



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, April 8, 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 February 11, 2025, Zoning Board of Appeals Meeting
- D. New Business**
 - 1) Public Hearing - 861 Bloomingdale Road, Fence Height Variation
- 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 4/8/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-262)**

DOC ID: 2025-262

Review and Approval of the February 11, 2025, Zoning Board of Appeals Meeting

Statement of the Issue:

Review and Approval of the February 11, 2025, Zoning Board of Appeals Meeting

Analysis:

Review and Approval of the February 11, 2025, Zoning Board of Appeals Meeting

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the February 11, 2025, Zoning Board of Appeals Meeting

Attachments:

1. Draft February 11, 2025 ZBA Minutes

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, February 11, 2025 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Acting Chairperson Jones called the meeting to order at 7:03 PM. Acting Chairperson Jones explained the advisory nature of the Zoning Board of Appeals (ZBA) and its process for deliberation and recommendation. He described the Public Hearing protocols and announced that the meeting was being recorded.

Roll was called.

Present: Acting Chairperson Matthew Jones and Board Members, Peter Kelly, Todd Buckton, and Craig Pavlich.

Absent: Board Members Noureen Lakhani and Christiane McKnight

Also in attendance: Jordan Frahm, Associate Planner, Daniel Harper, Planning Manager; Anne Gould, Village Trustee and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

None

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

C. Approval of Minutes

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

Motion to approve- Pavlich, Member Kelly Seconded the motion. Approval of the minutes was passed by a unanimous voice vote.

D. New Business

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

Staff Introduction

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced a newly drafted Findings of Facts and Zoning Variation standards document that was provided to members and will also be included in ordinance that goes to Village Board of Trustees as exhibit B, for final decision. The purpose of including this document is to streamline the process and to avoid having to wait for the approved final minutes which included the Findings of Facts and thus speeding up the process.

Mr. Harper explained that the last paragraph before the recommendation section in the document, is a prewritten section written by Village staff and explained that upon making deliberations and fact findings, the section can be edited based on statements provided by the Board, read back and if agreed upon by members, a vote on adoption of findings of facts can be completed. Mr. Harper asked members if they had any questions regarding the process.

Member Questions

Commissioner Pavlich- When you post the finding of facts, will they be part of this meeting's agenda packet or following meeting?

Planning Manager Harper- This will be as part of ordinance that is adopted by Village Board of Trustees, and confirmed that the final documents would be part of final approved minutes and agenda on Village Website.

With no further questions, Acting Chairperson Jones calls Jordan Frahm, Associate Planner to introduce the application.

Sworn in, Jordan Frahm, Associate Planner for the Village of Glen Ellyn, presents the application of 494 Hill Avenue, stating that the petitioners, William and Taylor Stogsdale, are the homeowners and that the home is located on Hill Avenue. between Glenwood Avenue and Main Street, to the south is Main Street Recreation Center. Mr. Frahm described the lot as an interior lot in the middle of the block, zoned as R2 and that the home was built in 1957, this is relevant because homes built in that time are often on 50ft wide lots. Mr. Frahm stated that the variation in question is from section 10-4-8 (D)(3), a variation from the side

yard setback. The Village Code requires a 6ft. 6in. side yard setback, the existing setback on the home is 4ft 5in, requested set back is 4ft. 5in. Mr. Frahm stated that the existing lot coverage ratio is 15% and that the proposed addition increases the lot coverage ratio to 16% of the 20% maximum allowed on R2 zoning lots. The plat of survey depicts a 50ft lot and a 4ft. 5in existing set back. The application also included elevations of the proposal. The proposed elevations showed an updated plan of the proposed porch addition that would not increase the non-conforming side yard setback. Mr. Frahm stated that the ZBA action is to consider petitioner request for zoning variation or denial.

Commissioner Questions

Member Pavlich- Confirmed the built date of the home and asked if the minimum required lot width in the R2 zoning district was 66 feet.

Member Buckton- Stated that Village changed the required minimum lot width from 50 feet to 66 feet in 1955.

Planning Manager Harper confirmed that the statement was correct.

Acting Chairperson Jones - the eave overhang coming outside of porch does not need a variance?

Associate Planner Frahm- Eaves can protrude 1.5 feet into required set back, depicted are 1ft eaves.

Acting Chairperson Jones- When the house was built, the lot required 50ft width and a 10% set back, which would have been 5ft. If this variance had come as a new build, with foundation poured incorrectly, we would require a variance for the foundation or for foundation to be moved, correct?

Associate Planner Frahm- Correct, but because the property is existing non confirming, we do not need to address anything except the porch.

Chairman- Variance will only apply to porch is that correct?

Associate Planner Frahm- The variation by ordinance would remain with land.

Planning Manager Harper- This application would be for approval for the variation of the porch to exist with the non-conforming setback. If at some point, the entirety of the home was demolished, it would have to meet the 6feett 6inch side yard setback requirement.

Member Pavlich- Asked if the requested addition to the porch would not worsen the existing nonconformity to the side yard setback. Is that correct?

Associate Planner Frahm- that is correct.

Seeing no further questions for Village staff from the Board, Acting Chairperson Jones motioned for the applicant to provide testimony.

Public Comment

The following individuals, sworn in, made respective comments:

Julia Smith- Architect for the petitioner, 658 Kenilworth Ave, Glen Ellyn, - stated that the homeowners are interested in adding a functional front porch with cohesive design and adding curb appeal. The existing non-conforming lot is 50ft., non -with a non-conforming in side yard setback. The applicant is requesting to add a front porch in line with existing home and that oddities currently exist with symmetry of the home. The property is currently under the maximum lot area allowed of 20% at 15%, we also have letters of support from neighbors.

Member Kelly- The overhang shown on the site plan is the 2nd story eve overhang?

Architect Smith- confirmed as yes

Buckton- Will more concrete be poured for the porch?

Architect Smith- We will more than likely will replace as entire concrete porch slab.

Seeing no further questions from the Board, Acting Chairman Jones asked a motion to close the public hearing.

Member Pavlich made a motion to close the public hearing and approve the Finding of Facts as presented. Member Kelly seconded the motion and the motion passed by voice vote.

Deliberation

The members of the Board agreed to the merits of the application and found that the application met the standards for approval for a zoning variation.

A Motion to approve the application was made by Member Buckton and seconded by Member Pavlich, the motion passed unanimously with four (4) votes yes and zero (0) votes no.

E. Other Business

F. Chairperson's Statement

No statement was provided by Acting Chairperson Jones.

G. Trustee Liaison Report

Trustee Gould reported the following:

1. Review of underfunded projects in a workshop; follow up needed for addressing gaps in funding.
2. Approved building permit fee increases 4% in August, will go into effect with new community development software
3. 2nd Starbucks on Roosevelt approved
4. Pickleball approved at Ackerman
5. Essex variance approved

Need volunteers for this board as commissioners; need volunteers that are available once per month. Apply online so that we can work on filling the spot. Goal is to have full 7 members.

H. Staff Report

Planning Manager Harper- Stated that the Village has received some inquiries for possible variation requests but no formal submittals.

Acting Chairman Jones- Will there be an internal review of the proposed Zoning Code revision project?

Planning Manager Harper - Stated that the Village is in the early stages of the zoning code re-right project and that the public boards and commissions will assist in the project and be asked to attend workshops, groups, ad hoc groups etc. The Village is drafting requests for proposals from outside consulting groups who work on zoning code revision projects professionally.

Commissioner Pavlich- timeline?

Planning Manager Harper- request for proposals- spring 2025, interviews- summer 2025- contract- fall 2025; 2026 project.

Commissioner Pavlich- 1st time zoning update since 06'?

Planning Manager Harper- comprehensive Zoning Code Re-write has not been done since 2006 but the Village has passed many text amendments through that time.

Chairman Jones- what is the makeup of individuals for the outreach?

Planning Manager Harper- multiple groups to include general community members, builders, architects, volunteer members of boards and commissions, general community outreach.

Commissioner Buckton- Regarding the software implementation, will there be a new portal to apply online for permits?

Planning Manager Harper- Yes, program is called Land Management also known as LAMA and is a web interface with a portal system that applicants will be able to submit permits for building and zoning.

Commission Pavlich- serious progress, really good.

Commissioner Buckton- Is there a way to streamline easy variation approvals?

Planning Manager Daniel- yes, we have a system for administrative approvals for zoning variations, but this did not meet the administrative variance criteria.

Commissioner Pavlich- stated that he was working on data of all cases and that he will share with Commissioners Board group; Data covers how the Board has been ruling.

Chairman Jones- Will members of the Board be invited to Zoning Code rewrite meetings?

Planning Manager Harper-stated yes and that the Zoning Code rewrite meetings will be open to public; everyone will be invited can view and add opinion. Progress will be updated and will be open and public. Idea is to get public input.

I. Adjournment

Member Pavlich made a motion to adjourn the meeting. Member Buckton seconded the motion and the motion passed by voice vote at 7:45PM

Respectfully submitted,
Adriana Ohl-Zamora



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/8/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-264)**

DOC ID: 2025-264

Public Hearing - 861 Bloomingdale Road, Fence Height Variation

Statement of the Issue:

The petitioners request a recommendation of approval of the following variation from the Glen Ellyn Zoning Code: Section 10-5-5(B)(4)(12) to allow for the construction of a fence with a maximum height of 8'-0" in lieu of the maximum allowed fence height of 6'-0". The petitioners are requesting the zoning variation to allow for the construction of an eight-foot (8'-0") tall vinyl fence to be located on the north and east property lines.

Analysis:

PROPERTY: 861 Bloomingdale Road is a 41,561 square foot lot located in the Sevland's division on the east side of Bloomindale Road, north of Geneva Road.

PETITIONERS: The petitioners are Edward and Kimberly Ryan, the owners of the property located at 861 Bloomingdale Road.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with single-family homes. Churchill Elementary School is located east of the property and is zoned R2 – Residential District.

PUBLIC NOTICE: Notice of the public hearing was published in the March 20, 2025, 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: The property was annexed into the Village in 1995 and was zoned R2 Single-Family Residential. There is no variation history of the property.

PERMIT HISTORY:

Year	Permit No.	Type
2017	2017026	Roof
2015	20151602	Deck
2012	20120352	Deck
2011	20110681	Above-Ground Swimming Pool

ANALYSIS:

Churchill Elementary School is currently constructing an addition to accommodate full-day kindergarten students. The addition with variations was approved by the Village Board of Trustees in June 2024 and includes a new driveway access that will connect the new parking lot and addition to Bloomingdale Road. The construction of the driveway includes regrading the land to create a level paving surface that will be approximately five feet (5'-0") higher than the existing grade of property.

The subject property is bordered by Churchill Elementary School property on two sides. The property is located to the south of the new driveway entrance and is topographically lower than the new driveway that will be installed by School District 41. The applicants are proposing an eight-foot (8'-0") tall solid vinyl fence along the north and east property lines in order to offset a portion of the new grade difference to provide more privacy than what could be achieved with the maximum allowed six-foot (6'-0") tall fence. The portion of the proposed fence that is within the front setback will be no taller than four feet (4'-0") and will be at least 33.3% open, as required by the Zoning Code. The eight-foot-high portion of the fence will be no closer to the front property line than the existing home.

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. Aerial Map
2. Zoning Map
3. Application - 861 Bloomingdale Road
4. Fence Exhibit - Plat of Survey - 861 Bloomingdale Road
5. Proposed Fence Design
6. Churchill Driveway Entrance - Landscape Plan
7. D41 letter supporting fence variation request

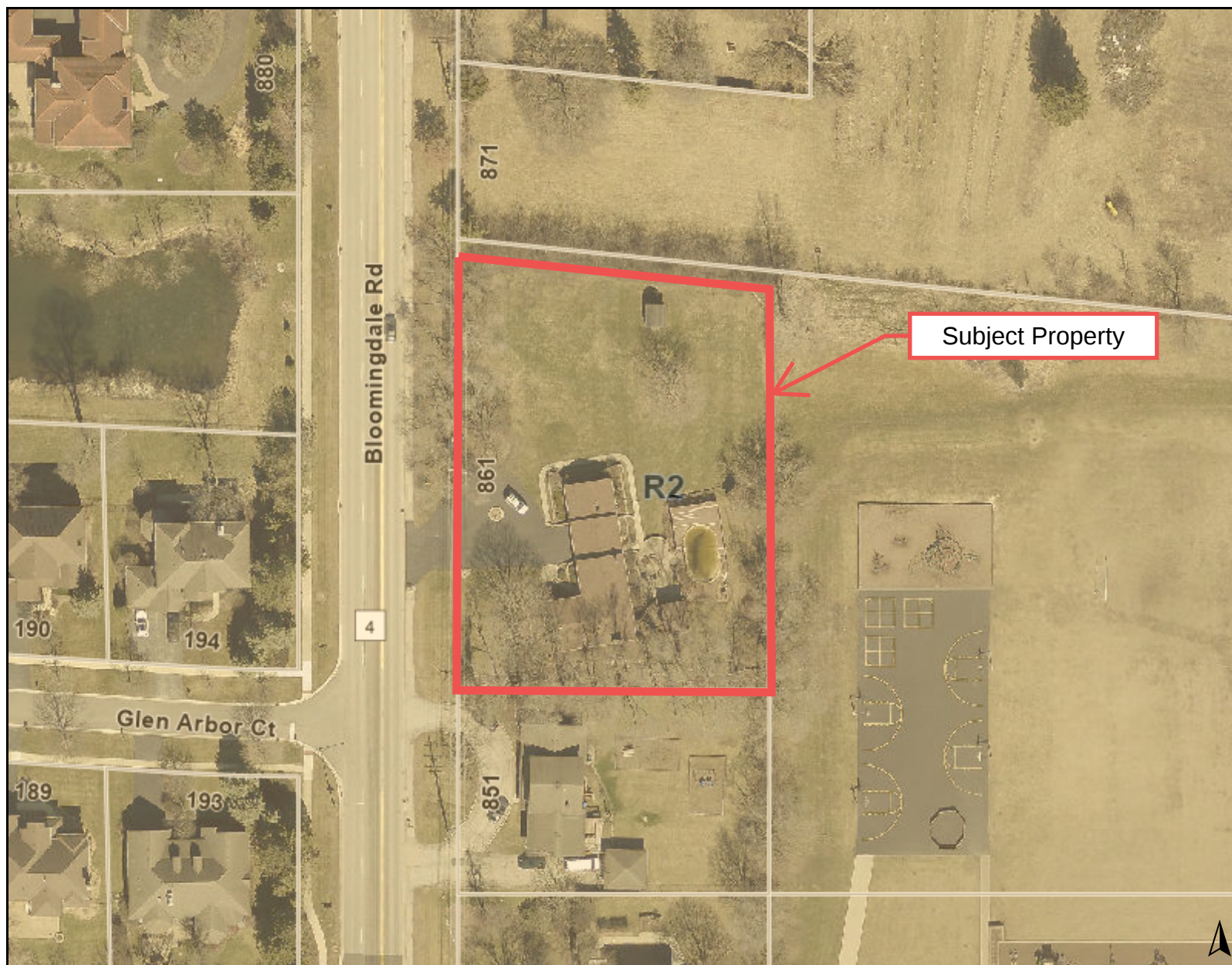
**Legend**

Subject Property

Print Date: 3/27/2025

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

0 150 300
ft

Print Date: 3/27/2025

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.

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 861 Bloomingdale Road 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: Edward and Kimberly Ryan

Address: 861 Bloomingdale Road, Glen Ellyn, IL 60137

Home Phone No.: 312-752-7160 Cell Phone No.: 312-752-7160

Fax No.: _____

E-mail: edwardjohnryan@yahoo.com

Ownership Interest in the Property in Question:

Fee simple owners.

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):

***Edward and Kimberly Ryan
861 Bloomingdale Road
Glen Ellyn, IL 60137***

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

NA

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: 861 Bloomingdale Road

Permanent tax index number: 05-03-408-026

Legal description:

Lots 1 and 2 in Sevlund's division of Lot 4 (except that part thereof conveyed to County Board of School Trustees of Dupage county , Illinois, by warranty deed recorded April 28, 1959 as Document 920832) in Sevlund's assessment plat of part of Southeast 1/4 of section 3, Township 39 North, Range 10 East of Third Principal Meridian according to the plat of said Sevlund's assessment recorded October 24, 1957 as document 860796, in Dupage County, Illinois, commonly known as 861 Bloomingdale Rd, Glen Ellyn, Illinois, Area of land described 41,561 sq ft

Zoning classification: R

Lot size: 177.22 ft. x 226.96 ft. Area: 41561 sq. ft.

Present use:

Primary 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):

For Section 10-5-5(B)4-11... requesting additional 2 feet of fence height to a new fence being installed by District 41 due new raised road and raised parking lot due to new Churchill Kindergarten.

Proposing the following variation:

When in compliance with the following regulations, a fence is permitted at any location on a lot.

b. Height:

*3) 8'6" **maximum for fence located no closer to the street than the principal structure on a lot*

*** The specified 8'-6" maximum fence height includes an allowance for the fence posts or decorative post caps to extend up to 6 inches above the maximum fence height of 8 feet.*

Estimated date to begin construction: June 1, 2025

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

Eric Deporter - D41 contact
Mike Healy - Attorney

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:

Neighboring properties have created a new raised road to the North side of lot and new raised parking lot to the East side of lot due to new Churchill Elementary Kindergarten. Property north was previously an open field. Property east was a newer raised play ground with minimal traffic. There will be new traffic to the north of our property. Traffic to the east of the property will be increased and will include vehicle traffic. We are the only home that is adjacent to the new road. Strict adherence to the Zoning Code would prevent Applicant from enjoying a level of privacy in their home and yard that is normally expected at a residential property. Without a variance for a taller fence, Applicant's house and side and rear yards will be visible from hundreds of vehicles (including buses) accessing the neighboring school each day.

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):

NA

OR

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

Applicant's Property is the only residential property that is adjacent to the new elevated road and school. In that regard, it is being uniquely impacted. Furthermore, it is a unique circumstance to have a residential property like that of the Applicant that is bordered by a non-residential property which generates significant vehicle traffic and is significantly elevated.

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

A taller fence will not border or be visible to any residential properties. Applicant's Property is the only residential parcel impacted by the new road and school. Because of the significantly higher elevation of the property on the other side of the fence, it will not appear any taller than that normally permitted when adjoining properties are at the same grade. Furthermore, the owner of the property adjacent to the proposed fence (District 41) understands that their development has caused this hardship for Applicant and fully supports their request for this variance.

- 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:

A 6' tall fence would create a significant hardship for Applicant, as it would be deprived of a level of safety and privacy that is reasonably expected at one's home. Applicant's house and side and rear yards would be easily within the line of sight of the hundreds of vehicles utilizing the new road and parking lot.

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:

No other home is next to the new raised road

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:

Purpose is due to privacy and safety. Financial considerations are not part of this Application.

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 hardship was created by the development of the adjacent property by District 41. District 41 has no interest in the Property in question.

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.

No other home will be impacted. Because of elevated grade of property adjacent to proposed fence, it will not appear any taller than normal. No people or properties will be negatively effected. District 41 understands that the development and elevation of their property has created this unique circumstance and supports Applicant's variance request.

6. Provide evidence that the proposed variation will not:

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

Adjacent property is where the new road is located and will be higher than the fence. Light and air to this adjacent property will not be impacted.

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

A taller fence will not impact fire hazard in any way.

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

A taller fence will not impact the public health, safety, comfort, morals or general welfare of Village inhabitants.

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

No other homes or properties are impacted by a taller fence.

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

A taller fence will have no impact on traffic whatsoever.

- f. Create a nuisance; or

No

- g. Results in an increase in public expenditures.

No

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

Two additional feet of height for the proposed fence is the bare minimum to provide Applicant with some measure of privacy. Anything less would not block the line of sight of the hundreds of vehicles utilizing the elevated road and parking lot on the adjoining property.

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

The additional 2 feet will give my family the additional privacy and safety plus the it will not impact the character of any of my surrounding neighbors homes as well as the new kindergarten at Churchill. My home is the only home impacted by the new road. Thank you for your consideration.

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>1/26/2025</u>	<u>Edward Ryan</u>	<u>Edward Ryan</u>
Date	Print Name	Signature of Applicant

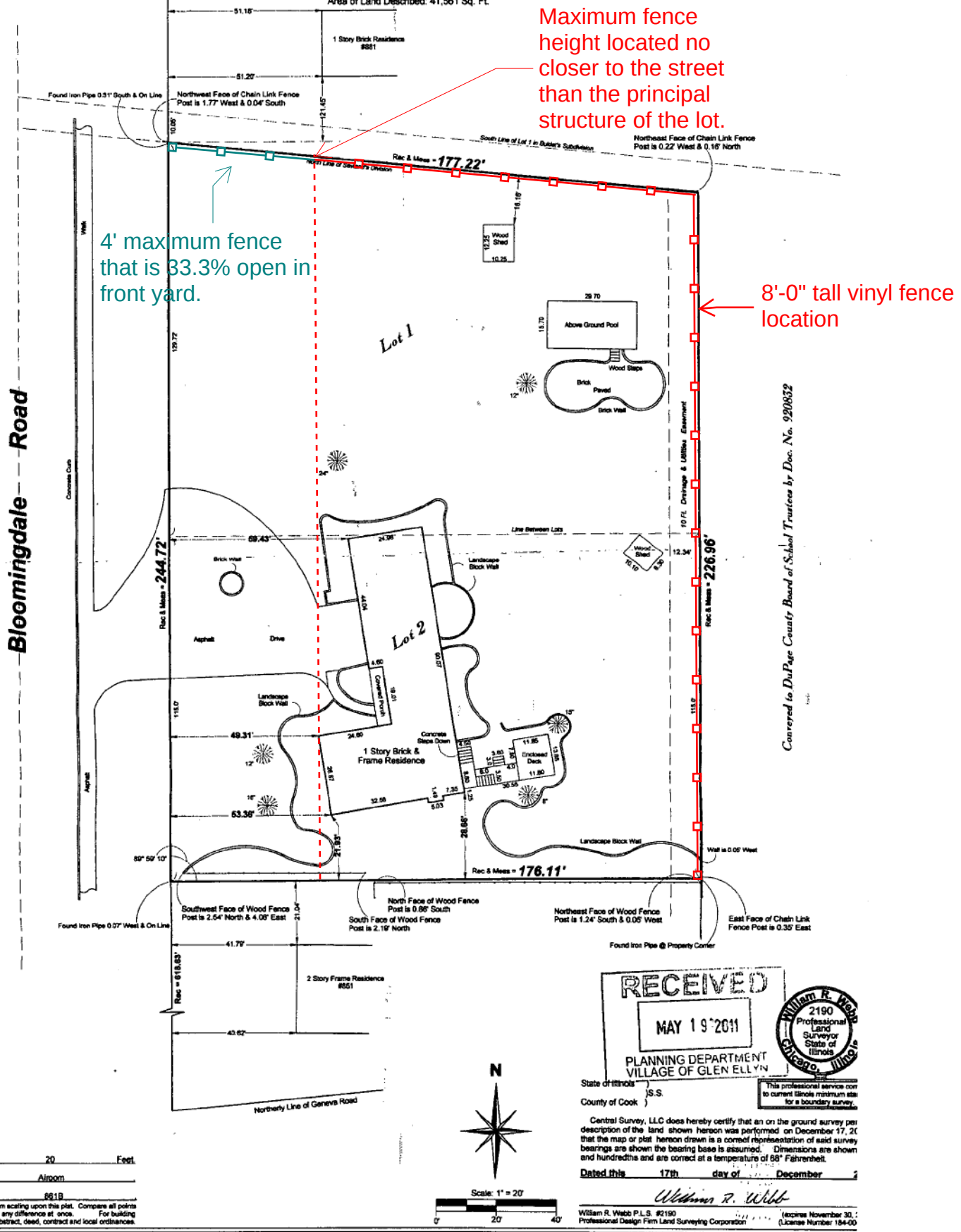
1/26/2025 Kimberly Ryan Kimberly Ryan
Date Print Name Signature of Applicant

Date Print Name Signature of Applicant

Plat of Survey by Central Survey, LLC

6415 N. Caldwell Ave. Chicago, Illinois 60648
Phone (773) 631-6285 www.Centralsurvey.com Fax (773) 776-2071

Legal Description
Lots 1 and 2 in Sevlard's Division of Lot 4 (except that part thereof conveyed to County Board of School Trustees of DuPage County, Illinois, by warranty deed recorded April 28, 1959 as Document 920832) in Sevlard's Assessment Plat of part of the Southeast 1/4 of Section 3, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat of said Sevlard's Assessment Plat recorded October 24, 1957 as document 860796, in DuPage County, Illinois
Commonly Known as: 861 Bloomingdale Rd., Glen Ellyn, Illinois
Area of Land Described: 41,561 Sq. Ft.





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COLORS



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TAN



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GRAY

GATES

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S:\Darien\glen_ellyn_sd\230157_fdk_center_at_churchill_school\01\1 drawings\02_CD\230157 L1.00 LANDSCAPE PLAN.dwg devans Mar 29, 2024 7:31:35 am

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DRY BOTTOM DETENTION BASIN SEED MIX

GRASSES, SEDGES & RUSHES

		LB/AC.	% OF MIX BY WEIGHT
Andropogon gerardii	Big Bluestem Grass	4.00	13%
Carex bebbii	Bebb's Oval Sedge	0.13	0%
Carex brevior	Plains Oval Sedge	0.25	1%
Carex hystericina	Porcupine Sedge	0.25	1%
Carex vulpinoidea	Brown Fox Sedge	0.50	2%
Eleocharis palustris	Great Spike Rush	0.25	1%
Elymus canadensis	Canada Wild Rye	2.00	7%
Elymus virginicus	Virginia Wild Rye	3.00	10%
Juncus dudleyi	Dudley's Rush	0.06	0%
Panicum virgatum	Switch Grass	5.00	16%
Schizachyrium scoparium	Little Bluestem Grass	4.00	13%
Sorghastrum nutans	Indian Grass	1.00	3%
	Grass/Sedge Subtotals	20.44	67%

FLOWERS AND OTHER BROADLEAVES

Allium cernuum	Nodding Wild Onion	0.25	1%
Asclepias incarnata	Swamp Milkweed	1.50	5%
Chamaecrista fasciculata	Partridge Pea	1.00	3%
Coreopsis tripteris	Tall Coreopsis	0.38	1%
Desmodium canadense	Showy Tick Trefoil	0.25	1%
Echinacea purpurea	Purple Coneflower	1.00	3%
Eryngium yuccifolium	Rattlesnake Master	0.75	2%
Eupatorium perfoliatum	Common Boneset	0.03	0%
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.06	0%
Eutrochium maculatum	Spotted Joe Pye Weed	0.13	0%
Helenium autumnale	Sneezeweed	0.19	1%
Kuhnia eupatorioides corymbulosa	False Boneset	0.25	1%
Monarda fistulosa	Wild Bergamot	0.25	1%
Penstemon digitalis	Foxglove Beard Tongue	0.25	1%
Pycnanthemum virginianum	Common Mountain Mint	0.13	0%
Rudbeckia hirta	Black-Eyed Susan	0.50	2%
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.2	1%
Rudbeckia triloba	Brown-Eyed Susan	0.19	1%
Silphium laciniatum	Compass Plant	0.06	0%
Solidago riddellii	Riddell's Goldenrod	0.13	0%
Solidago rigida	Stiff Goldenrod	0.09	0%
Symphotrichum novae-angliae	New England Aster	0.38	1%
Thalictrum dasycarpum	Purple Meadow Rue	0.25	1%
Vernonia fasciculata	Common Ironweed	0.38	1%
Verbena hastata	Blue Vervain	0.25	1%
Zizia aurea	Golden Alexanders	1.00	3%
	Broadleaf Subtotals	9.88	33%

SEED MIX TOTALS 30.32 100%

1. Install a Mycorrhizal Inoculant with the seed mix at 40 lbs/acre.
2. For spring planting, install a cover crop of Seed Oats (Avena sativa) with the seed mix at 40 lbs/acre.
3. For fall planting install a cover crop of ReGreen (a Winter Wheat x Wheatgrass Sterile Hybrid) with the mix at 50 lbs/acre 4.) **At no time should Annual nor Perennial Rye (Lolium multiflorum or perenne) be utilized as a cover crop**.

5' Rise in
Elevation
for New
Driveway
Entrance

Subject Property Location
861 Bloomingdale Road

LEGEND

- TURF GRASS SEED & BLANKET
- DRY BOTTOM DETENTION SEED & BLANKET
- POURED-IN-PLACE PLAY SURFACING
- SYNTHETIC TURF PLAY AREA
- STONE SPLASH BLOCK - SEE CIVIL DETAILS

PLANT GROUP TYPE

- TYPE "A"
- TYPE "B"
- TYPE "C"
- TYPE "D"
- TYPE "E"

- NOTE:
1. IN GROUPS OF 3 OR 5 OR 7 RANDOMLY, BUT EVENLY MIXED THROUGH OUT.
 2. DO NOT PLANT IN A REGULAR PATTERN OR IN STRAIGHT LINES.

LANDSCAPE NOTES:

1. SEED AND BLANKET LIMIT LINE IS APPROXIMATE. RESTORE TO LIMITS OF DISTURBANCE. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 6" DEPTH), FERTILIZER, SEED AND BLANKET AS SHOWN.
2. CONTRACTOR RESPONSIBLE TO RESTORE ALL AREAS DISTURBED BY CONSTRUCTION. OUTSIDE SCOPE LIMIT, TO EXISTING CONDITION.
3. PLANTING BEDS SHALL RECEIVE TOPSOIL AT A MINIMUM DEPTH OF 12".
4. ALL PROPOSED PLANTING BED AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH TOPSOIL (MIN. 10" DEPTH) PRIOR TO PERENNIAL AND SHRUB INSTALLATION.
5. THE CONTRACTOR SHALL PROTECT ANY AND ALL TREES NOT SHOWN ON THE PLANS TO BE SAVED FROM DAMAGE DUE TO THEIR OPERATIONS. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AS SHOWN ON PLANS AND DETAILS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR WILL MAKE NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR WILL SUBMIT ANY SUBSTITUTIONS IN WRITING TO THE LANDSCAPE ARCHITECT.
7. ALL PLANTING TECHNIQUES AND METHODS SHALL BE CONSISTENT WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AND AS DETAILED ON THESE DRAWINGS. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
1. ALL PLANTING BEDS WILL RECEIVE 3" PREMIUM DOUBLE SHREDDED HARDWOOD BARK. GROUNDCOVERS SHALL RECEIVE 1-1/2" CAREFULLY PLACED AROUND BASE OF PLANT.
1. TREES PLACED IN TURF AREAS WILL HAVE 6" DIA. MULCH RING WITH 3" DEEP SPADE CUT EDGE.
0. ALL BEDLINES SHALL BE SPADE CUT TO A MIN. DEPTH OF 3". CURVED BEDLINES TO BE SMOOTH AND NOT SEGMENTED.
1. EXISTING TURF IN PROPOSED PLANTING AREAS SHALL BE STRIPPED AND REMOVED.
2. ALL PERENNIAL & SHRUB BEDS TO HAVE AMENDED TOPSOIL. 2" MINIMUM ORGANIC MATTER SHALL BE TILLED INTO THE TOP 10" OF TOPSOIL. THOROUGHLY TILL TO BREAK UP CLUMPS AND SPREAD EVENLY OVER SURFACE.
3. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM NEAREST LIGHT POLE.
4. TREES SHALL BE INSTALLED A MINIMUM OF 5' HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES.
5. TREES SHALL BE INSTALLED A MINIMUM OF 10' HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO MANHOLES, VALVE VAULTS, VALVE BOXES, AND FIRE HYDRANTS.
6. ANY AREA COMPACTED BY CONSTRUCTION TRAFFIC SHALL BE TILLED OR RESTORED TO ALLOW FOR SUITABLE PLANTING CONDITIONS.
7. THE CROWNS AND ROOTS OF TREES WHICH ARE TO BE PRESERVED IN THE PROJECT AREA, BUT WHICH COULD BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, SHALL BE PRUNED BY A QUALIFIED ARBORIST ACCORDING TO THE TREE PRUNING STANDARDS SET BY ANSI 2100 CODE.
13. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL LAYOUT LANDSCAPE BED OF HEDGE, SHRUBS AND PERENNIALS FOR APPROVAL BY THE LANDSCAPE ARCHITECT. NOTIFY THE LANDSCAPE ARCHITECT AT LEAST SEVEN WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIALS. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO HAVE THE CONTRACTOR REMOVE, RELOCATE OR REPOSITION ANY PLANT MATERIALS.



Wight

Wight & Company
wightco.com

2500 North Frontage Road
Darien, IL 60561

P 630.969.7000
F 630.969.7979

△	BID PACKAGE #1 - ADDENDUM 2	03/28/2024
△	BID PACKAGE #1 - ADDENDUM 1	03/21/2024
	BID PACKAGE #1 - ISSUED FOR BID	03/06/2024

REV	DESCRIPTION	DATE
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FDK CENTER AT
CHURCHILL
ELEMENTARY
SCHOOL

240 GENEVA ROAD
GLEN ELLYN, IL 60137

LANDSCAPE PLAN
- NORTHWEST

Project Number: 230157
Scale: 1" = 20'
Drawn By: GB

Sheet:



L1.03

February 4, 2025

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

Re: Variation request for 861 Bloomingdale Road

Dear Village,

I am writing in support of Edward and Kimberly Ryan's request for a variation to the zoning code regarding permitted fence heights at their residence located at 861 Bloomingdale Road.

Mr. and Mrs. Ryan's property is adjacent to a new entry road being constructed by District 41, which will provide access to the Kindergarten Center currently under construction. Given the proximity of their home to this new access road, the Ryans will be significantly impacted by increased traffic and activity.

Approval of this variation would allow the installation of an approximately 8-foot tall privacy fence, providing much-needed seclusion and preserving the privacy of the Ryan family. District 41 acknowledges the impact this development will have on the Ryans and fully supports their request for the higher fence.

Thank you for your consideration.

Sincerely,



Eric L. DePorter
Assistant Superintendent for Finance, Facilities and Operations
Glen Ellyn School District 41