjacent lot on the same block and same side of street, to allow a lot coverage of 25% in lieu of the maximum allowed lot coverage of 20%, to allow for a maximum eave height of twenty-four feet and five inches (24.5") in lieu of the maximum eave height of twenty-two feet (22'0) and 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 at 654 Essex Road.

Mr. Harper stated the variance requests were published in the Daily Herald on November 22, 2024 and neighbors were notified by mail. Mr. Harper stated that the petitioners are requesting the three zoning variances to allow for construction of a second story and three additional areas to the existing home. Two additions are proposed on the rear of the home and would encompass approximately 531 square feet of additional area. The existing one-car garage is proposed to be removed and replaced with a two-car, 441 square feet garage. The proposed upper story addition would be approximately 890 square feet and would have a master bedroom, bath, office space and laundry room.

Mr. Harper stated the ZBA Action is to consider the testimony presented during the public hearing and review the written evidence presented. The ZBA should make findings of facts 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 the Section 10-10-12 of the Glen Ellyn Zoning Code.

Member McKnight asked if the increase of the lot coverage would cause any flooding issues. Mr. Harper answered that detention will be necessary in the backyard. Chairperson Constantino asked if the ZBA had to address this. Mr. Harper answered no.

Member Jones asked if the variations are only 50 feet over the 20% maximum. Mr. Harper answered yes. Member Jones asked that with the garage it's 25%. Mr. Harper answered yes.

Chairperson Constantino asked that if the property was vacant and the owner wanted to build to what they are requesting they would not be able to. Mr. Harper answered that if it was undeveloped property it would be over the requirements and they wouldn't be able to build. Chairperson Constantino asked if there was any talk of the petitioner to do less of an addition. Mr. Harper answered that there are portions of the addition that could be reduced, but it would take away from what the petitioners want to do. Chairperson Constantino asked if the Village had any written comments from the neighbors. Mr. Harper answered they received two verbal comments in favor, but no written comments.

Sworn in, Robert Green, owner of 654 Essex Road, thanked the Commission for their time and stated they have raised four children in Glen Ellyn since 2000 and love the uniqueness and amenities of the house to accommodate their growing number of grandchildren. They have been looking at this house for a while. They intend to keep the architectural uniqueness of the home. He stated they have support from eight neighbors. If the variations are approved, it will enhance they home and neighborhood and they will maintain the distinguishing element of the modern home.

Member Pavlich asked when the home was built. Mr. Green answered 1954.

Sworn in, Steven Poteracki, Studio 1 Architects, stated that the impervious area should be comparable to what is existing. He stated he will work with the Village on water detention. He stated the lot slopes 5 feet from back to front. Mr. Poteracki stated he and the home owners looked to find ways to maintain the home without demolishing it. He stated the home needs a new kitchen. The existing kitchen is 10X10. He stated the addition in the back will be a dining room, kitchen and living room. The second floor will be a master suite. He stated they are not trying to build a box on top of a box. The one car garage is not functionable so the will be taken down and a two car fully attached garage will be constructed. He stated they really tried to keep it minimized and that's why they need the front yard setback.

Member Pavlich stated that this particular block is interestingly platted. He asked how the overall shape of the lot impacted design. Mr. Poteracki answered the back-lot property line is angled and that dictated how far they wanted to push the addition back. He stated the bigger addition is where the existing patio is. Member Pavlich asked if a split level is classified as a second story. Mr. Harper answered that it depends on the amount of grade change from each level. If there is not a walkout from the ground floor, it is not a second story. Member Pavlich asked if there is different coverage for second story versus split level. Mr. Harper answered if they didn't put the second story, it would be considered a one-story. He stated the addition on the first floor would be allowed and it's the second story addition that puts it in the 20% lot coverage requirement.

Chairperson Constantino asked that regarding the lot coverage and to maintain the integrity of the structure, the minimum variation is needed in order to make the proposed additions feasible. Mr. Harper answered yes. Chairperson Constantino stated that the hardship is due to the shape of the lot, the slope of the lot and all these issues addressed.

Member Jones asked how many mid-century modern homes are in Glen Ellyn. Mr. Poteracki answered possibly six but he wasn't sure. He stated they are very unique to Glen Ellyn.

Member Pavlich read the findings of fact:

1. Due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code, because the subject property is an irregular shaped lot.
2. The property in question has a front lot width of 63.5' versus the required 66'.
3. The home was built in 1954 and predates all zoning codes.
4. The requested variation, if granted, will not alter the essential character of the locality of the property in question because the proposed home is intended to match the character of the neighborhood and reduce the impact on the neighboring property to the east.

Member Buckton made a motion to approve the Finding of Facts. Member McKnight seconded the motion and the motion passed by voice vote.

Deliberation

Member Buckton stated he loves this property and house. He said the real problem is the 25% lot coverage and he thinks it's too much for the property. He stated he understands the owners didn't

know that when they purchased the property, but he's not sure that means granting a variation. He stated he is against granting the variation.

Member Lakhani stated that because it is a mid-century home she agrees there are limitations. She stated you need the height to maintain the home so there is not much the owner can do. A two-car garage is needed. She stated she is in favor of all three variances.

Member Jones stated that 25% lot coverage is high, but the challenge is the garage. Since they can't put the garage somewhere else, that gives leeway to give the 25%.

Member McKnight stated she is in favor of variance one and three. She stated the lot coverage is extreme and she's struggling to find a hardship. She stated she's inclined to vote against the variation.

Member Kelly stated that the slope and grading of the lot brings a challenge, and a one car garage is not functionable, so he'd be inclined to vote in favor.

Member Pavlich asked if the Commission could get lot coverage of other neighborhood properties, and some are larger than the zoning the petitioner is facing. He stated many have set back variations. He stated he is in favor.

Chairperson Constantino stated he'd like to grant the variations due to the size of the lot. He stated the proposal would be less encroachment than the existing. The rear yard slope affects the ability to build anything in the back. He stated he was concerned with the lot coverage but as the Commission has seen and heard, there are unique circumstances. He stated he would be in favor.

Member Jones made a motion to close the Public Hearing for 654 Essex Road. Member Lakhani seconded the motion and the motion passed by voice vote.

Member Jones made a motion to adopt the "(Draft) Motion to recommend approval of zoning variations for 654 Essex Road.

1. Section 10-4-8(D)(1) to allow for a front yard setback of forty-eight feet and nine inches (48.9') in lieu of the required forty-nine and six inches (49.6') front yard setback which is the setback of the closest principal structure on the adjacent lot on the same block and same side of street.

2. Section 10-4-8(E))(1) To allow a lot coverage of 25% in lieu of the maximum allowed lot coverage of 20%

3. Section 10-4-8(F)(1) to allow for a maximum eave height of twenty-four feet and five inches (24.5") in lieu of the maximum eave height of twenty-two feet (22'0)

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 ZBA 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 on December 10, 2024, as well as the findings included in the deliberations of the ZBA and recommends approval based on the following hardships

1. The shaped of the lot.

2. The slope and rear property line.
3. The unique circumstances of the preservation of a mid-century house.

Member Lakhani seconded the motion. The motion passed on a roll call vote with four Members present voting “Yes”, Constantino, Jones, Lakhani and Pavlich and two Members present voting “No”, McKnight and Buckton.

F. Trustee Liaison’s Report

Trustee Donna Jean Simon stated the Village Board is trying to reduce the number of meetings. She stated the Board approved the budget in November. The Board tried for a 0% increase but had to do a 1.7% increase in property taxes due to lead pipe issues.

G. Staff Report

Mr. Harper stated there are no applications upcoming for the ZBA. He stated the 252 Merton sport court was approved with conditions by the Village Board and has applied for the building permit.

Acting President Donna Jean Simon stated this will be inspected once a year for five years.

Mr. Harper stated that 417 Dawn was approved by the Village Board. He stated that 616 N Main that the ZBA reviewed in November will go to the Village Board in January. He stated tomorrow at the AAC meeting a proposed Starbucks on Roosevelt will be reviewed. He stated that 534 Duane is also on their agenda.

Chairperson Constantino stated that he submitted his letter of resignation from the Commission due to wintering in Florida. He stated that Matthew Jones will be the new Chairperson. He thanked everyone. Mr. Harper presented Chairperson Constantino with a plaque.

H. Adjournment

Member Kelly made a motion to adjourn the meeting. Member McKnight seconded the motion and the motion passed by voice vote at 8:12 PM.

Respectfully submitted,

Julie Settles



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/11/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-121)**

DOC ID: 2025-121

Public Hearing - 494 Hill Avenue - Zoning Variation Request to Allow for an Addition to an Existing Principal Structure

Statement of the Issue:

The petitioners, William and Tayler Stogsdill, owners of the property located at 494 Hill Avenue, have applied for a variation from Section 10-4-8(D)3 of the Glen Ellyn Zoning Code to allow for a 4-foot, 5-inch side-yard setback in lieu of the required 6-foot, 6-inch side-yard setback. This variation would allow for alterations and additions to the existing principal structure located in the R2 Residential District.

Analysis:

ZONING/USE: The subject property and the properties to the north, east, and west are all zoned R2 Residential District and are all improved with single-family homes. The property to the immediate south on the opposite side of Hill Avenue is also zoned R2 and is occupied by parking facilities for the Main Street Recreation Center.

PUBLIC NOTICE: Notice of the public hearing was published in the January 24, 2025, edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

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

PERMIT HISTORY:

Year	Permit No.	Type
2018	20182321	Alterations/Remodel
2015	20150064	Sewer Hook-up/Service/Repair
2011	20111313	Fence
2004	B23420	Deck
1991	B12518	Shed
1957	B6250	Residential Building

EXSISTING CONDITONS:

	R2 Lot Requirements [10-4-8(D)]	Subject Property Data Proposed
Lot Area	8,712 sq. ft. (0.20 acres)	8,169.02 sq. ft.
Lot Width	66-feet (Interior Lot)	50-feet
Front Yard Setback	30-feet to 50-feet 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	37-feet, 1-inch from the front lot line to the principal structure
Side Yard Setback	6.5' or 10% of the total lot width, whichever is greater	5'4" from the eastern lot line (existing); 4'5" from the western lot line (existing/proposed)
Rear Yard	40-feet from the principal structure	87'10" to the principal structure
Lot Coverage Ratio	≤ 20-percent	15 percent (existing); 16.2 percent (proposed)

The build year for 494 Hill Avenue is 1957. The lot width is 50 feet. This is approximately 25 percent less than the required minimum lot width of 66 feet for interior lots in the R2 District. The lot area is 8,169.02 square feet, which is 6.24% smaller than the minimum lot area for interior lots in the R2 District. The total lot coverage on the subject property is currently approximately 1,305 square feet, or 15.0 percent of the lot. The proposed lot coverage is approximately 1,409 square feet, or 16.2 percent lot coverage.

PROPOSED: The petitioners are requesting a variation to allow for the construction of an approximately 125.57 square foot addition to the existing front porch of the home. The total square footage of the proposed porch would be 218.27 square feet. The proposed front porch addition would be in alignment with the existing western wall of the home, which is setback 4.42 feet from the western property line. Per 10-8-1 of the Village Code, the existing non-conforming setback cannot be enlarged upon, and the proposed front porch is required to be setback 6'6" from the western lot line. If the porch were to be constructed to the 6'6" side yard setback, the approximately square footage of the porch would be approximately 200 square feet.

Analysis:

The property owner's proposed front porch addition extends the existing front porch to span the full frontage of the principal structure west of the garage. The property is legally nonconforming as the principal structure is setback 4-feet, 5-inches from the westernmost lot line. The proposed addition will match, but will not exceed, the existing nonconforming setback of the principal structure.

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 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. Application for Variation
2. Plat of Survey
3. Updated Site Plan
4. Elevations
5. Aerial Photo
6. Zoning Map
7. Public Hearing Notice Map
8. Support Letters

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 494 Hill Avenue Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: William and Tayler Stogsdill

Address: 494 Hill Ave

Home Phone No.: 864-650-4047 Cell Phone No.: 864-650-4047

Fax No.: _____

E-mail: tayler.maxwell@gmail.com

Ownership Interest in the Property in Question:

Homeowner and Occupant

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? (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: 494 Hill Avenue

Permanent tax index number: 0514111009

Legal description:

***LOTS IN BLOCK 3 IN PROSPECT PARK ADDITION, BEING C. A. PHILLIP'S
SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.***

Zoning classification: R2

Lot size: 50 ft. x 167 ft. Area: 8165 sq. ft.

Present use:

Single-family home

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

***We are requesting a variance for the interior sideyard setback.
10-4-8(D)3 to allow a new front porch to extend the full length of the existing home.***

Estimated date to begin construction: Spring 2025

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

Julia Smith, Julia Smith Architecture

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

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

A. Standards Applicable to All Variations Requested:

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

The existing lot is non-conforming in lot width and lot area. The existing home is non-conforming due to side yard setbacks of 4.42' on the west and 5.31' on the east.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

The homeowners intent is to build a new front porch across the length of the entire existing home to create a more unified exterior appearance.

OR

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

The existing home has existing non-conforming side-yard setbacks of 4.42' and 5.31'.

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

The request is to allow a new front porch to run the full length of the existing non-conforming home.

- 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:

If the letter of the code were to be carried out, a new front porch would be required to be setback 6.5' from the sideyard. The porch would then be setback 2'-1" from the end of the existing home creating an un-even front elevation.

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:

Properties in the R2 district are required to be 66' in width. This existing non-conforming lot is 50' in width and was built in 1957.

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

The square footage of a new front porch will not affect property value.

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 house was built in 1957 by previous owners.

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

The existing home is over the required setback line. The proposed front porch would match this existing setback.

6. Provide evidence that the proposed variation will not:

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

The existing home is over the required setback line. The proposed front porch would match this existing setback.

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

The existing home is over the required setback line. The proposed front porch would match this existing setback.

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

The existing home is over the required setback line. The proposed front porch would match this existing setback.

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

We feel this front porch addition will improve the exterior appearance of the existing home and therefore the neighborhood as well.

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

N/A

- f. Create a nuisance; or

All building codes and building regulations will be followed.

- g. Results in an increase in public expenditures.

Homeowner is responsible for all construction costs.

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

The proposed front porch will only extend to the end of the existing home.

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

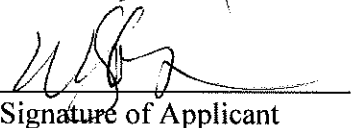
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

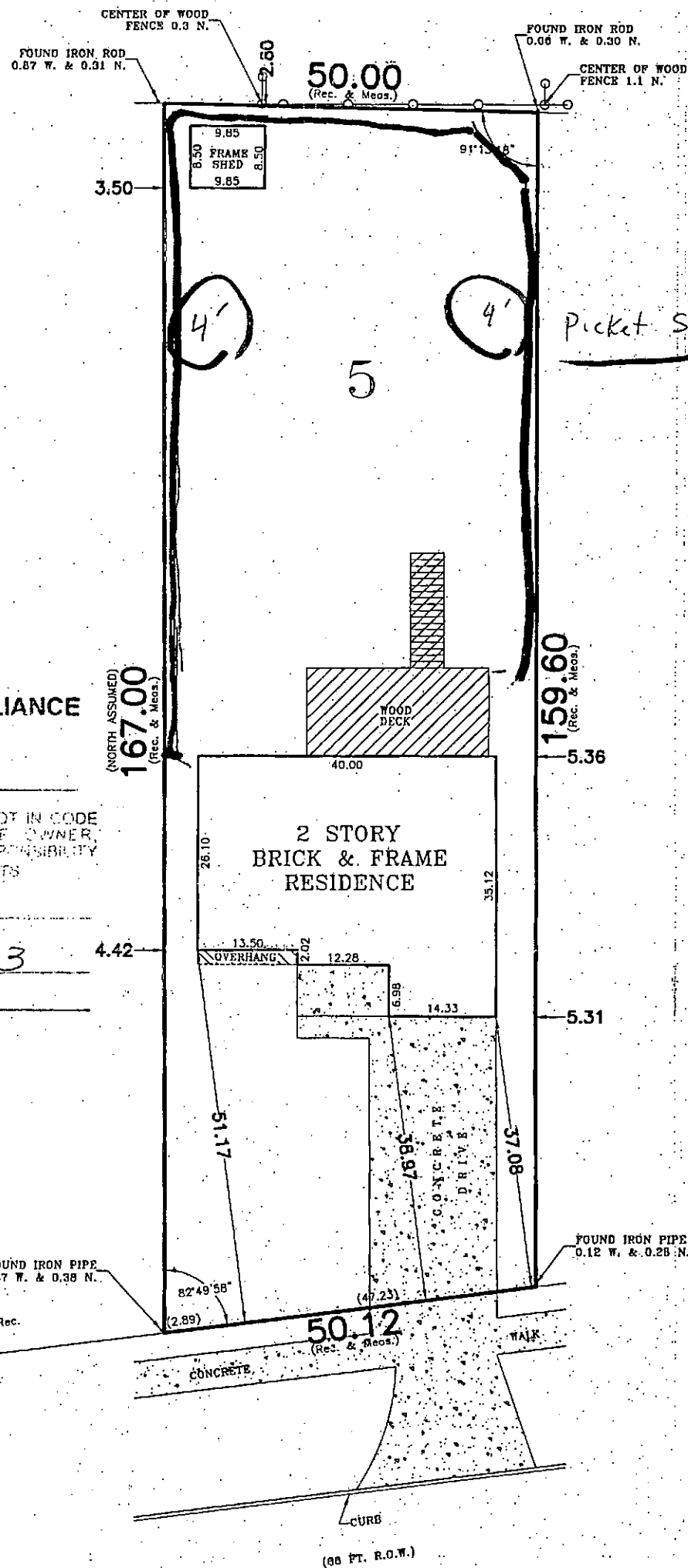
<u>12/13/24</u>	<u>Taylor Stogsdill</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>12/13/24</u>	<u>William Stogsdill</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

of

ADDRESS: 494 HILL AVENUE, GLEN ELLYN, ILLINOIS



SCALE: 1"=20'



☐ AS NOTED
☐ FOUNDATION ONLY
☐

8-18-11
(Date)

Village of Glen Ellyn Permit No. 20111313

By: J. Krapel
Building and Zoning Official

Final Inspection Required For All Projects
Call 630-547-5250

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: MICHAEL KENNY

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
21ST DAY OF JUNE

MY LICENSE EXPIRES ON 11/11/11

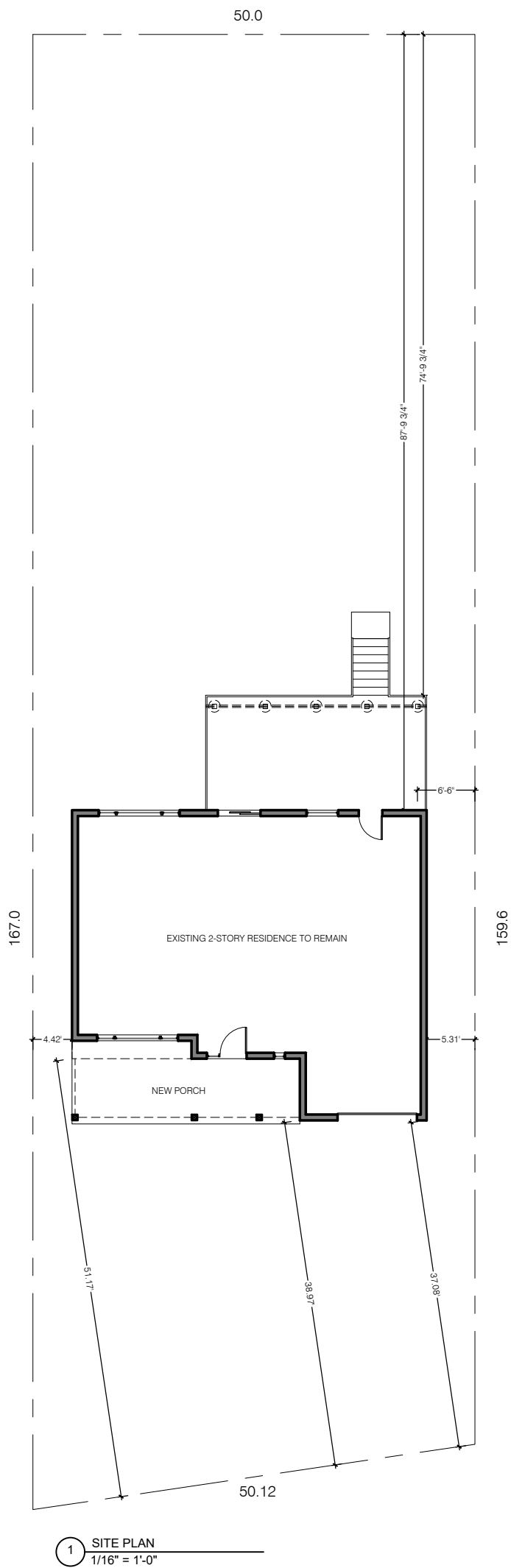
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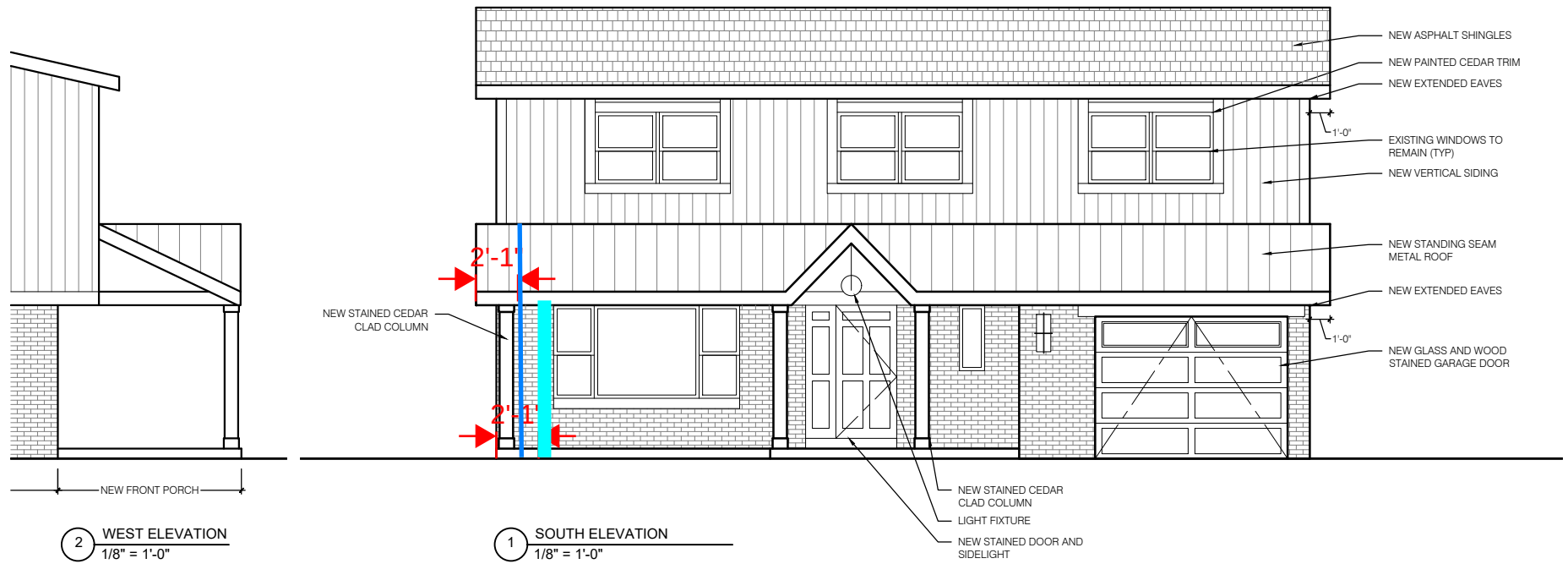


7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.ps1survey.com



Field Work Completed	06/20/11	FLD CREW:	CD/GZ
Land Area Surveyed	8,141.4 Sq. Ft.	CAD:	SR
Drawing Revised		PNTN:	8024082





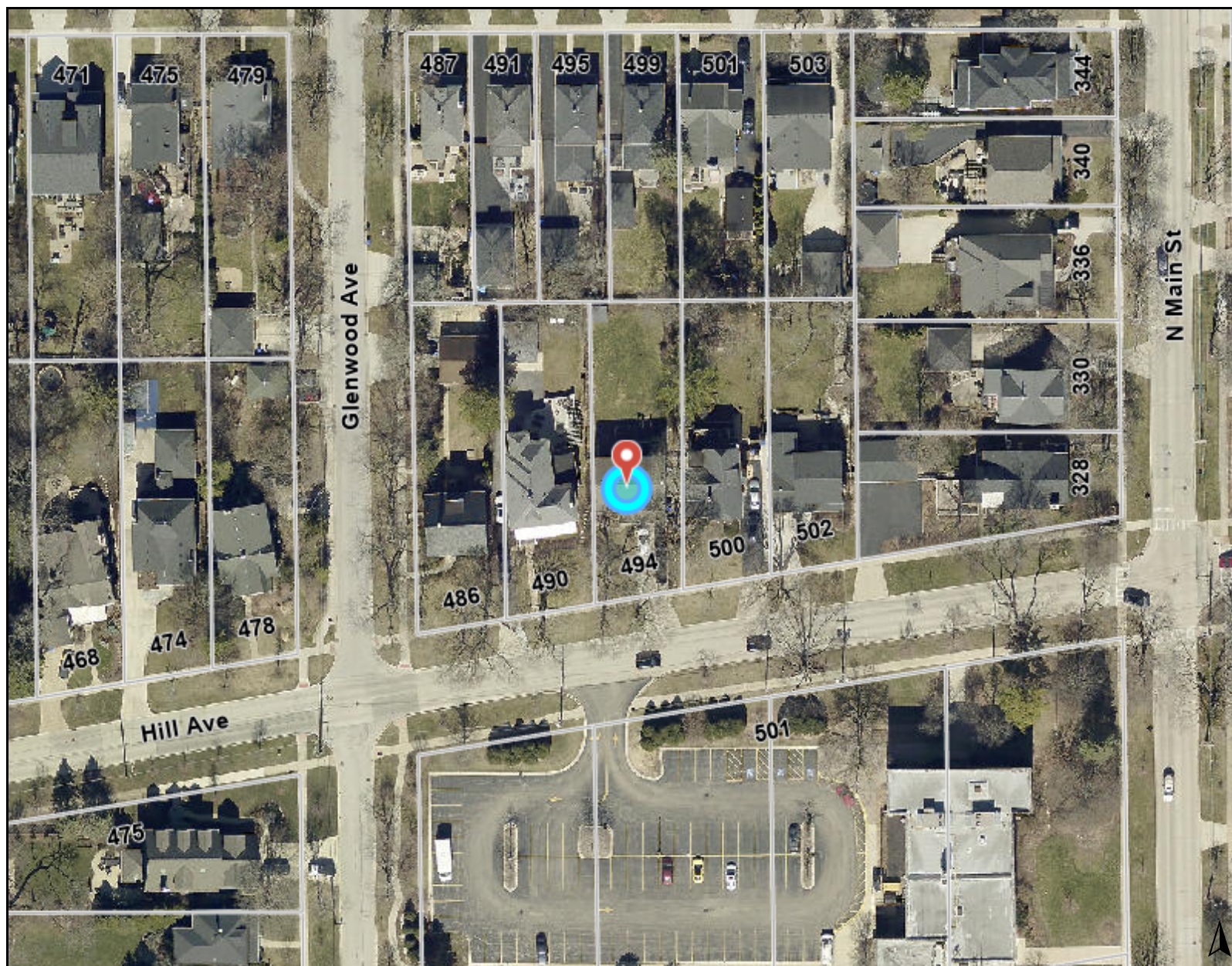
JULIA SMITH
ARCHITECTURE · INTERIORS

THE STOGSDILL RESIDENCE

494 HILL AVENUE
GLEN ELLYN, IL 60136

ELEVATIONS
PROPOSED

12.19.2024



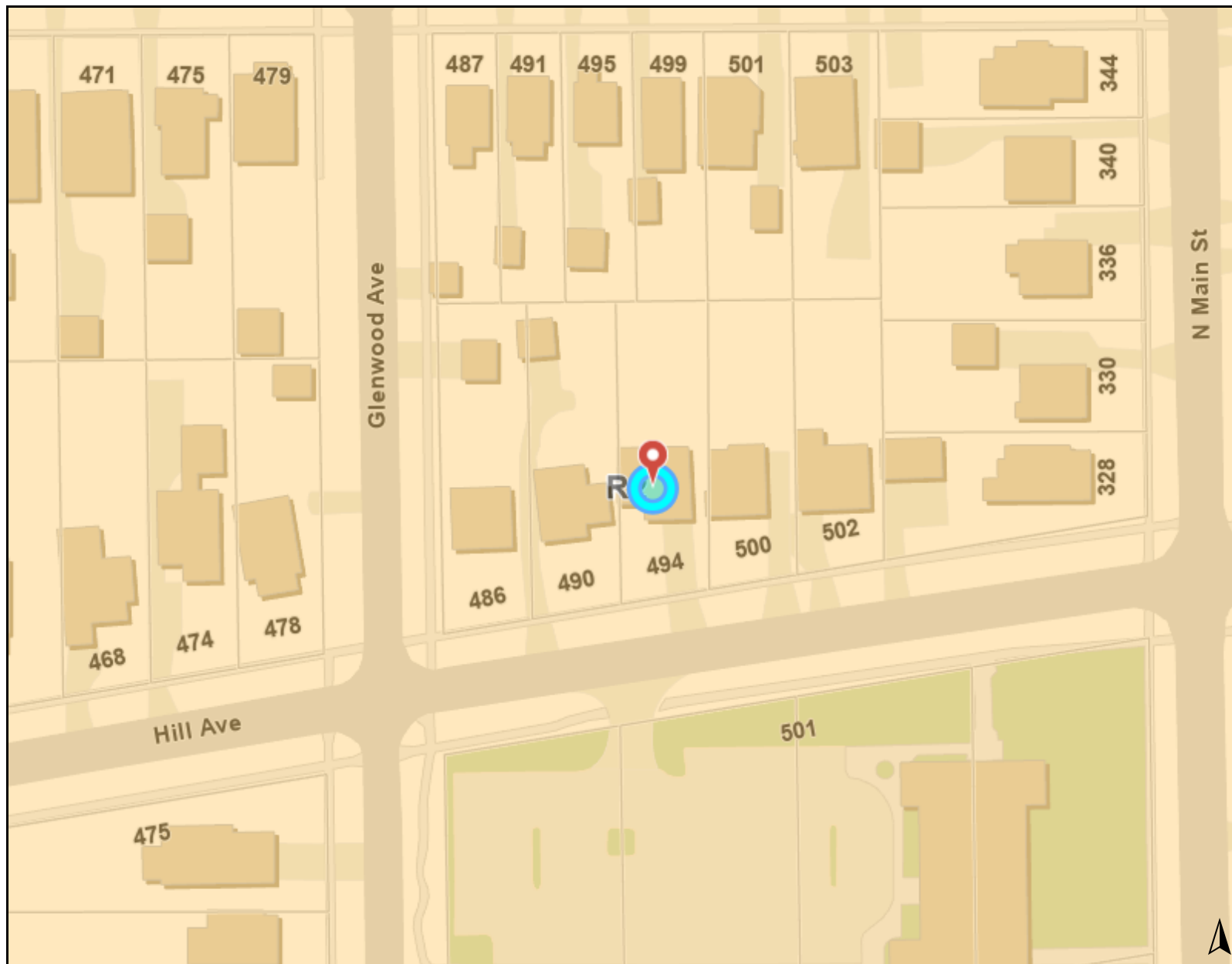
Legend

Notes

0 150 300
ft

Print Date: 2/6/2025

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

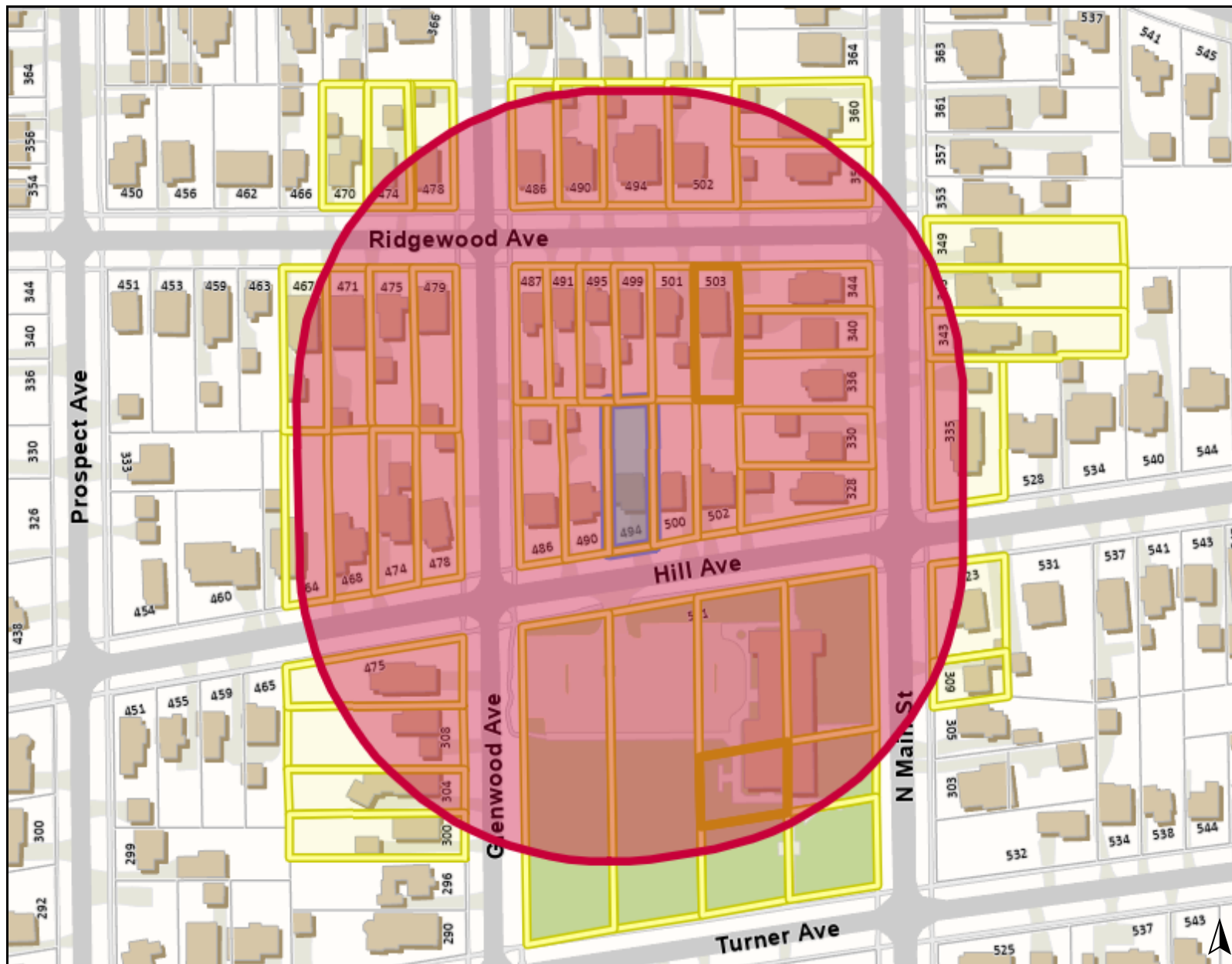
R2: Single Family Residential District

0 150 300
ft

Print Date: 2/6/2025

Notes

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Legend

0 300 600
ft

Print Date: 1/22/2025

Notes

350-foot radius from 494 Hill Avenue

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Michael & Mary (Misty) O'Connell
490 Hill Ave.
Glen Ellyn, IL 60137

February 2, 2025

To Whom It May Concern,

I am writing to express my strong support for William and Tayler Stogsdill and their request for a variance to build a porch at 494 Hill Avenue, Glen Ellyn, Illinois 60137. As a neighbor who lives on the same block, I believe this improvement will positively impact our street and community.

The proposed porch will enhance the appearance of their home and add to the charm of our block. A well-designed porch not only increases the curb appeal of the property but also contributes to a more inviting and cohesive aesthetic for the entire neighborhood.

Additionally, a porch encourages community interaction and fosters a welcoming atmosphere, aligning with the values that make our neighborhood a great place to live. It is my belief that granting this variance will benefit not only the homeowners but also the overall appeal and desirability of our street.

I fully support this project and hope the variance will be approved. Please do not hesitate to contact me if you need further information or have any questions.

Sincerely,



Michael & Mary (Misty) O'Connell
312-394-0217

Michael & Marta Scarleski
500 Hill Ave.
Glen Ellyn, IL 60137

February 2, 2025

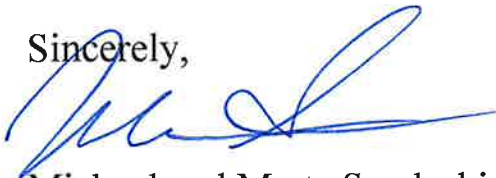
To Whom It May Concern,

I fully support William and Tayler Stogsdill's request for a variance to build a porch at 494 Hill Ave., Glen Ellyn, Illinois 60137. The addition will enhance the curb appeal of their home and contribute to the charm and overall appearance of our block.

A porch also fosters a welcoming and connected neighborhood, making our community an even better place to live. I believe this project will benefit both the homeowners and our entire street.

Thank you for your consideration.

Sincerely,



Michael and Marta Scarleski
630-303-1674