



Agenda  
Village of Glen Ellyn  
Zoning Board of Appeals Meeting  
Tuesday, May 13, 2025  
7:00 PM  
Civic Center, Galligan Room

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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. Approval of the Minutes**

- 1) Review and Approval of the April 8, 2025, Zoning Board of Appeals Meeting Minutes.

**C. Public Comment**

**D. New Business**

- 1) Public Hearing - 551 Geneva Road, Accessory Structure Variation
- 2) Public Hearing - 680 Grand Avenue, Corner Side Yard Setback Variation
- 3) Public Hearing - 265 S. Ott Avenue, Front Yard and Side Yard Setback Variations
- 4) Public Hearing - 603 N. Park Boulevard, Lot Coverage and Side Yard Setback Variations

**E. Chairperson's Statement**

**F. Trustee Liaison's Report**

**G. Staff Report**

**H. Adjournment**

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

**DRAFT MINUTES**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, April 8, 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 7:00 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, Craig Pavlich, Noureen Lakhani and Christiane McKnight

Absent: Board Member Todd Buckton

Also in attendance: Daniel Harper, Planning Manager; Donna Jean Simon, Acting Village President and Adriana Ohl Zamora, Recording Secretary.

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

None

**C. Approval of Minutes**

1. Review and Approval of the February 11, 2025, Zoning Board of Appeals meeting minutes

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

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

**D. New Business**

1. Public Hearing – 861 Bloomingdale Road, Fence Height Variation

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the following variation request:

This is a request for zoning variation of maximum fence height construct an 8ft fence in lieu of required 6ft maximum. The purpose of this is that the petitioner is requesting this zoning variation as a result of the construction of the neighboring property to the north and east of the property as part of the Church Hill Elementary School expansion project. All other zoning lots surrounding this lot are all zoned R2 single family residential.

*The location of 861 shown on the screen by Mr. Harper to provide an idea of what is being constructed to the north and east of the property with elementary school expansion.*

Mr. Harper described a new parking lot is being constructed on property, with a new access on Bloomingdale Road. He explained how as part of construction the grading of the site will actually be raised approximately 5 feet from current grade. He showed the landscape plan of Elementary School expansion and described how the elevation is also being raised on eastern part of property line. The plat of survey was shown with proposed location of fence on the property. The location of fence was shown, purpose that this is to act as buffer from the new addition and parking lot and to account for the raised bed and new elevation of the overall lot grading of the Church Hill Elementary site; the maximum that fence code allows is 6ft in height, petitioner is requesting 8ft in height to compensate for some of that change. The most impacted area, which is along the Northern side of the property, picture of elevation grade change of 1 foot on new access on Bloomingdale Road. Mr. Harper described how the ground is being raised to accommodate for a level entry surface for the new driveway; that counts for part of what the applicant is asking for to compensate for that change.

The proposed fence material was shown; the applicant is proposing a White Vinyl Fence, an allowable material by our fence code. He explained that if petitioner would have come in to get a 6ft fence approved, it would have been approved per fence code. Mr. Harper explained that the consideration of the petition tonight and the request, was for the Zoning Board of Appeals to

examine request based on the findings of fact and the standards presented in the Glen Ellyn Zoning Code and make a recommendation to the Village Board of Trustees.

*Member Questions*

Commissioner McKnight- Did the Village receive any objections?

Daniel Harper, Planning Manager, Village of Glen Ellyn-We did not receive any rejections, the applicant did submit a letter recommending approval from the School District in support. The School District has been working with their neighbors' requests and has been working hand in hand with them.

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

*Public Comment*

Sworn in Petitioner, Ed Ryan- He stated that because of the 5ft raise, he is looking for additional safety and security. Higher raise, it will be taller than most of people and from a distance it will provide more safety and security to our yard.

Chairman Jones-Did the school district work with you at all as the possibility of them putting up a fence? Is the school board paying for the fence on their property and where does that stand right now?

Petitioner Ed Ryan- They are putting up my fence and the fence is going to be on my property

Commissioner Pavlich- So they (School District) are paying for this fence?

Petitioner Ed Ryan- yes, they are.

*Chairman Jones announced that he had no further questions, asked if anyone else in audience had any further questions.*

Sworn in Paul Gonzalez- My backyard is where the new school is being built, stated that the elevation is literally, I need like a 15ft fence if I want privacy, you could look directly into me and my wife's bedroom, because it's that height looking into my window. You get a clear view of my backyard, I was just curious because nobody ever told me if they would put a fence because I just have a chain-link fence that they had put their years ago so I didn't know what to do until I found out what was going on with the school, and a 6ft or 8ft fence would not do anything for me but I want to know if I would be capable of getting that too or what could be done?

Chairman Jones- Are you to the north or the south

Paul Gonzalez- I am to the south

Commissioner Pavlich- you are in the village, correct?

Paul Gonzalez- Yes, because of the elevation, from my back yard I am looking up to where they are putting the sidewalk where you go down the stairs and into the school.

Daniel Harper, Planning Manager, Village of Glen Ellyn – stated that the approved school district plan for their landscaping, they have a 6ft white vinyl fence, similar to what is being proposed here but it is only for 6ft along the entire perimeter of that eastern property line, expressed that Mr. Gonzalez would need to coordinate with school district just like our applicant here tonight. Reiterated that he could not provide any advice on height of fence but did reinforce that he knew that as part of the school's plan, they would be constructing a 6ft high fence and anything else would have to be coordinated with the school district and come to the village as part of Zoning.

Commissioner Pavlich- Donna Jean perhaps that is an option that Trustees can undertake for the impact of properties?

Donna Jean, Village Trustee- I will make a note of that.

Commissioner Kelly-Daniel there is no de minimis rule that would apply in this case is there? Is there a de minimis rule that we could apply?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't believe so based on how code is written. The School District applied for a suite of variations as part of their original construction plans for the addition, if they had added that as part of the

variation, then it would be a different story, as part of their plan they submitted a 6ft fence which is maximum allowed per our code.

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

**Member McKnight 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*

Commissioner Kelly- stated that he went out and took a peek and grade change is significant, I can't imagine that there is any adverse impact from allowing an addition 2ft on the fence and not allowing an additional 2ft. There are privacy issues, so I am entirely in favor of this variation.

Commissioner Lakhani- I am in favor.

Commissioner Pavlich- I am in favor as well; the zoning code does not make any provisions for properties that back up into commercial or non-residential properties unfortunately.

Commissioner McKnight- I am in favor as well, this is kind of a no brainer, we have had a fence variation in the past that came before us which was a lot harder than this, obviously a hardship being caused by the construction going on with the school and you also have an interest with the privacy and it makes a lot of sense to approve it.

Chairman Jones- I am in favor as well, it is unique, you don't usually have properties that are impacted like you are and the hardship was not created by you, it was created by the school district working within code so I am in favor of providing the relief that you need to have this variance approved.

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. Member Pavlich motioned to approve the findings of fact as presented. Acting Chairperson Jones seconded. Motion passed unanimously with four (4) votes yes and zero (0) votes no.

A motion to approve the application was made by Member McKnight and seconded by Member Lakhani. 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 Donna Jean Simon reported the following:

No board meetings for the last 3 weeks, not a lot of new information to report but we did just have an election and we have a New Village President Jim Burket, 2 new Trustees Sonya Bhagwakar and Steve Szymanski , a re-elected Village Trustee- Kelly Kalinich stated they all bring lots of new perspectives to the board and a lot of expertise. We are all looking forward to working together.

#### **H. Staff Report**

Planning Manager Daniel Harper- Stated the following:

1. Zoning variations working with 2 applicants right now; 1 had zoning variation approved in the past, for an addition to the house that made a 1 story home as a 2-story home. As part of that request, they were allowed to maintain a non-conforming garage, now they want to build a new garage and connect to the house. We also have an application for a shade structure gazebo that is larger than the maximum 250 sq ft allowed, working to try to convince to make a porch instead of a detached gazebo.
2. From March 10, Village Board Mtg. we had the Downtown event park given an approval from Village board for the zoning changes, zoning map amendments and special use variations. A parks district project, timeline is a little fluid, constructed in 2 phases, phase 1 demo and then regrading, making a passive park, put in retaining walls and fences, plant trees and then phase 2 will occur where the performance pavilion will be constructed. My understanding is that we are waiting on funding for actual performance pavilion itself.

3. April 14th Village Board Meeting, Ackerman park- special use permit for community gardens, on Southwest side of park on Lennox Rd, originally 74 community garden plots with 8 parking spaces, Plan Commission felt that was not adequate for the demand of what those garden plots might generate, they came back for second round, they reduce the number of garden plots due to financial constraints of building a larger parking lot, they reduced number of garden plots and have worked with Police Dept and neighbors to come up with a game plan if parking becomes an issue.
4. Sign variation for what was Glen Ellyn auto, existing pole sign not conforming based on code, they said they wanted to keep pole and add their name
5. Revision to previously approved exterior appearance just across the street from us. Currently being remodeled, after demolition and initial construction ran in to issues recognizing what they had originally anticipated was not going to be possible and so modifications to exterior appearance and going to Village Board again as modification.
6. Later this month Planned Commission will review a zoning variations request from our Public Works Department for the Crescent and Glenwood public parking lot just south of Glenwood Station. This public parking lot will be resurfaced and restriped, proposed parking spaces will not meet min parking space dimension requirements and so they are requesting a zoning variation to maximize number of parking spots.
7. College Of DuPage is requesting an amendment to their Master Sign Plan to allow for additional signage. The last time this was done was maybe 15 years ago. They have had a lot of construction at College of DuPage since then and they came in for another sign permit.
8. Approval of minor subdivision plat, proposed annexation, right now it acts as one zoning lot but it's actually 4 properties with 4 PIN numbers. The person who owns this property wants to divide into 3 new lots and he will live on one and develop the other 2, if it meets the all the subdivision code, it still has to get approved by the Village Board however the Village Board is compelled to approve it based on IL State Law.
9. Anticipating the May 22<sup>nd</sup> Planned Commission Meeting as the Glenbard West expansion, to construct a new North West wing on top of the treed hill, where Victory Bell sits, redesign whole North West portion of the area.

Commissioner Pavlich- provided an analysis on variation request discussed from 2024. They are as follows  
 Last year we had exactly 12, 2 construction variations, 3 setbacks, 6 min lot requirements, 1 new construction encroachment, 1 lot coverage. I can provide the information and discuss at a future meeting.

Glenbard West Students were in attendance during the Zoning Board Meeting to learn how the meetings are held and driven. The process was explained to the students and were asked if they had any questions with regard to the process of the Board.

### **I. Adjournment**

**Member Kelly made a motion to adjourn the meeting. Member McKnight seconded the motion and the motion passed by voice vote at 7:42PM**

Respectfully submitted,  
 Adriana Ohl-Zamora



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

Meeting 5/13/2025 7:00 PM  
 Department: Community Development  
 Department Head:  
 Category: Public Hearing  
 Prepared By: Jordan Frahm

**AGENDA ITEM (ID # 2025-407)**

**DOC ID: 2025-407**

## **Public Hearing - 551 Geneva Road, Accessory Structure Variation**

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

The Glen Ellyn Historical Society (GEHS), the owner of the property at 551 Geneva Road, is seeking a zoning variation to allow for a garage and shed to remain on the property after the principal structure has been removed. GEHS was previously granted relief from Section 10-4-1(c) to allow for the accessory structures to remain on the property after the principal structure is demolished in July 2021; however, that zoning variation approval lapsed when the principal structure was not removed within 24 months of the variation approval.

### **Analysis:**

**Property:** 551 Geneva Road is an interior lot on the south side of Geneva Road between N. Main Street and Highland Avenue.

**Petitioner:** The petitioner is the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road.

**Request:** The petitioner is requesting approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from 10-4-1(c) to allow accessory structures (garage, shed and driveway) to remain on the property without a principal structure after the principal structure is demolished.

Zoning/Use:

<b>Location/Use</b>	<b>Zoning District</b>
North: Parks and Recreation	CR – Conservation/Recreation District
East: Glen Ellyn History Park	C2 – Community Commercial
South: Residential	R2 – Single Family Residential
West: Residential	R2 – Single Family Residential

**Public Notice:** Notice of this public hearing was published in The Daily Herald on April 25, 2025,

a placard was placed on site, and notices were mailed to property owners within 350 feet of the subject property.

**Zoning Ordinance History:** The Village approved a zoning variation to allow an accessory structure to remain on the property without a principal structure with Ordinance No. 6887, passed on July 26, 2021. As no demolition permitting was approved prior to July 26, 2023, the granting of this zoning variation lapsed. The petitioner is seeking approval for the variation for the same purposes as the approved 2021 zoning variation application.

**Permit History:** Village records indicate that the following permits have been issued for the subject property.

<b>Year</b>	<b>Permit No.</b>	<b>Type</b>
1986	B8761	Electrical Service
1995	B15408	Garage
2012	20121265	Sewage Connection
2014	20140996	Sewer Repair
2014	20141858	Clearwater Compliance

**History:** The Glen Ellyn Historical Society received the property located at 551 Geneva in 2014 as a gift to the organization from a private donor. The Glen Ellyn Historical Society originally planned for the property to be incorporated into the Stacy’s Tavern site as a “period barn” to honor local agricultural heritage, and to provide storage for the museum. There are no immediate plans for the site to be developed.

The principal structure at 551 Geneva Road was used as the home of the GEHS’s Executive Director until 2018, when the house was found to have mold and structural issues making the house uninhabitable. The petitioner has indicated that the cost of remediating the mold and fixing the underlying structural issues are prohibitively expensive, and they are seeking to continue the usage of the extant garage to retain some utility capacity of the property.

**Proposed:** The petitioner is proposing to demolish the principal structure located at 551 Geneva due to mold and structural issues while keeping the accessory structures on the property for storage. As shown on the Plat of Survey, the garage is approximately 450 square feet in area and 144 feet from the front lot line. The shed is 64 square feet in area and is located greater than 20 feet to the south of the garage at the far southeast corner of the property. Each of the accessory structures is compliant with the Zoning Code in terms of size, although they are considered legal nonconforming due to their placement from the property lines. The garage is 3.85 feet from the east lot line and the shed is 1.8-feet from the south lot line (at their closest points respectively), where a minimum setback of 5 feet is required (5 percent of lot width for the 100-foot-wide lot).

The petitioner does not have the funds available to develop the property at this time but would like to keep the flexibility to sell the property in the future should they need to do so. Therefore, they are requesting a variation to allow the accessory structures to remain on the lot without a principal structure. In addition to storage, the lot will occasionally be used in conjunction with the museum site for special events (as it is used currently). The petitioner has stated that their current storage on

the History Center property is inadequate in size, so keeping the garage and shed located at 551 Geneva will give the Glen Ellyn Historical Society more room for storage and allow GEHS to carry out their organizational mission without having to incur greater expenses for off-site storage.

**Budget Impact:**

**Contribution to Strategic Plan**

**Action Requested:**

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if 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 approval, approval with conditions, or to not approve the request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

**Attachments:**

1. 551 Geneva Zoning Variation Application
2. 551 Geneva Plat of Survey
3. 551 Geneva Road Aerial Map
4. 551 Geneva Zoning Map
5. 551 Geneva Public Notice
6. 551 Geneva Road Notification Map
7. Ordinance No. 6887

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 551 Geneva 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: Jeffrey Anderson on behalf of the Glen Ellyn Historical Society

Address: 800 N. Main St. Glen Ellyn, IL 60137

Home Phone No.: 630-469-18767 Cell Phone No.: 847-815-5433

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

E-mail: Director@gehs.org

Ownership Interest in the Property in Question:

*The property is owned by the Glen Ellyn Historical Society, being donated by a private donor in 2014 to the Glen Ellyn Historical Society.*

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):

*Glen Ellyn Historical Society 800 N. Main St. 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):

*Jeffrey Anderson, Executive Director of the Glen Ellyn Historical Society  
132 Idlestone Lane Schaumburg, IL 60194*

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: 551 Geneva Road Glen Ellyn, IL 60137

Permanent tax index number: 05-02-332-017, 05-02-332-016

Legal description:

**THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.**

Zoning classification: R2-residential district

Lot size: 100.40 ft. x 190 ft. Area: 19076 sq. ft.

Present use:

**551 Geneva is a residential home that is currently uninhabitable due to mold and structural issues. The residence has not been used since 2028 when the mold was identified. The garage and shed are being used by the Glen Ellyn Historical Society for storage. The property is also used for additional space and parking for Historical Society public programs.**

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):

**A VARIATION FROM 10-4-1(C) TO ALLOW ACCESSORY STRUCTURES (GARAGE, SHED, AND DRIVEWAY) TO REMAIN ON THE PROPERTY WITHOUT A PRINCIPAL STRUCTURE AFTER THE PRINCIPAL STRUCTURE IS DEMOLISHED.**

Estimated date to begin construction: AS SOON AS POSSIBLE

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

**Demolition contractor**  
**Dave Nelson of D.W. Nelson Enterprises, Inc.**  
**23W636 Saint Charles Road**  
**Carol Stream, IL 60188**

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:

**Excessive cost to bring the current principle structure into a habitable state.**

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):

**We have mold reports on the property by EMSL Analytical, Inc. The cost of the properties mold remediation and repairs to structural issues are beyond the financial ability of the Glen Ellyn Historical Society.**

OR

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

***The use of the garage and shed will allow the Historical Society to continue to use those structures for storage and not incur the financial burden of offsite storage.***

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 variation if granted will not alter the essential character of the locality since the variation will only grant the ability for the detached garage, shed, and driveway to remain in its existing location in proximity to other similar structures.***

- 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:

***The residence at 551 Geneva is uninhabitable and unstable and at this point has been vacant for several years. The Historical Society as a non profit organization cannot at this point afford to remediate and repair the structure as a residence.***

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:

***The property is unique in that it is adjacent to Historic Stacy's Tavern, which is zoned C2 Commercial District and allows for the use of the property for the public good as an extension of the history park.***

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 Glen Ellyn Historical Society is a non profit organization that has no intention to make money through the modification of the property, but to expand the land around the history park for programs and storage.***

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 practical difficulty or particular hardships have not been created by an person presently having an interest in the property.***

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 variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the only change to the property will bne the removal of the existing unihabitable structure.***

6. Provide evidence that the proposed variation will not:

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

***The removal of the structure will not impede the supply of light or air to adjacent properties.***

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

***The removal of the structure will decrease the potential hazard of a fire on the property.***

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

***The removal of the structure will also remove the mold infestation and will improve the public health of the area.***

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

***The demolition of the structure will not negatively impair property values.***

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

***The removal of the primary structure will not have any impact on traffic.***

- f. Create a nuisance; or

***The variation will not create a nuisance since it will allow for the removal of a house that is in disrepair.***

- g. Results in an increase in public expenditures.

***The variation will not result in an increase in public expenditures since it will allow for the removal of a house that is in disrepair.***

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

***This is the only variance that will allow for the removal of the primary structure at 551 Geneva while maintaining the driveway, garage, and shed to allow us the ability to continue to use them for storage of the Glen Ellyn Historical Society items.***

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

***The variance we are requesting was previously approved by the zoning board on July 26th, 2021 with ordinance No. 6887. Due to issues with changes in staff as well as permitting, the 24 months allowed to demolish the structure has passed. The Glen Ellyn Historical Society has contracted D. W. Nelson Enterprises to demolish the home while preserving the trees and other structures and has secured the funds to move forward with the project at this point.***


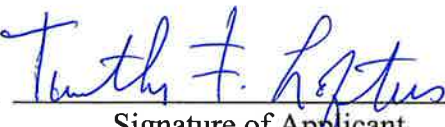
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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>2-8-2025</u>	<u>Jeffrey Anderson</u>	
Date	Print Name	Signature of Applicant
<u>2-8-2025</u>	<u>Tim Loftus</u>	
Date	Print Name	Signature of Applicant
<u>                    </u>	<u>                    </u>	<u>                    </u>
Date	Print Name	Signature of Applicant

**Affidavit Affirming No Conflict of Interest**

The undersigned, being duly sworn and under oath, states as follows:

1. My name is **Jeffrey Anderson**, and I hold the position of **Executive Director** for **Glen Ellyn Historical Soci** (“Owner”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner’s behalf in support of the application for development approval (“**Application**”) the Owner filed with the Village of Glen Ellyn (“**Village**”).
4. To the best of my knowledge, and as of the Application’s date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application’s date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: **Jeffrey Anderson**

Title: **Executive Director**

Owner’s Name: 

Subscribed and sworn to me this

13 day of February, 2025.

  
Notary Public



**AFFIDAVIT OF AUTHORIZATION**

I, Jeffrey Anderson, Glen Ellyn Historical Society owner of the property described as

The East half of lot 1 and the East 25 feet of the West half of lot 4 in Lilley's North Glen Ellyn, a subdivision of lot 2 in County Clerk's assessment division of block 1 of P.V. Stacy's addition Prospect Park, a subdivision of part of the South half of section 2, Township 39 North, Range 10, East of the third principal meridian, according to Map of said Lilley's North Glen Ellyn, recorded April 13, 1921 as document 147662, in DuPage County, Illinois

verify that Tim Loftis

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

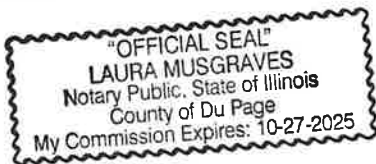
  
Owner Signature

Subscribed and sworn to before me this

13 day of February, 2025



Notary Public







## PROPOSAL

October 19, 2024

### WORK TO BE PERFORMED FOR:

Glen Ellyn Historical Society  
Attn: Director Jeffrey Anderson  
800 N. Main St  
Glen Ellyn, IL 60137  
Phone: 630 469-1867 Fax:  
Email: [director@gehs.org](mailto:director@gehs.org)

### WORK TO BE PERFORMED AT:

551 Geneva Rd  
Glen Ellyn, IL.

**We hereby propose to perform the demolition work at the above mentioned.**

<b>1. Demolition and removal of house and foundation.</b>	<b>\$ 11,375</b>
<b>2. Level fill demo area with uncompact soil and top with black dirt. Grade and seed affected areas.</b>	<b>\$ 4,000</b>
<b>3. Provide silt fence, construction fence, and tree fence for demo area.</b>	<b>\$ 2,500</b>
<b>4. Remove over grown brush around house.</b>	<b>\$ 1,000</b>
	<b>Total \$ 18,875</b>

### Exclusions as follows.

- A. Permit by owner.**
- B. Gas disconnect by owner.**
- C. Electric disconnect by owner.**
- D. If required, any environmental testing and removal.**

**Notes: D.W. Nelson standard terms and conditions apply.  
Driveway, shed and garage are to remain.**

**Signature is proposal acceptance.**

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**David B. Nelson**  
**D.W. Nelson Enterprises, Inc.**

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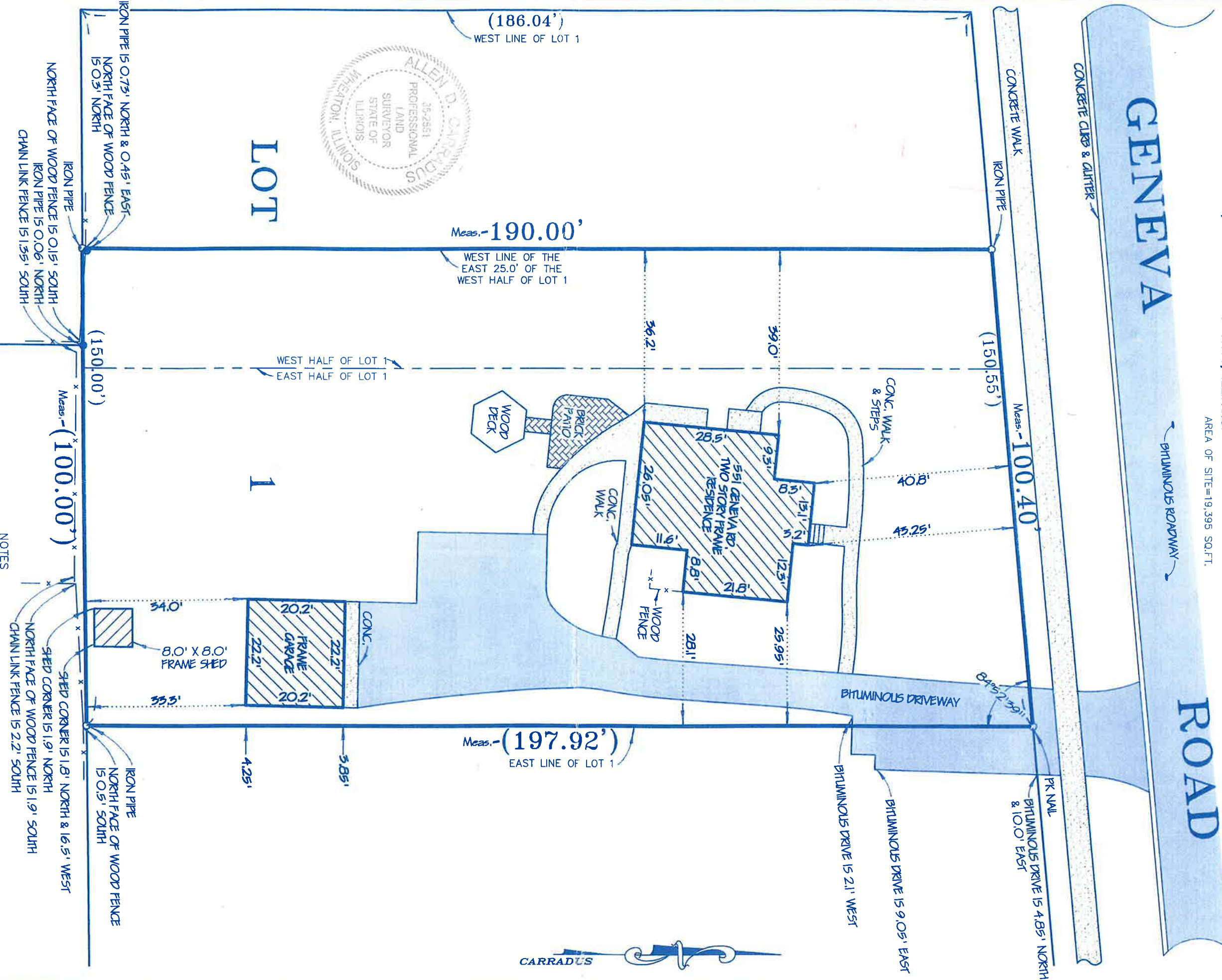
**Glen Ellyn Historical Society**

- LEGEND**
- Monumentation Found
  - Monumentation Set (PLS 35-2551)
  - (50) Record Dimension
  - x- Fence Line

# PLAT OF SURVEY

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION TO PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE=19,395 SQ.FT.



- NOTES**
1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f.
  2. Distances shown along curved lines are Arc Measurements unless otherwise noted.
  3. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
  4. Consult local authorities for additional setbacks and restrictions not shown hereon.

5. Compare all survey points and report any discrepancies immediately.
6. Consult utility companies and municipalities prior to the start of any construction.
7. Dimensions to and along buildings are exterior foundation measurements.
8. Do Not Assume distances from scaled measurements made hereon.

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 2nd DAY OF August A.D. 2012

BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2012.

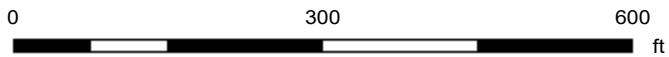
**ALLEN D. CARRADUS** LAND SURVEYOR

Residential & Commercial Land Surveying Services  
108 W. Liberty Drive, Wheaton, Illinois 60187  
(630) 588-0416 (Fax) 653-7682

WARD LARSON

PREPARED FOR:

DRAWN BY: CMG DATE OF FIELD WORK: 08/02/12 SCALE: 1" = 20' PLOT NO. 24145

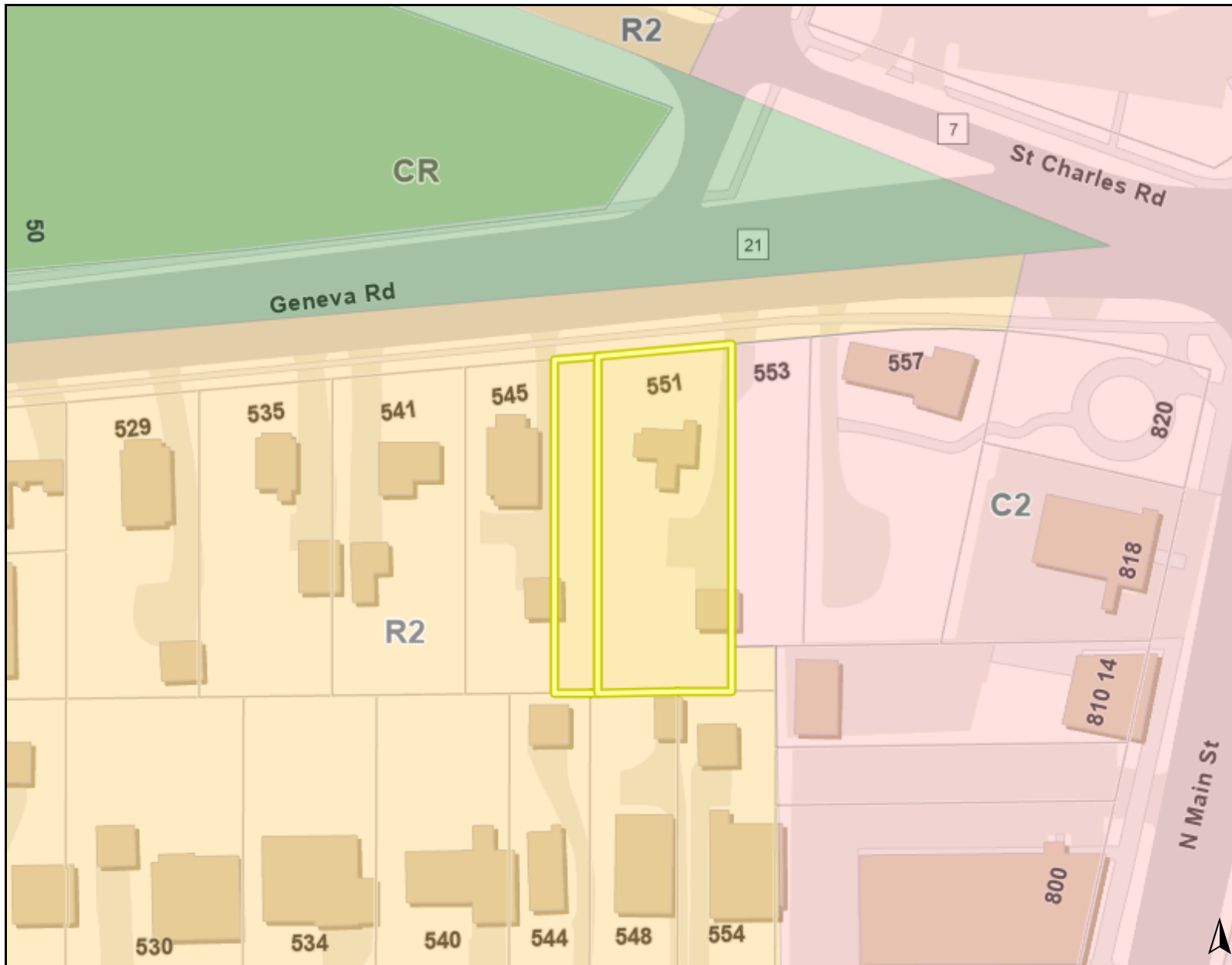


Print Date: 4/22/2025

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.

# GIS Consortium | 551 Geneva Road Zoning Map

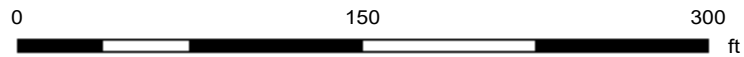


## Legend

### Zoning and Development

#### Zoning

- C2: Community Commercial District
- CR: Conservation/Recreation District
- R2: Single Family Residential District



Print Date: 4/22/2025

## Notes

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## NOTICE OF PUBLIC HEARING

**PUBLIC NOTICE** is hereby given that the Village of Glen Ellyn (“Village”) Zoning Board of Appeals will conduct a public hearing on **May 13, 2025** at 7:00 p.m. at the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois 60137 on the application of The Glen Ellyn Historical Society (“Petitioner”), regarding the property located at 551 Geneva Road, Glen Ellyn, Illinois 60137 (“Subject Property”), for the following zoning relief by the variation set forth below from the Village’s Zoning Code. The Subject Property is zoned R2 Single-Family Residential is comprised of approximately 0.44 acres, located on an interior lot west of the southwest corner of Geneva Road and Main Street, Glen Ellyn, Illinois 60137.

The Petitioner seeks the following variations from the Village’s Zoning Code:

1. A variation from Section 10-4-1(C) to allow for an accessory structure to remain on a lot which does not have a principal structure.

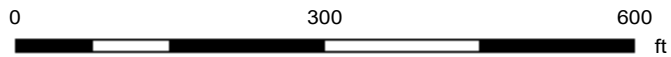
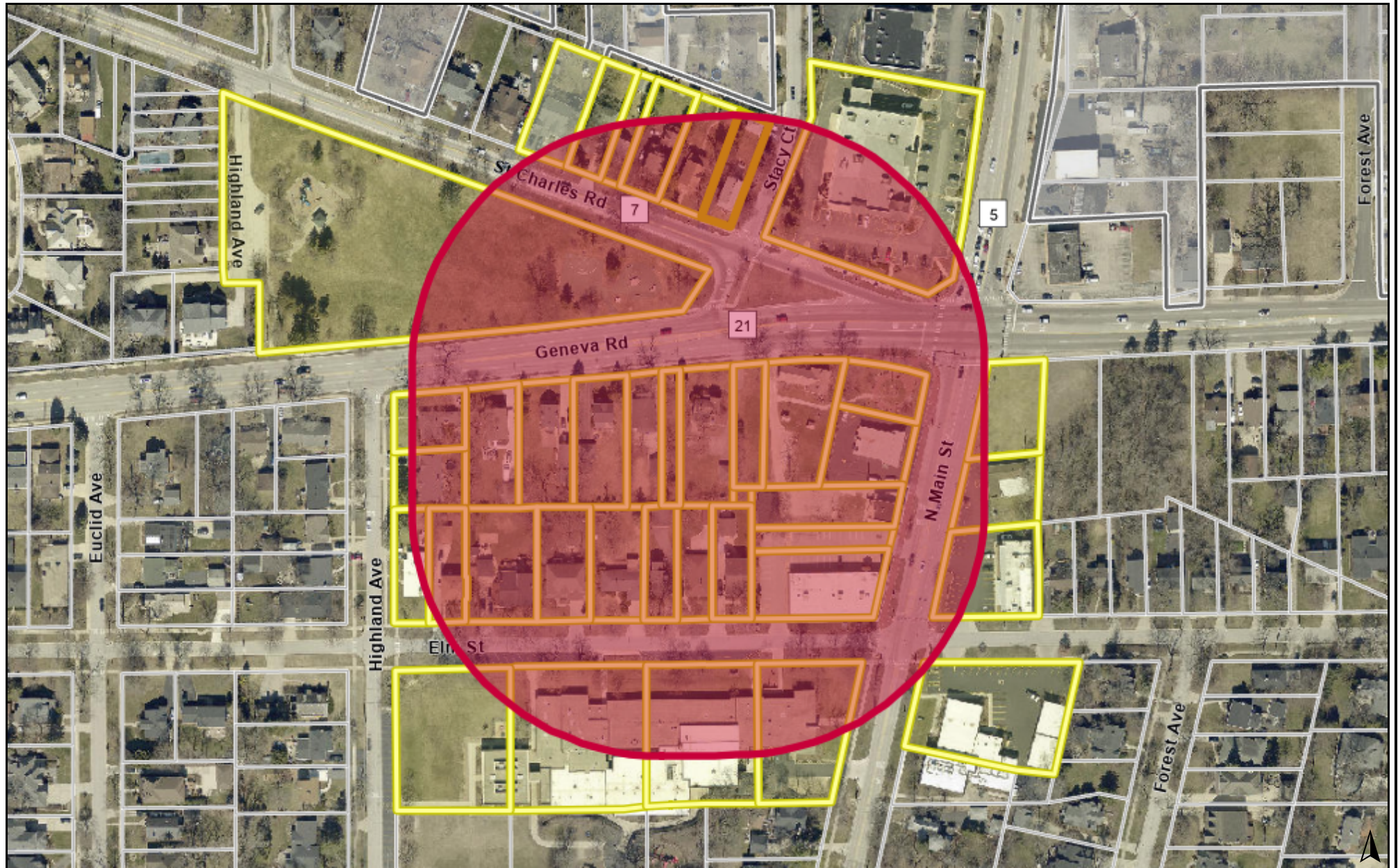
The Subject Property is legally described as follows:

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY’S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK’S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY’S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY’S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-02-322-017, 05-02-332-016

All interested persons are invited to attend the public hearing. To view plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Information related to the application is also available for public viewing at the Village’s Community Development Department, 535 Duane Street, Glen Ellyn, Illinois 60137. Questions related to the application should be directed to Jordan Frahm, Associate Planner, at (630) 547-5371 or by email to [jfracm@glenellyn.org](mailto:jfracm@glenellyn.org). The public hearing may be adjourned by the Zoning Board of Appeals to another date without further notice by public announcement at the hearing setting forth the time and place thereof.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations 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 24 hours in advance of the meeting.



Print Date: 4/22/2025

**Notes**  
350 ft radius

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.



8 0 9 3 6 7 3 8  
Tx:40333409

KATHLEEN V. CARRIER, RECORDER  
DUPAGE COUNTY ILLINOIS  
08/11/2021 09:59 AM



DOCUMENT # R2021-121129

**Village of Glen Ellyn**

**Ordinance No. 6887**

**An Ordinance Approving a Variation from the Supplemental Regulations to Allow  
Accessory Structures to Remain on a Lot without a Principal Structure  
on the Property Located at  
551 Geneva Road  
Glen Ellyn, IL 60137**

**Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois**

This 26 Day of JULY, 2021.

Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois,  
this 27 day of JUN, 2021.

PREPARED BY AND MAIL TO:  
(VILLAGE OF GLEN ELLYN)  
ATTN: VILLAGE CLERK  
535 DUANE STREET  
GLEN ELLYN, IL 60137

**Ordinance No. 6887**

**An Ordinance Approving a Variation from the Supplemental Regulations to Allow  
Accessory Structures to Remain on a Lot without a Principal Structure  
on the Property Located at  
551 Geneva Road  
Glen Ellyn, IL 60137**

**Whereas**, Suzanne Carty, petitioner on behalf of the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road, Glen Ellyn, Illinois, which is legally described as follows:

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.

PINS: 05-02-322-017, 05-02-332-016

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-4-1(C) to allow accessory structures to remain on a lot which does not have a principal structure.

**Whereas**, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on June 22, 2021, at which the petitioner presented evidence, testimony, and exhibits in support of the variation requested and zero (0) persons appeared in favor of the requested variation and zero (0) persons appeared in opposition thereto; and

**Whereas**, based upon the evidence, testimony, and exhibits presented at the public hearing

on June 22, 2021, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the variation, which carried by vote of five (5) "yes" and one (1) "no", resulting in a recommendation for approval as set forth in its Draft Minutes dated June 22, 2021, appended hereto as Exhibit "A"; and

**Whereas**, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

**Whereas**, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owners is due to the excessive cost to bring the current principal structure into a habitable state; and
- B. That the storage of museum items off-site would be prohibitively burdensome and expensive; and
- C. That the variation, if granted, will not alter the essential character of the locality since the variation will only grant the ability for the detached garage, shed, and driveway to remain in its existing location in proximity to other similar structures; and
- D. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the existing home to be demolished is owned by the Glen Ellyn Historical Society and is also adjacent to their museum, which is zoned C2 Commercial District; and
- E. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the applicant intends to use the garage and shed for the non-profit museum's storage of historic artifacts; and
- F. That the practical difficulty or particular hardship has not been created by any person presently having an interest in the property; and

- G. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the only change to the property will be the removal of the existing principal structure which is in disrepair; and
- H. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since there will be no addition of structures on the lot; and
- I. That the variation will not diminish or impair property values within the neighborhood; and
- J. That the variation will not unduly increase traffic congestion in the public streets and highways, as the traffic pattern on site will not be changed; and
- K. That the variation will not result in an increase in public expenditures or create a nuisance since it will allow for the removal of a house that is in disrepair; and
- L. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

**Whereas**, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation as recommended by the Zoning Board of Appeals.

**Now, Therefore, Be It Ordained** by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

**Section One:** The Draft Minutes of the June 22, 2021 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

**Section Two:** Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-4-1(C) to allow accessory structures to remain on a lot which does not have a principal structure on the property located at 551 Geneva Road, Glen Ellyn, Illinois, which is legally described as follows:

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.  
PINS: 05-02-322-017, 05-02-332-016

**Section Three:** The granting of the variation is subject to the following conditions:

1. That the project shall be completed in substantial conformance with the plans as submitted and the testimony presented at the June 22, 2021, public hearing of the Zoning Board of Appeals.
2. That if the property is sold or transferred at some point in the future, the accessory structures shall be removed from the property or brought into compliance with the Zoning Code.

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed project is in compliance with all other applicable laws and ordinances. This granting of a variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin demolition of the principal structure in reliance on the variation is applied for within said twenty-four (24)-month time period and is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, demolition, and completion shall take place.

**Section Five:** The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

**Section Six:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this day of 26 JULY, 2021.

Ayes: Trustees: Christiansen, Fasutes, Gould, Payne, Thompson

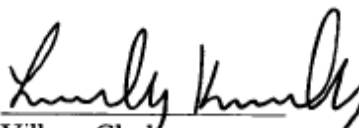
Nays:  $\emptyset$

Absent: Trustee Kalnich

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 26 day of July, 2021.

  
Village President

Attest:

  
Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 27 day of July, 2021)

DRAFT MINUTES  
ZONING BOARD OF APPEALS  
June 22, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller and Reed Panther were present. ZBA Member Tom Whalls was excused. Also present were Planning Manager Kelly Purvis, Trustee Liaison Anne Gould and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on June 4, 2021 and June 7, 2021.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variances that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

### EMERGENCY RULES OF PROCEDURE

ZBA Member Jones moved, seconded by ZBA Member Covington, to approve the emergency rules of procedure. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

MINUTES

ZBA Member Crudele moved, seconded by ZBA Member Miller, to approve the minutes of the May 11, 2021 meeting. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

On the agenda were public hearings regarding the properties located at 551 Geneva Road, 85 Sunset Avenue and 523 Fairway Court.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the properties and are familiar with the plans that were submitted.

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to open the public hearing for 551 Geneva Road at 7:11p.m. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

PUBLIC HEARING – 551 GENEVA ROAD

PETITIONER SUZANNE CARTY, ON BEHALF OF THE GLEN ELLYN HISTORICAL SOCIETY, IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. A VARIATION FROM 10-4-1(c) TO ALLOW ACCESSORY STRUCTURES (GARAGE, SHED, AND DRIVEWAY) TO REMAIN ON THE PROPERTY WITHOUT A PRINCIPAL STRUCUTRE AFTER THE PRINCIAPL STRUCUTRE IS EMOLISHED; AND 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Suzanne Carty, on behalf of the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road).

Staff Presentation

Planning Manager Purvis was present to speak regarding the proposed variation request and was sworn in.

Planning Manager Purvis stated the petitioner is Suzanne Carty, on behalf of the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road. Mrs. Carty is the President of the Board of Directors for the Glen Ellyn Historical Society. The subject property and the properties to the immediate west and south are zoned R2-Residential District and improved with single-family homes. The lot to the immediate east is zoned C2-Community District and is the

location of Stacy's Tavern which is also owned by the GEHS. Stacy Park, zoned CR-Conservation Recreation District is to the north of the property.

Planning Manager Purvis stated the petitioner is requesting a recommendation of approval from the following variations from the Glen Ellyn Zoning Code:

1. A variation from 10-4-1(c) to allow accessory structures (garage, shed, and driveway) to remain on the property without a principal structure after the principal structure is demolished; and
2. 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.

Planning Manager Purvis stated the Village has no record of any variations being previously granted to this property. Planning Manager Purvis stated the Village has granted the following permits to this property: electric service, 1986; electric service, 1986; garage, 1995; sewage connection, 2012; sewer repair, 2014; clearwater compliance, 2014.

Planning Manager Purvis stated the Glen Ellyn Historical Society received the property located at 551 Geneva in 2014 as a gift to the organization. The original plan was for this property to be incorporated into the Museum Campus with a "period bard" or other structure to showcase Glen Ellyn's agricultural heritage and to provide storage for the museum. The petitioner has indicated that the GEHS is funded by private donations and that they do not have the means at this time to develop the property.

Planning Manager Purvis stated the principal structure was used as the home of the Society's Executive Director until 2018, when the house was found to have mild and structural issues, deeming the house uninhabitable. The petitioner has indicated that the cost of remediating the mold and fixing the underlying structural issues are prohibitively high, prompting the Glen Ellyn Historical Society to demolish the principal structure of the property. They would like to continue to get some benefit out of the property by using the existing garage and shed to store items that may be heavy or that need to be easily accessible for their staff.

Planning Manager Purvis stated the petitioner is proposing to demolish the principal structure located at 551 Geneva due to mold and structural issues while keeping the accessory structures on the property for storage. As shown on the Plat of Survey, the garage is approximately 450 square feet in area and 144 feet from the front lot line. The shed is 64 square feet in area and is tucked behind the garage. Each of the accessory structures are compliant with the Zoning Code in terms of size. However, they are considered legally non-conforming due to their placement from the property line. The garage is 3.85 feet from the east lot line and the shed is 1.8 feet from the south lot line (at their closest points) where 5 feet is required.

Planning Manager Purvis stated the petitioner has indicated that the GEHS does not have funds available at this time to develop the property, but would like to keep the flexibility to sell the property in the future should they need to do so. They are therefore requesting a variation to allow the accessory structures to remain on the lot without a principal structure, rather than consolidating the lot with the

adjacent museum property. In addition to storage, the lot will occasionally be used in conjunction with the museum site for special events (as they currently do). The petitioner has stated that their current storage on the History Center property is inadequate in size and infested with mice. Keeping the garage and shed located at 551 Geneva will give the Glen Ellyn Historical Society more room for storage, which is vital to their organization's mission (keeping the history of Glen Ellyn without having to incur greater expense for off-site storage).

#### Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the lot can be used for fundraising needs. Planning Manager stated it can't be used for fundraising needs as it is zoned R2.

ZBA Member Crudele asked why the neighbors are concerned about it being rezoned. Member Crudele asked if this variation is approved if the zoning would change. Planning Manager Purvis stated the zoning will only change if a petition goes forward to the Plan Commission.

ZBA Member Jones asked if Village staff has any recommendations to keep this property zoned as R2 or to make it commercial. Planning Manager Purvis stated the Historical society would like to keep this property flexible and would like to have the option to sell the property in the future.

ZBA Member Jones asked if the lot can be consolidated to eliminate the need of the zoning variations. Planning Manager Purvis stated a consolidation cannot occur due to split ownership of the property. Planning Manager Purvis stated the Historical society would like to keep this property flexible and would like to have the option to sell the property in the future.

ZBA Member Panther asked if the house is too expensive to fix. Planning Manager Purvis stated she will let the petitioner speak to that questions.

ZBA Chairperson Constantino stated the ZBA is only discussing if an accessory structure can remain on the lot without a principal structure. ZBA Chairperson Constantino stated if the principal structure is removed, then a variation would be required to allow the accessory structure to remain. ZBA Chairperson Constantino stated the ZBA is not discussing future zoning of the property. ZBA Chairperson Constantino noted if the property is sold in the future, the property would need to come in compliance. Planning Manager Purvis confirmed this.

#### Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Suzanne Carty, petitioner on behalf of the Glen Ellyn Historical Society, owners of the property located at 551 Geneva Road.

Ms. Carty stated she believes this is a straight forward variation request. Ms. Carty stated the principal structure (the house) has mold all throughout it. Ms. Carty noted the house was built in the 1890's, and is actually two homes put together. Ms. Carty noted as well as mold, there are structural and sewer issues. Ms. Carty stated the circumstances around the property is unique, which is what

should allow the variation. Ms. Carty stated the property is right next to the Museum Campus and Stacy's Tavern. Ms. Carty stated at some point, the Historical Society would have liked to incorporate the subject property into the Museum Campus, but noted they do not have the money at this time. Ms. Carty stated the Historical Society is in need of storage that is readily available, which is why this property is perfect. Ms. Carty noted the Historical Society may be need to sell this property in the future. Ms. Carty stated the garage is reasonably set back and is in line with the neighbor's garage. Ms. Carty noted she understands that if the property is sold, the variations are removed and the property needs to come into compliance with the Village Code.

#### Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked which portion of the house was built in the 1890's. Ms. Carty stated she was unsure, but mentioned the house is two buildings that were put together. Ms. Carty stated the Historical Society would ideally fix the house, but they do not have the funds for that.

ZBA Member Jones asked if money was not an issue, if the Historical Society would be more inclined to tear down the house or to have it part of the Museum Campus. Ms. Carty stated if there were unlimited funds, this property would be included in the Museum Campus and work would be done to make it match Stacy's Tavern.

ZBA Member Jones asked if the long term goal is the sell the property and use that money for Stacy's Tavern. Ms. Carty confirmed this as a possibility.

ZBA Member Jones asked if the Historical Society has the funds to demolish the property. Ms. Carty confirmed they have these funds from a private donor.

ZBA Member Miller asked if the request is denied, where the Historical Society would store the items already in the shed and garage. Ms. Carty stated without this storage, the Historical Society would run out of storage space and would have to purchase off-site storage.

ZBA Member Panther asked if any of the storage is outside of the shed or garage. Ms. Carty stated all storage is inside, and they would intend to update landscaping with period gardens.

ZBA Member Panther asked if there will be any parking and/or event parking on site. Ms. Carty stated they will continue to use the property for parking, as done is the past.

ZBA Chairperson Constantino asked if the Historical Society is comfortable with the condition that if the property is sold, the property would need to come into compliance with the Zoning Code. Ms. Carty confirmed they are comfortable with this condition.

#### Persons in Favor of or in Opposition to the Variation Requests

None.

### Findings of Fact

ZBA Member Panther stated the following findings of fact: the subject property is located at 551 Geneva Road; the subject property is an interior lot on the south side of Geneva Road between N. Main Street and Highland Avenue; the property is currently zoned as R2 with a mix of zoning districts surrounding the property; the petitioner is Suzanne Carty, on behalf of the Glen Ellyn Historical Society; the petitioner is requesting a recommendation of approval of the following variations of the Glen Ellyn Zoning Code: 1. A variation from 10-4-1(c) to allow accessory structures (garage, shed and driveway) to remain on the property without a principal structure after the principal structure is demolished; the property was gifted to the Glen Ellyn Historical Society in 2014; the Village owns the property to the east (Stacy's Corner); the garage and shed and considered legal non-conforming; the garage has a 0 foot impervious surface setback and is also considered legal non-conforming; the house is in disrepair with structural and mold issues; it is prohibitively expensive to repair; there is a petition of support from the neighbors and the neighbors have expressed interest in keeping the property zoned R2; staff recommended to add a clause to the approval that the property be brought into compliance with the Zoning Code if sold.

ZBA Member Panther continued the findings of fact: petitioner Suzanne Carty stated there are mold and structural issues to the house; two buildings were combined to make one structure, which has also caused structural issues; Ms. Carty has no objection to the approval clause noted by staff; the Historical Society is in need of the storage provided by the shed and garage.

### Motion

ZBA Member Covington moved, seconded by ZBA Member Crudele that the Zoning Board of Appeals recommend to approve the Findings of Fact. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

### Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in support of the request with the proposed condition.

ZBA Member Crudele stated she is in support of the request with the proposed condition.

ZBA Member Jones stated residents have noted they would like the zoning of this property to stay R2 and noted if the property is sold or incorporated into the Museum Campus, it would likely change the zoning. ZBA Member Jones stated the Historical Society would like to sell or build on the property and noted either would bring the demolition of the garage. ZBA Member Jones stated this is a temporary fix the storage problem and that he is not in favor of the request.

ZBA Member Miller stated this is the definition of a unique request and noted of the gems in Glen Ellyn uses this space for storage. ZBA Member Miller stated he is in support with the proposed condition.

ZBA Member Panther stated he is in favor of the request with the proposed condition. ZBA Member Panther noted there is not real hardship, but noted this is a unique circumstance.

ZBA Chairperson Constantino stated he is in support of the request with the proposed condition. ZBA Chairperson Constantino stated this is an unique circumstance and noted the Historical Society is unable to consolidate the lots and that it is too costly to repair and too costly to obtain off-site storage.

### Motion

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to close the public hearing for 200 N. Montclair Avenue at 7:51 p.m. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

A motion was made by ZBA Member Miller and seconded by ZBA Member Crudele as follows:

Having considered the application of Suzanne Carty, on behalf of the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Rd., Glen Ellyn, for a zoning variation from Section 10-4-1(C) to allow a driveway, garage and shed to remain on the property without a principal structure, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on June 22, 2021, 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):

1. This property is unique in its location next to the Stacy’s Tavern Museum Campus and that it was gifted to the Glen Ellyn Historical Society.
2. The existing home is in a non-usable and non-livable condition and needs to be demolished.
3. The existing on-site garage and shed are used for storage by the Glen Ellyn Historical Society and without the storage on this property, the Historical Society will run out of space and would need to start renting off-site storage.

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 June 22, 2021 public hearing of the Zoning Board of Appeals.
2. If the property is sold or transferred, the legal nonconforming structures must be removed to be

brought into compliance to the Village Code.

The motion was carried with 5 “yes” votes and 1 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Miller and ZBA Member Panther. The “no” votes are as follow: ZBA Member Jones.

A motion was made by ZBA Member Jones and seconded by ZBA Member Crudele to open the public hearing for 85 Sunset Avenue at 7:54 p.m. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

#### PUBLIC HEARING – 85 SUNSET AVENUE

PETITIONER MICHAEL FOLTZ IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. A VARIATION FROM SECTION 10-5-5(C) OF THE ZONING CODE TO ALLOW AN IMPERVIOUS SURFACE SETBACK OF 3 FEET 3 INCHES WHERE AN IMPERVIOUS SETBACK OF 5 FEET IS REQUIRED; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Michael Foltz, Manager of 85 Sunset LLC and owner of the property located at 85 Sunset Avenue).

#### Staff Presentation

Planning Manager Purvis was present to speak regarding the proposed variation request and was sworn in.

Planning Manager Purvis stated the petitioner is Michael Foltz, manager of 85 Sunset LLC, which owns the property located at 85 Sunset Avenue. The subject property is an interior lot located on the east side of Sunset Avenue between Sunset Court and Fairview Avenue. The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes.

Planning Manager Purvis stated the petitioner is requesting a recommendation of approval from the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-5-5(C) of the Zoning Code to allow an impervious surface setback of 3 feet 3 inches where an impervious setback of 5 feet is required; and
2. 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.

Planning Manager Purvis stated Village records indicate that there are no previous variations granted

to this property. Planning Manager Purvis stated the following permits have been issued for the property: Plumbing, 1975; Roof Addition, 1975; Tool shed, 1977; Plumbing, 1983; Driveway Approach, 1997; Sewer Repair, 2002; Sewer Clean Out, 2002; Fence, 2003; Sewage Connection, 2018; SFH Demolition, 2018; SFH New Construction, 2018; Lawn Sprinkler Installation, 2020.

Planning Manager Purvis stated the subject property is approximately 1-acre in size with a lot width of 144 feet. The property owners designed the attached garage to allow their John Deere tractor to enter and exit from the side of the garage (the tractor is 6.5 feet long and 4.5 feet wide without any attachments). The side door of the garage, which is located on the southeast side of the garage, measures only 8 feet 11 inches. The petitioner has indicated that the garage door width provides very little room to maneuver when moving the tractor from the garage to the front driveway. In the attached letter, the applicant's contractor stated that when the tractor was delivered to the site, they noticed right away that the tractor could not make a zero-turn radius from the side garage door onto the walk as originally planned. He admits that he suggested moving the sidewalk 36 inches south of the original (approved/permitted) location while also maintaining the 6-foot wide sidewalk to allow enough room for the tractor to travel on. The contractor also indicates, if the walk was maintained at its original location, 6 feet 3 inches from the south lot line, the home owner would not be able to use the walk as originally intended without the risk of hitting the side of the garage when pulling the tractor in and out and potentially damaging the grass and tacking mud into the garage. These suggested field changes resulted in the sidewalk being installed in the side yard approximately 3 feet 3 inches from the property line, which deviates from the 5-foot setback required for this lot. Note, impervious surface requirements are based upon a sliding scale percentage of the lot width. For single family lots, the 5 foot setback is the maximum requirement for impervious surfaces.

Planning Manager Purvis stated the petitioner is proposing to maintain the sidewalk/impervious surface in its existing location per the attached Final Grading Plan. According to the contractor, allowing the sidewalk to remain will allow the safe travel of the tractor in and out of the garage and provide enough room to accommodate the intended stormwater swale for impervious surfaces.

Planning Manager Purvis stated per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of a construction necessitated zoning variations from the Zoning Code to allow form the maintenance of an existing walkway with a 3 feet 3 inches impervious surface setback. In order for the walkway to remain, the abovementioned variation will need to be granted. Petitioners of support for the variation request were received from the property owners at 81 Sunset Avenue (adjacent lot the south), 90 Sunset Avenue (adjacent property to the west), and 75 Sunset Avenue (one lot south of neighbor).

#### Questions from the Zoning Board of Appeals

ZBA Member Jones asked if this was a 50 foot wide lot, would the impervious setback be 1 foot. Planning Manager Purvis confirmed this.

ZBA Member Jones asked if there was any difference in the Zoning Code between a sidewalk and driveway. Planning Manager Purvis stated they are considered the same in the Village Code in regards to impervious surface.

ZBA Chairperson Constantino asked if there are any drainage or stormwater concerns. Planning Manager Purvis stated the property has a drywell and swale and noted Senior Civil Engineer McKenna has reviewed the plans had no stormwater concerns.

#### Petitioners' Presentation

Sworn in for the Petitioner's Presentation Michael Foltz, Manager of 85 Sunset LLC and owner of the property located at 85 Sunset Avenue; Tracy D. Kasson, petitioner's attorney; Brian P. Casey, petitioner's architect.

Mr. Foltz stated the side door on the garage is to be used for both the tractor and as well as a wheelchair ramp. Mr. Foltz stated if the sidewalk is moved closer to the garage, the tractor wheels would be on the swale and would potentially impact the use of the swale. Mr. Foltz stated the side door on the garage provides the most effective means to using the tractor. Mr. Foltz stated the sidewalk has been placed in the current location to allow for easy snow removal during the winter months. Mr. Foltz stated there are no issues with their neighbors. Mr. Foltz also noted the setback requirement was missed and he was unaware that due to the lot size he would need a larger setback.

Mr. Kasson stated this property leads to practical difficulties and a unique circumstance. Mr. Kasson stated the lot size requires a larger impervious surface setback requirement. Mr. Kasson stated the requested variation is needed to accommodate the tractor and wheelchair use. Mr. Kasson stated the request will not alter the character of the neighborhood and noted there is neighbor support to leave the sidewalk where is. Mr. Kasson also stated this variation request will preserve the current landscaping on the property.

#### Additional Questions from the Zoning Board of Appeals

ZBA Member Crudele asked if the need to use the wheelchair would provide a safety concern/hardship. Mr. Foltz noted the home was built to accommodate his wife's needs and noted she is unable to use stairs.

ZBA Member Miller asked if a wheelchair is able to make the turn on the original planned sidewalk. Mr. Foltz stated his is correct and there is no issues with the wheelchair using the sidewalk as originally planned. Mr. Foltz stated the principal use of the side door on the garage will be for the tractor, which will be used to clear snow for use of the wheelchair.

ZBA Chairperson Constantino if the decision to move the concrete/sidewalk was made once it was realized the tractor would not make the turn as originally planned. Mr. Casey confirmed this.

#### Persons in Favor of or in Opposition to the Variation Requests

None.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the subject property is located at 85 Sunset Avenue; the subject property is an interior lot located on the east side of Sunset Avenue between Sunset Court and Fairview Court; the subject property and all surrounding properties are zoned R2 and are all improved with single-family homes; the petitioner is Michael Foltz, manager of 85 Sunset LLC, which owns the subject property; the petitioner is requesting a variation for a construction necessitated zoning variation from Section 10-5-5(C) to allow an existing impervious surface to remain on the property approximately 3 feet 3 inches from the property line where 5 feet is required the property is approximately 1 acre with a 114 foot lot width; the approved plan had a sidewalk running along the south side of the wall; during construction it was realized the tractor could not make the turning radius out of the rear garage door to the sidewalk; the contractor shifted the sidewalk 3 feet 3 inches to the south to accommodate the turning radius of the tractor; there are letters of support for the neighbors, including the neighbor directly next to the subject property; the impervious surface setback is based on a sliding scale with the max setback of 5 feet; the removal of 1 foot 9 inches would bring the sidewalk into compliance.

ZBA Member Panther continued the findings of fact: Michael Foltz; Tracy Kasson and Brian Casey were present for the petitioner's presentation; the petitioners stated the sidewalk was designed for tractor and wheelchair access; the sidewalk was designed to keep mud and dirt out of the garage as well as protect the swale; the hardship is created by the impervious surface sliding scale; the sidewalk could remain as is if it was built on a 90 foot lot; the garage was part of the original construction of the home and not part of the addition.

Motion

ZBA Member Covington moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve the Findings of Fact. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is leaning toward not approving this request. ZBA Member Covington stated the only unique circumstance regarding the property is that a homeowner's use of a wheelchair. ZBA Member Covington noted the wheelchair is able to make the turn from the garage as originally planned. ZBA Member Covington stated she does not see the hardship related to the request.

ZBA Member Crudele stated she is in on the fence with this request. ZBA Member Crudele stated this request was reviewed by the Village's Senior Civil Engineer, and there were no concerns regarding

stormwater. ZBA Member Crudele stated a hardship is created by the need of a homeowner to use a wheelchair.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted the sidewalk is not built right on the lot line and stated their neighbor is in support of the request. ZBA Member Jones stated the variation request is minimal. ZBA Member Jones stated a lot width of 120 feet is not common, which makes this a unique circumstance. ZBA Member Jones also stated the ZBA has approved variation request similar to this in the past.

ZBA Member Miller stated this is an impervious surface issue, not just a lot line issue. ZBA Member Miller stated a wheelchair can fit through the garage and sidewalk with the original plans. ZBA Member Miller stated he understands the most efficient way to get the tractor out of the garage is the side door, but noted that is not a hardship.

ZBA Member Panther stated he agrees with the comments made by ZBA Member Miller. ZBA Member Panther stated he is not in favor of this request as he does not see a hardship.

ZBA Chairperson Constantino stated he agrees with the comments made by ZBA Member Jones. ZBA Chairperson Constantino stated the lot size creates a unique circumstance. ZBA Chairperson Constantino stated the Village's Senior Civil Engineer did not have any stormwater concerns and noted he would like to reduce the amount of time the tractor needs to be on the swale. ZBA Chairperson Constantino also noted there is neighbor support of the request. ZBA Chairperson Constantino stated he is in favor of the request.

ZBA Member Covington stated she is not in favor of this request.

ZBA Member Crudele stated she is in favor of this request.

ZBA Chairperson Constantino explained to the petitioner that as the vote currently stands, the motion will not pass, but the variation will still be considered by the Village Board.

A ten minute break was observed between 8:52 p.m. and 9:02 p.m. to allow the petitioners to discuss the vote and next steps.

Mr. Kasson stated the sidewalk was not made wider and noted it was just moved. Mr. Kasson noted the drywell and swale will remain in the same location and noted there are no concerns from the Village's Senior Civil Engineer. Mr. Kasson stated the neighbors are in support of this request. Mr. Kasson also noted the current location of the sidewalk maximizes the best use of the tractor.

#### Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Crudele to close the public hearing for 85 Sunset Avenue at 9:02 p.m. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

A motion was made by ZBA Member Jones and seconded by ZBA Member Crudele as follows:

Having considered the application of Michael Foltz, owner of the property located at 85 Sunset, Glen Ellyn, for a construction necessitated zoning variation from Section 10-5-5(C) to allow an existing impervious surface to remain on the property approximately 3 feet 3 inches from the property line where 5 feet is required, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on June 22, 2021, 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):

1. The lot size dictates a greater setback than a smaller lot.
2. Moving the sidewalk to the location in the approved plans will impact the stormwater swale as the tractor will need to drive on it, and this may cause potential drainage issues.

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 June 22, 2021 public hearing of the Zoning Board of Appeals.
2. The concrete walkway must be maintained.
3. The dry well on the property must be maintained.

The motion was not carried with 3 "yes" votes and 3 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele and ZBA Member Jones. The "no" votes are as follow: ZBA Member Covington, ZBA Member Miller and ZBA Member Panther.

A motion was made by ZBA Member Panther and seconded by ZBA Member Covington to open the public hearing for 639 Newton Avenue at 9:10 p.m. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

#### PUBLIC HEARING – 523 FAIRWAY COURT

PETITIONER MICHAEL FISHER IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-5-4(A)4b TO ALLOW AN ACCESSORY STRUCTURE (PERGOLA) WITHIN 10 FEET OF THE PRINCIPAL STRUCTURE TO ENROACH 16.23 FEET INTO THE REAR YARD, WHICH RESULTS IN A REAR YARD SETBACK OF APPROXIMATLEY 23.68 FEET IN LIEU OF THE REQUIRED MINIMUM 40 FOOT YARD SETBACK; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE

PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(Michael Fisher, owner of the property located at 523 Fairway Court).

Staff Presentation

Planning Manager Purvis was present to speak regarding the proposed variation request and was sworn in.

Planning Manager Purvis stated the petitioner is Michael Fisher, owner of the property located at 523 Fairway Court. The subject property is a corner lot on the north and east side of Fairway Court, just west of Cumnor Avenue. The subject property, as well as all surroundings properties, are zoned R2 – Residential District and improved with single-family homes.

Planning Manager Purvis stated the petitioner is requesting a recommendation of approval from the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)4b to allow an accessory structure (pergola) within 10 feet of the principal structure to encroach 16.23 feet into the rear yard, which results in a rear yard setback of approximately 23.68 feet in lieu of the required minimum 40 foot rear yard setback; and
2. 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.

Planning Manager Purvis stated Village records indicate that no variations have been previously granted to this property. Planning Manager Purvis stated the Village has granted the following permits to this property: New Home Construction, 2019; Patio and Retaining Wall, 2019; Irrigation, 2020; Sump Pump Connection, 2020.

Planning Manager Purvis stated the petitioner submitted a building permit application on October 1, 2019 for construction of a pergola, patio and retaining wall. Staff issued the first review of the proposed improvements on October 23, 2019 requesting additional information about the pergola (among other things). A second review of the proposed improvements was issued on November 14, 2019 noting that the location of the proposed pergola was not compliant with the Village Code. On November 23, 2019 the petitioner's architect submitted a review response letter to the Village indicating that the pergola had been removed from the permit application, and the property owners would be seeking a variation to construct the pergola. The plans were then approved by Village staff on December 9, 2019. A variation application to allow the pergola to be constructed on the property within 10 feet of the principal structure was not submitted to staff. A final inspection of the property was performed in February of 2021 in an attempt to close out the permit. At that time, staff noted that the pergola had been constructed without the granting of a variation. The property owner was contacted by staff on February 18, 2021 and given a deadline for submission of a Construction Necessitated Zoning Variation application.

Planning Manager Purvis stated the subject property has a 10-foot wide stormwater management easements that runs through the rear yard and corner side yard at an angle that limits the usable area of the property. The principal structure is constructed up to the 40 foot rear yard setback, and the pergola is approximately 5.6 feet from the house. The Zoning Code requires that all accessory structures within 10 feet of a principal structure meet the same required setback as the principal structure. In other words, because the pergola is within 10 feet of the house, it needs to meet the minimum setback requirements of the principal structure (40 feet from the rear lot line, 30 feet from the front lot line and 10 feet from the side lot lines). Pergolas are permitted to encroach into any required yard, provided there are 10 feet from the principal structure and at least 10 percent of the lot width from any property line.

Planning Manager Purvis stated the petitioner has indicated that a unique circumstance exists due to the stormwater management easement that runs diagonally across the property. The pergola has been constructed as close to the easement as it can be. It is approximately 23.7 feet from the rear lot line (encroaching 16.23 feet into the required rear yard). The pergola is 210 square feet in area and 10 feet tall. Outside of its placement on the property, it is otherwise compliant with the Zoning Code.

Planning Manager Purvis stated the petitioner is requesting to maintain the pergola in its existing location. A variation from Village Code Section 10/5/4(A)4b would need to be granted in order to allow the petitioner to keep the pergola in its current location. Without the granting of the variation, the petitioner will need to remove to pergola. It could be reconstructed in a compliant location on the property. Property owners of eight adjacent properties submitted petitions of support of the variation request.

#### Questions from the Zoning Board of Appeals

ZBA Member Jones asked if a PUD was put in place when this development was being built. Planning Manager Purvis stated there was not.

ZBA Member Miller asked in which direction the water flows. Planning Manager Purvis stated the water flows from the northeast to the southwest from Cumnor Ave.

ZBA Member Panther noted the patio encroaches into the stormwater easement and asked if that was allowed. Planning Manager Purvis stated that the patio should have not been built there but also note Senior Civil Engineer McKenna has allowed the patio to remain as is.

#### Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Michael Fisher, owner of the property located at 523 Fairway Court, and Kevin Wallace, petitioner's landscaper.

Mr. Fisher stated he purchased this new construction in November of 2019. Mr. Fisher stated the patio and pergola was a significant component of why his family purchased the home. Mr. Fisher stated the patio was designed with shade as the main priority. Mr. Fisher stated all work was done

through a builder and landscaper. Mr. Fisher stated he was unaware of the stormwater easement when they purchased the home, and noted the swale take up 20 percent of usable land in the back of the home. Mr. Fisher stated he was under the impression everything was approved by the Village and he was never made aware of the variation requirement for the patio and pergola. Mr. Fisher stated it will take approximately \$20,000 to tear down and rebuild the pergola. Mr. Fisher stated he was surprised and concerned to learn that the permits were not approved by the Village, and once he learned there was an issue, he immediately started working with Village staff to resolve it. Mr. Fisher also noted he has support from 8 direct neighbors. Mr. Fisher also noted without the patio and pergola, his family will not be able to enjoy the backyard in the summer.

Mr. Wallace stated when the pergola was denied by the Village, he was aware a variation would be needed to allow the pergola to be built as proposed. Mr. Wallace stated when the patio permit was issued, it also allowed the footings of the pergola to be installed. Mr. Wallace stated this was not an error by the builders or homeowners but stated it was 100 percent his fault. Mr. Fisher stated his office dropped the ball regarding the variation. Mr. Wallace stated this is the only placement that the patio and pergola can be built due to the stormwater easement.

#### Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the builder lied to the Fisher's regarding the permits. Mr. Fisher stated he had full trust in the building to handle all permits. Mr. Fisher stated clearly there was not effective communication with him and the building, and didn't think to ask if all permits were approved.

ZBA Chairperson Constantino asked if Mr. Fisher saw the email between Village staff and the architect where it was noted the pergola has been removed from the application. Mr. Fisher stated he was never aware of that email. Mr. Fisher stated during the buying process, he visited the property on several occasions. Mr. Fisher stated during the visits, he discussed the design of the pergola and took the advice he was given at face value. Mr. Fisher stated during this process, he was never made aware of the issues surrounding the pergola.

ZBA Member Miller asked who hired the architect. Mr. Fisher stated the landscapers did.

ZBA Chairperson Constantino asked when Mr. Fisher closed on the property of the home was completed. Mr. Fisher stated it was not complete, but had a temporary certificate of occupancy.

ZBA Member Covington asked if any other ideas were explored to provide shade (trees, patio furniture, etc.) Mr. Wallace stated the pergola is the only option that was explored. Mr. Fisher stated there are two large bushes that were installed to help reduce sunlight from the west, but noted there is not relief from the sunlight from above. Mr. Fisher also noted they have a patio umbrella to help create shade.

Persons in Favor of or in Opposition to the Variation Requests

None.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the subject property is 523 Fairway Court; the subject property is a corner lot on the north and east side of Fairway Court, just west of Cumnor Avenue; the subject property, as well as all surrounding properties, are zoned R2 and improved with single-family homes; the property owner is Michael Fisher, owner of the property; the petitioner is requesting a construction necessitated zoning variation from Section 10-5-4(A)4b to allow an existing pergola on the property to remain within 10 feet of the principal structure and to encroach 16.23 feet into the required rear yard resulting in a setback of approximately 23.68 feet where 40 feet is required; this is a new home construction with a permit issued in 2019; a permit application for the pergola was submitted in 2019 and staff noted the location of the proposed pergola was not compliant with the Village Code, and the architect indicated that the pergola had been removed for the permit application and that the property owner would be seeking a variation to construct the pergola; a permit for the construction was issue and upon final inspection staff realized the pergola had been installed with no permit or variation request; a stormwater management easement runs diagonally across the property limiting the location where accessory structures can be placed; the pergola is 5.6 feet from the house and 210 square feet and 10 feet tall; if the pergola was located 10 feet away from the principal structure the structure would be complaint.

ZBA member Panther continued the findings of fact: petitioner Michael Fisher purchased the home in November of 2019; the improvements to the home, including the patio and pergola, were agreed to with the builder prior to purchasing the home; he was not aware of the emails from the architect stating the pergola would be removed and a variation would be request.

ZBA Member Panther continued the findings of fact: the petitioner's landscaper, Kevin Wallace, stated his company designed the patio and pergola; the footings were installed with the patio; the pergola was built without a permit or zoning variation request;; the cost to tear the pergola down would be approximately \$4,000 to \$5,000 and to move the pergola would cost approximately \$20,000.

ZBA Member Panther continued the findings of fact: petitioner Suzanne Carty stated there are mold

Motion

ZBA Member Covington moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve the Findings of Fact. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated this is a tough decision because the variation request is coming to the ZBA after the fact. ZBA Member Covington stated it is difficult to believe that with all individuals who were involved in this process, nobody asked the question if this was approved. ZBA Member Covington stated she sees the challenge that there is no other location to build the patio and pergola.

ZBA Member Crudele stated she agrees with the statements made by ZBA Member Covington. ZBA Member Crudele stated it is upsetting there was email communication stating the pergola has been removed from the plan just to have it built. ZBA Member Crudele did note the property and land leads to a unique circumstance. ZBA Member Crudele stated she is in favor of the request due to the land/shape of the lot.

ZBA Member Jones stated he agrees with the statements made by ZBA Member Covington and Crudele. ZBA Member Jones stated if this request came to the ZBA before the pergola was built, he would be in favor of it.

ZBA Member Miller stated it is a dangerous precedent to set to approve this request. ZBA Member Miller stated he would if this request came to the ZBA before the pergola was built that he would be in favor of it. ZBA Member Miller stated he is not in favor of the request due to the fact that it was built without a permit.

ZBA Member Panther stated if this request came to the ZBA before the pergola was built, he would be in favor of it. ZBA Member Panther stated there is a hardship due to the land and swale easement. ZBA Member Panther stated he is in favor of the request, but noted it was frustrating that the pergola was built without the required permits.

ZBA Chairperson Constantino stated he is upset that nobody involved caught this error. ZBA Chairperson Constantino stated they went through the permit process, and should have known a problem existed. ZBA Chairperson Constantino stated if the request was brought to the ZBA before the pergola was built, he would be in favor of it. ZBA Chairperson Constantino stated he is overall not in favor of this request.

ZBA Member Covington stated she is not in favor of this request and is concerned about the precedent it would set to have the ZBA approve this request.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Covington to close the public hearing for 523 Fairway Court at 10:20 p.m. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther.

A motion was made by ZBA Member Panther and seconded by ZBA Crudele Jones as follows:

Having considered the application of Michael Fisher, owner of the property located at 523 Fairway Ct., Glen Ellyn, for a construction necessitated zoning variation from Section 10-5-4(A)4b to allow an existing pergola on the property to remain within 10 feet of the principal structure and to encroach 16.23 feet into the required rear yard resulting in a setback of approximately 23.68 feet where 40 feet is required, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on June 22, 2021, 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):

1. House sits on an existing non-conforming corner lot causing the inability to add a second story without zoning relief. They are not increasing the footprint of the property.

The motion was not carried with 3 "yes" votes and 3 "no" vote. The "yes" votes are as follow: ZBA Member Crudele, ZBA Member Jones and ZBA Member Panther. The "no" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington and ZBA Member Miller.

#### Staff Report

Planning Manager Purvis stated there is one case in que that may come to the ZBA in July. Planning Manager Purvis stated there are a few applications in process, but not ready to be brought to the ZBA. Planning Manager Purvis also stated a new Planner will be starting on July 7.

#### Trustee Liaison Report

Trustee Gould stated the Village Board met to discuss the Streetscape project and lane configuration. Trustee Gould stated the moratorium on cannabis was extended to allow the new trustees to get up to speed on the issue.

#### Adjournment

At 10:32 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Panther to adjourn the meeting. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther

Lindsey Kaminsky  
Recording Secretary

CERTIFICATION

I, Lindsey Kaminsky, duly appointed Deputy Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 0887, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 26 day of July, 2021, and that the same was signed and approved by the President of said Village on the 26 day of July, 2021.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Deputy Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 26 day of July, 2021.

  
Deputy Village Clerk

CORPORATE SEAL



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

Meeting 5/13/2025 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Daniel Harper

**AGENDA ITEM (ID  
# 2025-408)**

**DOC ID: 2025-408**

## **Public Hearing - 680 Grand Avenue, Corner Side Yard Setback Variation**

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

The petitioners request a variation from Section 10-4-8(D)(4)(a) of the Glen Ellyn Zoning Code to allow the construction of a habitable basement under a proposed terrace to be setback thirteen feet and nine inches (13'-9") feet from the corner side yard property line in lieu of the thirty feet (30'-0") required corner side yard setback.

### **Analysis:**

**PROPERTY:** 680 Grand Avenue is a 13,453-square-foot lot located in the Glen Ellyn Springs subdivision at the northwest corner of Essex Road and Grand Avenue.

**PETITIONERS:** The petitioners are Chris and Nancy Desmond, the owners of the property located at 680 Grand Avenue.

**ZONING/USE:** The subject property is zoned R2 - Residential District and improved with a single-family home.

**PUBLIC NOTICE:** Notice of the public hearing was published in the April 25, 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 subject to a variation request that was submitted by the previous owners of the property in 2018. The proposed variation was from Section 10-5-11(B)3 to allow a second driveway approach to remain on their lot, which is 100 feet wide in lieu of the 132 feet required to permit a secondary approach on the lot. The ZBA did not find a hardship regarding the request and voted to recommend denial of the request by a vote of four (4) to two (2). It appears that the application was withdrawn by the applicants after the ZBA decision, and the Village Board did not consider the application.

### **PERMIT HISTORY:**

<b>Year</b>	<b>Permit No.</b>	<b>Type</b>
2024	20241974	Radon Mitigation System

2022	20220625	Basement Sump Pump
2019	20191925	Basement Full Bath
2019	20191836	Outdoor Fire Fixture
2019	20191753	Lawn Sprinkler
2018	20180532	Interior Remodel and New Detached Garage.

**PROPOSED:** The petitioners are proposing to construct a basement that extends underground beyond the footprint of a proposed home addition on the south side of the home. The proposed addition above ground would add 488 square feet of lot coverage to the property and includes the reconstruction of a new outdoor terrace to be 6'-1" to the side yard property line.

As part of this addition project, the petitioners are proposing a large basement addition of 2,679 square feet that will extend beyond the proposed east and south footprint of the above-ground portion of the building. The basement will be located in compliance with the 50-foot front yard setback but will extend into the 30-foot corner side yard setback, approximately 16'-3" and will be located 13'-9" from the corner side yard property line.

The proposed basement addition that extends beyond the footprint of the above-ground building is still considered to be lot coverage per the definition of lot coverage provided in the zoning code. The total lot coverage being proposed by the project is 2,956 square feet or 21.9% of the lot. The applicants have requested to have the proposed lot coverage be considered for an administrative variation and will apply for an administrative variation approval per the procedures identified in Section 10-10-12 of the Village Code based if the corner side yard setback variation receives approval recommendation by the Village Board of Trustees.

**ANALYSIS:** The request for a basement structure that extends beyond the footprint of the above-ground structure is a unique proposal and historical examples of similar projects within the village were not identified by village staff.

Approximately 530 square feet of the basement is proposed to be located within the 30-foot corner side yard setback. The basement will be below ground and will not be visible from the right of way. The top of the basement will be covered by an outdoor terrace. Terrace structures are allowed in the corner side yard setback and have a required setback of 4-feet based on the 100-foot lot width.

The topography of the site features a grade change of 19.23 feet from the northwestern corner to the eastern lot line. The applicant has claimed that this significantly limits the opportunity to expand the home outward above ground while maintaining the character of the existing home. The applicant has claimed that the unique proposal of adding significant square footage to the basement is balancing their desire to maintain the character of the existing structure with the need to update the home's interior square footage.

**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. 680 Grand Avenue Application
2. Zoning Map
3. Aerial Map
4. Average Grade Exhibit
5. As-Built Topographical Survey



# VILLAGE OF GLEN ELLYN

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## Zoning Variation Request Packet

**Zoning Variation Request  
(ZBA-Public Hearing)  
submittal no.1  
2025-04.04**

*Community Development Department  
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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



**APPLICATION FOR VARIATION**

For the property at 680 Grand 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.



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: Chris + Nancy Desmond

Address: 660 Grand Avenue

Home Phone No.: \_\_\_\_\_ Cell Phone No.: Chris: 312.579.8535

Fax No.: \_\_\_\_\_ Nancy: 312.420.5213

E-mail: Chris: cjdesmond1@gmail.com Nancy: nancyd@memoryweb.me

Ownership Interest in the Property in Question:

**single family private residence in joint ownership**

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):

**same as applicant**

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

**We the owners are the applicants w/ assistance and representation from our architect Daniel J. Simoneit (Jamie) of z+o architecture + interiors at 504 Hillside Avenue Glen Ellyn, Illinois 60137**

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: 680 Grand Avenue Glen Ellyn, IL. 60137

Permanent tax index number: 05-11-212-034

Legal description:

**LOTS 18 AND 19 (EXCEPT THE WESTERLY 40 FEET MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOTS) OF THE SECOND ADDITION TO GLEN ELLYN SPRINGS, A SUBDIVISION OF PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS**

Zoning classification: R2

Lot size: 100 ft. x 135 ft. Area: 13,500 sq. ft.

Present use:

**single family private residence**

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

**We are seeking a variation to:**

**10-4-8. - R2 Residential District.**  
**(D) Minimum yard and lot requirements:**  
**4. Corner side yard setback:**  
**(a.) thirty feet**

**We are seeking a corner side yard setback variation to allow habitable basement space under a proposed patio that is code compliant /allowed in the corner side yard setback as depicted in this package**

Estimated date to begin construction: asap/summer of 2025

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

**Architect: Daniel J. Simoneit (Jamie)**  
z+o architecture + interiors  
504 Hillside Avenue Glen Ellyn, IL. 60137

**Civil Engineer/s: Michael Anderson + Karl Novak**  
Haeger Engineering  
100 East State Parkway  
Schaumburg, IL. 60137

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:

1. **The home was built in 1935, 67 year prior to the adoption of the current code**
2. **The property is a corner lot that reduces the sites buildable area**
3. **The front of the house sits in excess of the maximum R2 front yard setback of 50'**
4. **The property has a very unique topography that makes adding on to the home both difficult and expensive**
5. **The proposed basement has no effect on the size or shape of the proposed project**
6. **Most importantly the footprint of the proposed patio as depicted is code compliant**

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 lot area of 13,500 sf yields a developable lot coverage of 2,700 sf. The existing home, detached garage and front portico total only 1,718.84 sf of coverage. Deducting 532.23 sf (32.32 sf porch + 500 sf detached garage bonus) yields a coverage of only 8% at 1,186.61 sf. This shocking low Lot Coverage ratio increase by only 4% by adding 408 sf for the proposed new west addition and 80 sf for the proposed new entry increases the lot coverage to 1,746.73 sf - only 12% on a property that is allowed 20% per current code. Thus....this variation request is not being made in the effort to yield a return, reasonable or not. This request is being made in the effort to enhance an existing home and improve the owners quality of life.**

OR

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

**The corner side yard variation request is being made due to the unique circumstances created not by the homes owners but by the following:**

- 1. Zoning that was adopted 67 years after the home was constructed**
  - 2. Unique property topography**
  - 3. Limited Buildable area with the buildable area due to the home being constructed 16.5 feet beyond the maximum front yard setback of 50 feet**
  - 4. The proposed patios's brick clad bench walls + adjacent topography of the proposed (per code) west patio will require a 10 in. thick foundation wall w/ frost wall (48" deep) footings on the steep sloping site. By simply digging another four feet deeper an opportunity to gain valuable floor under the terrace/patio is created.**
  - 5. The size and shape of the proposed (per code) patio presents the unique opportunity to create much needed usable space with in a very small buildable area under a small home with a first floor foot print of only 1,620.44 sf**
3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

**We are attempting to renovate/update this classic early Mid-Century Colonial home so that it will remain on the property under the same ownership for another 90 years.... if not more.**

- 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:

**The home was constructed in 1935 and was recently renovated but currently sit in its original envelope on its original footprint. The corner lot property, unique/steep topography and excessive front yard setback create a buildable area hardship that severely limits opportunity to expand the home in the effort to come close to 2025 Glen Ellyn living average. Upon completion of the proposed work the home will still be one of the smallest homes in it's immediate Lake Ellyn neighborhood**

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:

**The petition for variation is based on unique conditions on a unique site on a unique home. It is fair to assume that this 2-story private residence is one-of-a-kind in the village and will continue to be upon completion of the proposed interior remodel and additions**

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:

**This home is the Desmond's principal residence and hopefully their forever/retirement home. They are trying to expand a home with a project that adds only 488 sf of additional lot coverage while modernizing/upgrading it to a 2025 program that suits their 4 member family-work from home entrepreneurial lifestyle. This is not a flip for resale.**

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.

**There are no partners. The property is privately owned by the Desmond's. There is no other person/s having any interest in our property**

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.

**None expected at this time.**

**We are seeking a single variation for space that cannot be seen from the outside of the home. We are proposing a modest 2 story west addition (480 sf footprint) and an enclosed front entry (80 sf while replacing + replicating the existing west patio with a new version that is smaller than the original**

6. Provide evidence that the proposed variation will not:

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

**The proposed (per code) west patio is at or no more than 30" above its adjacent grade. It is not enclosed. The projects appearance will not be altered by digging 4-5 feet deeper to create additional space below. Upon completion the below grade basement will have zero impact on the adjacent two story neighbor to the north**

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

**None expected at this time. The closest adjacent/neighbor/north property will still be separated by more than 35 feet.**

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

**None expected at this time. We believe that upon approval and completion of our proposed project that we will be greatly improving the property and thus the welfare of the neighborhood and the Village of Glen Ellyn**

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

**None expected at this time. We believe that upon approval and completion of the proposed project that we will be greatly improving the Desmonds's property and thus improving neighborhood property values**

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

**The proposed (per code) west patio w/ a new basement below will have zero impact on public streets and/or highways**

- f. Create a nuisance; or

**None expected at this time.**

- g. Results in an increase in public expenditures.

**None expected at this time.**

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

**The size, shape and location of the proposed west patio is per current zoning code. The Desmonds request is for approval of a basement below it. The (per code) patio will look exactly the same with or without the requested variation.**

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

**To make this home renovation and addition a success, we have explored multiple schemes and footprints in the effort to create an excellent solution on a challenging site.**

**The proposed 2 story addition, front entry + second floor office are assets vital to the Desmonds, both of whom work from home. Per the Village of Glen Ellyn "1 & 2 Family Dwelling Building & Zoning Worksheet" the total lot coverage comes in at only 12% - well below the 20% allowed.**

**Setbacks are enforced to control building bulk and maintain the vernacular of a neighborhood. According to The Law Insider - Building Bulk or "Building Volume" is defined as the total amount of three-dimensional space occupied by a building.**

**Bulk is controlled in the effort to provide visual privacy, adequate sun and ventilation to the neighboring property. Building bulk is not an issue with the Desmond's project.**


VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

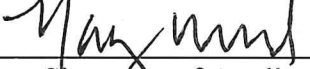
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

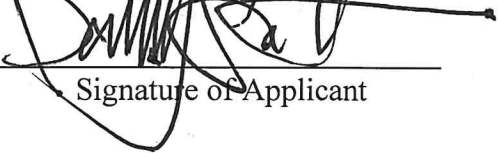
I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

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.

March 17, 2025                      **Chris Desmond - owner**                        
Date                                      Print Name                                      Signature of Applicant

March 17, 2025                      **Nancy Desmond - owner**                        
Date                                      Print Name                                      Signature of Applicant

M.S. 03.17                      **Daniel J. Simoneit (Jamie) architect**                        
Date                                      Print Name                                      Signature of Applicant

**AFFIDAVIT OF AUTHORIZATION**

I, Chris Desmond owner of the property described as

680 Grand Avenue Glen Ellyn, IL. 60137

verify that Daniel J. Simoneit (Jamie) architect

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

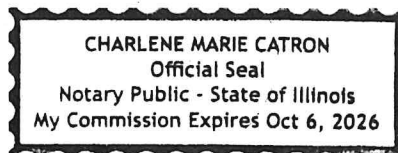


Owner Signature

Subscribed and sworn to before me this

March day of 17<sup>th</sup>, 2025  
Charlene Marie Catron

Notary Public



### Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Daniel J. Simoneit (Jamie), and I hold the position of architect for Chris + Nancy Desmond ("*Owner*").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("*Application*") the Owner filed with the Village of Glen Ellyn ("*Village*").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

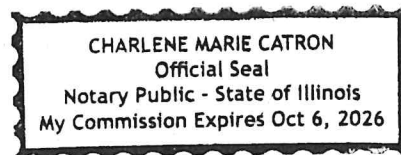
Further affiant sayeth naught.

Name: Daniel J. Simoneit (Jamie)  
 Title: architect  
 Owner's Name: Chris + Nancy Desmond

Subscribed and sworn to me this

March day of 17<sup>th</sup>, 20 25.

Charlene Marie Catron  
 Notary Public



**Proof of Ownership**



GARRISON PROPERTY AND CASUALTY INSURANCE COMPANY

MAIL MACH-I

9800 Fredericksburg Road - San Antonio, Texas 78288

AMENDED DECLARATIONS PAGE - EFFECTIVE 09/23/24

Named Insured and Residence Premises

Policy Number

CHRISTOPHER J DESMOND AND NANCY L DESMOND

GAR 00682 75 58 97A

680 GRAND AVE  
GLEN ELLYN, DUPAGE, IL 60137-3916

Policy Period From: 09/23/24 To: 09/23/25  
(12:01 A.M. standard time at location of the residence premises)

<b>SECTION I - COVERAGES AND AMOUNTS OF INSURANCE</b>	
COVERAGE A - DWELLING PROTECTION	\$1,081,000
COVERAGE B - OTHER STRUCTURES PROTECTION	\$108,100
COVERAGE C - PERSONAL PROPERTY PROTECTION	\$540,500
COVERAGE D - LOSS OF USE PROTECTION (UP TO 12 MONTHS)	UNLIMITED
<b>SECTION II - COVERAGES AND LIMITS OF LIABILITY</b>	
Personal Liability - Each Occurrence	\$1,000,000
Medical Payments to Others	\$5,000
<b>DEDUCTIBLES (Applies to SECTION I Coverages ONLY)</b>	
We cover only that part of the loss over the deductible stated.	
WIND AND HAIL	\$5,000
ALL OTHER PERILS	\$2,000
<b>POLICY PREMIUM for Section I and Section II Coverages Above</b>	\$2,601.42
<b>CREDITS AND DISCOUNTS</b> (Included in policy premium above.)	\$2,468.45 CR
Details on the following page. (If applicable)	
<b>OTHER COVERAGES AND ENDORSEMENTS</b>	\$238.89
Forms and Endorsements are printed on the following page.	
<b>STATE SURCHARGES AND TAXES</b> (Shown below if applicable)	
<b>TOTAL POLICY PREMIUM</b>	
Including Credits, Discounts, Optional Coverages, Endorsements, State Surcharges and Taxes	
	\$2,840.31
<b>TOTAL PRORATED CHARGE</b>	
	\$535.64
PREMIUM DUE AT INCEPTION. THIS IS NOT A BILL. STATEMENT TO FOLLOW.	

**FIRST MORTGAGEE:**

MORGAN STANLEY PRIVATE BANK, NA  
ISAOA ATIMA C/O CENLAR  
PO BOX 202028  
FLORENCE, SC 29502-2028

LOAN NR 6009172231

In witness whereof, this policy is signed on 11/08/24

*Kelly Armstrong*  
Kelly Armstrong, Secretary

*Randy Termeer*  
Randy Termeer, President

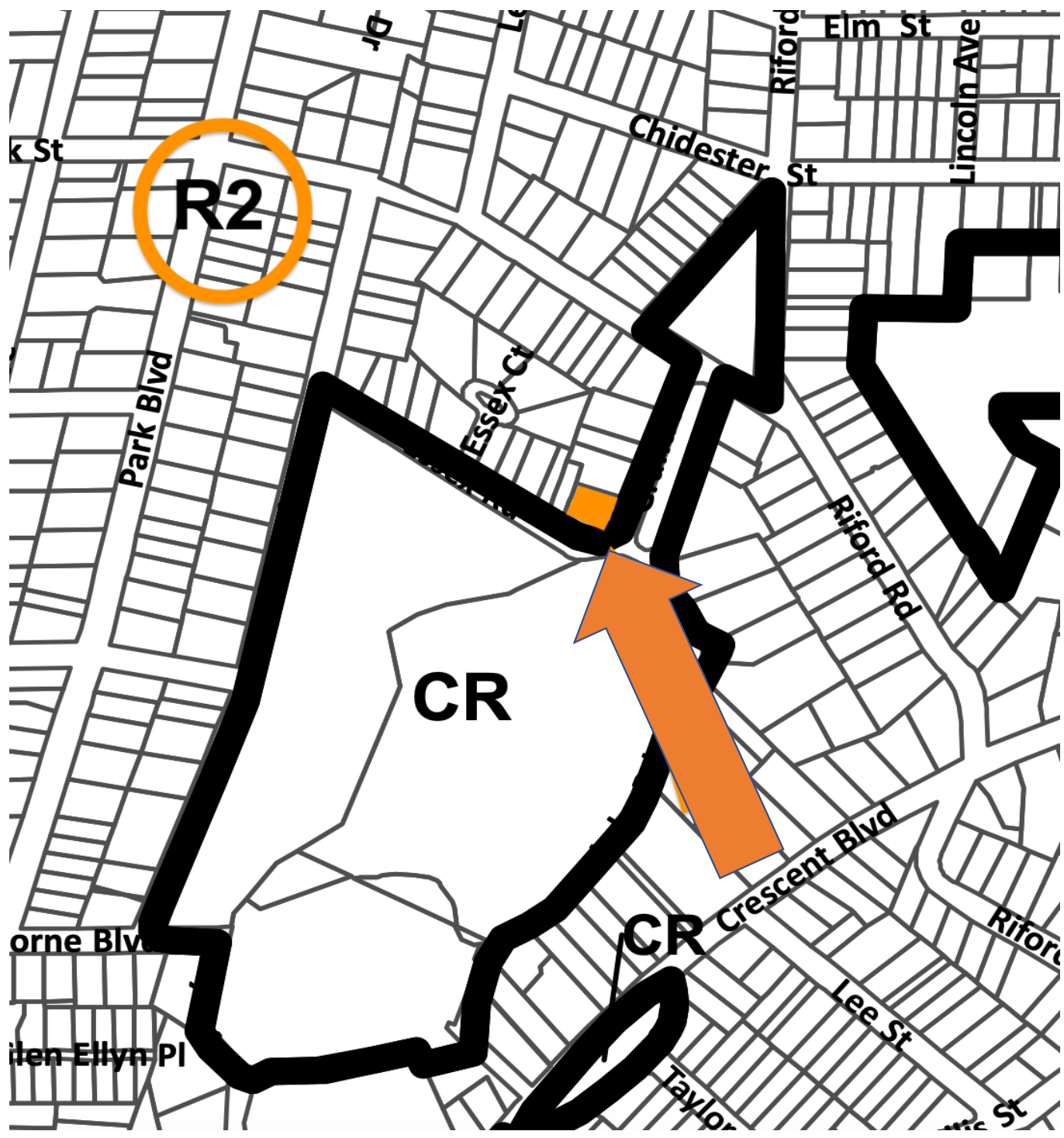
**REFER TO YOUR POLICY FOR OTHER COVERAGES, LIMITS AND EXCLUSIONS.**

HO-D1 (07-08)

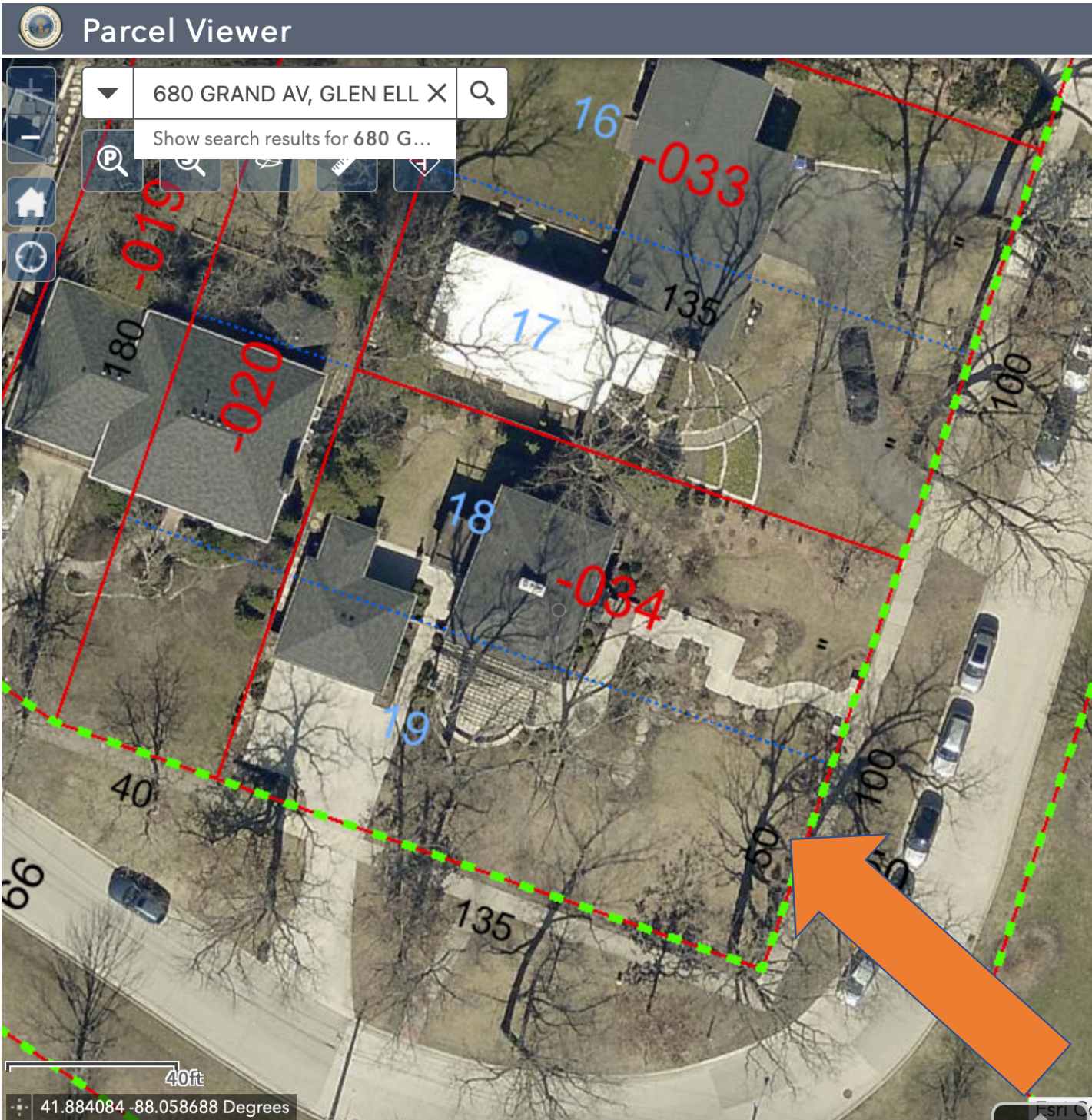
ATTACH THIS DECLARATION TO PREVIOUS POLICY

87028-0708

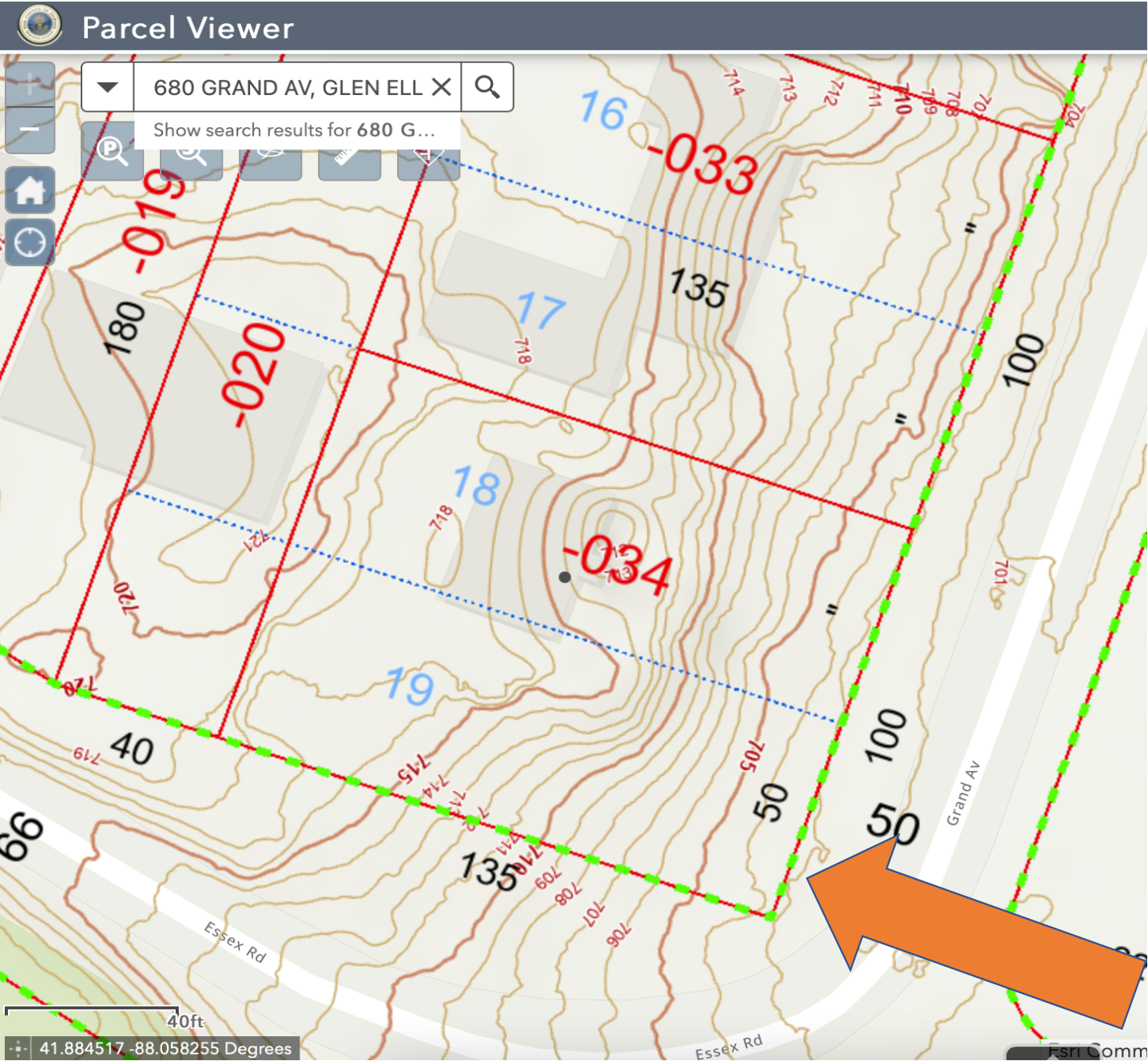
### Glen Ellyn Zoning Map



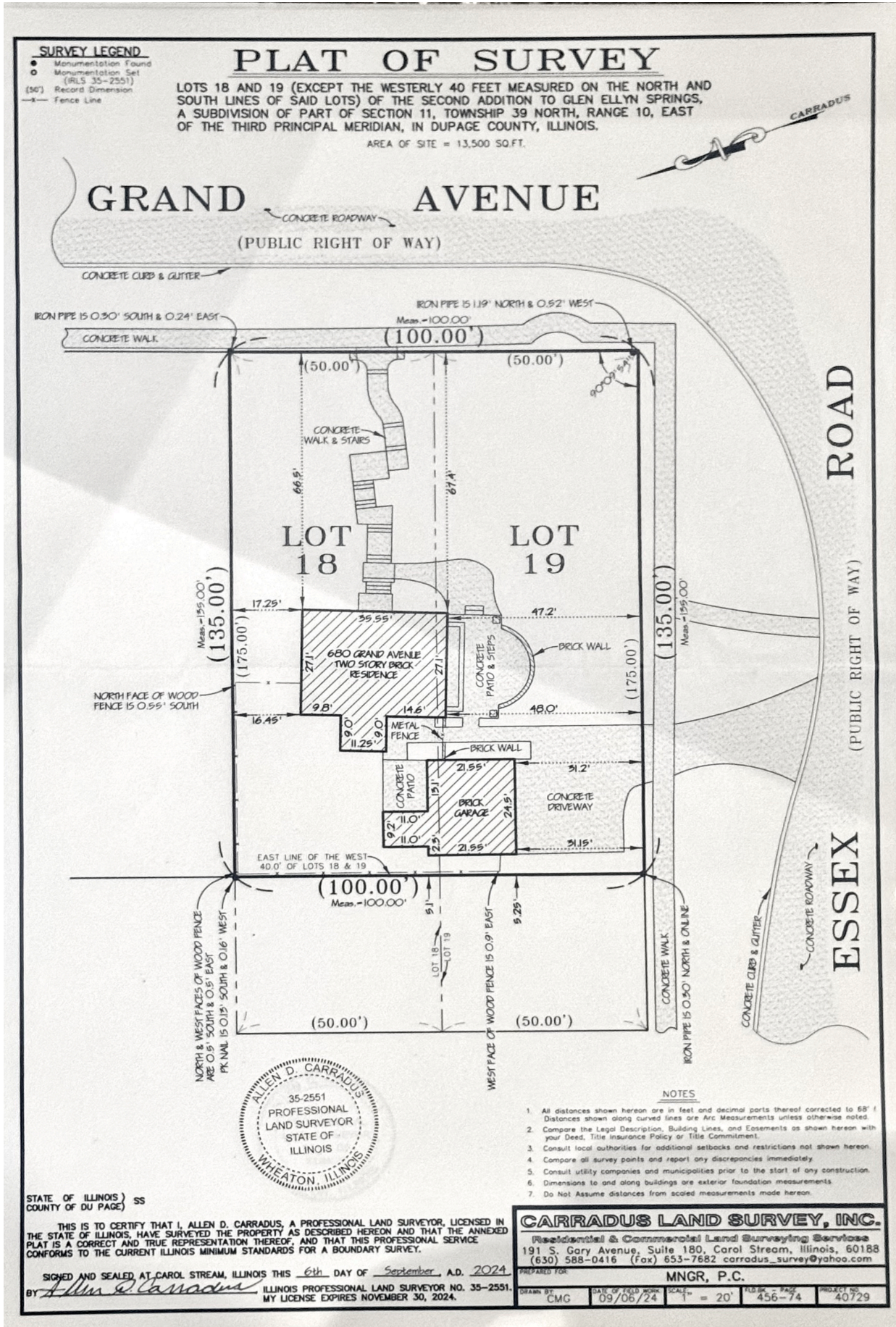
Satellite Image - Owners Property + Adjoining/Adjacent Neighbors



### DuPage County Boundary/Topography Map



Plat of Survey



## Existing Conditions - Front/South

### Milton Township Property Information

[Back to search results](#) | [Try another search](#)

#### Property Information

Parcel Number: 05-11-212-034  
Address: 680 GRAND AVE  
City: GLEN ELLYN  
Gross Living Area SF: 1,890  
  
Lot Total SF (est.): 13,410  
Total Acres (est.): 0.3079  
  
Style: 2.0 Story  
Construction: Masonry  
Year Built: 1935  
Full Baths: 4  
Half Baths: 1  
Basement Area SF: 545  
Basement Finished: Yes  
Garage Type: Detached  
Garage Area SF: 603  
CAC: Yes  
Fireplace(s): Yes  
  
NBHD Code: GE - 054L  
Property Class: R

#### Photograph



[View Parcel On DuPage County GIS Map](#)

Existing Conditions - LH Side/West + SW views



Existing Conditions - Front RH/East + RH/east + Back











PROJECT DATES	
DESCRIPTION:	DATE:
00 SITE MTG./TOUR	09.30.24
00 PROPOSAL MTG.	10.30.24
01 PROSD.01 + DD.01	10.30.24
00 CONTRACT / RETAINER	10.31.24
02 SD.02 + DD.02	11.15.24
03 SD.03 + DD.03	12.19.24
04 SD.04 + DD.04	01.15.25
05 SD.05 + DD.05 / ELEVATOR	01.31.25
06 V&G - VAULT	02.14.25
06 SD.06 + DD.06 / OFFICE	02.28.25
07 SD.07 + DD.07 / MAXFL.00	03.07.25
08 VARIATION.01	03.18.25
09 VARIATION.02	04.04.25
10 SD.08 + DD.09	05.09.25

**DESMOND RESIDENCE**  
 680 GRAND AVENUE  
 GLEN ELLYN, ILLINOIS 60137

**Z+O**  
 architecture + interiors  
 504 hillside avenue  
 glen ellyn, illinois 60137

p 630.858.5888  
 f 630.858.5828

zplusoai@wowway.com  
 zpluso.com

010101010101010101010101

STATE OF ILLINOIS  
 DESIGN FIRM  
 REGISTRATION  
 NUMBER  
 184007431-0001

EXPIRES: 2026-11-30

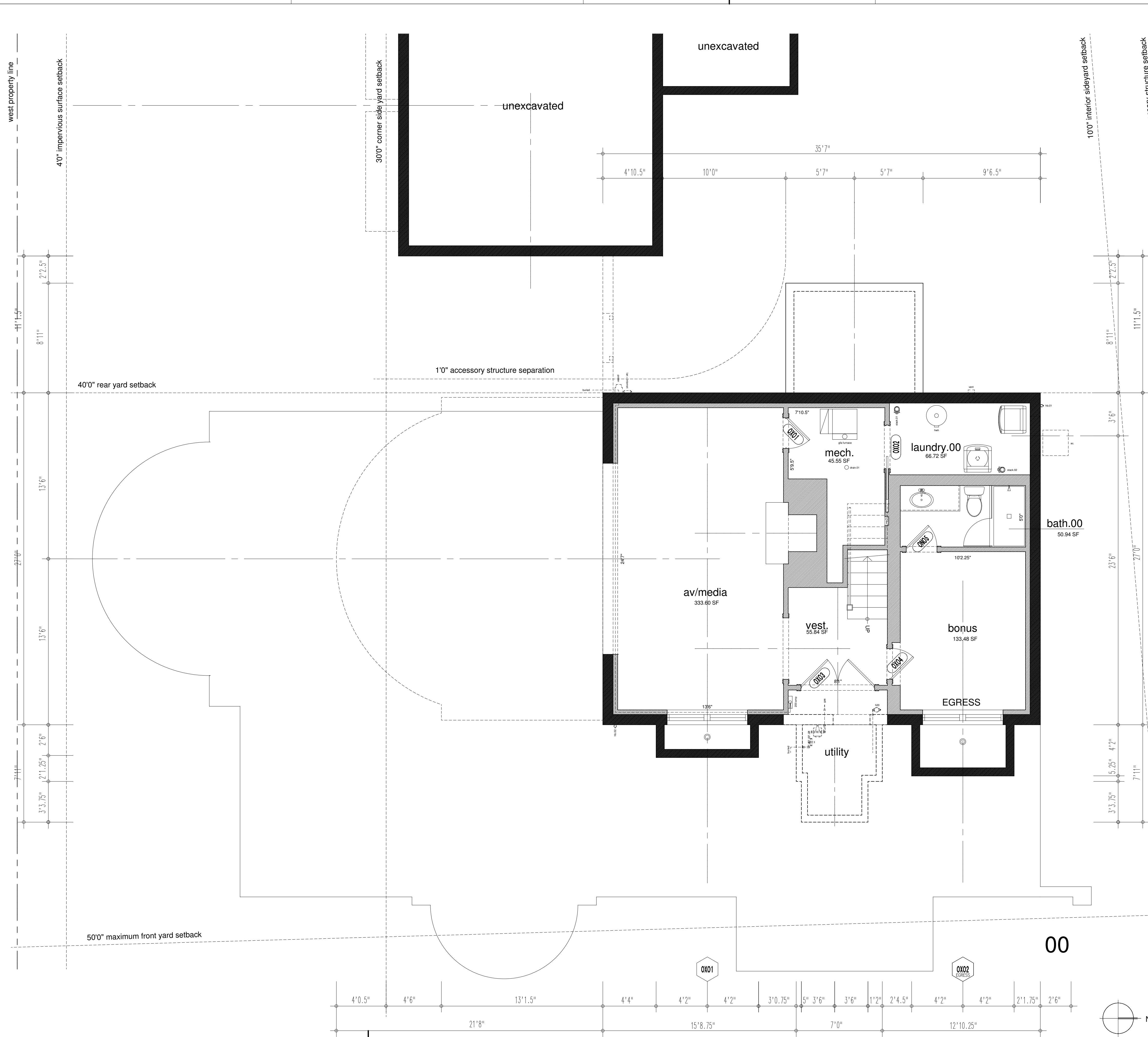
DRAWING TITLE

DEMOLITION  
 FOUNDATION / BASEMENT

PROJECT NO.: 24.026

SHEET NUMBER

**A1.00**



960.75  
gsf

XFL.00

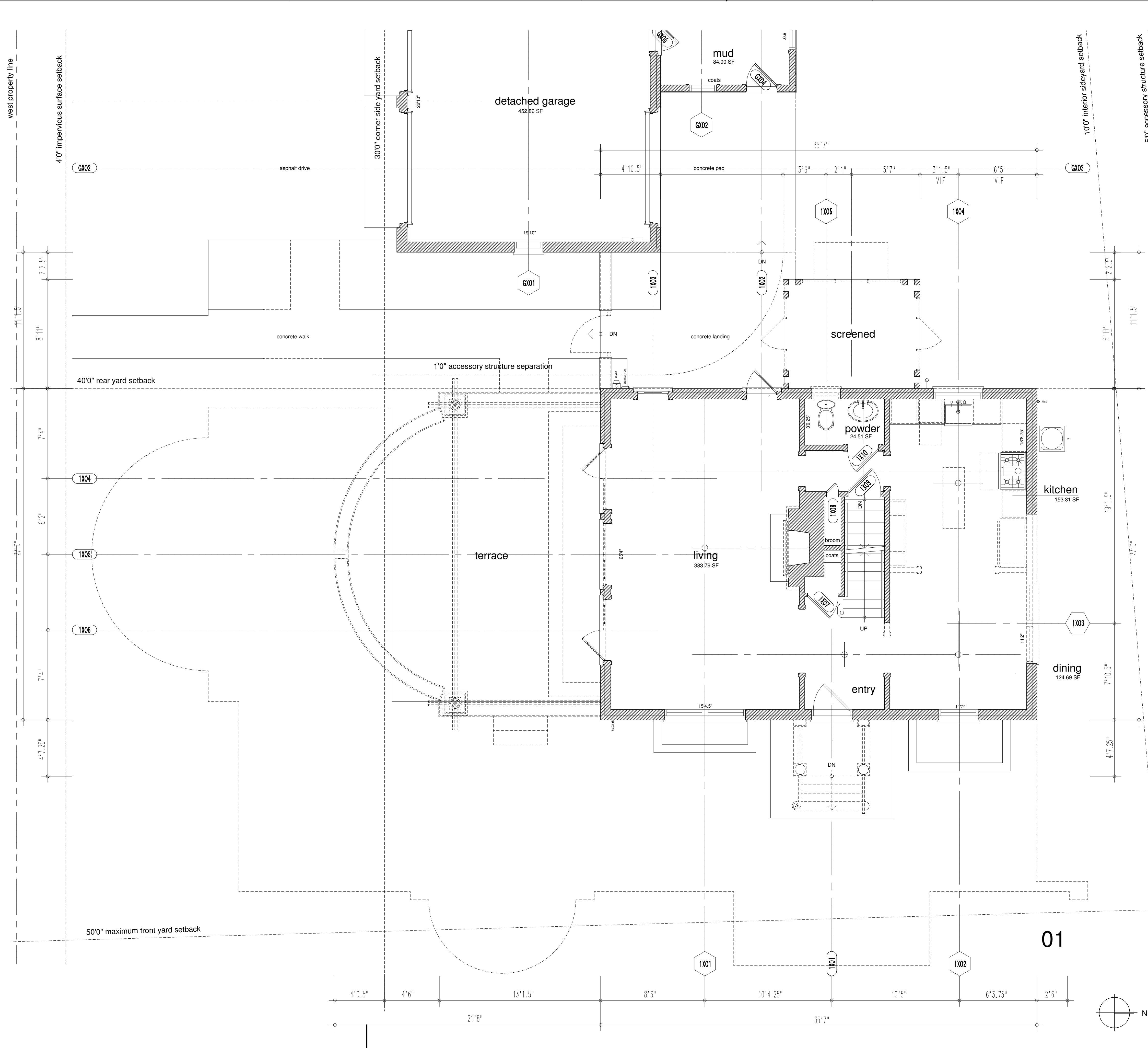
GENERAL NOTES: 03

SYMBOLS:

MTG.10: 2025-05.09  
 NOT FOR CONSTRUCTION  
**PRELIMINARY**  
 IN PROGRESS DOCUMENT

DEMOLITION: FOUNDATION / BASEMENT

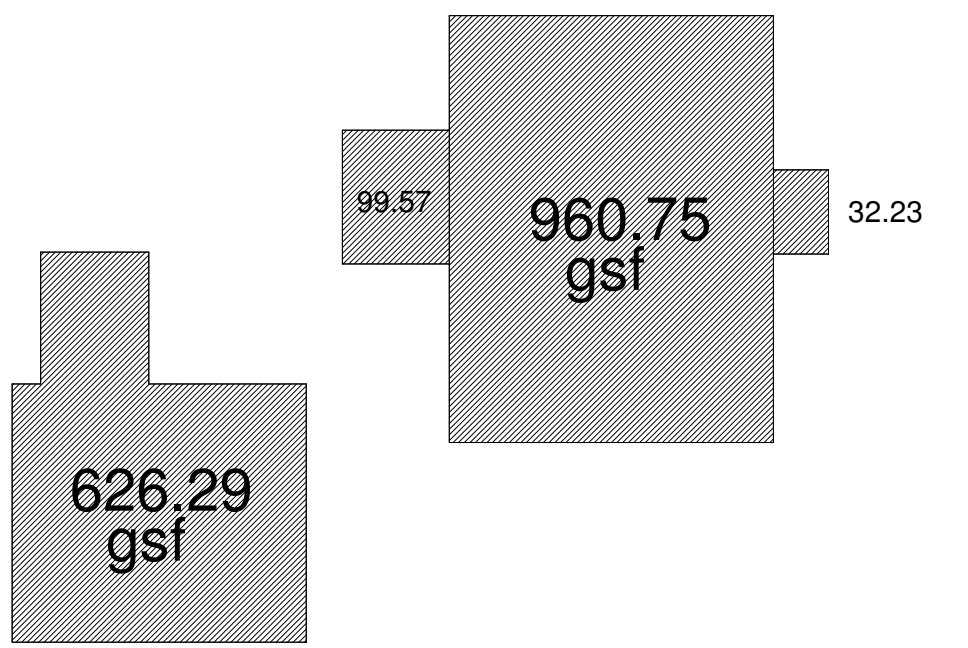
1/4" = 1'00" 04 KEY NOTES: 01



DEMOLITION: FIRST FLOOR

1/4" = 10' 04

KEY NOTES:



XFL.01

GENERAL NOTES:

03

SYMBOLS:

MTG.10: 2025-05.09  
**NOT FOR CONSTRUCTION**  
**PRELIMINARY**  
**IN PROGRESS DOCUMENT**

PROJECT DATES	
DESCRIPTION	DATE
00 SITE MTG./TOUR	09.30.24
00 PROPOSAL MTG.	10.30.24
01 PROPOSAL - DD.01	10.30.24
02 CONTRACT / RETAINER	10.31.24
02 SD.02 - DD.02	11.15.24
03 SD.03 - DD.03	12.19.24
04 SD.04 - DD.04	01.19.25
05 SD.05 - DD.05 / ELEVATOR	01.31.25
06 VOICE - MAULT	02.14.25
06 SD.06 - DD.06 / OFFICE	02.28.25
07 SD.07 - DD.07 / MAX.FLOOR	03.07.25
08 VARIATION.01	03.18.25
09 VARIATION.02	04.04.25
10 SD.08 - DD.09	05.09.25

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 STATE OF ILLINOIS  
 DESIGN FIRM  
 REGISTRATION  
 NUMBER  
 184007431-0001

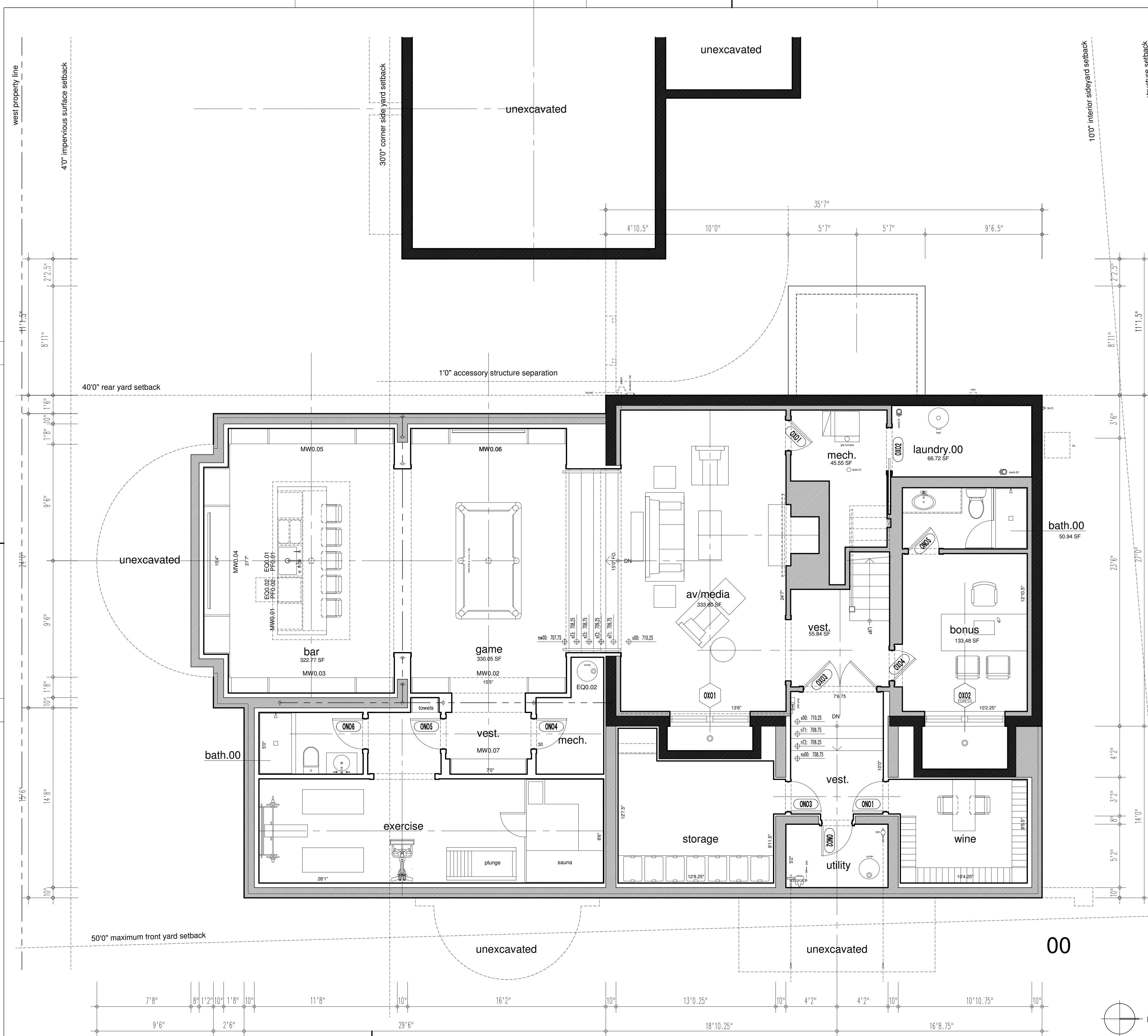
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DRAWING TITLE  
 DEMOLITION  
 FIRST FLOOR

PROJECT NO.: 24.026

SHEET NUMBER

**A1.01**



NEW CONSTRUCTION: FOUNDATION / BASEMENT

1/4" = 1/10" 04

<p>PROJECT DATES</p> <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>00 SITE MTG./TOUR</td><td>09.30.24</td></tr> <tr><td>00 PROPOSAL MTG.</td><td>10.30.24</td></tr> <tr><td>01 PROPOSAL - DD.01</td><td>10.30.24</td></tr> <tr><td>02 CONTRACT / RETAINER</td><td>10.31.24</td></tr> <tr><td>02 SD.02 - DD.02</td><td>11.15.24</td></tr> <tr><td>03 SD.03 - DD.03</td><td>12.19.24</td></tr> <tr><td>04 SD.04 - DD.04</td><td>01.31.25</td></tr> <tr><td>05 SD.05 - DD.05 / ELEVATOR</td><td>01.31.25</td></tr> <tr><td>06 VIGIL - VAULT</td><td>02.14.25</td></tr> <tr><td>06 SD.06 - DD.06 / OFFICE</td><td>02.28.25</td></tr> <tr><td>07 SD.07 - DD.07 / MAX FL.00</td><td>03.07.25</td></tr> <tr><td>08 VARIATION.01</td><td>03.18.25</td></tr> <tr><td>09 VARIATION.02</td><td>04.04.25</td></tr> <tr><td>10 SD.08 - DD.08</td><td>05.09.25</td></tr> </tbody> </table>		DESCRIPTION	DATE	00 SITE MTG./TOUR	09.30.24	00 PROPOSAL MTG.	10.30.24	01 PROPOSAL - DD.01	10.30.24	02 CONTRACT / RETAINER	10.31.24	02 SD.02 - DD.02	11.15.24	03 SD.03 - DD.03	12.19.24	04 SD.04 - DD.04	01.31.25	05 SD.05 - DD.05 / ELEVATOR	01.31.25	06 VIGIL - VAULT	02.14.25	06 SD.06 - DD.06 / OFFICE	02.28.25	07 SD.07 - DD.07 / MAX FL.00	03.07.25	08 VARIATION.01	03.18.25	09 VARIATION.02	04.04.25	10 SD.08 - DD.08	05.09.25
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09 VARIATION.02	04.04.25																														
10 SD.08 - DD.08	05.09.25																														
<p>FL.00</p> <p>GENERAL NOTES: 03</p>	<p>960.75 gsf</p> <p>34.72</p> <p>22.22</p> <p>1,290.13 gsf</p>																														
<p>SYMBOLS: 02</p>	<p>00</p>																														
<p>KEY NOTES: 01</p>	<p>MTG.10: 2025-05.09</p> <p>NOT FOR CONSTRUCTION <b>PRELIMINARY</b> IN PROGRESS DOCUMENT</p>																														

**DESMOND RESIDENCE**  
680 GRAND AVENUE  
GLEN ELLYN, ILLINOIS 60137

**Z+O**  
architecture + interiors  
504 hillside avenue  
glen ellyn, illinois 60137

p 630.858.5888  
f 630.858.5828  
zplusoai@wowway.com  
zpluso.com

010101010101010101010101

STATE OF ILLINOIS  
DESIGN FIRM  
REGISTRATION  
NUMBER  
184007431-0001

EXPIRES: 2026-11.30

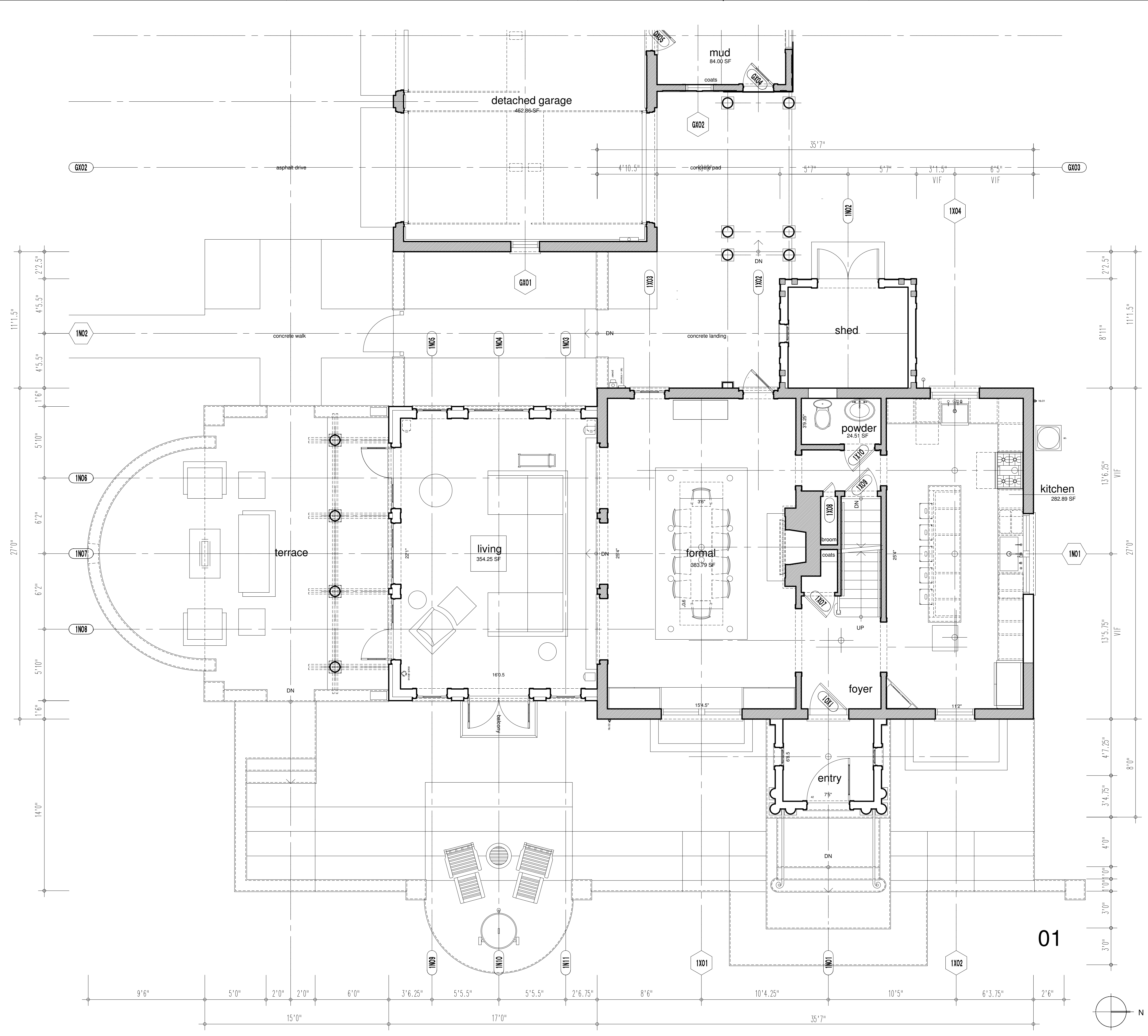
DRAWING TITLE

NEW CONSTRUCTION  
FOUNDATION / BASEMENT

PROJECT NO.: 04.008

SHEET NUMBER

**A2.00**



NEW CONSTRUCTION PLAN: FIRST FLOOR

1/4" = 110" 04

625.75  
gsf

99.57  
960.75  
gsf

80.00  
408.00  
gsf

FL.01

GENERAL NOTES:

03

SYMBOLS:

02

MTG.10: 2025-05.09

**NOT FOR CONSTRUCTION**

**PRELIMINARY**

IN PROGRESS DOCUMENT

KEY NOTES:

01

PROJECT DATES	
DESCRIPTION:	DATE:
00 SITE MTG./TOUR	09.30.24
00 PROPOSAL MTG.	10.30.24
01 PROSD 01 + DD.01	10.30.24
00 CONTRACT / RETAINER	10.31.24
02 SD.02 + DD.02	11.15.24
03 SD.03 + DD.03	12.19.24
04 SD.04 + DD.04	01.15.25
05 SD.05 + DD.05 / ELEVATOR	01.31.25
06 VSGE - VALUT	02.14.25
06 SD.06 + DD.06 / OFFICE	02.28.25
07 SD.07 + DD.07 / MAX.FL.00	03.07.25
08 VARIATION.01	03.18.25
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 DESIGN FIRM  
 REGISTRATION  
 NUMBER  
 184007431-0001

EXPIRES: 2026-11.30

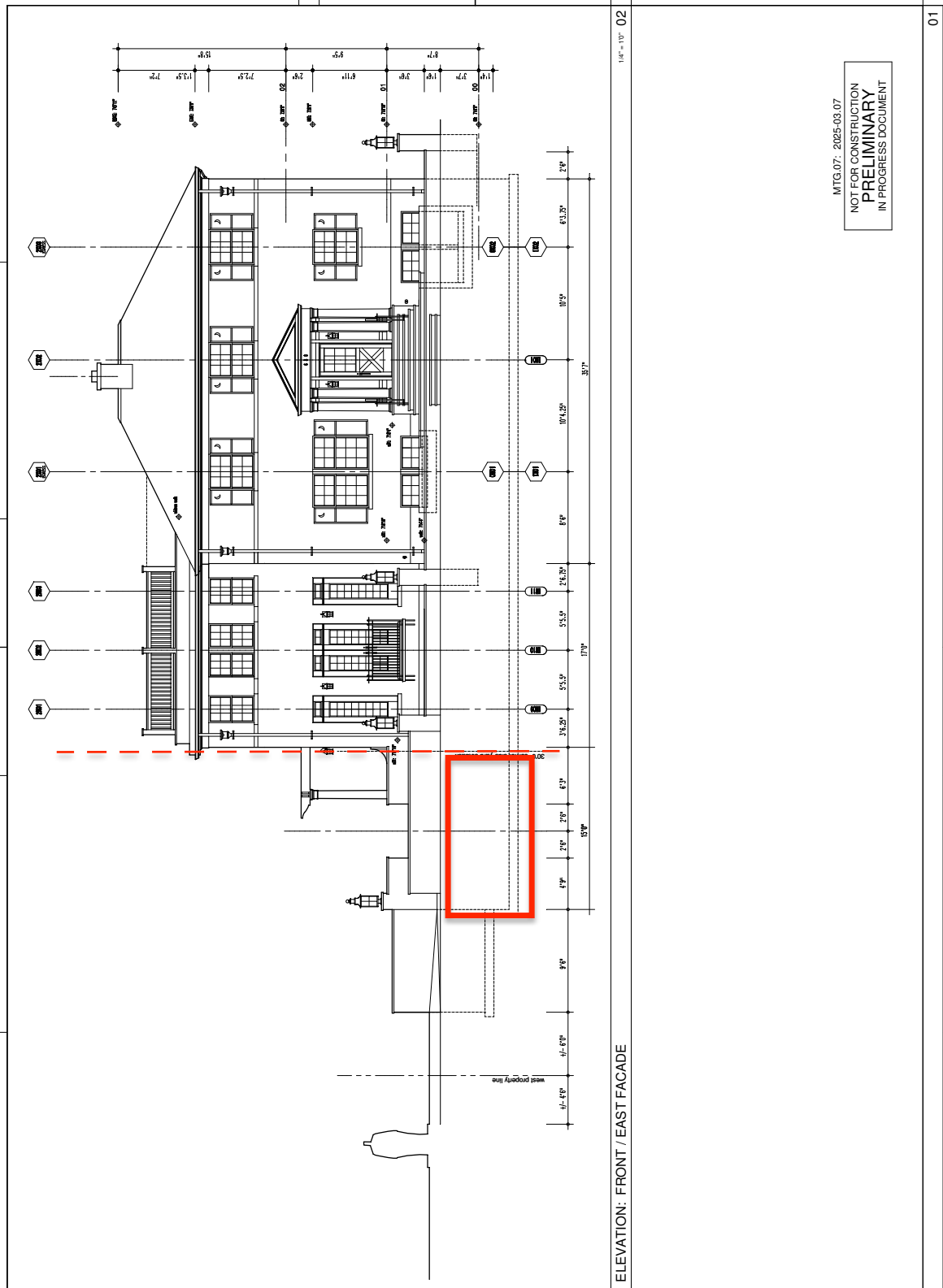
DRAWING TITLE  
 NEW CONSTRUCTION PLAN  
 FIRST FLOOR

PROJECT NO.: 24.006  
 SHEET NUMBER

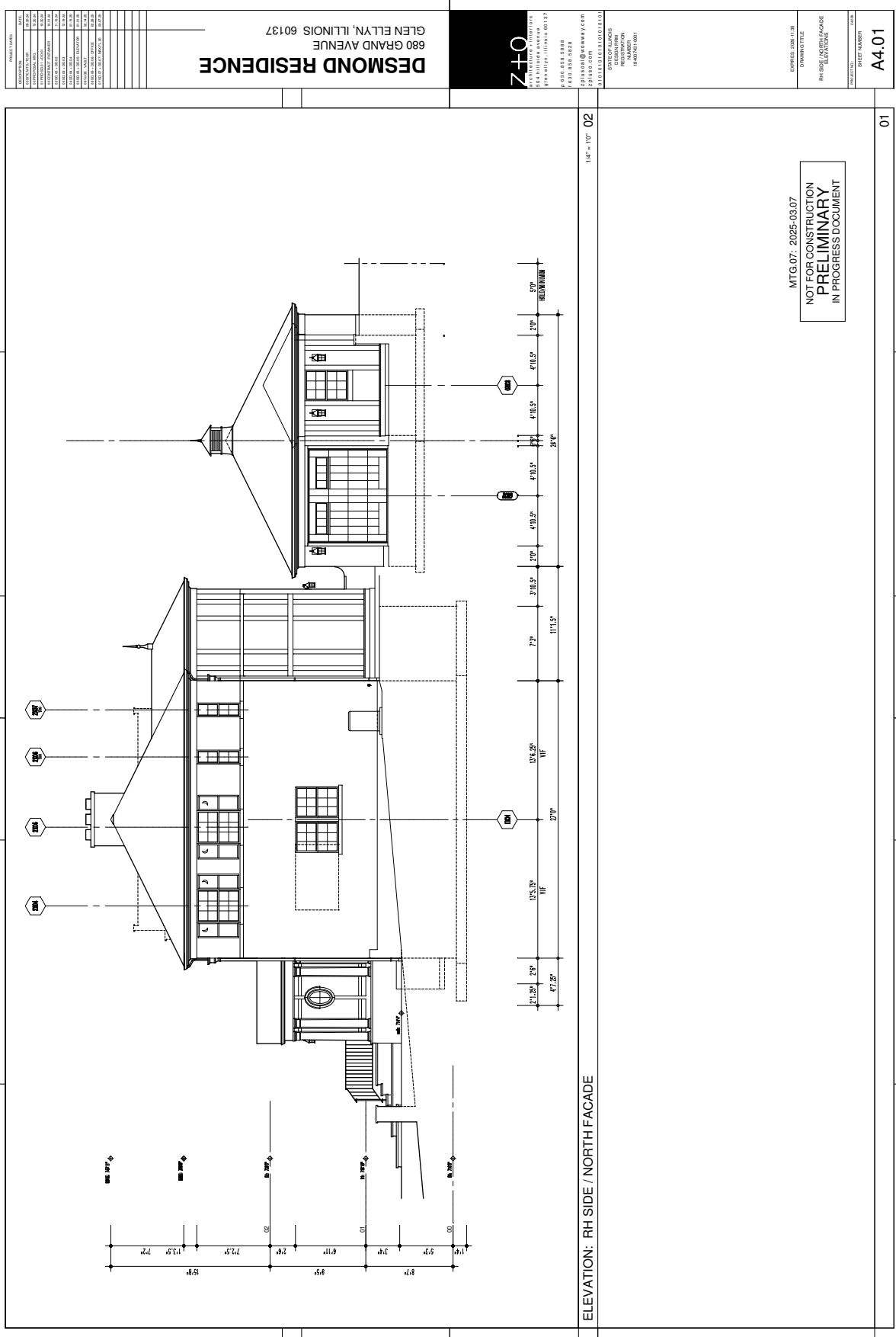
**A2.01**

Proposed - Front/South Elevation

PROJECT NAME	DESMOND RESIDENCE
PROJECT ADDRESS	680 GRAND AVENUE GLEN ELLYN, ILLINOIS 60137
ARCHITECT	ZHO
ARCHITECT ADDRESS	2700 N. WILSON AVENUE SUITE 100 CHICAGO, IL 60642
ARCHITECT PHONE	773.852.8888
ARCHITECT FAX	773.852.8888
ARCHITECT EMAIL	zho@zho.com
ARCHITECT WEBSITE	www.zho.com
DATE	2025.03.07
SCALE	1/8" = 1'-0"
SHEET NUMBER	02
SHEET TOTAL	01
PROJECT NUMBER	A4.00



Proposed - RH/East Elevation



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	08.15.24
2	ISSUED FOR PERMITS	08.15.24
3	ISSUED FOR PERMITS	08.15.24
4	ISSUED FOR PERMITS	08.15.24
5	ISSUED FOR PERMITS	08.15.24
6	ISSUED FOR PERMITS	08.15.24
7	ISSUED FOR PERMITS	08.15.24
8	ISSUED FOR PERMITS	08.15.24
9	ISSUED FOR PERMITS	08.15.24
10	ISSUED FOR PERMITS	08.15.24
11	ISSUED FOR PERMITS	08.15.24
12	ISSUED FOR PERMITS	08.15.24
13	ISSUED FOR PERMITS	08.15.24
14	ISSUED FOR PERMITS	08.15.24
15	ISSUED FOR PERMITS	08.15.24
16	ISSUED FOR PERMITS	08.15.24
17	ISSUED FOR PERMITS	08.15.24
18	ISSUED FOR PERMITS	08.15.24
19	ISSUED FOR PERMITS	08.15.24
20	ISSUED FOR PERMITS	08.15.24

**DESMOND RESIDENCE**  
680 GRAND AVENUE  
GLEN ELLYN, ILLINOIS 60137

**Z+0**  
 815 N. WILSON ST., SUITE 100  
 GLEN ELLYN, ILLINOIS 60137  
 TEL: 630.855.8888  
 FAX: 630.855.8828  
 EMAIL: info@zplus.com  
 WWW.ZPLUS.COM

DATE OF ISSUE:  
 DESIGNER:  
 ARCHITECT:  
 ENGINEER:

EXPIRES FOR TITLE  
 DRAWING TITLE  
 PROJECT NAME / LOCATION  
 SHEET NUMBER

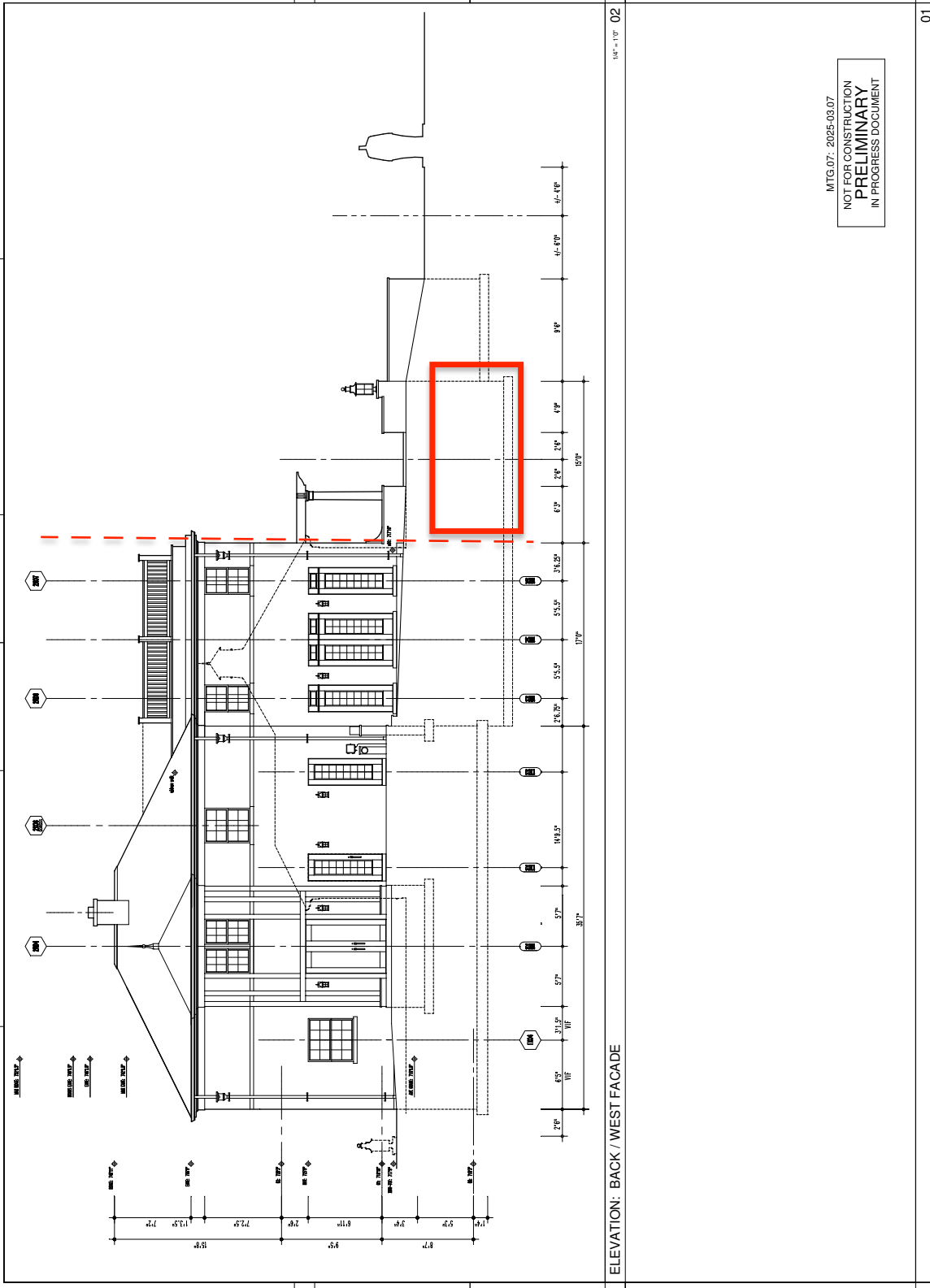
MTG.07 - 2025-03-07  
 NOT FOR CONSTRUCTION  
**PRELIMINARY**  
 IN PROGRESS DOCUMENT

ELEVATION: RH SIDE / NORTH FACADE 1/8" = 1'-0" 02

01

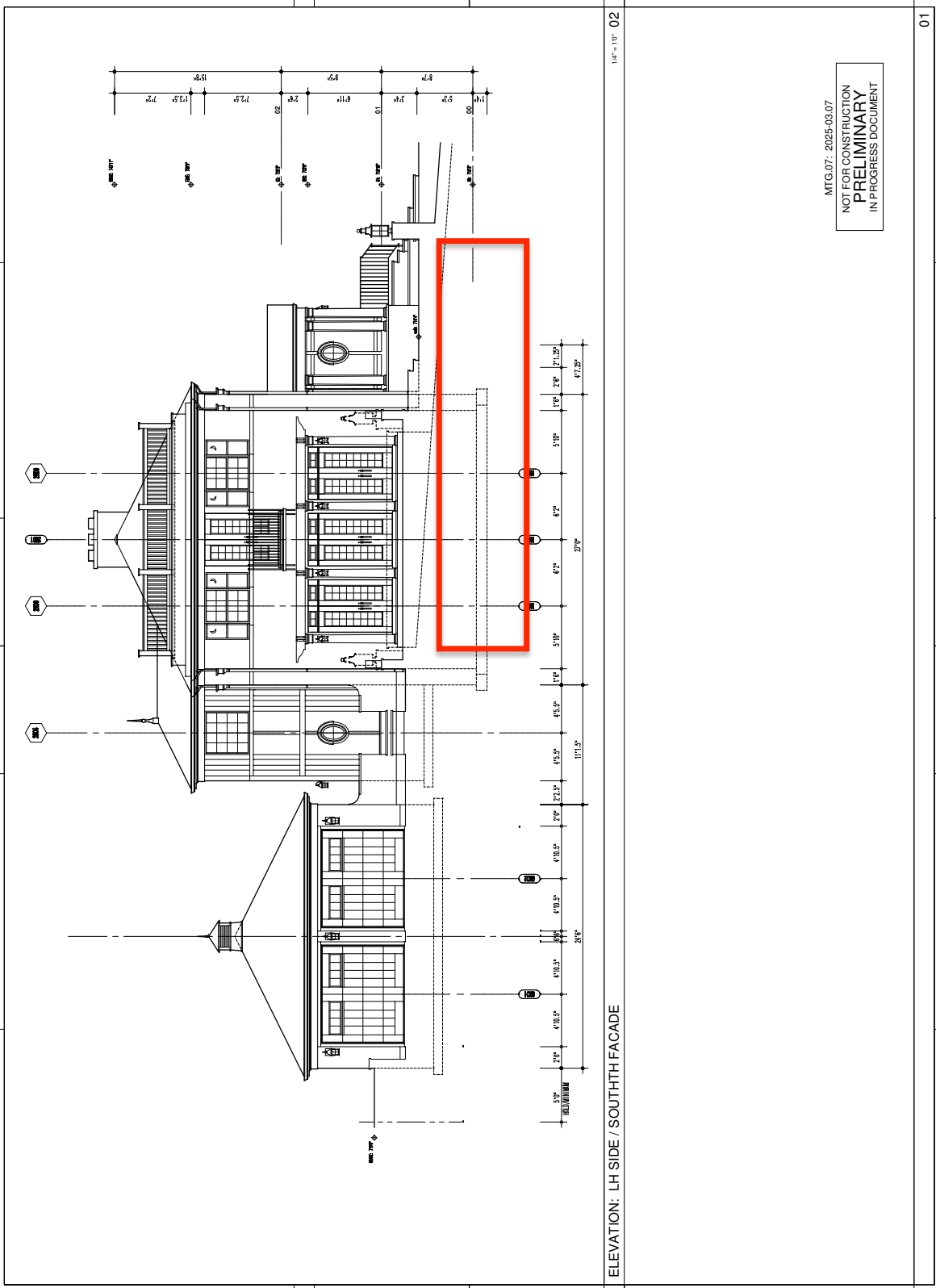
Proposed - Back/North Elevation

<p><b>DESMOND RESIDENCE</b> 680 GRAND AVENUE GLEN ELLYN, ILLINOIS 60137</p>		<p><b>ZHO</b> ARCHITECTURE - INTERIORS 2018 N. WILSON ST. SUITE 100 GLEN ELLYN, ILLINOIS 60137 TEL: 630.833.5228 FAX: 630.833.5228 E: ZHO@ZHOARCH.COM WWW.ZHOARCH.COM</p>	<p>PROJECT NUMBER: 2025-03-07 DRAWING TITLE: BACK / WEST FACADE DATE: 03/07/2025</p>	<p>SHEET NUMBER: 04 <b>A4.02</b></p>
<p>PROJECT OWNER: [REDACTED] ARCHITECT: ZHO ARCHITECTURE - INTERIORS DATE: 03/07/2025 SCALE: AS SHOWN DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] DATE: 03/07/2025 PROJECT LOCATION: 680 GRAND AVENUE, GLEN ELLYN, IL 60137</p>				



Proposed - LH/West Elevation

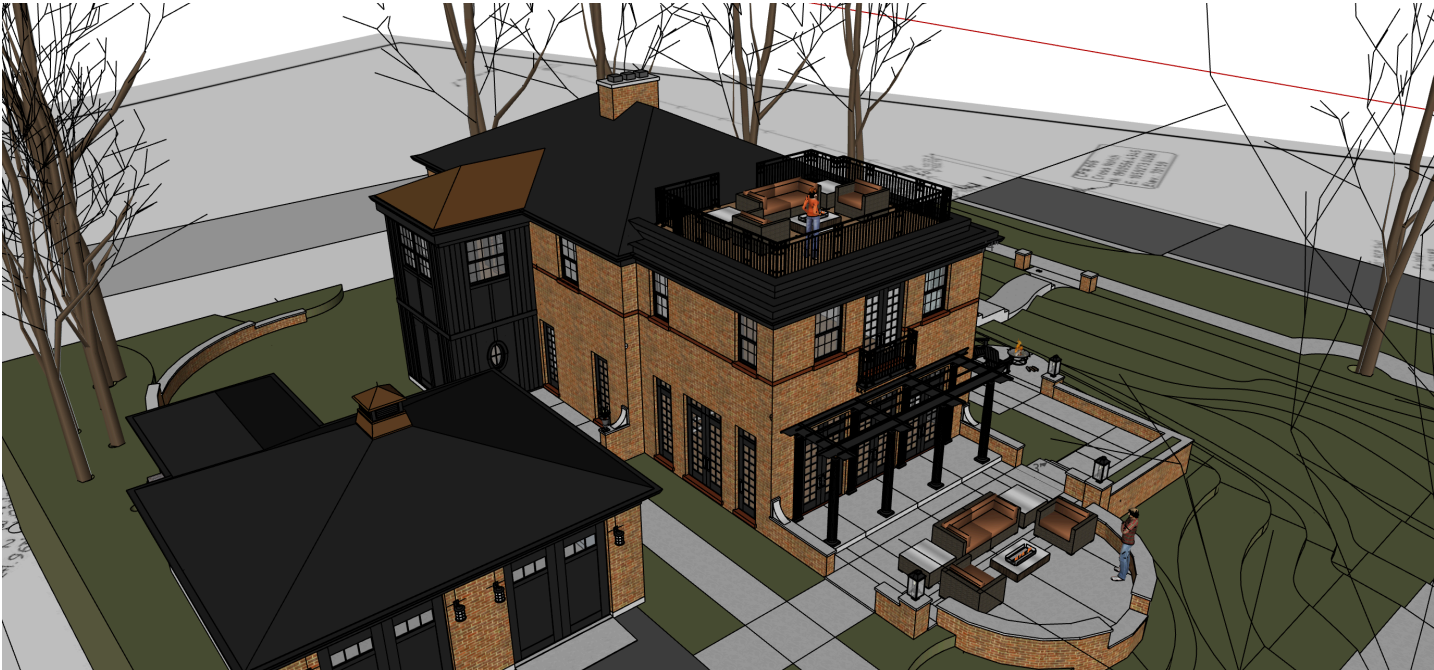
PROJECT NAME	DESMOND RESIDENCE
ADDRESS	680 GRAND AVENUE GLEN ELLYN, ILLINOIS 60137
DATE	
ARCHITECT	OFZ
ARCHITECT'S ADDRESS	100 N. LAUREL STREET, SUITE 100 GLEN ELLYN, ILLINOIS 60137
PHONE	630.388.8888
EMAIL	info@ofz.com
PROJECT NUMBER	1800701001
DRAWING TITLE	UPSIDE SOUTH FACADE
DATE	
SHEET NUMBER	A4.03



3D Study Model - Proposed



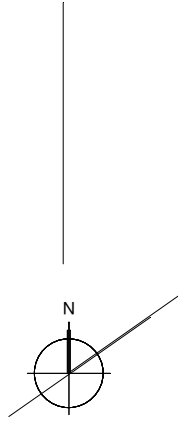
3D Study Model - Proposed



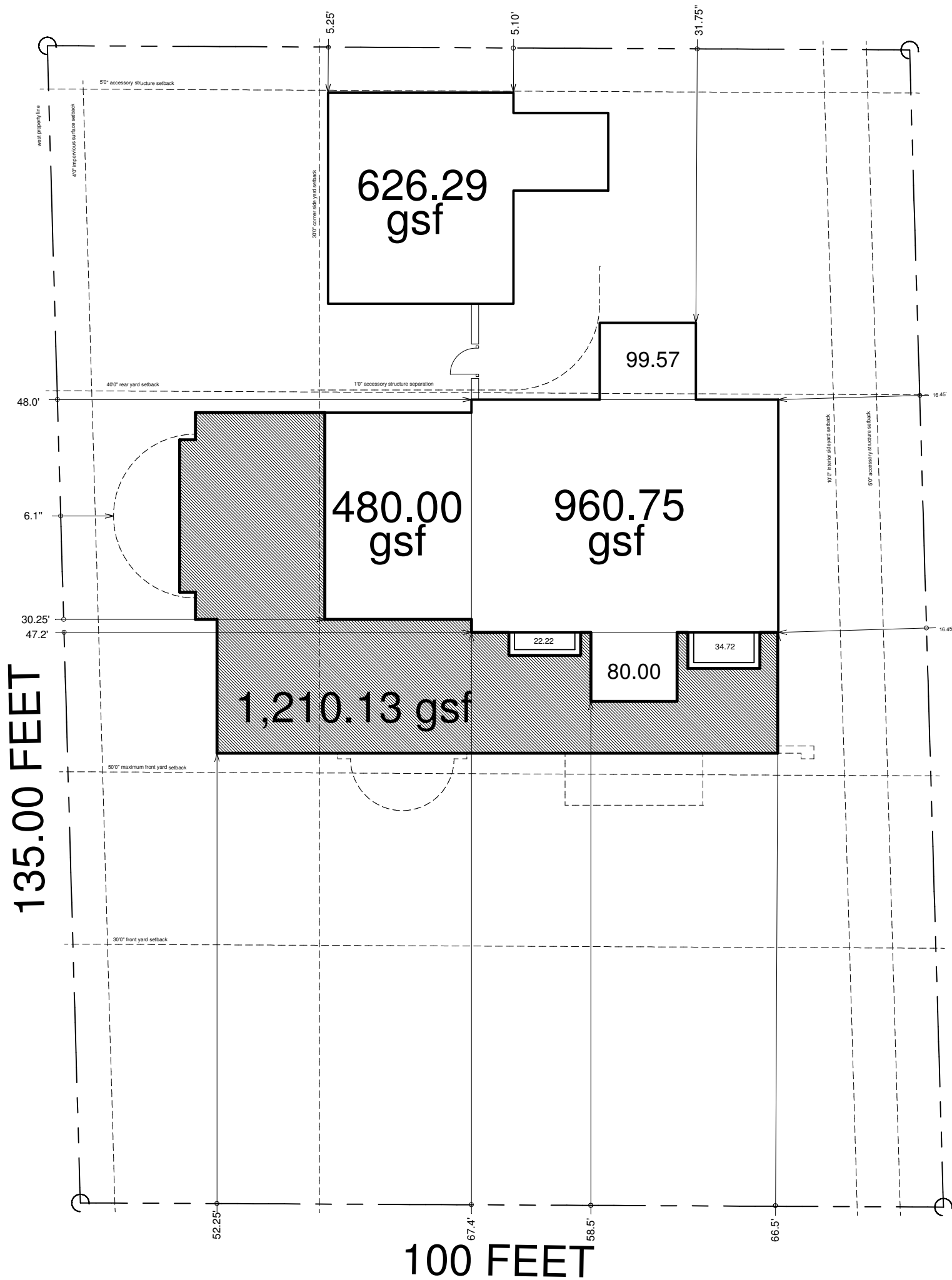
3D Study Model - Proposed



# SITE: LOT COVERAGE



s.9: 2025-05.08



**DESMOND RESIDENCE**  
680 GRAND AVENUE  
GLEN ELLYN, ILLINOIS 60137

**24.026**

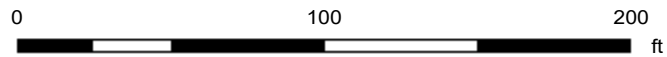


### Legend

Zoning and Development

Zoning

- CR: Conservation/Recreation District
- R2: Single Family Residential District



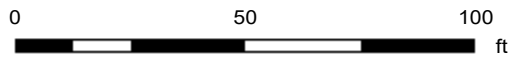
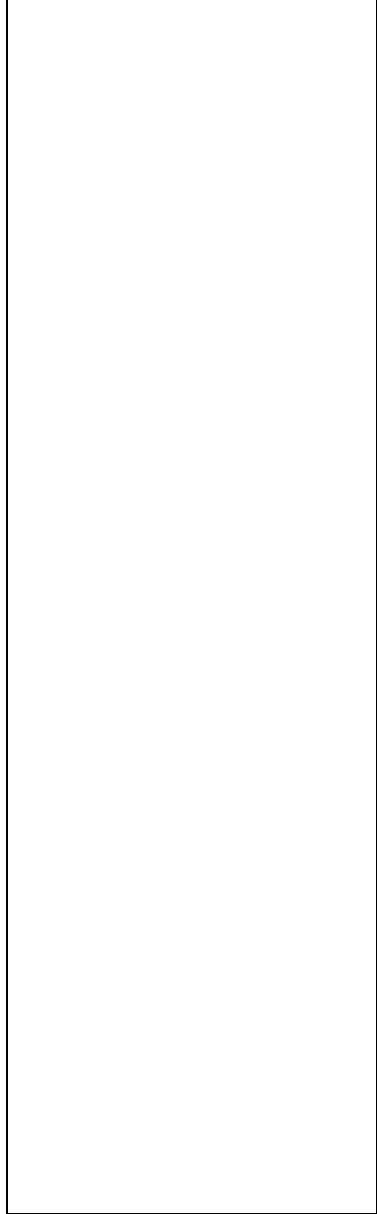
Print Date: 5/7/2025

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.

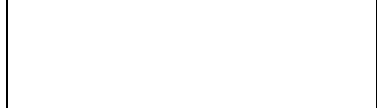


**Legend**



Print Date: 5/7/2025

**Notes**



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**LEGAL DESCRIPTION**

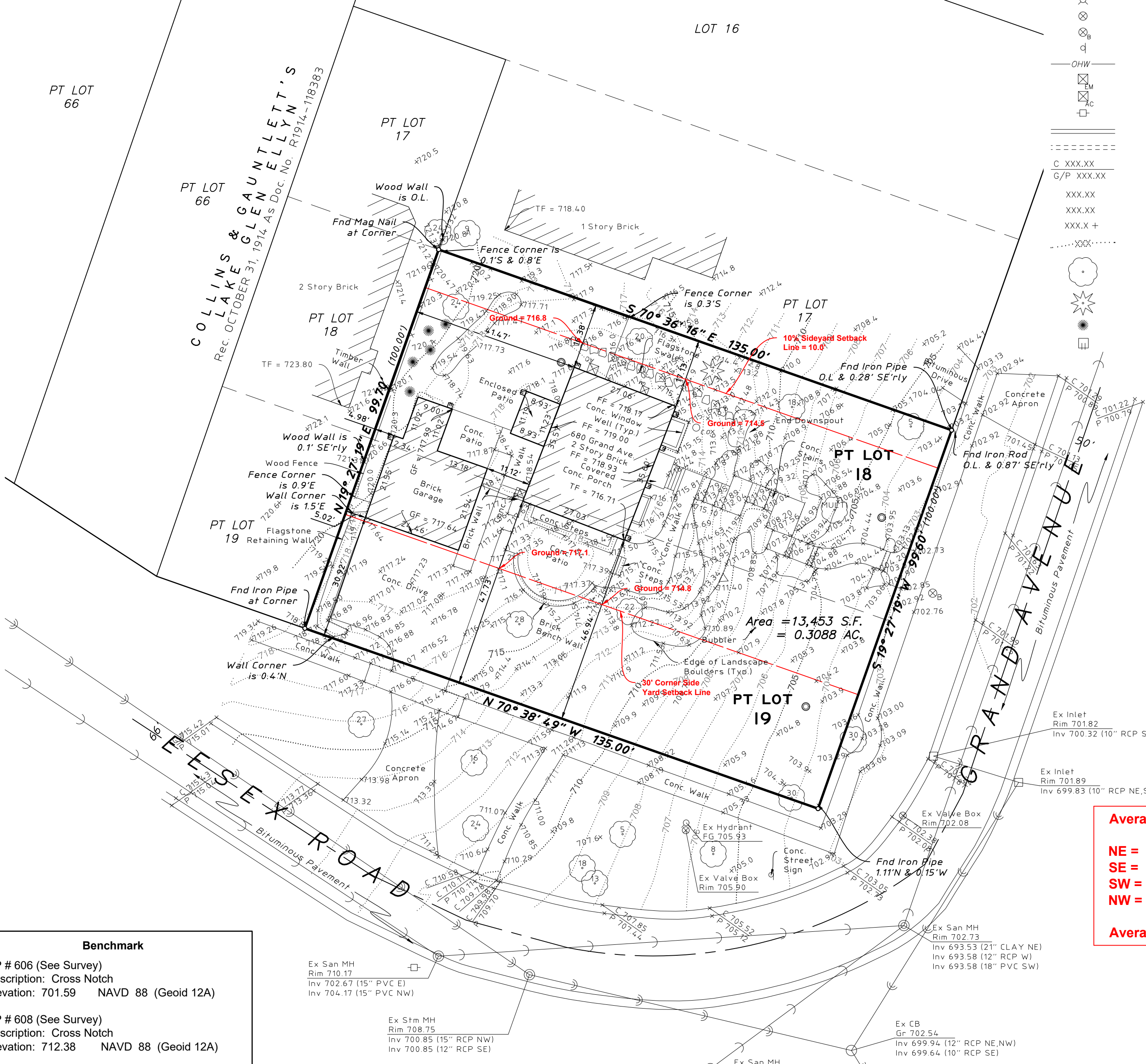
LOTS 18 AND 19 (EXCEPT THE WESTERLY 40 FEET MEASURED ON THE NORTH AND SOUTH LINES OF SAID LOTS) IN THE 2ND ADDITION TO GLEN ELLYN SPRINGS SUBDIVISION, IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 22, 1891 AS DOCUMENT NUMBER R1891-046086, IN DUPAGE COUNTY, ILLINOIS.

**LEGEND**

- Manhole
- Catch Basin
- Inlet
- Storm Sewer
- Sanitary Sewer
- Fire Hydrant
- Valve Box
- B-Box
- Sign
- Overhead Utility Line
- Electric Meter
- Air Conditioning Unit
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Bush
- Down Spout

Stormwater Management Certification No.: 18-17-0015

P.I.N.: 05-11-212-034



**Average Existing Grade**

NE = 714.5  
 SE = 714.8  
 SW = 717.1  
 NW = 716.8

**Average Grade = 715.8**

**Benchmark**

CP # 606 (See Survey)	Description: Cross Notch	Elevation: 701.59	NAVD 88 (Geoid 12A)
CP # 608 (See Survey)	Description: Cross Notch	Elevation: 712.38	NAVD 88 (Geoid 12A)

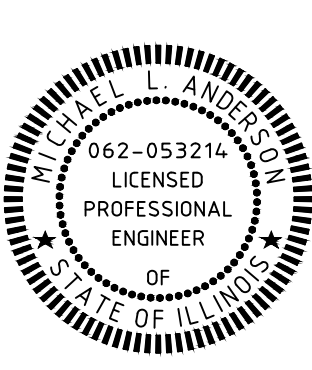
**IMPERVIOUS COVERAGE CALCULATIONS**

All Areas Provided in Square Feet

LOT AREA =		13,453	
ASBUILT		PROPOSED	
HOUSE, ENCLOSED PATIO & WINDOW WELLS...	1,115	HOUSE, ENCLOSED PATIO & WINDOW WELLS...	1,118
DRIVEWAY...	907	DRIVEWAY...	766
WALKS & PATIOS...	1,499	WALKS & PATIOS...	1,307
GARAGE...	627	GARAGE...	626
<b>TOTAL IMPERVIOUS</b>	<b>4,148</b>	<b>TOTAL IMPERVIOUS</b>	<b>3,817</b>
<b>NET INCREASE</b>	<b>331</b>		
<b>% IMPERVIOUS</b>	<b>30.83%</b>	<b>% IMPERVIOUS</b>	<b>28.37%</b>

**Surveyor's Notes:**

- Field work was completed on September 3, 2019.
- The Horizontal coordinates and basis of bearing shown hereon are
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12a) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

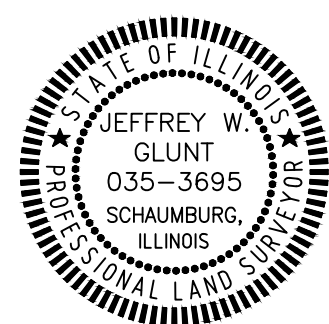


**AS-BUILT CERTIFICATE:**

I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LOT GRADING HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED GRADING PLANS, AND THAT ANY DEVIATION FROM THOSE PLANS WILL NOT ADVERSELY AFFECT THE FUNCTIONING OF THE DRAINAGE SYSTEM.

DATED AT **Schaumburg**, ILLINOIS, THIS **15th** DAY OF **November** A.D. 20**19**

EXPIRES 11-30-21 ENGINEER



State of Illinois )  
 ) SS:  
 County of Cook )

This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

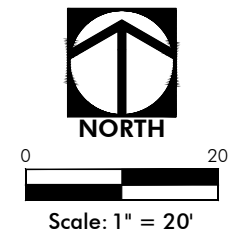
Schaumburg, Illinois, November 15, 2019

By: \_\_\_\_\_  
 Illinois Professional Land Surveyor No. 3695

EXPIRES 11-30-20

**TOPOGRAPHIC SURVEY OF AS-BUILT CONDITIONS**

**680 GRAND AVENUE GLEN ELLYN, ILLINOIS**







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

Meeting 5/13/2025 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Daniel Harper

**AGENDA ITEM (ID  
# 2025-409)**

**DOC ID: 2025-409**

## **Public Hearing - 265 S. Ott Avenue, Front Yard and Side Yard Setback Variations**

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

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

1. Section 10-4-6(D)(1) – to allow the construction of a one-story attached garage addition to a single-family home with an existing nonconforming front yard setback of approximately forty feet (40'-0") in lieu of the required front yard setback of fifty feet (50'-0"); and
2. Section 10-4-6(D)(3) – to allow the construction of a one-story attached garage addition on a single-family home that will result in a side yard setback of approximately eight feet and ten inches (8'-10") in lieu of the minimum required interior side yard setback of sixteen feet and 10 inches (16'-10").

### **Analysis:**

**PROPERTY:** The property is an interior lot on the east side of Ott Avenue between McCreey Avenue and Buena Vista Drive. The zoning and land use immediately surrounding the subject property is R0 and R2 single-family residential.

**PETITIONERS:** The Petitioner is Dagmara Kamionka, owner of the property at 265 S. Ott Avenue.

**ZONING/USE:** The subject property is zoned R0 - Residential District and improved with a single-family home.

**PUBLIC NOTICE:** Notice of the public hearing was published in the April 25, 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 has been subject to multiple zoning variations in recent years due to the assignment of the property to the R0 Zoning District upon its annexation in 1995.

Year	Ordinance No.	Type
2018	6578	Two-story addition, allowing a detached garage to remain, front porch setback and Class II Alteration.
2015	6319	FY, SY, Front Porch (Expired) – 1 story addition
2016	6416	FY Setback – New home

**PERMIT HISTORY:**

Year	Permit No.	Type
2021	20211044	Concrete Patio and Gazebo
2020	20200753	Public Sewer Connection
2019	20191764	Above Ground Pool
2018	20180203	Second Story Addition
2017	20171320	Drywall Removal
1999	B-18401	Public Water Connection

**PROPOSED:** The applicant is proposing the construction of an approximately 730-square foot attached two-car garage to the existing home on the property. The proposed attached garage addition will be incorporated into the structure of the existing home and is proposed to have a front yard setback of 40 feet to match the existing home setback and a side yard setback of 8'-10".

**ANALYSIS:** In order to proceed with the project as proposed, the petitioner will need to be granted the following variations from the Zoning Code:

- Section 10-4-6(D)(1) – to allow the construction of a one-story attached garage addition to a single-family home with an existing non-conforming front yard setback of approximately forty feet (40'-0") in lieu of the required front yard setback of fifty feet (50'-0").*

The existing house was originally constructed with a front yard setback of approximately 40 feet, as allowed by the DuPage County Zoning Ordinance. The property was annexed into the Village in 1995, along with 33 other properties in the Lambert Farms Subdivision, with an R0 zoning designation. The R0 District requires a minimum front yard setback of 50 feet. The properties surrounding this home all have the same (approximately) 40-foot front yard setback. It is likely that the homes were constructed this way to accommodate a septic field in the rear of the homes (since there was no municipal water or sanitary mains for the properties to connect to at the time the homes were constructed).

The petitioner was granted a variation from the front yard setback requirement in 2018 to allow for the construction of a second-story addition to the existing home.

The proposed garage addition is designed to be constructed in line with the existing home setback of 40-feet from the front property line. Because this is a proposed expansion to a nonconforming condition of the property, a variation would be required for construction at the 40-foot setback dimension.

2. *Section 10-4-6(D)(3) – to allow the construction of a one-story attached garage addition on a single-family home that will result in a side yard setback of approximately eight feet and ten inches (8'-10") in lieu of the minimum required interior side yard setback of sixteen feet and 10 inches (16'-10").*

The petitioner was granted a variation to allow the existing detached garage to remain at approximately 9.13 feet from the side property line in lieu of the required side yard setback requirement in 2018 as part of the variations for the construction of a second-story addition to the existing home.

The petitioner is now proposing to demolish the detached garage and to construct an attached garage with a similar footprint to the existing detached garage. The proposed setback of the attached garage would be slightly closer to the side yard property line, from 9'-2" to 8'-10".

**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. 265 S. Ott - ZBA Application
2. 265 S. Ott - Aerial Map
3. 265 S. Ott - Zoning Map
4. 265 S. Ott - Plat of Survey
5. 265 S. Ott - Proposed Garage Plans
6. Ord. 6578

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 265 S. Ott Ave. 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: Dagmara Kamionka

Address: 265 S. Ott Ave. Glen Ellyn IL 60137

Home Phone No.: \_\_\_\_\_ Cell Phone No.: 773.920.8603

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

E-mail: dagmarakamionka@gmail.com

Ownership Interest in the Property in Question:

*owner*

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

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

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION:

Common address: 265 S. Ott Ave.

Permanent tax index number: 05-22-410-002-0000

Legal description:

*see attached*

Zoning classification: R "0"

Lot size: 112.02 ft. x 185.83 ft. Area: 20816.68 sq. ft.

Present use:

*Single family residential*

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):

*Section 10-5-4(A)4(b) – to allow attached garage to remain approximately 9.13 feet from the side property line in lieu of the required side yard setback of 16.8 feet (the garage will no longer be 3 feet from the principal structure).*

Estimated date to begin construction: as soon as possible

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

***Tomasz Augustowski 1835 Webster Ln. Des Plaines IL 60018***

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 house was unincorporated when constructed and came into the Village non-conforming. Homes in the surrounding neighborhood have approximately the same 40 foot front yard setback and side setbacks. The existing garage was built according to village codes but incorporating the lot and changing zoning has change yard setback requirements.***

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):

***Current yard setback and zoning would not allow me to add 2 car garage. Size of garage is comparable to property size. Same size garage is existing on the property but not attached. One side setback exceed 15% of front line allowed.***

OR

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

***The property is unique because it was annexed into the Village as a non-conforming structure, even though many properties around it have the same front and side yard setback.***

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

***All properties located on the street have 40 feet front yard setback, attached garage will not alter character of the locality of the property. The lot is large enough to support new garage built in the same place as exiting garage.***

- 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:

***The non-conforming front and side yard limit me to build attached garage.***

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:

***Most of the house in the area have attached garage.***

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 property is our primary residence. We have moved to the area 6 years ago. We have 2 kids in Glen Ellyn school district and are not planning to move out in near future.***

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 garage is existing, it is detached old garage. We were not able to attached it when doing addition. The garage would improve look of the property and most importantly we would be able to fix our driveway.***

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.

***Property will continue to be used as residential property and new garage will be built according to building codes.***

6. Provide evidence that the proposed variation will not:

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

***New garage will be located in the same spot as existing. It will be attached to the house. Property located next door and surrounding neighbor properties are 2 story properties with approximately the same 40 foot front and side yard setback.***

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

***the garage addition will not affect surrounding properties***

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

***The garage addition will be a property improvement and will not affect the public health, safety, comfort, morals or general welfare of the Village***

d. Diminish or impair property values within the neighborhood;

***The garage addition will be property improvement and should increase property value.***

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

***The traffic pattern will not change due to the garage addition.***

f. Create a nuisance; or

***The garage addition will be appropriately sized for the lot and will not create a nuisance.***

- g. Results in an increase in public expenditures.

***There will be no increase in public expenditures due to garage addition.***

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

***The non-conforming yard setback prevents me from being able to add attached garage without variation.***

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

***The new attached garage will be in the same space as the detached exiting garage. It will improve the look and the value of the property. Most importantly will be built according to new codes which will be safer than existing garage.***

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.

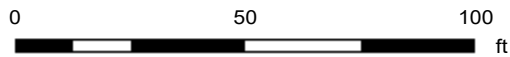
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

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>3/26/2015</u> Date	<u>DAGMARA KAMIONKA</u> Print Name	<u>Dagmara Kamionka</u> Signature of Applicant
<u>                    </u> Date	<u>                    </u> Print Name	<u>                    </u> Signature of Applicant
<u>                    </u> Date	<u>                    </u> Print Name	<u>                    </u> Signature of Applicant



**Legend**



**Print Date: 5/6/2025**

**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.*

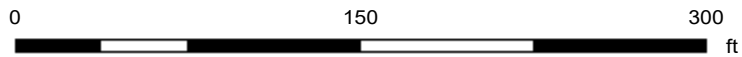


**Legend**

Zoning and Development

Zoning

- R0: Single Family Residential District
- R2: Single Family Residential District



Print Date: 5/6/2025

**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.



# NEW ATTACHED GARAGE TO SINGLE FAMILY RESIDENCE

265 S. OTT AVE, GLEN ELLYN, IL 60137

## BUILDING CODES USED FOR DESIGN:

INTERNATIONAL BUILDING CODE 2009  
 INTERNATIONAL RESIDENTIAL CODE 2009  
 INTERNATIONAL FIRE CODE 2009  
 INTERNATIONAL MECHANICAL CODE 2009  
 INTERNATIONAL PROPERTY MAINTENANCE CODE 2009  
 INTERNATIONAL FUEL GAS CODE 2009  
 NATIONAL ELECTRIC CODE 2011  
 INTERNATIONAL ENERGY CONSERVATION CODE 2015  
 Dupage County Countywide Stormwater Floodplain Ordinance 2013,  
 ILLINOIS PLUMBING CODE 2004 (superseded by Illinois State plumbing Code 2014)  
 AS ADOPTED AND AMENDED BY THE VILLAGE OF GLEN ELLYN, ILLINOIS

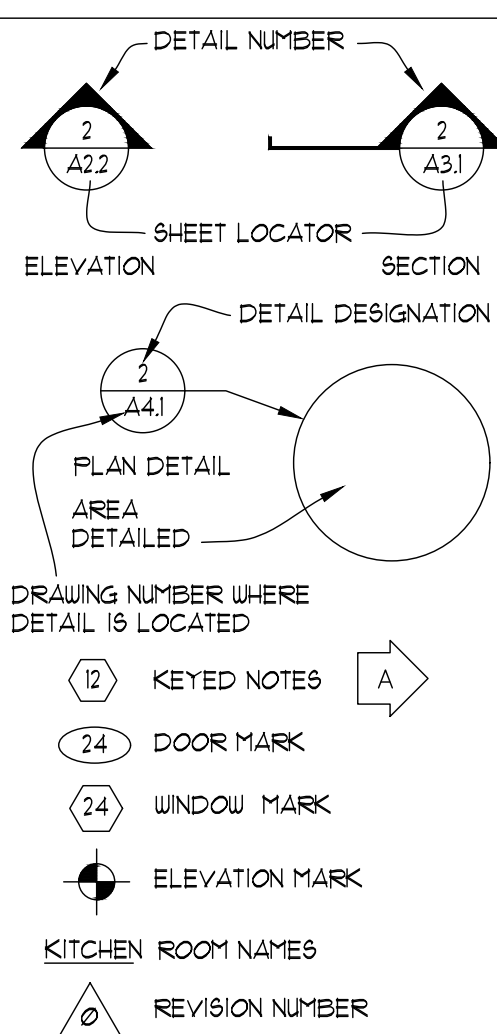
## DESIGN LOADINGS:

STAIR: 60# LL 10# DL TYPICAL ALL AREAS  
 FLOOR: 40# LL 10# DL TYPICAL ALL AREAS  
 WALL: 60# PLF OR ACTUAL LOAD  
 CEILING: 25# LL 10# DL ROOF SLOPES OVER 3 IN 12  
 CATHEDRAL: 30# LL 15# DL ALL SLOPES  
 ROOF: 30# LL 10# DL + SNOW DRIFTING  
 PORCH, DECK: 100# LL 10# DL  
 BALCONY: 100# LL 10# DL EXTERIOR

WIND LOADS: Main wind force resisting system 20 psf  
 Components / Cladding 30 psf  
 Uplift 40 psf

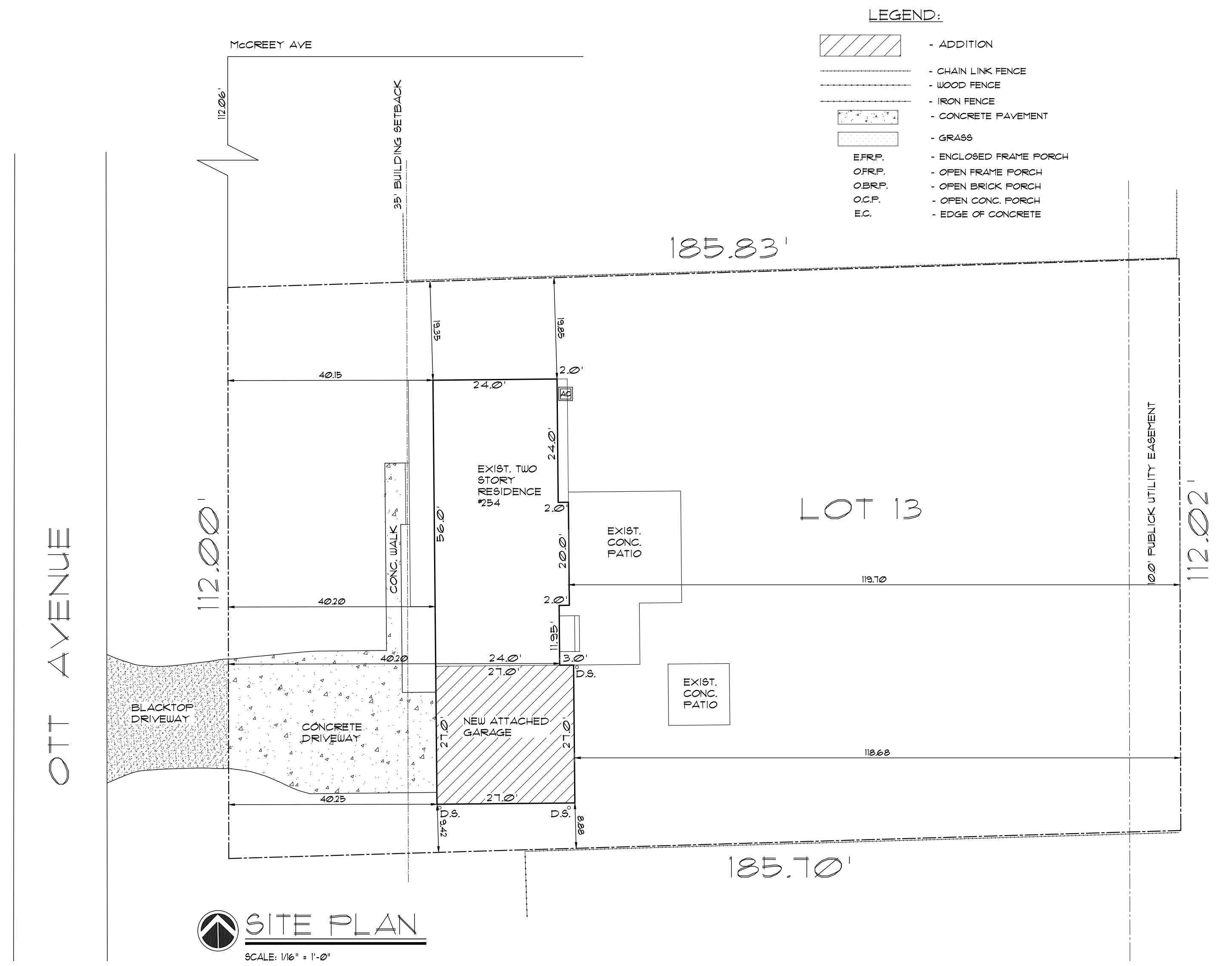
DECK & BALCONY RAILING NOTE  
 HORIZONTAL RAILING & RAILING POSTS & THEIR ATTACHMENTS TO BE CAPABLE TO RESIST 50 LB/LIN FT HORIZONTAL AND/OR VERTICAL LOAD OR 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION WHICHEVER IS MORE CRITICAL.

## DRAFTING SYMBOLS:



## SITE PLAN:

SCALE: 1/16" = 1'-0"

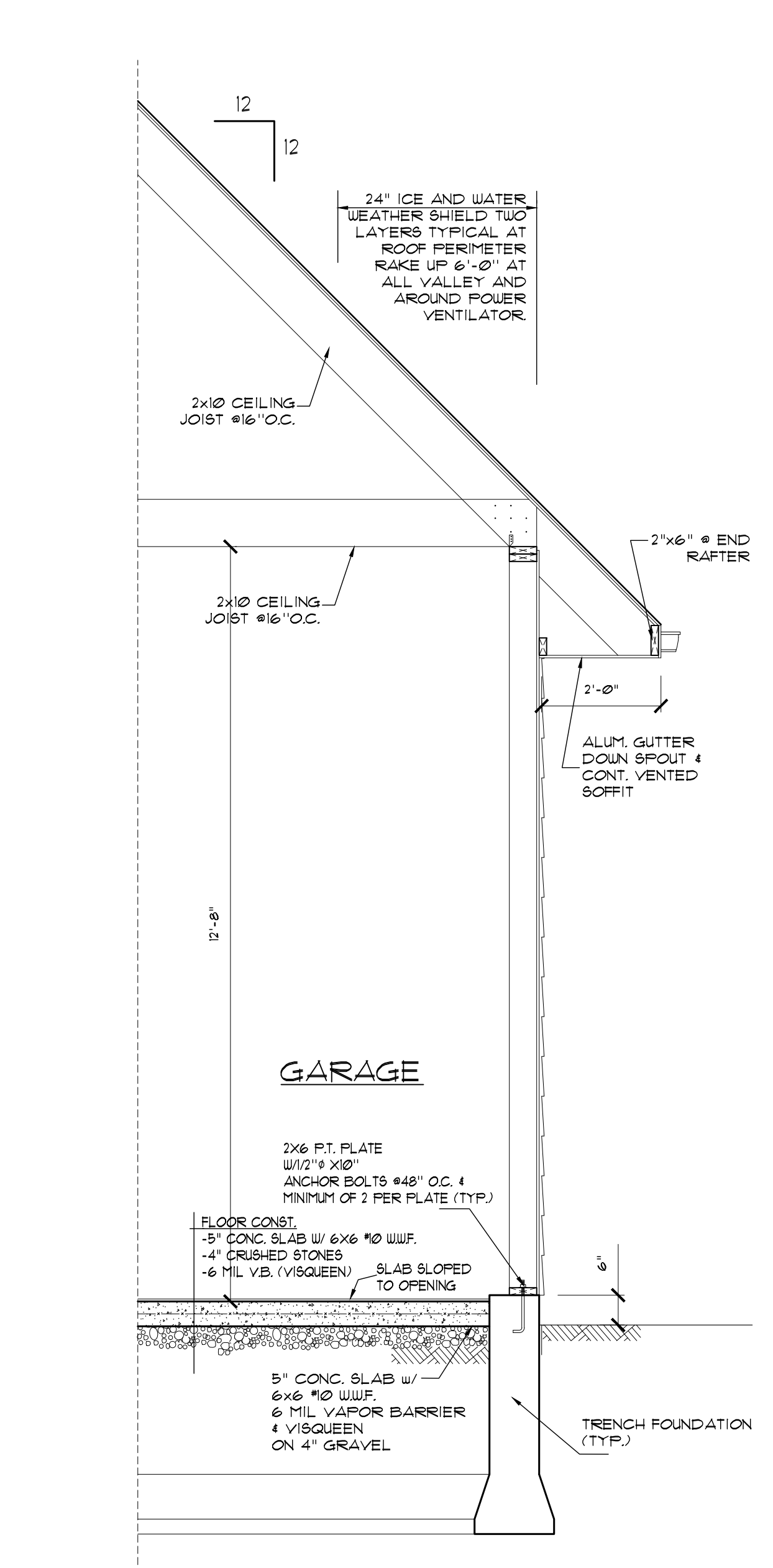


## ZONING INFO:

ZONING R-1  
 LOT AREA 20,812 SQFT  
 MAXIMUM LOT COVERAGE RATIO - 20%  
 20,812 x 20% = 4,162.4 SQFT  
 MAXIMUM HEIGHT  
 REQUIRE 31'-0"  
 PROPOSED 33'-9"

## DRAWING SHEET INDEX:

DIWG NO. DRAWING TITLE:  
 1.T1 SITE PLAN, SECTION  
 2.A1 PROPOSED FLOORS PLANS  
 3.A2 ELEVATIONS



1 WALL SECTION  
 2.A1 SCALE: 1/2" = 1'-0"

**AVS ATELIER A/DESIGN**  
 1835 WEBSTER LN, DES PLAINES, IL 60018  
 PH: 773-799-4616, FAX: 773-455-6616

**GEORGE SIMOULIS ARCHITECT**

**ENERGY CONSERVATION CODE COMPLIANCE STATEMENT**  
 I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE ATTACHED PLANS FOR 265 S. OTT AVE, GLEN ELLYN, IL 60137 FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION, OF THE MUNICIPAL CODE OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

Seal:

GEORGE W. SIMOULIS  
 REGISTERED ARCHITECT 1001-01137  
 LICENSE EXP. 11/30/24

**CERTIFICATION**  
 I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL BUILDING CODES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

Seal:

GEORGE W. SIMOULIS  
 REGISTERED ARCHITECT 1001-01137  
 LICENSE EXP. 11/30/24

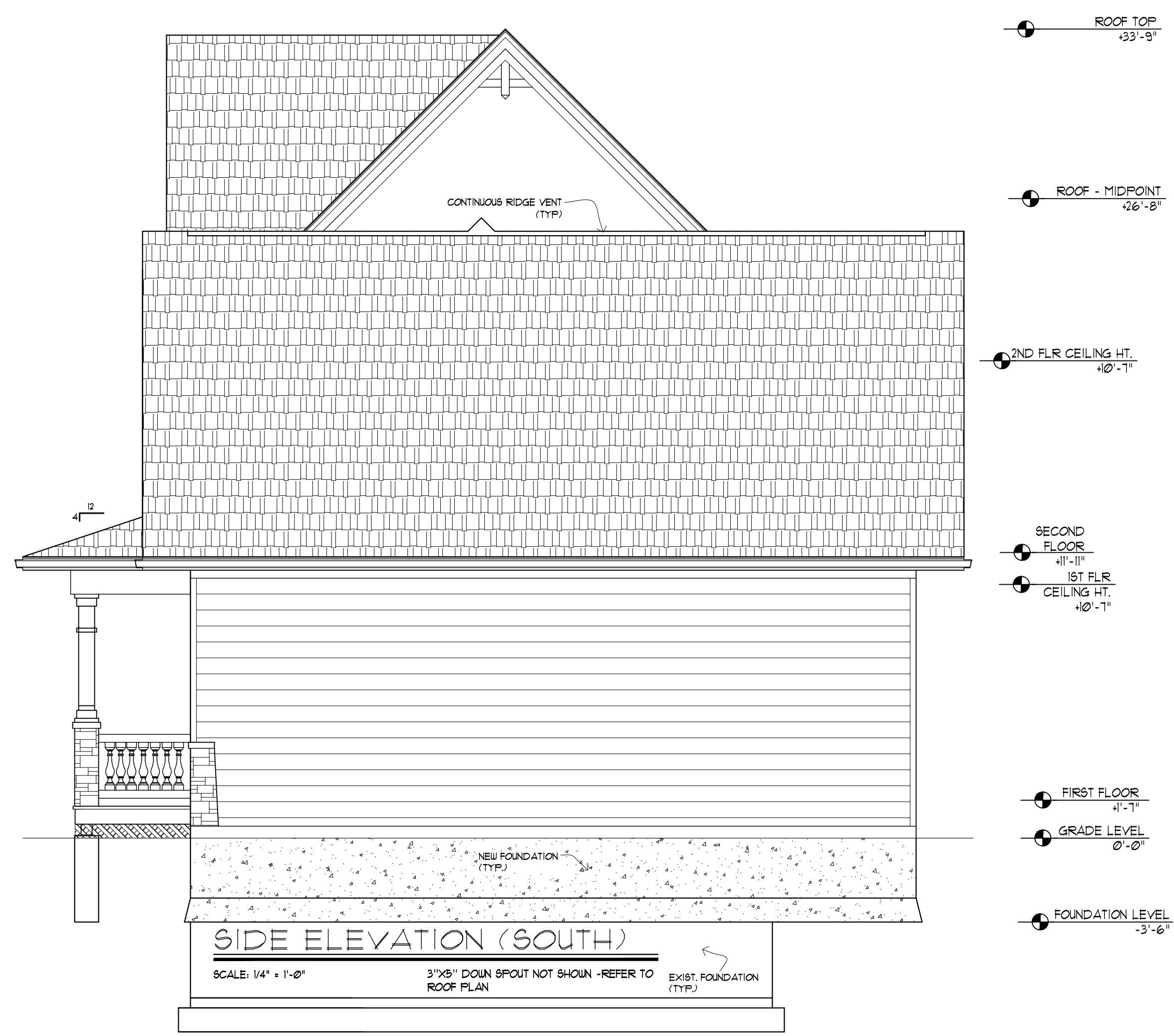
Rev. No.	Date	Description
ISSUES & REVISIONS		
Project: NEW ATTACHED GARAGE TO SINGLE FAMILY RESIDENCE		
Address: 265 S. OTT AVE, GLEN ELLYN, IL 60137		
Sheet Title: GENERAL NOTES & SITE PLAN		
Date: 03/08/23	Proj. No: 843.23	
Drawn: TOM AUGUSTOWSKI	Sheet No:	
Checked:	<b>1.T1</b>	
Approved: GEORGE SIMOULIS		





**FRONT ELEVATION (WEST)**

SCALE: 1/4" = 1'-0" 3" X 5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN



**SIDE ELEVATION (SOUTH)**

SCALE: 1/4" = 1'-0" 3" X 5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN

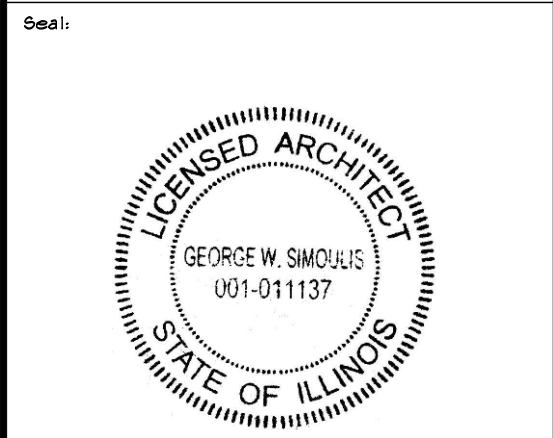


**REAR ELEVATION (EAST)**

SCALE: 1/4" = 1'-0" 3" X 5" DOWN SPOUT NOT SHOWN - REFER TO ROOF PLAN

**AVAS ATELIER  
A/DESIGN**  
1835 WEBSTER LN, DES PLAINES, IL 60018  
PH: 773-799-6516, FAX: 773-435-6516

**GEORGE SIMOULIS  
ARCHITECT**



GEORGE W. SIMOULIS  
REGISTERED ARCHITECT NO. 011-01137  
LICENSE EXP. 11/30/24

Rev. No.	Date	Description
ISSUES & REVISIONS		

Project:  
**NEW ATTACHED GARAGE TO  
SINGLE FAMILY RESIDENCE**

Address:  
**265 S. OTT AVE,  
GLEN ELLYN, IL 60137**

Sheet Title:  
**ELEVATION**

Date:  
**03/08/23**

Proj. No.: **843.23**

Drawn:  
**TOM AUGUSTOWSKI**

Sheet No.:

Checked:  
**3.A2**

Approved:  
**GEORGE SIMOULIS**



**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

FEB. 16, 2018

11:23 AM

OTHER

\$45.00 05-22-410-002

**019 PAGES R2018-014390**



**Village of Glen Ellyn**

**Ordinance No. 6578**

**An Ordinance Repealing Ordinances 6319 and 6416 and  
Approving Variations from the  
District Regulations, Nonconformities and Accessory Structure Regulations  
of the Zoning Code to Allow the  
Construction of Additions to a Non-Conforming Structure  
on the Property Located at  
265 S. Ott Avenue  
Glen Ellyn, IL 60137**

**Adopted by the  
President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 12 Day of FEB, 2018**

Published in pamphlet form by the authority  
of the President and Board of Trustees of the  
Village of Glen Ellyn, DuPage County, Illinois,  
this 13 day of FEB, 2018.

**PREPARED BY AND MAIL TO:  
VILLAGE OF GLEN ELLYN  
ATTN: VILLAGE CLERK  
535 DUANE STREET  
GLEN ELLYN, IL 60137**

**Ordinance No. 6578**

**An Ordinance Repealing Ordinances 6319 and 6416 and  
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of the Zoning Code to Allow the  
Construction of Additions to a Non-Conforming Structure  
on the Property Located at  
265 S. Ott Avenue  
Glen Ellyn, IL 60137**

**Whereas**, the property at 265 S. Ott Avenue was granted prior variations by Ordinance 6319 on May 26, 2015 and Ordinance 6416 on June 27, 2016, and the homes contemplated by those plans were never constructed; and

**Whereas**, a new property owner, Dagmara Kamionka, is proposing new plans for additions to the home which require different variations from the Zoning Code; and

**Whereas**, Dagmara Kamionka, owner of the property at 265 S. Ott Avenue, Glen Ellyn, Illinois, which is legally described as follows:

LOT 13 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S LAMBERT ROAD FARMS, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1995 AS DOCUMENT NUMBER 781095, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-410-002

has petitioned the President and Board of Trustees of the Village of Glen Ellyn for the following variations for the new plans:

- A. Section 10-4-6(D)1 – to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet; and
- B. Section 10-5-4(A)4(b) to allow the existing detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an

accessory structure within 10 feet of a principal structure; and

C. Section 10-5-5(B)4 TABLE – to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard; and

D. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located;

all to allow the construction of a one story and two story addition on a non-conforming structure where the additions will not meet the requirements of the Zoning Code; and

**Whereas**, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on January 9, 2018 at which the petitioners presented evidence, testimony, and exhibits in support of the variation requests and zero (0) persons appeared in favor or in opposition to the variations requested; and

**Whereas**, based upon the evidence, testimony, and exhibits presented at the public hearings on January 9, 2018, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the requested variations, which carried by vote of six (6) “yes” and zero (0) “no”, resulting in a recommendation for approval as set forth in its draft minutes dated January 9, 2018, appended hereto as Exhibit “A”; and

**Whereas**, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearings and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

**Whereas**, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to the R0 Zoning designation assigned to the property upon annexation which made the residence non-conforming; and
- B. That the variations, if granted, will not alter the essential character of the locality as all of the surrounding properties in the neighborhood have the same non-conforming front yard setback; and
- C. That the conditions upon which the variations are based would not be applicable generally to other property within the same zoning district since lots in the R0 zoning district typically have a 50 foot front yard setback, and this lot has an existing septic field which prohibits the expansion of the residence into the rear yard; and
- D. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property since the applicant intends to construct the addition on the home for the use of her family and has no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property; and
- F. That the variations will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the additions will be constructed in accordance with all applicable zoning code regulations other than the variations granted; and
- G. That the variations will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since the addition will be constructed

in accordance with all applicable building code regulations; and

- H. That the variations will not diminish or impair property values within the neighborhood since the variations allow property improvements that will increase property values; and
- I. That the variations will not unduly increase traffic congestion in the public streets and highways, as the use is not changing and the traffic pattern on site will not be changed; and
- J. That the variations will not result in an increase in public expenditures or create a nuisance since the proposed construction is for a single family residential use in a residential zoning district; and
- K. That the variations are the minimum variations that will make possible the reasonable use of the land, building or structure; and

**Whereas**, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variations as recommended by the Zoning Board of Appeals.

**Now, Therefore, Be It Ordained** by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

**Section One:** The Draft Minutes of the January 9, 2018 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A", appended hereto, is hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

**Section Two:** Based upon the above findings of fact, the President and Board of Trustees hereby approve the following variations from the Zoning Code:

- A. Section 10-4-6(D)1 – to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the

required front yard setback of 50 feet; and

- B. Section 10-5-4(A)4(b) to allow the existing detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an accessory structure within 10 feet of a principal structure; and
- C. Section 10-5-5(B)4 TABLE – to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard; and
- D. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located;

for the residence at 265 S. Ott Avenue, Glen Ellyn, Illinois which is legally described as follows:

LOT 13 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S LAMBERT ROAD FARMS, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1995 AS DOCUMENT NUMBER 781095, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-410-002

**Section Three:** The granting of these variations is conditioned upon the additions being constructed in substantial compliance with the plans and the application for variation and the testimony and exhibits provided at the January 9, 2018 Zoning Board of Appeals public hearing.

**Section Four:** Ordinance 6319 adopted on May 26, 2015 and Ordinance 6416 adopted on June 27, 2016 are hereby repealed and are no longer of any force and effect.

**Section Five:** The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. The granting of these variations shall

expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on these variations is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

**Section Six:** The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations to be recorded with the DuPage County Recorder of Deeds.

**Section Seven:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**Section Eight:** Failure of the owners or other party in interest or a subsequent owners or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

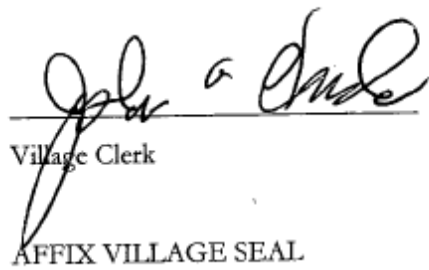
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 12 day of Feb 2018.

Ayes:	<input type="checkbox"/> Diane McGinley	<input checked="" type="checkbox"/> Pete Ladesic	<input checked="" type="checkbox"/> Mark Senak
	<input type="checkbox"/> Craig Pryde	<input checked="" type="checkbox"/> Bill Enright	<input checked="" type="checkbox"/> Gary Fasules
	<input checked="" type="checkbox"/> John Kenwood		
Nays:	<input type="checkbox"/> Diane McGinley	<input type="checkbox"/> Pete Ladesic	<input type="checkbox"/> Mark Senak
	<input type="checkbox"/> Craig Pryde	<input type="checkbox"/> Bill Enright	<input type="checkbox"/> Gary Fasules
	<input type="checkbox"/> John Kenwood		
Absent:	<input type="checkbox"/> Diane McGinley	<input type="checkbox"/> Pete Ladesic	<input type="checkbox"/> Mark Senak
	<input checked="" type="checkbox"/> Craig Pryde	<input type="checkbox"/> Bill Enright	<input type="checkbox"/> Gary Fasules
	<input type="checkbox"/> John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this 12 day of Feb 2018.

  
Village President

Attest:

  
Village Clerk  
AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 13 day of Feb, 2018.)

DRAFT MINUTES  
ZONING BOARD OF APPEALS  
MINUTES  
JANUARY 9, 2018

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Greg Constantino, Matthew Jones, John Micheli, Adam Miller, Reed Panther, Tom Whalls and Student Commissioner Maddie Greenleaf were present. ZBA Member Chip Miller was excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Debbie Solomon.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Jones, to approve the minutes of the October 17, 2017 meeting and the minutes of the November 14, 2017 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 265 S. Ott Avenue.

Chairperson Garrity stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

PUBLIC HEARING – 265 S. OTT AVENUE

DAGMARA KAMIONKA IS REQUESTING APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW A VERTICAL ADDITION ON A NON-CONFORMING STRUCTURE AT 265 S. OTT AVENUE: 1. SECTION 10-4-6(D)1 TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION ON A SINGLE FAMILY HOME WITH AN EXISTING NON-CONFORMING FRONT YARD SETBACK OF APPROXIMATELY 40 FEET IN LIEU OF THE REQUIRED FRONT YARD SETBACK OF 50 FEET. 2. SECTION 10-5-4(A)4(B) TO ALLOW THE DETACHED GARAGE TO REMAIN APPROXIMATELY 9.13 FEET FROM THE SIDE PROPERTY LINE IN LIEU OF THE MINIMUM REQUIRED SIDE YARD SETBACK OF 16.8 FEET FOR AN ACCESSORY STRUCTURE WITHIN 10 FEET OF A PRINCIPAL STRUCTURE. 3. SECTION 10-5-5(B)4 TABLE - TO ALLOW THE CONSTRUCTION OF A FRONT PORCH ADDITION THAT WILL ENCROACH INTO THE REQUIRED FRONT YARD APPROXIMATELY 29.7% IN LIEU OF THE MAXIMUM PERMITTED ENCROACHMENT OF 25% INTO THE REQUIRED FRONT YARD. 4. SECTION 10-8-6(B)3 TO ALLOW A CLASS II ALTERATION TO A SINGLE FAMILY DWELLING THAT IS NON-CONFORMING DUE TO ZONING BULK CONTROL REGULATIONS WHERE THE ADDITION WILL NOT CONFORM TO ALL REGULATIONS IN THE DISTRICT IN WHICH IT IS LOCATED. 5. 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.

(Dagmara Kamionka, owner)

### Staff Presentation

Associate Planner Kelly Purvis was present to speak regarding the proposed variation request. Associate Planner Purvis stated Dagmara Kamionka is the owner of 265 S. Ott Avenue, and she is proposing variations from the Glen Ellyn Zoning Code to allow a vertical addition on a non-conforming structure as follows:

1. Section 10-4-6(D)1 - to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet.
2. Section 10-5-4(A)4(b) to allow the detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an accessory structure within 10 feet of a principal structure.
3. Section 10-5-5(B)4 TABLE - to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard.
4. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located.
5. 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.

Associate Planner Purvis stated that the subject property is an interior lot in the R0 Zoning District on the east side of Ott Avenue between McCreey Avenue and Buena Vista Drive. Associate Planner Purvis stated that the zoning and land use immediately surrounding the subject property is R0 and R2 Single Family Residential. Associate Planner Purvis stated that the public hearing notice was published in the December 23, 2017, Daily Herald, a public hearing notice was mailed to the surround properties within a 250 ft. radius of the subject property and a public hearing notice placard was placed on the property. Associate Planner Purvis stated the Village records indicate that there were several prior variations and a building permit granted for this property which include Front-Yard, Side-Yard and Front Porch Setbacks in 2015, a Front-Yard Setback for a New Home in 2016 and a Water Hook Up permit in 1999.

Associate Planner Purvis stated home owner Dagmara Kamionka purchased the property at 265 S. Ott Avenue in June of 2017. Associate Planner Purvis stated Ms. Kamionka was aware at the time of purchase that the property had been granted variations for the non-conforming front yard setback to construct either a new home (2016 Ordinance) or an addition connecting the principal structure to the existing detached garage (2015 Ordinance). Associate Planner Purvis stated the plans submitted to the Village by the petitioner are not in substantial compliance with the plans for which the previous variations were granted for this property so the property must be granted similar variations for new plans in order for the project to be constructed as proposed. Associate Planner Purvis showed a chart for additional information regarding the previously approved and currently proposed variations for the property.

Associate Planner Purvis stated the existing house is legally non-conforming with a front yard setback of approximately 40 feet. Associate Planner Purvis stated the property was annexed into the Village in 1995, along with 33 other properties in the Lambert Farms Subdivision, with an R0 Zoning designation which requires a 50 foot front yard setback. Associate Planner Purvis stated the properties surrounding this home all have the same (approximately) 40 foot front yard setback, and it is likely that the homes were constructed this way to accommodate a septic field in the rear of the homes (since there were not municipal water or sanitary mains for the properties to connect to at the time the homes were constructed).

Associate Planner Purvis stated the petitioner is proposing to remove the entire roof on the existing structure to add a second story to the home (about 1,165 sf) and will also be adding a 1 story addition to the south elevation toward the existing garage (about 380 sf). Associate Planner Purvis stated the detached garage will not be altered. Associate Planner Purvis stated in addition, an open porch is also being proposed on the front of the home will encroach approximately 29% into the required front yard setback and will be 35.48 feet from the front property line.

Associate Planner Purvis stated in order to proceed with the project as proposed the petitioner will need to be granted several variations from the Zoning Code:

**Front Yard Setback** - A variation from the front yard setback requirement for is needed to construct the second story addition and the new one story addition to the south of the existing home at approximately 40 feet from the property line in lieu of the required 50 foot setback.

**Front & Side Yard Setback (Accessory Structure)** - Another variation will be needed to allow the garage to remain 9.13 feet from the side yard lot line. When the one story addition is added to the principal structure at the south elevation, the principal structure will only be 3 feet from the detached garage. Village Code requires accessory structures to meet the same setback requirements as the principal structure if the accessory structure is less than 10 feet from the principal structure (in this case a 16.8 foot side yard setback, and 50 foot front yard setback).

Front Porch Setback - A variation to allow the front porch to encroach approximately 14.52 feet into the required front yard setback will be needed to accommodate the proposed front porch addition. The Zoning Code allows front porches to encroach up to 25% into the required front yard setback, in this case, a 12.5 feet encroachment is permitted. If the required front yard setback were 40 feet, the porch would only be required to meet a 30 foot front yard setback (it will be approximately 35 feet from the front lot line as proposed).

Class II Alteration - The Zoning Code regulates the amount of alteration that is permitted on a non-conforming structure. The petitioner is requesting to alter approximately 50% of the existing structure (mostly due to the removal of the roof to add the second story) which falls within the limits permitted by the Zoning Code. However, a 50% alteration is permitted, only when the addition will meet the requirements of the Zoning Code. In this case the additions do not meet the front yard setback requirement and therefore would not be permitted without a variation. Staff also feels that the Class I Alteration could very easily become a Class II Alteration if the square footage calculation of altered areas is even slightly different than anticipated, and has therefore suggested that a variation be requested for a Class II Alteration.

Associate Planner Purvis stated there was one email received from a neighbor in support of the variances requested.

#### Questions from the Zoning Board of Appeals

ZBA Member Constantino asked if it is possible to connect the existing home to any sewer in the area. Associate Planner Purvis stated they could connect to the sanitary sewer in front of the home; however, this is very expensive and would cost thousands of dollars. ZBA Member Constantino asked if the construction and design proposals would otherwise comply with zoning ordinances if there were not existing non-conforming features of the home. Associate Planner Purvis stated the petitioner would be able to do everything she is proposing if there was a 40 foot setback requirement; however, she could not build an addition that would make the garage non-conforming.

ZBA Member Micheli asked why the petitioner is not getting the benefit of the previous variances granted to this property. Associate Planner Purvis stated the petitioner could use these variances if the plans were exactly the same, but the current plans are not. Associate Planner Purvis referred to the Zoning Variation Grants vs. Requested chart and stated the variation would need to match the previous plan submittals in order to be allowed to run with the land. ZBA Member Micheli asked if there is anything in the petitioner's request that the ZBA would be granting a variance for the sewer connection. Associate Planner Purvis stated the petitioner can do everything she is requesting to do with this variation without having to connect to the sanitary sewer. Associate Planner Purvis stated what triggers the need to connect to the sanitary sewer is a Class III alteration because this would change the structure

enough to be considered a new structure and would then be required to come into compliance with the code requirements for a new home.

ZBA Member Jones asked if the petitioner would have to connect to the sanitary sewer when her sewer fails and not just fix this. Associate Planner Purvis stated that the petitioner is allowed to fix this, and there is no requirement in the annexation ordinance that says she needs to connect to the sanitary sewer by any time certain. ZBA Member Jones stated if the property had been annexed in as an R2 instead of an R0, the petitioner would only need one variance. Associate Planner Purvis agreed with this and stated all the homes in this subdivision came in as non-conforming properties due to the front-yard setback. Associate Planner Purvis stated many of the lots are very big, and the Village wants to ensure these lots cannot be split. Associate Planner Purvis stated the front-yard setback is really the only thing that puts these properties at a disadvantage. ZBA Member Jones stated he feels this puts all these homeowners at a disadvantage as they all have non-conforming homes, and this can be confusing. ZBA Member Jones asked how close this request was to just getting an administrative variation. Associate Planner Purvis stated it was not eligible for administrative variation approval as staff is only allowed to approve minor yard setbacks and lot coverage variances and could not approve a Class II alteration to a non-conforming structure.

ZBA Member Whalls asked if this property has to be sprinkled because of the size of the addition. Associate Planner Purvis stated only if this was a Class III addition or alteration.

ZBA Member Reed asked about the front porch. Ms. Kamionka stated the front porch will be the same as it is now.

#### Petitioners' Presentation

Dagmara Kamionka, owner of the property at 265 S. Ott Avenue, stated they currently live in an apartment and want a home with more space. Ms. Kamionka stated the biggest hardship is that they cannot extend into the backyard due to the septic field so they need to add the addition to make the home two stories to extend the square footage of the home. Ms. Kamionka stated it is really hard to do anything else but add an addition, and they are hoping to make the home and neighborhood better.

#### Additional Questions from the Zoning Board of Appeals

None

Persons in Favor of or in Opposition to the Variation Requests

None

Findings of Fact

ZBA Member Constantino presented that petitioner Dagmara Kamionka, owner of the property at 265 S. Ott Avenue, is proposing variations from the Glen Ellyn Zoning Code to allow a vertical addition on her existing non-conforming structure as follows:

1. Section 10-4-6(D)1 - to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet.
2. Section 10-5-4(A)4(b) to allow the detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an accessory structure within 10 feet of a principal structure.
3. Section 10-5-5(B)4 TABLE - to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard.
4. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located.
5. 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.

ZBA Member Constantino stated Associate Planner Purvis that the property is an interior lot located in the R0 Zoning District on the east side of Ott Avenue between McCreey Avenue and Buena Vista Drive. ZBA Member Constantino stated that the zoning and land use immediately surrounding the subject property is R0 and R2 Single Family Residential. ZBA Member Constantino stated the Village records indicate that there were several prior variations and a building permit granted for this property which include Front-Yard, Side-Yard and Front Porch Setbacks in 2015, a Front-Yard Setback for a New Home in 2016 and a Water Hook Up permit in 1999. ZBA Member Constantino stated the plans that were submitted and are before the ZBA are substantially different than the plans originally approved with the prior variances so a new variation request is required.

ZBA Member Constantino stated there was one email submitted by a neighbor who is in support of the variations. ZBA Member Constantino stated they heard from no other neighbors on this.

ZBA Member Constantino stated the home was purchased in June 2017, and the home is a legally non-conforming home due to the front yard setback of approximately 40 feet. ZBA Member Constantino stated this property is part of a subdivision annexed by the Village in 1995, and the homes were an R0 Zoning designation which requires a 50 foot front yard setback. ZBA Member Constantino stated all the homes in the subdivision are non-conforming as all the homes have the same (approximately) 40 foot front yard setback.

ZBA Member Constantino stated the petitioner is proposing to remove the entire roof on the existing structure to add a second story to the home, approximately 1,165 square feet and a one story addition to the south elevation toward the existing garage, approximately 380 square feet. ZBA Member Constantino stated the garage itself would not be altered. ZBA Member Constantino stated it would be cost-prohibitive at this time to connect to the sanitary sewer while it is possible, and there is no requirement for the property owner to connect to the sanitary sewer.

ZBA Member Constantino stated if the Zoning Classification called for a 40 foot front yard setback instead of a 50 foot front yard setback, the addition as proposed would be permitted as well as a Class II alteration of up to 50% of the existing structure; however, the one story addition would not be allowed as proposed.

ZBA Member Constantino stated they have heard from petitioner Dagmara Kamionka about the hardship as they cannot extend the structure into the rear yard due to the existence of the septic field.

#### Motion

ZBA Member Micheli moved, seconded by ZBA Member Whalls, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

#### Additional Comments from the Zoning Board of Appeals

ZBA Member Constantino stated the lot is big, but the petitioner does have a limited amount of space. ZBA Member Constantino stated the size of the septic field in the rear yard is unknown which created the 40 foot front yard setback instead of 50 foot setback. ZBA Member Constantino stated this hardship was not created by the property owner. ZBA Member Constantino stated he suggests granting the variances that are requested.

ZBA Member Micheli stated he agrees with ZBA Member Constantino. ZBA Member Micheli stated there are no dramatic issues with these variation requests, and the 40 foot setback is keeping with the neighborhood. ZBA Member Micheli stated he supports the variation requests.

ZBA Member Jones stated he is in favor of this variation and feels the R0 Zoning District should not have been designated in the first place. ZBA Member Jones stated to annex an entire section of homes with 40 foot setbacks that are required to be at 50 feet going forward or be non-conforming homes was a mistake by the Village. ZBA Member Jones stated this hardship has been passed on to the homeowners. ZBA Member Jones stated he is in favor of the variation requests.

Student ZBA Member Greenleaf stated she is in favor of the variation requests and feels the Village should not have done the R0 Zoning District.

ZBA Member Whalls stated he is in favor of the variances as the Village created this when the annexation happened. ZBA Member Whalls stated the septic field, the front yard setback and garage were all inherited by the petitioner when the home was purchased. ZBA Member Whalls stated the architectural elevations will be a nice addition to the neighborhood, and he is in favor of these variations.

ZBA Member Panther stated he is in favor of the variances.

#### Motion

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to close the public hearing for 265 S. Ott Avenue at 7:30 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Micheli and seconded by ZBA Member Constantino that the Zoning Board of Approvals recommend approval of the variances as requested by Dagmara Kamionka, owner of 265 S. Ott Avenue, to allow a vertical addition on a non-conforming structure due to the circumstances of the lot, the neighborhood this property is in, the septic field at the rear of the home and the 40-foot front yard setback. The recommended variances are as follows:

1. Section 10-4-6(D)1 - to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet.
2. Section 10-5-4(A)4(b) to allow the detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an accessory structure within 10 feet of a principal structure.
3. Section 10-5-5(B)4 TABLE - to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard.
4. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located.
5. 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 motion carried unanimously with six (6) "yes" votes as follows: ZBA Members Micheli, Constantino, Jones, Panther and Whalls and Chairman Garrity voted yes.

#### Trustee Report

Trustee Senak stated the Village Board did discuss and approve the sale and closing for True North on the 825 N. Main Street property where the Village will received money for the property and agreed to buy back the property if True North does not win the lawsuit about this property.

Trustee Senak stated the Board did approve the Taylor Street Pedestrian Underpass project as well as possible Public Art for this underpass. Trustee Senak stated the Village Board did approve the purchase of a new fire truck and a Pick-Up/Drop-Off window at the Glen Ellyn Public Library. Trustee Senak stated the Village Board has been discussing a possibly parking garage in the downtown area as well, and he supports a garage behind the Civic Center, paid for by a possible 0.75% food and beverage tax.

ZBA Member Whalls asked about the Giesche property. Trustee Senak stated this property was purchased by Maize and Mash to be a possible event space. Associate Planner Purvis stated they will only be remodeling this building.

Trustee Senak reviewed the results from the Village Survey that was recently done.

Chairperson Report

No Chairperson Report was given.

Staff Report

Associate Planner Purvis stated she is in the process of reviewing one application, but this application will not be ready for the next proposed meeting so they will not have a meeting on January 23, 2018.

ZBA Member Micheli stated the new electronic packets are not helpful as they do not print correctly and are not legible, and you cannot see the details. ZBA Member Micheli made a motion to request that the Planning and Development Department prepare hard-copy packets for pick-up on request. ZBA Member Whalls seconded this motion. No vote was taken on this. Chairman Garrity stated the staff is working on this.

Associate Planner Purvis stated this is the first packet to be done electronically so they are working ironing out the kinks. Associate Planner Purvis stated the Village is getting laptops soon at the dais to be used during Village Board meetings or Commission meetings, but will take ZBA Member Micheli's request to her department head.

Trustee Senak stated he will pass along the ZBA Members concerns to the Village President and Village Manager as the ZBA Members should have all the information they need to do their job.

At 8:03 p.m., a motion was made by ZBA Member Jones and seconded by ZBA Member Whalls to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon  
Recording Secretary

Reviewed by,

Kelly Purvis  
Associate Planner

CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 657B, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 12 day of February 2018, and that the same was signed and approved by the President of said Village on the 12 day of February 2018.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 12 day of February, 2018.

CORPORATE SEAL

John C. Chereskin  
Village Clerk



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

Meeting 5/13/2025 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Daniel Harper

AGENDA ITEM (ID  
# 2025-410)

DOC ID: 2025-410

## Public Hearing - 603 N. Park Boulevard, Lot Coverage and Side Yard Setback Variations

### Statement of the Issue:

The petitioners request the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8 (E)(1) – to allow the construction of a new detached garage on a property with an existing nonconforming lot coverage of 21.7 percent in lieu of the required maximum lot coverage of 20 percent of the lot.
2. Section 10-5-4(A)(4)(c) – to allow the construction of a new detached garage with a side yard setback of one foot (1'-0") in lieu of the minimum required side yard setback of three feet (3'-0").

### Analysis:

**PROPERTY:** The property is an interior lot on the east side of N. Park Boulevard, north of Hawthorne Boulevard. The zoning and land use immediately surrounding the subject property is R2 single-family residential.

**PETITIONERS:** The Petitioners are Matthew and April Knighton, owners of the property at 603 N. Park Boulevard.

**ZONING/USE:** The subject property is zoned R2 - Residential District and improved with a single-family home.

**PUBLIC NOTICE:** Notice of the public hearing was published in the April 25, 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:** There is no previous zoning history regarding this property.

### **PERMIT HISTORY:**

Year	Permit No.	Type
2020	20200318	Fence

2008	20081339	Fence
2002	B 21232	Rear Addition

**PROPOSED:** The applicant is proposing the construction of an approximately 352-square-foot detached one-car garage to replace the existing detached garage on the property. The proposed detached garage is proposed to be set back 1 foot from the northern property line. The garage is accessed via a shared driveway with the northern property, 607 N. Park Boulevard.

**ANALYSIS:** In order to proceed with the project as proposed, the petitioner will need to be granted the following variations from the Zoning Code:

1. *Section 10-4-8 (E)(1) – to allow the replacement of a detached garage on a property with an existing nonconforming lot coverage of 21.7 percent in lieu of the required maximum lot coverage of 20 percent of the lot.*

The existing home as constructed occupies a footprint of 1,459 square feet and occupies approximately 21.7% of the lot. The maximum allowed lot coverage for two-story dwellings in the R2 zoning district is 20%.

The existing lot coverage nonconformity was created by the passage of Ordinance 5035, which reduced the allowable lot coverage from 25% to 20% less than two months after the building permit application was submitted for the permitted rear addition in 2002.

Although the proposed detached garage would qualify for the 500 square foot lot coverage bonus granted per Section 10-4-8(E)(3)(a), the proposed project would represent the continuation of a nonconforming lot coverage condition of the property.

2. *Section 10-5-4(A)(4)(c) – to allow the replacement of a detached garage with a side yard setback of one foot (1'-0") in lieu of the minimum required side yard setback of three feet (3'-0").*

The existing garage is located approximately 1.43' north of the property applicant's north property line. The proposed garage would be constructed entirely within the property and is proposed to be a setback 1-foot from the north property line.

The basis of this request is that, due to the narrowness of the lot and the angled position of the existing home, the drive approach to the garage is severely limited. In order to access the garage, the property has requested the narrowest setback possible to allow for a vehicle to access the garage.

**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. Zoning Variation Request Packet FILLABLE 102523lg (1)
2. Zoning Map
3. Aerial Map
4. 603NPark-Survey
5. 24-154\_Glen Ellyn Garage

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

**APPLICATION FOR VARIATION**

For the property at \_\_\_\_\_ 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: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone No.: \_\_\_\_\_ Cell Phone No.: \_\_\_\_\_

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

E-mail: \_\_\_\_\_

Ownership Interest in the Property in Question:

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

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

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION:

Common address: \_\_\_\_\_

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

Legal description:

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

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

Present use:

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

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

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

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

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

A. Standards Applicable to All Variations Requested:

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

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

OR

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

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

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

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

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

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

6. Provide evidence that the proposed variation will not:

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

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

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

d. Diminish or impair property values within the neighborhood;

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

f. Create a nuisance; or

g. Results in an increase in public expenditures.

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

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


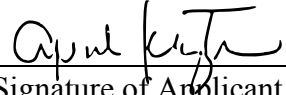
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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.

_____	_____	 _____
Date	Print Name	Signature of Applicant
_____	_____	 _____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

**AFFIDAVIT OF AUTHORIZATION**

I, \_\_\_\_\_ owner of the property described as

verify that \_\_\_\_\_

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.

\_\_\_\_\_  
Owner Signature

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_

Notary Public

**OWNERSHIP BY A CORPORATION**

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description:

**LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)**

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

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Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ % \_\_\_\_\_

**OWNERSHIP BY LAND TRUST**

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Legal Description:

TRUSTEE: \_\_\_\_\_ TRUST NO. \_\_\_\_\_

Address: \_\_\_\_\_

**LIST ALL BENEFICIARIES:**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

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Name: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

## Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is \_\_\_\_\_, and I hold the position of \_\_\_\_\_ for \_\_\_\_\_ (“*Owner*”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner’s behalf in support of the application for development approval (“*Application*”) the Owner filed with the Village of Glen Ellyn (“*Village*”).
4. To the best of my knowledge, and as of the Application’s date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application’s date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Owner’s Name: \_\_\_\_\_

Subscribed and sworn to me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

# GIS Consortium | 603 N. Park Blvd. - Zoning Map

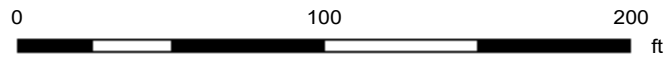


### Legend

Zoning and Development

Zoning

- CR: Conservation/Recreation District
- R2: Single Family Residential District



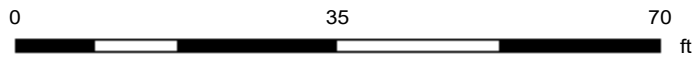
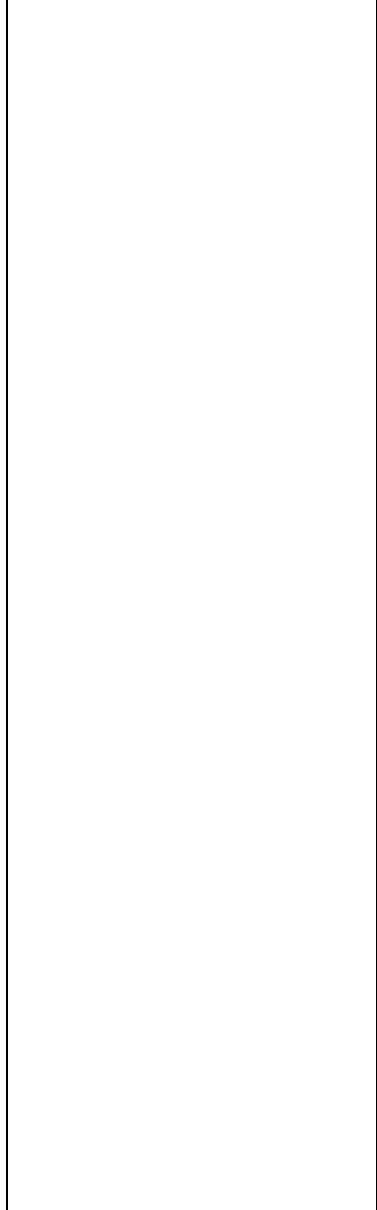
Print Date: 5/6/2025

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**



**Print Date: 5/6/2025**

**Notes**



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# KABAL SURVEYING COMPANY

Land Surveying Services

## Plat of Survey

10407 West Cermak Road  
Westchester, Illinois 60158  
(708) 562-2652

Fax (708) 562-7314

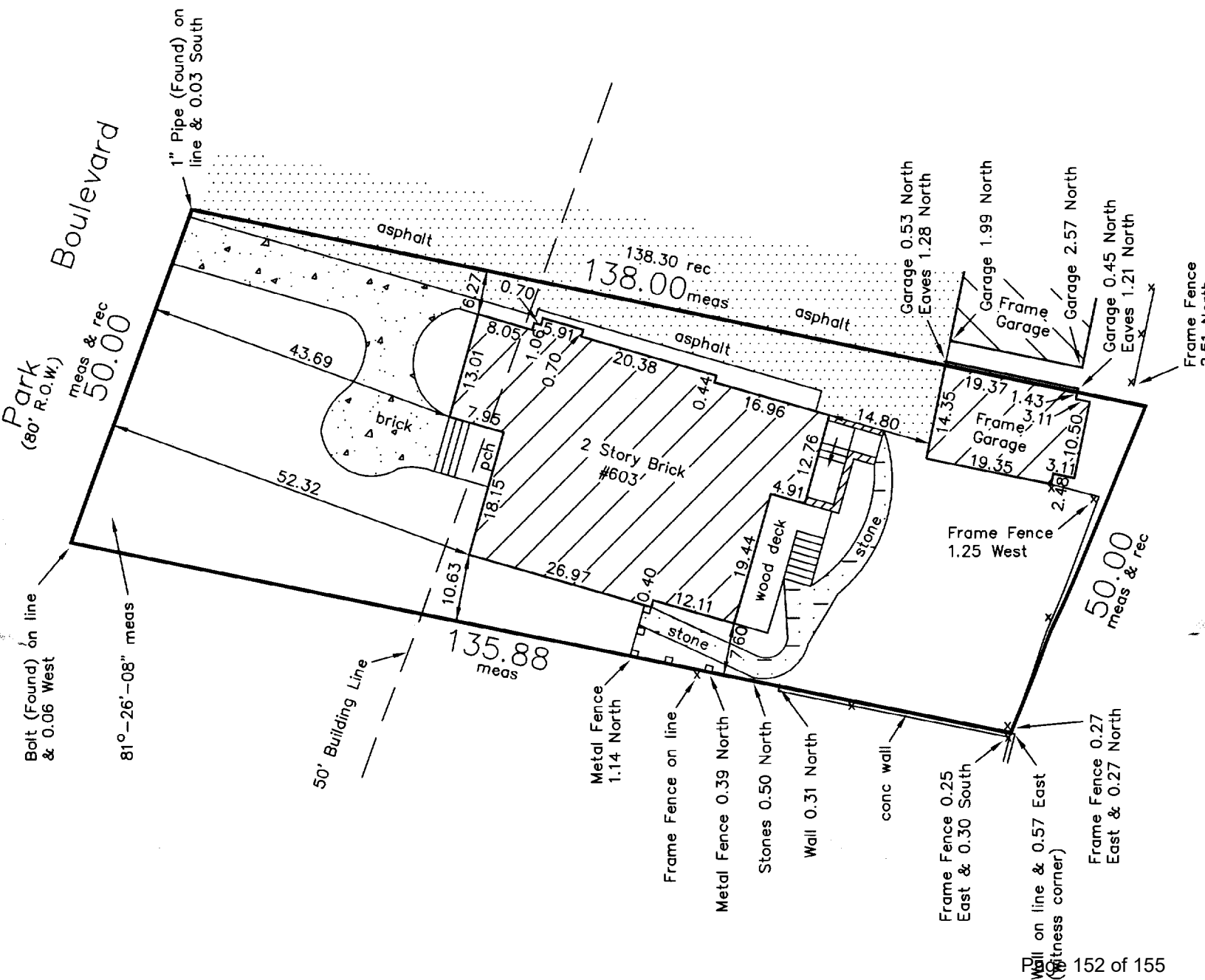
email: kabal-surveying@comcast.net

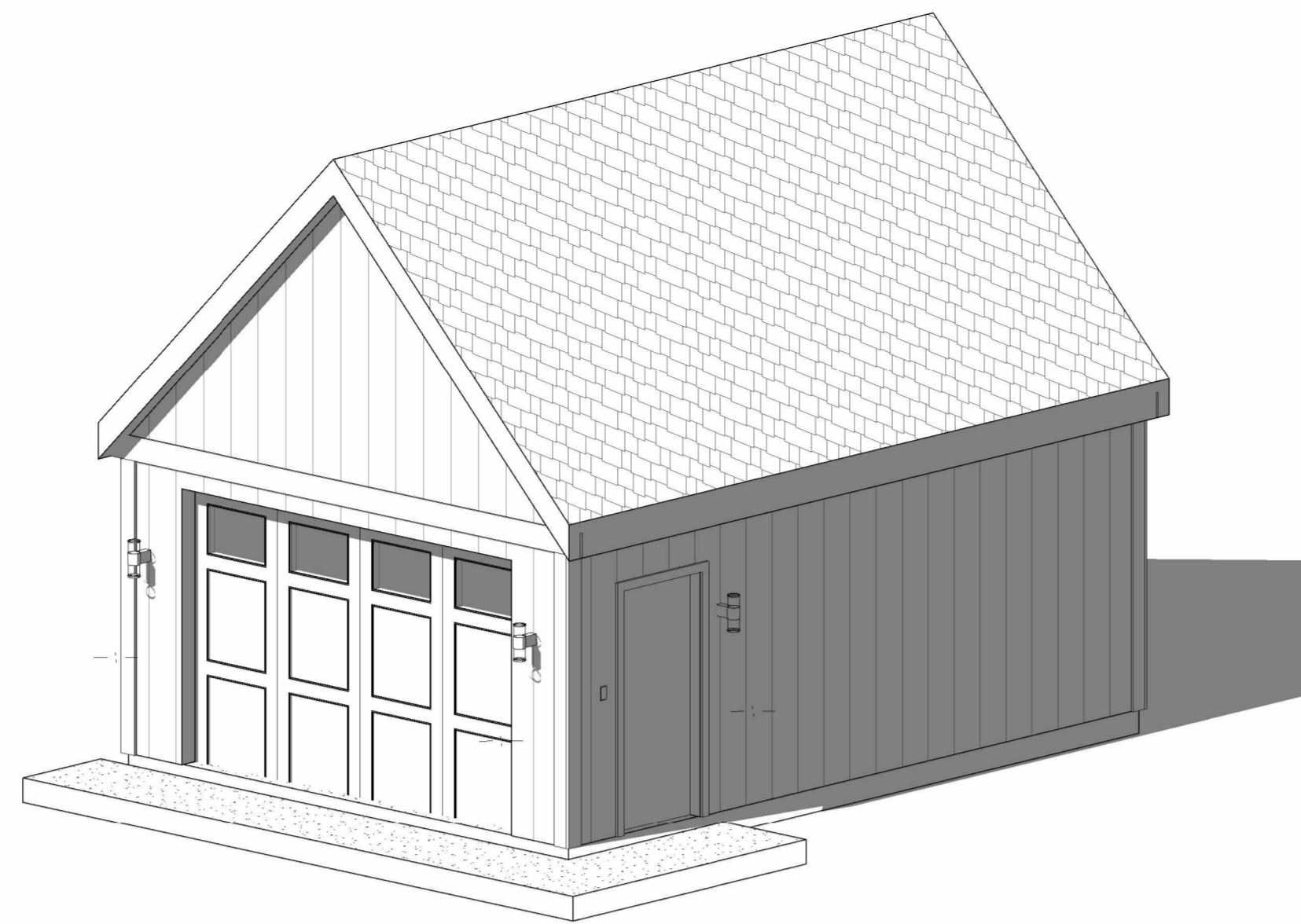
website: KabalSurveyingCompany.com

Registration No. 184-003061

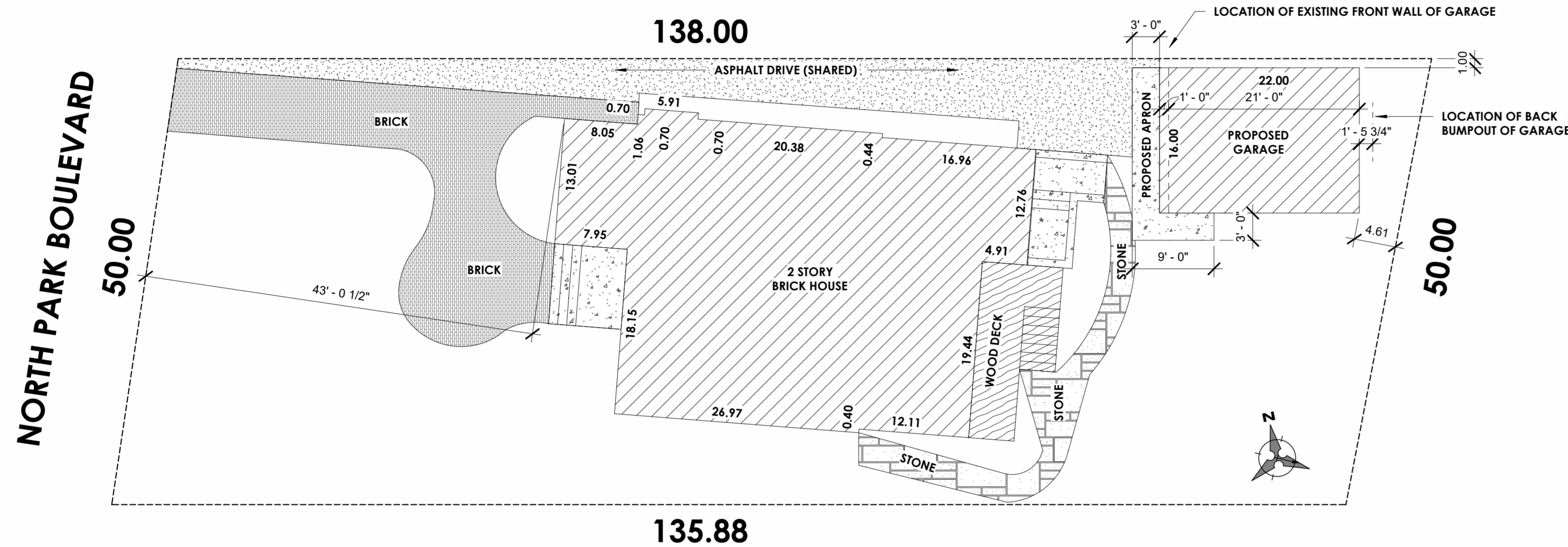
The North 50 feet of Lot 42 (measured on street line) in Collins and Gauntlett's Lake Glen Ellyn, being a Resubdivision of Lots 22 to 29 inclusive and 33 to 68 inclusive in John A. Brown's Addition to Glen Ellyn, being a Subdivision in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Collins and Gauntlett's Lake Glen Ellyn, recorded October 21, 1914 as Document Number 118383, in DuPage County, Illinois.

Address: 603 North Park Boulevard, Glen Ellyn

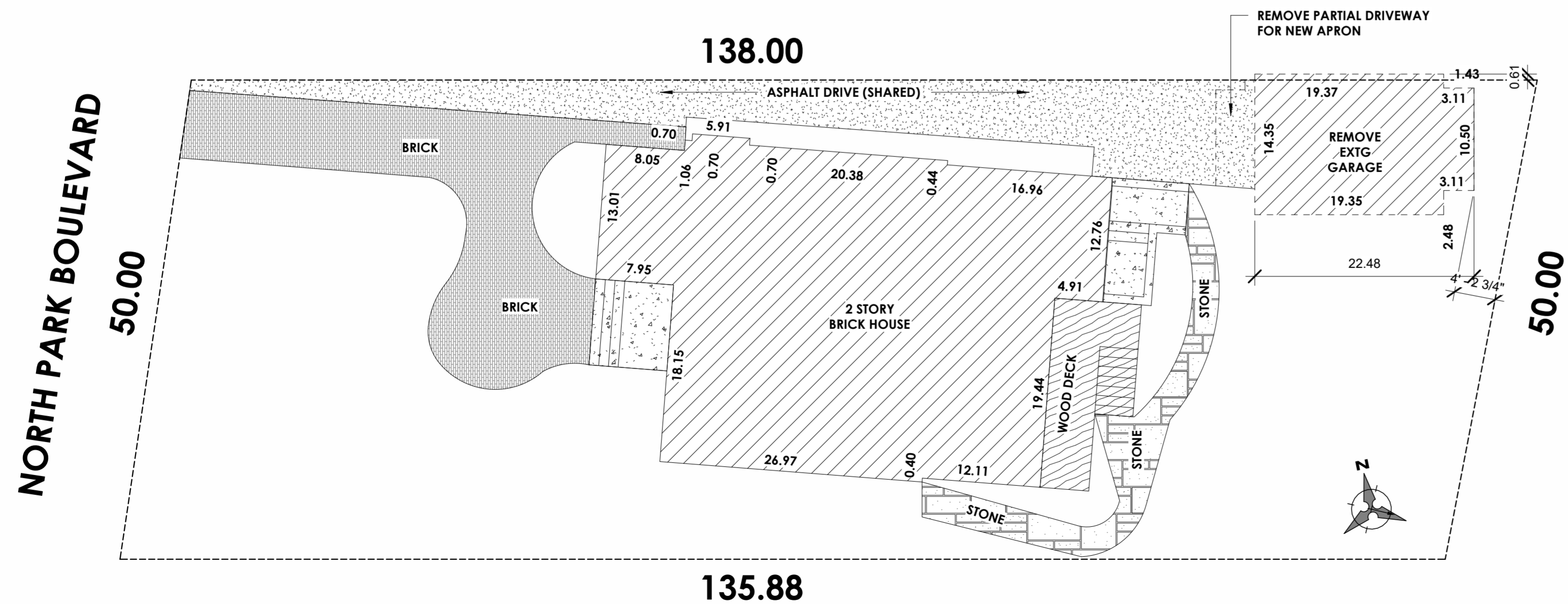




4 3D VIEW 1



3 PROPOSED - SITE PLAN  
1" = 10'-0"



2 EXISTING - SITE PLAN  
1" = 10'-0"

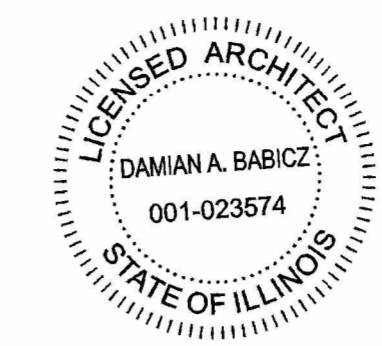
### ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED: *D. Babicz*

(Arch. S.E. or P.E.) Illinois License Number: 001-023574

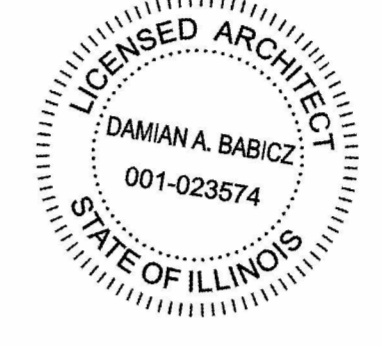


### CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: *D. Babicz*

Illinois License Number: 001-023574 Exp: 11/2024  
FIRM LICENSE NUMBER: 184-007502



Type	Area Proposed
LOT AREA	6,747 SQ FT
BUILDING FOOTPRINT	1,459 SQ FT
CONC STAIRS FRONT AND REAR	149 SQ FT
DRIVEWAY	505 SQ FT
BRICK FRONT WALK EXCLUDED	(546) SQ FT
STONE REAR WALK EXCLUDED	(184) SQ FT
REAR DECK EXCLUDED	(142) SQ FT
PROPOSED CONC APRON & LANDING	75 SQ FT
PROPOSED DETACHED GARAGE	352 SQ FT
TOTAL SITE AREA COVERAGE	2,540 SQ FT ~37.6%

### VILLAGE CODES

- International Building Code, 2018
- International Residential Code, 2018
- International Fire Code, 2018
- International Mechanical Code, 2018
- International Property Maintenance Code, 2018
- International Fuel Gas Code, 2018
- National Electrical Code, NFPA 70-20173
- International Energy Conservation Code, 2021 (as amended by the State of Illinois)
- Illinois State Plumbing Code, 2014
- Americans With Disabilities Act, 2010
- Illinois Accessibility Code, 2018
- DuPage County Countywide Stormwater Floodplain Ordinance, 2019
- Village Code - Title 2, Chapter 8 - Architectural Appearance Commission (Appearance Guidelines Ordinance 5508VC)
- Village Code - Title 4, Chapter 5 - Sign Code
- Village Code - Title 4, Chapter 7 - Stormwater and Floodplain Regulations
- Village Code - Title 4, Chapter 8 - Tree Preservation Regulations
- Village Code - Title 7, Chapter 9 - Sewer Use Regulations
- Village Code - Title 7, Chapter 10 - Water System Regulations
- Village Code - Title 8, Chapter 1 - Streets and Sidewalks
- Village Code - Title 8, Chapter 4 - Forestry Management
- Village Code - Title 8, Chapter 6 - Construction of Utility Facilities in Rights-of-Way
- Village Code - Title 10 - Zoning Code
- Village Code - Title 11 - Subdivision Regulations Code
- Other Applicable Regulations and Ordinances
- DuPage County Food Service Design and Construction Manual
- DuPage County Private Water Supply Ordinance
- DuPage County Private Sewerage Disposal Ordinance
- ANSI/ASHRAE/IES Energy Standard for Buildings Except Low-Rise Residential Buildings, 90.1-2013
- Illinois Construction Site Temporary Restroom Facility Act (410 ILCS 37/)
- Illinois Department of Transportation Standard Specifications for Road and Bridge Construction
- Illinois Environmental Protection Agency, Asbestos Abatement
- Illinois Environmental Protection Agency - National Pollutant Discharge Elimination System (NPDES) regulations for Industrial Discharge, Construction Activities, and Municipal Separate Storm Sewer Systems (MS4)
- Illinois Environmental Protection Agency, Radon Resistant Construction Act (420 ILCS 52/)
- Illinois Equitable Restrooms Act (410 ILCS 35/)
- Illinois Underground Utility Facilities Damage Prevention Act (220 ILCS 50/1) (JULIE)
- Illinois State Fire Marshal, Boiler Regulations
- Illinois State Fire Marshal, Underground Storage Tank Regulations
- Illinois State Fire Marshal, Elevator Regulations
- USEPA Renovation, Repair and Painting Program Rule (Lead)
- Applicable Regulations of other Federal, State and Local Agencies and Public Utility Service Providers.

- (1) As amended by Village Code Title 4, Chapter 1
- (2) As amended by Village Code Title 5, Chapter 2
- (3) As amended by Village Code, Title 4, Chapter 2
- (4) As amended by Village Code, Title 4, Chapter 7
- (5) As amended by Village Code, Title 4, Chapter 3

### GENERAL NOTES

- NOTICE TO CONTRACTOR:
- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
  - ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
  - THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
  - CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
  - DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
  - THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
  - THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
  - NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
  - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
  - ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

### DESIGN CRITERIA

- FLOOR = 40# LL 10# DL TYPICAL ALL AREAS  
 WALL = 60# PLF OR ACTUAL LOAD  
 CEILING = 20# LL 10# DL ROOF SLOPES OVER 3 IN 12  
 ROOF = 30# LL 20# DL  
 CATHEDRAL = 30# LL 15# DL ALL SLOPES  
 EXTR. DECK = 40# LL 10# DL  
 EXTR BALCONY = 100# LL 10# DL EXTERIOR
- STRUCTURAL FRAMING LUMBER**
- FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS  
 IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
- GRADE #2 SPECIES SPF CANADIAN BASE Fb = 875  
 GRADE #2 SPECIES SYP DOMESTIC BASE Fb = 875 (WOLM.)  
 GRADE #1 SPECIES HEM-FIR BASE Fb = 1050  
 MANUFACTURER: TRUSS JOIST MCMILLAN  
 PRODUCT: MICRO-LAM LVL  
 SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0
- WIND 115 MPH CATEGORY II  
 21.64 FROST LINE 42"

### PROJECT DESCRIPTION

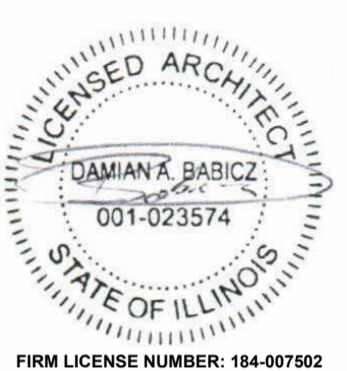
THE PROJECT INCLUDES REPLACEMENT OF DETACHED GARAGE

### DRAWINGS LIST

Sheet Number	Sheet Name
A101	COVER
A102	PROPOSED PLANS
A103	ELEVATIONS

No.	Description	Date
1	Zoning Review	01/16/2025

1302 South 5th Avenue  
 Des Plaines, IL 60018  
 Phone: (224) 388-8914  
 Email: archdba2@gmail.com



REPLACEMENT OF EXISTING GARAGE  
 603 N Park Blvd  
 Glen Ellyn, IL 60137

DATE: 01/16/2025  
 PROJECT: 24-154  
 DRAWN BY: DB  
 CHECKED BY: DB

COVER  
 SHEET NO. A101



