



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, January 9, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Approval of Draft Minutes from October 17, 2017 and November 14, 2017.

1. Approval of Draft Minutes from October 17, 2017 and November 14, 2017

C. Public Hearing for 265 S. Ott Avenue

1. Public Hearing to consider Zoning Variations to allow a vertical addition on a non-conforming structure at 265 S. Ott Avenue.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s) - There are no complete applications.

F. Adjournment

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

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.



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

Meeting: 01/09/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3042)

DOC ID: 3042

Approval of Draft Minutes from October 17, 2017 and November 14, 2017

ATTACHMENTS:

- Draft Minutes 10.17.17 (PDF)
- Draft Minutes 11.14.17 (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
OCTOBER 17, 2017

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Chip Miller and Thomas Whalls were present. ZBA Member Reed Panther was excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing for the property at 951 Roslyn Road.

PUBLIC HEARING – 951 ROSLYN ROAD

MATT AND SARAH STARK, OWNERS OF THE PROPERTY AT 951 ROSLYN ROAD, ARE REQUESTING VARIATIONS FROM THE GLEN ELLYN ZONING CODE TO ALLOW THE CONSTRUCTION OF A SECOND FLOOR ADDITION OVER THEIR EXISTING NON-CONFORMING 1-STORY HOME AS FOLLOWS: 1. SECTION 10-4-1(N) TO ALLOW THE CONSTRUCTION OF A SECOND FLOOR ADDITION ON A NON-CONFORMING STRUCTURE WHICH: a. WILL HAVE A CORNER SIDE YARD SETBACK OF 18.5 FEET IN LIEU OF THE MINIMUM REQUIREMENT OF 20 FEET; AND b. WILL RESULT IN A CORNER SIDE YARD SETBACK BEING LESS THAN THE MINIMUM EXISTING SETBACK; AND c. WILL EXTEND THE FOOTPRINT OF THE HOUSE; AND d. WILL NOT MEET THE BULK REGULATION FOR LOT COVERAGE WITH A LOT COVERAGE RATIO OF 24.11% INCLUDING THE PROPOSED ADDITION. 2. SECTION 10-8-6(B) TO ALLOW A CLASS II ALTERATION TO A SINGLE FAMILY DWELLING THAT IS NON-CONFORMING DUE TO ZONING BULK CONTROL REGULATIONS. 3. SECTION 10-4-8(E)1 TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION ON A SINGLE-FAMILY HOME WITH A LOT COVERAGE OF 24.11% IN LIEU OF THE MAXIMUM LOT COVERAGE PERMITTED OF 20% FOR STRUCTURES GREATER THAN ONE-STORY. 4. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVIEWED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Matt and Sarah Stark, owners)

Staff Presentation

Village of Glen Ellyn Associate Planner Kelly Purvis stated that the petitioners are Matt and Sarah Stark, owners of the property at 951 Roslyn Road, who were present with their architect, Thomas Knapp. She stated that the property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows: Section 10-4-1(N) to allow the construction of a two-story vertical addition on a non-conforming structure which will have a corner side yard setback of 18.5 feet in lieu of the minimum requirement of 20 feet and will result in a corner side yard setback being less than the minimum existing setback and will extend the footprint of the

house and will not meet the bulk regulation for the lot coverage with a coverage of 24.11% including the proposed addition; from Section 10-8-6(B) to allow a Class II Alteration to a single-family dwelling that is non-conforming due to zoning bulk control regulations; from Section 10-4-8(E)1 to allow the construction of a two-story addition on a single-family home with a lot coverage of 24.11% in lieu of the maximum lot coverage permitted of 20% for structures greater than one story; and any other zoning relief that might be required to allow the construction of the proposed addition on the plans presented or advised at the public hearing or at the public meeting of the Village Board. Ms. Purvis stated that the subject property is located in the R2 zoning district on the southwest corner of Woodstock Avenue and Roslyn Road and added that the zoning and land use immediately surrounding the subject property is R2 Single Family Residential. She also stated that notice of the public hearing was published in the September 8, 2017 edition of the Daily Herald and re-published in the September 28, 2017 edition of the Daily Herald due to an error in the public notice mailing. She added that notice was mailed to owners within 250 feet of the subject property and a placard was also placed on the property. Ms. Purvis stated that Village records indicate that no prior variations were granted for this property and that building permits were issued for this property that included the initial construction in 1952, a service revision in 1957, electrical service in 2000 and a water meter replacement in 2009.

Ms. Purvis stated that Matt and Sarah Stark would like to modify their home by constructing a second floor addition over the existing first floor on their non-conforming residence. She stated that the one-story home, including the attached garage, is currently 2,780 square feet. She also stated that they are proposing to demolish the small kitchen addition which is approximately 42 square feet in the rear of the home and construct a second floor addition of 1,421 square feet with 312 square feet of unfinished attic area. Ms. Purvis stated that the home was constructed in 1952 using the 1923 zoning code and met that zoning code at that time. Ms. Purvis stated that the home is nonconforming to the front yard setback at 40.29 feet from the front lot line. She added that the house meets the requirement of 30 feet, however, because of the structure that is closest to this house at 40.45 feet, that figure becomes the requirement. She added that the existing structure is also nonconforming to the rear yard setback and corner side yard setback and the lot width. She added that the front and rear yard setbacks are small differences in terms of their nonconformity which is less than a foot for each. Ms. Purvis stated that Section 10-4-1(N) provides that a vertical addition may be added to a nonconforming structure under certain circumstances. She added that the subject home meets all of the criteria that will allow a vertical addition to be constructed on a nonconforming structure, however, it states that an addition to a nonconforming structure will be allowed provided such setbacks do not result in a front, side, corner side or rear yard setback being less than the minimum existing. She added that they will be changing the corner side yard setback by a small amount to allow for a covered stoop as well as a small overhang from the second story. Ms. Purvis stated that the addition does not extend the footprint of the house and that the footprint of the house will be extended approximately 18 inches. She added that all other applicable bulk regulations are met. She added that it will not meet the lot coverage ratio as a

second addition is being added to the house. She also stated that the lot coverage is currently being met because 35% is allowed for a one-story structure and when it changes to a 2-story structure, it must meet the 20% lot coverage. Ms. Purvis stated that as part of the proposed addition, the petitioners will add a new covered stoop, a cantilevered second story that will protrude an additional 18 inches into the required corner side yard setback and the corner side yard setback will be less than the minimum existing setback. Ms. Purvis stated that in addition to providing guidelines for what kinds of non-conforming dwellings may be allowed, the Zoning Code also regulates the amount of alterations and additions that can be done to or added to a nonconforming structure. She stated that a Class II Alteration would be allowed, adding that anything between 50% and 75% would be prohibited. She also stated that a Class I Alteration would be allowed and stated that the addition is conforming as a Class I. She added that the amount of wall and roof that is being removed in order to do this addition is more than would be allowed and the reason for that is because as they are proposing to take off the entire roof of the structure and some portion of the wall because they intend to eliminate some windows and make other changes. She added that while the addition will create more altered surfaces permitted on a nonconforming structure, the addition, itself, is considered a Class I Addition because only a certain percentage will be added which is less than 75% new building. Ms. Purvis stated that in order to construct a second floor addition on the existing home, the Starks' will also require relief from the lot coverage requirement. She stated that the existing home has an LCR of 22.9% which meets the code requirement of less than 35% for a one-story structure and when a second story is added to the home, the lot coverage ratio will be 24.11% due to the proposed covered stoop and overhang which is an additional 18 inches in the front of the structure and 24 inches in the rear of the structure. Ms. Purvis added that the lot coverage requirement for a two-story structure is limited to 20% per the zoning code.

Responses to Questions from the Zoning Board of Appeals

Ms. Purvis explained for ZBA Member Micheli that an alteration is any change to the wall or roof of a structure. She added that the addition will be the additional floor area that is being added onto the structure and the altered surface is the roof or wall of a structure that is being modified. ZBA Member Constantino asked if the kitchen addition was not altered, would that have a significant effect upon the percentage of the alteration, and Ms. Purvis responded that it would because the three walls go toward the calculation which is quite a lot. ZBA Member Constantino added that it seems as though they are looking at a variance of an alteration that is actually removing something rather than substituting something in its place. Ms. Purvis responded that square footage is not being substituted in terms of the kitchen area and that the front is being bumped out to a small amount for the covered stoop area so they are technically not replacing it. Ms. Purvis agreed with ZBA Member Constantino's statement that the alteration variance could be significantly caused by the removal of the kitchen area on the southerly face of the property. ZBA Member Constantino asked if the covered stoop area is included in the lot coverage and Ms. Purvis replied yes. Ms. Purvis responded to ZBA Member

Constantino that if an alteration was made to reduce or remove the eave and remove the covered portion of the stoop, a lot coverage variation would still be necessary.

Petitioners' Presentation

Matt and Sarah Stark, owners of the property at 951 Roslyn Road who currently live at 2304 W. Wolfram St., Chicago, IL and Architect Tom Knapp of 320 N. Main Street, Lombard, IL were present to speak on behalf of the subject variation requests. Mr. Stark stated that he and his wife have a 3-year child with another child on the way and currently live in Chicago. He stated that they purchased the approximately 1,750 to 1,800-square foot home two years ago with the idea of building onto it. He added that that figure does not include the lot coverage of the garage. He also stated that the home has three bedrooms and no basement. He stated that their idea is to build up to accommodate their growing family.

Architect Tom Knapp stated that the existing floor area of the residence—not including the garage and the covered area in the back—is approximately 1,800 square feet which is a fairly small residence in terms of the market for homes. He stated that the subject home has 3 bedrooms and 1-1/2 baths, adding that the bedrooms are not large, there is no master bath and the living space is fairly small. He stated that there is a fairly large living room/dining room space that is a single room and a kitchen area which has a small breakfast area off of it with very few windows going out to the back yard. He stated that with no basement there is no place to add any new living space or add more space for a master bedroom and master bath. He stated that because of the second floor addition, they could try to build a one-story addition as there is a small amount of space to add in lot coverage that would allow them to build a small addition on the south side of the house between the existing house and the neighbor's house that would most likely be a master bedroom/master bath arrangement but would not really give them any more living space. He stated that because the existing house has no basement, there is no room to expand down. He added that the best place to build any kind of addition is to go up and to go up at all requires a variance because of the lot coverage which is 35% for a one-story house and 20% for a two-story house. He stated that because the existing house is currently over the 20% line, any addition that goes up requires a variance for the second floor. Mr. Knapp stated that the overhang is not critical although they do want to have a covered front entry and feel the design is very nice and works well with the house. Mr. Knapp stated he pulled the addition out 18 inches into the corner side yard because architecturally he was trying to get some difference in the look between the first and second floor and because the petitioners wanted to have a covered front entry porch, it made sense for the addition to overhang on the front, adding that a variation was then required. Mr. Knapp stated that they believe the existing setbacks on all front yard, side, rear and corner side yards all exist very close to the existing setback requirements, therefore, if they were to go straight up, they would still be encroaching on all of the yards. He feels that the design as shown architecturally is a good solution.

Responses to Additional Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the overhang was more architectural than square footage and Mr. Knapp responded yes, adding that they wanted a covered entry and a shadow line across the front is a good solution. ZBA Member Miller asked what the hardship or unique circumstance is regarding their request. Mr. Knapp responded that the primary hardship regarding the subject property is that the existing one-story ranch residence has a garage and a back covered area which is currently just a large, deep, almost 4-car garage that takes up a significant portion of the lot coverage and because of the size of the existing residence and the way that the residence works, it is a very small residence on the property. He added that if the petitioners were to tear down the house and build a new structure, it would have the same lot coverage requirements but they would be able to build a two-story house which would work much more efficiently and which would fit within the 20% lot coverage ratio. He stated that the hardship is primarily that the one-story ranch is significantly over that lot coverage. He added that the way the zoning ordinance is written where 35% lot coverage ratio is allowed for a one-story house and 20% lot coverage ratio is allowed for a two-story house makes it difficult for existing homes to make that work.

Mr. Knapp stated that in terms of hardship for the corner side yard, it was his understanding that they could have a covered front entry porch in that corner side yard and reduce it as long as it was open on three sides. He stated that when they were designing the house they were taking into account the dimension of 18 inches which they were not required to have the variance for that 18 inches when it was a one-story covered entry porch area. He added as soon as the second floor space was added above that, it became a problem. Mr. Knapp stated he does not see anything that is a direct hardship regarding the side yard, however, in trying to get the covered porch to work on this residence, he feels it is a good solution. Ms. Purvis stated that Mr. Knapp was explaining about the bonus the Village gives for covered front porches which, if open on three sides, would be 240 square feet. She added when livable space is put above a porch, it no longer meets that requirement so that bonus is no longer offered. She stated the Village also allows a front porch to encroach 25% into the front yard and added that corner side is the same as front. Ms. Purvis stated that the petitioner's original intent was that the porch would be covered, however, when living space is placed above it, the regulations change. Ms. Purvis responded to ZBA Member Micheli that if the overhang and covered stoop are removed, there would only be a lot coverage issue. She added that the lot coverage would be significantly less if the overhang and covered stoop were removed because they both contribute to lot coverage, however, the lot coverage would be over 20%.

Ms. Purvis stated that the subject house was originally constructed in 1952 and met all the requirements at that time. She added that they would have been able to add a second story onto their house because prior to 2003, two-story structures were allowed to be 25% of the lot coverage ratio. ZBA Member Constantino asked Mr. Knapp if they could consider removing the eave and re-designing the covered stoop to remove the living space over it or pull it back to

reduce the change in the footprint and perhaps reduce the lot coverage issue. Mr. Knapp stated he had considered eliminating the 18-inch overhang which would take out a majority of the encroachment on the corner side yard, however, if he was to pull the entire single floor back 18 inches, it would not encroach closer than the primary wall of the house. He added they are still hoping they can have the space over the front porch. He also stated they probably could if they had to eliminate 18 inches but that would still have overhang over the front porch. Mr. Knapp responded to ZBA Member Jones that there is currently no covered entry. Mr. Knapp also responded to ZBA Member Jones that the front entry door is rarely used because it is overgrown with greenery and there is a safety issue because the stoop is exposed and the concrete steps are in poor condition. Mr. Knapp responded to ZBA Member Micheli that raising the structure was not an option as it would be too expensive.

Persons in Favor of or in Opposition to the Proposed Request

Carlos Moran, 300 Woodstock Avenue, Glen Ellyn, IL stated he lives behind the petitioners' house. He stated the petitioners' house has the setbacks for a ranch style home and they are trying to have a 2-story home on that property. Mr. Moran felt that four variations are too much and he is totally against these requests. Ms. Purvis responded to ZBA Member Micheli that the petitioners could demolish their home and re-build a 2-story home on the lot. She added that the existing one-story home was built to the 1952 code. She also responded to ZBA Member Micheli that the setbacks issues would be the same for a new home. Mr. Moran responded to ZBA Member Constantino that his concern regarding the subject home is that it will be a 2-story home and the petitioners will not be meeting some setbacks. He also stated that the subject neighborhood homes are one-story homes. Mr. Moran added that he recently built an addition on his home and met the required setbacks for that addition by jogging a portion of his home. Mr. Moran also stated that he has not heard a good hardship for the variation requests.

Tim Loftus, 296 Woodstock, Glen Ellyn, IL asked Ms. Purvis to read the list of permits for the subject property and she did. Mr. Loftus asked if the variations would still be required if the two additions on the home did not exist. Ms. Purvis responded that a variation would still be required if they received a 500-square foot bonus for the garage because the lot coverage ratio would be 20.15%. Although he appreciated work being done on the home, Mr. Loftus felt that the requested lot coverage ratio is excessive. ZBA Member Jones stated that more land could be disturbed with a new house built on the property. Ms. Purvis responded to ZBA Member Whalls that the maximum lot coverage ratio is 35% for a single-story structure and the existing lot coverage ratio is 22%. She also stated that the maximum lot coverage ratio for a 2-story home is 20% and that the allowed square footage is 2,525. She added that 3,045 square feet is being proposed, however, 3,265 square feet would be allowed due to a 500-square foot bonus for a garage and 240 square feet for a front porch.

Findings of Fact

ZBA Member Constantino stated that Matt and Sarah Stark, owners of the property at 951 Roslyn Road, are requesting approval of variations to allow construction of a two-story vertical addition related to existing corner side and rear yard setbacks, a front setback less than a minimum existing setback, an extension of the footprint of the house and a lot coverage ratio of 24.11% in lieu of the maximum allowed 20%. He stated the petitioners are also seeking a variation for a Class II alteration to a nonconforming use and other relief as necessary. ZBA Member Constantino stated that the subject property is located in the R2 Zoning District at the southwest corner of Woodstock Avenue and Roslyn and the zoning and land use surrounding is R2 Single Family Residential.

ZBA Member Constantino stated that Kelly Purvis, Associate Planner for the Village, said there were several prior permit requests but no prior variation requests for the subject property. ZBA Member Constantino stated that the owners propose to construct a second floor addition over a one-story residence and demolish a small kitchen addition that currently exists on the south side of the property. He stated that Ms. Purvis explained that the front yard setback variance requested is nonconforming at 40.29 feet which meets the 30-foot setback requirement but is not as much as the neighbor to the south whose setback is 40.54 feet and, therefore, is not in conformance. ZBA Member Constantino stated that the footprint extension is created by the request for an 18-inch extension of a proposed eave on the north side of the property. He stated that Ms. Purvis then explained what amounts to an alteration, the fact that walls and roofs are affected, demolished or remodeled and add those to the calculation of the alteration whereas an addition is new square footage that is placed upon the property. He added that the alteration issue relates to the removal of the kitchen addition, the addition of the new covered stoop in the front and the addition of the remodeling of the walls.

ZBA Member Constantino stated that one of the owners, Matt Stark, stated that after they purchased the property two years ago, they decided to add an addition onto the property. He said that the petitioners wanted to build up to a second floor as opposed to expanding the first floor, adding that the current size of the home is inadequate for a growing family. ZBA Member Constantino stated that Architect Tom Knapp said that the existing square footage of the home is small by today's standards, adding that typical standards of a home today would include four bedrooms, two-three baths and a two-three car garage and the existing home has three bedrooms, 1-1/2 baths and a 2 car garage. ZBA Member Constantino stated there is no adequate space to add a large addition onto the first floor of the subject home, therefore, the petitioners need to build up to the second level. He added there is no basement. ZBA Member Constantino stated that because there will be a second-floor addition, the lot coverage will be decreased from 35% to 20%. He stated that Mr. Knapp believes that the covered porch and the 18-inch eave extension is more compatible from a design standpoint, adding that the 18-inch

eave is not necessary for actual use or habitation. ZBA Member Constantino added that all of the setback issues are encroaching by a very minimal amount.

ZBA Member Constantino stated that the hardship, unique circumstances and practical difficulties are that the size of the garage and footprint limit the expansion of the home on a one-story level. He stated it was discussed that if there was no overhang or covered stoop, the lot coverage ratio would be reduced in addition to the removal of the kitchen addition although it would still be in excess of the 20% maximum. He added this is legally nonconforming as it was built originally pursuant to code.

ZBA Member Constantino stated that Carlos Moran who lives immediately to the south of the petitioner at 300 Woodstock Avenue, Glen Ellyn, Illinois believes that the setbacks that currently exist are for a one-story ranch home and are not appropriate for a two-story addition. Mr. Moran believes that four variation requests are too many for this project and does not believe there are hardships or unique circumstances to justify this variation request.

ZBA Member Constantino stated that Tim Loftus has lived two doors to the south of the subject property at 296 Woodstock Avenue, Glen Ellyn, Illinois for 30 years. Mr. Loftus asked for a review of the prior permits for the subject property and stated that the previous owner had not maintained the property. ZBA Member Constantino stated it was discussed whether or not the removal of the garage and kitchen additions would require variances and they believe there would still be a lot coverage variation request required slightly in excess of the 20% maximum. ZBA Member Constantino stated that If the variation as requested is granted, the 24% lot coverage ratio will be in excess of 20% of what is permitted per code.

ZBA Member Miller moved, seconded by ZBA Member Jones, to accept the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

ZBA Member Whalls stated that the requested setbacks are so minimal that he would not deny the requests. He stated he also looked at the elevation on the north side which is the largest portion of the LCR infringement and did not have a problem with that elevation. He stated he was in favor of the proposed requests.

ZBA Member Jones stated that he is also in favor of the requested variations for the same reasons as ZBA Member Whalls. He stated that he was supportive of moving the one-story shed in the back. He stated that removing the existing kitchen will provide more space for a neighbor and although the overhang is on the north side, it will not encroach on anyone and will provide a safety aspect for people getting in and out. He did not feel that the petitioners could architecturally get away with putting in a covered porch without an overhang as an overhang will soften the area. ZBA Member Jones appreciated that the garage will be open on

three sides and stated he does not count that area as space. He added that if the house was a ranch, the petitioners would be allowed a 35% lot coverage ratio. He stated that he sees the requests as being rather minimal. ZBA Jones asked Ms. Purvis what the lot coverage ratio would be if the back of the garage and the roof was removed and she replied 21%. She added that it would not count as lot coverage if it was not roofed over.

ZBA Member Micheli stated he was very uncomfortable with the proposed requests as he did not see any solid reason for hardships or unusual circumstances. He stated he felt there was misdirection given and that they have given themselves a significant addition to the master bathroom. He also stated he is never comfortable with granting a 500-square foot bonus for an attached garage. He stated that he is opposed to the requested variations.

ZBA Member Miller stated that many small things added up and he is not in favor of the lot coverage ratio. He stated that he cannot find a practical difficulty for this property. He also stated that petitioners would like giant houses on smaller lots which is something that the Village has tried to get away from. He felt that the subject house looks fantastic, however, is too large for the subject lot.

ZBA Member Constantino stated he wholeheartedly agrees with ZBA Member Miller. He stated he believes that the side yard setback issues are very minimal and he did not have a problem with those issues. He stated he is concerned that if the variances as requested are granted, the lot coverage would be in excess of 24% which, per Mr. Loftus, could be an increase of 20% over what would be permitted for a two-story residence. ZBA Member Constantino stated he would be more comfortable with the removal of the 18-inch eave and a redesign of the covered front porch or removal of living space over it to bring it more in conformity and couple it with the demolition of the kitchen addition so that it might be less than the existing 22.9% lot coverage ratio. He stated he would be in favor of the variation requests except for those conditions.

Chairperson Garrity stated that as the variation requests would not pass as is, the petitioners could consider other options and return to the ZBA in the future.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Jones, to continue this public hearing to the next ZBA meeting. The motion carried unanimously by voice vote.

Trustee Report

Trustee Liaison Senak reported on the Village budget which is not balanced and has a \$400,000 deficit.

ZONING BOARD OF APPEALS

-10-

OCTOBER 17, 2017

Chairperson Report

No Chairperson Report was given.

Staff Report

Associate Planner Kelly Purvis stated that two items for Park and Ahlstrand and 254 Glenwood Avenue will be on the ZBA agenda next week on October 24, 2017. Ms. Purvis also stated that, when required, stormwater reviews will be charged to petitioners at a cost of \$75 per hour.

The meeting was adjourned at 8:43 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Kelly Purvis
Associate Planner

Attachment: Draft Minutes 10.17.17 (3042 : Approval of Minutes)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
NOVEMBER 14, 2017

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, Chip Miller, Reed Panther, Tom Whalls and Student Commissioner Maddie Greenleaf were present. 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). Chairperson Garrity welcomed Student Commissioner Maddie Greenleaf to the ZBA.

On the agenda was a continued public hearing regarding the property at 951 Roslyn Road. A motion was made by ZBA Member Micheli and seconded by ZBA Member Miller to reopen a continued public hearing at 7:01 p.m. on the property located at 951 Roslyn Road. Motion carried unanimously by a voice vote.

A motion was made by ZBA Member Panther and seconded by ZBA Member Miller to approve the Draft Minutes from the October 24, 2017 ZBA Meeting. Motion carried unanimously by a voice vote.

Chairperson Garrity stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans. Chairperson Garrity stated all parties are still sworn in at this time.

CONTINUED PUBLIC HEARING – 951 ROSLYN ROAD

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: (1) SECTION 10-4-1(N) TO ALLOW THE CONSTRUCTION OF A TWO- STORY VERTICAL ADDITION ON A NON-CONFORMING STRUCTURE WHICH: (a) WILL HAVE A CORNER SIDE YARD SETBACK OF 19.17 FEET IN LIEU OF THE MINIMUM REQUIREMENT OF 20 FEET; AND (b) WILL RESULT IN A CORNER SIDE YARD SETBACK BEING LESS THAN THE MINIMUM EXISTING SETBACK; AND (c) WILL EXTEND THE FOOTPRINT OF THE HOUSE BY 10 INCHES; AND (d) WILL NOT MEET THE BULK REGULATION FOR LOT COVERAGE WITH A LOT COVERAGE RATIO OF 22.1% INCLUDING THE PROPOSED ADDITION. (2) SECTION 10-8-6(B) TO ALLOW A CALSS II ALTERATION TO A SINGLE FAMILY DWELLING THAT IN NON-CONFORMING DUE TO ZONING BULK CONTROL REGULATIONS. (3) SECTION 10-4-8(E)1 TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION ON A SINGLE FAMILY HOME WITH A LOT COVERAGE OF 22.1% IN LIEU OF THE MAXIMUM LOT COVERAGE PERMITTED OF 20% FOR STRUCTURES GREATER THAN ONE-

STORY. (4) ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Matt and Sarah Stark, owners)

Staff Presentation

Associate Planner Kelly Purvis was present to speak regarding the proposed variation request. Associate Planner Purvis stated that the petitioners have modified their initial request and are proposing variations from the Glen Ellyn Zoning Code to allow the construction of a second floor addition over their existing non-conforming 1-story home as follows:

1. Section 10-4-1(N) – to allow the construction of a two-story vertical addition on a non-conforming structure which:
 - a. Will have a corner side yard setback of ~~18.5 feet~~ **19.17 feet** in lieu of the minimum requirement of 20 feet; and
 - b. Will result in a corner side yard setback being less than the minimum existing setback; and
 - c. Will extend the footprint of the house **by 10 inches**; and
 - d. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of ~~24.11%~~ **22.1%** including the proposed addition.
2. Section 10-8-6(B) to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations.
3. Section 10-4-8(E)1 – to allow the construction of a two-story addition on a single family home with a lot coverage of ~~24.11%~~ **22.1%** in lieu of the maximum lot coverage permitted of 20% for structures greater than one-story.
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Associate Planner Purvis stated that the subject property is an interior lot in the R2 Zoning District on the southwest corner of Woodstock Avenue and Roslyn Road. Associate Planner Purvis stated that the zoning and land use immediately surrounding the subject property is R2 Single Family Residential. Associate Planner Purvis stated that the public hearing notice was published in the September 28, 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 that there are no records found relating to the issuance of any permits for the subject property. Associate Planner Purvis

stated displayed and described existing photos of the exterior and interior of the subject property. Associate Planner Purvis stated the petitioners have made a few changes since the last public hearing and reviewed these changes.

Associate Planner Purvis stated home owners Matt and Sarah Stark would like to modify their home by constructing a second floor addition over the existing first floor on their non-conforming residence. Associate Planner Purvis stated the one-story home including the attached garage is 2,784 square feet currently, and the petitioners are proposing to demolish the small kitchen addition (44 square feet) in the rear of the home and the rear garage addition (415 square feet). Associate Planner Purvis stated the petitioners will be constructing a second floor addition over the existing structure, and where the rear garage currently exists, they will be constructing a roofed-over patio (231 square feet) connected to a pergola (145 square feet).

Associate Planner Purvis stated the proposed addition requires alteration of 71% (Class II) of the exterior wall and roof area of the existing home, and the Zoning Code does not allow alteration to existing non-conforming structures to exceed 50% (Class I). Associate Planner Purvis stated while the addition will create more altered surface than is permitted on a non-conforming structure, the addition itself is considered a Class I addition which is permitted. Associate Planner Purvis stated to construct the second floor addition on the existing home, the Starks will also require relief from the lot coverage ratio (LCR) requirement. Associate Planner Purvis stated the existing home has an LCR of 22.9% which meets the code requirement of less than 35% for a one story home; however, when the second story is added to the home, the LCR will be 22.1% due to the proposed covered stoop and the overhang (an additional 10 inches in front of the structure and 24 inches in the rear of the structure) of the second story. Associate Planner Purvis stated the LCR requirement for a two-story structure is limited to 20% by the Zoning Code.

Questions from the Zoning Board of Appeals

ZBA Member Micheli stated the proposed plan that was distributed for the October 24th meeting (and later withdrawn) showed a proposed LCR of 20.3% and asked what the difference is with the current plan as the proposed LCR is 22.1%. Associate Planner Purvis stated the change is the addition of the roofed-over area in the back patio area.

Petitioners' Presentation

Sarah Stark, owner of the property at 951 Roslyn Road, thanked the ZBA for letting them make revisions. Ms. Stark stated the lot size is irregular and non-conforming. Ms. Stark stated they were going to take the proposed back patio area off the plans, but she and her husband really like this idea as the area will be private and shaded. Ms. Stark stated there are many trees that are on their property line that do not belong to the Starks, and these trees are not maintained. Ms. Stark stated they are concerned about these non-maintained trees falling into their yard or

onto one of their children. Ms. Stark stated they did decrease the front overhang and the front stoop area to help reduce the LCR, as the Zoning Board asked at the October 17, 2017 meeting.

Tom Knapp, architect with T. K. Knapp Architects in Lombard, Illinois, stated they were originally asking for a 24.11% LCR and have reduced this as much as possible as the ZBA seemed more comfortable in the previous meetings with a lesser LCR. Mr. Knapp stated they made an effort to reduce the overhang which in turn reduced the corner side yard setback. Mr. Knapp stated if one builds an arbor structure, this structure does not count toward the LCR which is why they are proposing the pergola. Mr. Knapp stated he did try to eliminate the roofed-over area in the back, but the petitioners really wanted this piece. Mr. Knapp stated the new proposal shows a reduced size of the back covered roof area which also helped to address the concerns of the neighbor to the south. Mr. Knapp stated he replaced part of the covered patio with a pergola which is a good middle-of-the-road choice.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if the front overhang is extending into habitable space. Associate Planner Purvis stated because this is a roofed-over part of the structure and because it does come out over the first floor, this does count toward LCR. Associate Planner Purvis stated the eaves do not count toward LCR.

ZBA Member Micheli asked where the measurements start and stop for the pergola and how much of this area goes toward LCR. Associate Planner Purvis showed an overview of the proposed back patio area and stated only the roofed-over part counts toward the LCR. ZBA Member Micheli stated they have used up the LCR for the interior space and is curious where the hardship comes into play as he does not see a hardship in the roofed-over part of the back patio.

Mr. Knapp stated most of the area that is facing Roslyn Road is mostly eave and soffit space, and it is a little confusing as to how all this counts toward LCR. Mr. Knapp stated this home is considered small by today's standards, but does sit on a large property.

ZBA Member Micheli stated he is fine with the corner side yard setback and footprint, but he is not good with the proposed LCR due to the exterior covered roof section in back. Ms. Stark stated their neighbors have trees that overhang onto the Starks property, and the Starks are concerned these trees are a hazard. Mr. Knapp stated the roofed area does help with protection in the back.

ZBA Member Micheli stated he is not sure if a variance is the answer to address the possible temporary issue of the trees and asked if the petitioners had contacted the Village about these trees. Mr. Knapp stated the petitioners have not contacted the Village as they do not live in the subject property as of yet.

ZBA Member Jones asked about the square footage of the front overhang to which Associate Planner Purvis stated it is proposed to be 48 square feet. ZBA Member Jones asked if there are any bonuses being applied for the proposed porch. Associate Planner Purvis stated there could only be a bonus applied if there were no habitable area above the front porch.

ZBA Member Miller stated he does not quite see the safety factor with the trees and that the children may not stay under the roofed area if they were playing outside. ZBA Member Miller stated he does not feel you can use this for a hardship, and he does not see a hardship for the LCR either. Mr. Knapp stated the hardship for the additional LCR happens as soon as any part of the second floor is added to this home.

ZBA Member Miller stated they did a great job with everything else, but he feels they are not making a full effort to reduce in the back portion. ZBA Member Miller stated to have the LCR exceed the maximum for protection of the sun is not a good enough hardship.

Persons in Favor of or in Opposition to the Variation Requests

Tim Loftus, who resides at 296 Woodstock Avenue, stated he is glad to see they have reduced the back garage area, and he defers to the ZBA on the variation to see if the back roof needs to come off anymore.

ZBA Member Jones asked if the home should go up as proposed, or if the current home is a better fit for the neighborhood. Mr. Loftus stated the old home needs to be taken care of, and the second floor addition is fine with him. Mr. Loftus stated this proposal will be an improvement to what is currently there, and he does defer to what the ZBA's deliberation is on the open area and covered roof.

Findings of Fact

ZBA Member Constantino presented that this public hearing started originally on October 17, 2017 was then continued to October 24, 2017 and further continued to November 14, 2017.

Petitioners Matt and Sarah Stark, owners of the property at 951 Roslyn Road, are proposing variations from the Glen Ellyn Zoning Code to allow the construction of a second floor addition over their existing non-conforming 1-story home as follows:

1. Section 10-4-1(N) – to allow the construction of a two-story vertical addition on a non-conforming structure which:
 - a. Will have a corner side yard setback of ~~18.5 feet~~ **19.17 feet** in lieu of the minimum requirement of 20 feet; and

- b. Will result in a corner side yard setback being less than the minimum existing setback; and
 - c. Will extend the footprint of the house **by 10 inches**; and
 - d. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of ~~24.11%~~ **22.1%** including the proposed addition.
2. Section 10-8-6(B) to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations.
 3. Section 10-4-8(E)1 – to allow the construction of a two-story addition on a single family home with a lot coverage of ~~24.11%~~ **22.1%** in lieu of the maximum lot coverage permitted of 20% for structures greater than one-story.
 4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Constantino stated there have been reductions in the amount of variances requested, including from 18 inches to 10 inches for the corner side yard variance and going from 24.11% requested LCR to a current requested LCR variance of 22.1%. ZBA Constantino stated there will be a slight increase in the alteration requested from 68% to 71% for the Class II Alteration piece.

ZBA Member Constantino stated they have heard from one of the petitioners Sarah Stark about the hardship with circumstances involving this lot due to lot size and the location of the home upon this lot, creating a non-conforming issue. ZBA Member Constantino stated the petitioners plan to remove the rear portion of the garage and to construct a combination of a covered patio on approximately half of the space and a pergola that would not have a roof over it on the other half of the space.

ZBA Member Constantino stated they heard from architect Tom Knapp who said the originally proposed LCR of 24.11% seemed to be an issue as the maximum LCR should only be 20%. ZBA Member Constantino stated Mr. Knapp said the goal was to bring the LCR variance request to a more acceptable amount so they reduced the proposed LCR to 22.1%. ZBA Member Constantino stated they also reduced the overhang which reduces the requested corner side yard setback as well as the covered size of the covered roof area in back patio by substituting the pergola section.

ZBA Member Constantino stated there was a question and discussion as to what the particular hardship was as relating to the covered patio and a question regarding LCR as it related to the overhang in front and the fact there is living space on the second floor over the front porch. ZBA Member Constantino stated the issues focused on the hardship, the justified LCR variance to accommodate the back patio and the covered front porch. ZBA Member Constantino stated Ms. Stark had indicated the covered roof portion of the patio would allow for some protection

from the present condition of the trees along the property line which do not belong to the Starks and are not currently maintained so as to create a safety hazard.

ZBA Member Constantino stated neighbor Tim Loftus said that the existing house without any change would need some attention, and he was concerned over the rear garage addition that was created by the prior home owner. ZBA Member Constantino stated Mr. Loftus does not want a covered roof that would be too close to the property line, but said the plan presented tonight was much better.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Jones, 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 Whalls stated he has no problem with the requested variances and was happy to see the requested reductions in the new proposal.

ZBA Member Panther stated the lot is 75 feet wide, and a normal lot is 80 feet wide. ZBA Member Panther stated the lot is limiting; however, he is struggling a bit with the covered area of the back patio. ZBA Member Panther stated he is generally in favor of this proposal.

Student ZBA Member Greenleaf stated she has no concerns.

ZBA Member Jones stated he is in favor of the variances as the garage and kitchen addition will be removed from the home. ZBA Member Jones stated they would have to take part of the original structure down in order to get the LCR down. ZBA Member Jones stated the petitioners have done a lot to get the LCR down to where it is more workable. ZBA Member Jones stated without the covered roof added, there would still need a variance for the LCR so this proposal is a good compromise.

ZBA Member Micheli stated ZBA Member Jones makes a good point about taking off the original structure, but he does not see an argument for keeping the covered roof for the patio in the proposal. ZBA Member Micheli stated he would like to propose extending part of the wall back to give a small covered area and still have the open wood pergola. ZBA Member Micheli stated if not, he would go with the plan with no covered roof that was presented at the October 24, 2017 public hearing.

ZBA Member Constantino stated the architect took everyone's opinions and came up with a good plan.

Chairperson Garrity stated the ZBA has granted variances for less and feels the house is positioned in a poor way.

ZBA Member Jones stated the house itself is almost a hardship due to you cannot add a second floor without tearing off part of the original house.

ZBA Member Whalls stated no matter what you do, the LCR would still be over 20%.

ZBA Member Miller stated the petitioners did a great job with the setbacks and that the architect did a good job on the proposal. ZBA Member Miller stated he is struggling with the variance with the covered back because it is an architectural feature, and he cannot find a way to approve the variances.

ZBA Member Constantino stated he would vote for the proposed plan before the ZBA with the variances. ZBA Member Constantino stated this is a good effort by the petitioners and the architect to develop a compromise to address everyone's concerns. ZBA Member Constantino stated the 22.1% LCR is better than the originally requested 24.11% LCR, and there is less bulk on the side yard affecting the neighbor to the south. ZBA Member Constantino stated the petitioners will be removing the garage and kitchen addition and doing something more aesthetically pleasing than what is currently there.

Chairperson Garrity agreed with ZBA Member Constantino.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Constantino to close the public hearing for 951 Roslyn Road at 8:01 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Jones and seconded by ZBA Member Constantino that the Zoning Board of Appeals recommend approval of the variances as requested by Matt and Sarah Stark, petitioners and owners of 951 Roslyn Road Avenue, as requested to allow the construction of a second floor addition over their existing non-conforming 1-story home due to the hardships of the lot's dimensions, the existing location of the home and the inability to add a second story without removing parts of the original structure. The recommended variances are as follows:

1. Section 10-4-1(N) – to allow the construction of a two-story vertical addition on a non-conforming structure which:
 - a. Will have a corner side yard setback of 19.17 feet in lieu of the minimum requirement of 20 feet; and
 - b. Will result in a corner side yard setback being less than the minimum existing setback; and
 - c. Will extend the footprint of the house by 10 inches; and
 - d. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of 22.1% including the proposed addition.
2. Section 10-8-6(B) to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations.
3. Section 10-4-8(E)1 – to allow the construction of a two-story addition on a single family home with a lot coverage of 22.1% in lieu of the maximum lot coverage permitted of 20% for structures greater than one-story.
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The motion carried with five (5) yes votes and two (2) no votes as follows: ZBA Members Constantino, Jones, Panther, Whalls and Chairperson Garrity voted yes. ZBA Members Micheli and Miller voted no.

Trustee Report

Trustee Senak explained to the students in the audience that the ZBA is an example of good government and thanked the ZBA Members for their services. One of the students asked how many variances are granted a year to which Chairperson Garrity stated about 75% of the requests are recommended.

Trustee Senak stated Andy's Frozen Custard has been approved for a new location on Roosevelt Road. Trustee Senak stated the COD incubator project called Innovation DuPage will be housed in the Civic Center. Trustee Senak stated a 48-unit complex that would be across from the library has been presented to the Plan Commission.

Trustee Senak stated the FY2018 budget was approved as well as the Property Tax Levy and Glen Ellyn Public Library Levy.

Chairperson Report

No Chairperson Report was given.

Staff Report

No Staff Report was given.

At 8:18 p.m., a motion was made by ZBA Member Miller and seconded by ZBA Member Panther to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by:
Kelly Purvis
Associate Planner

Attachment: Draft Minutes 11.14.17 (3042 : Approval of Minutes)



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 01/09/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3041)

DOC ID: 3041

Public Hearing to consider Zoning Variations to allow a vertical addition on a non-conforming structure at 265 S. Ott Avenue.

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

REQUEST: The property owner is requesting approval of variations from the Glen Ellyn Zoning Code 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.

ZONING/ USE: 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. The zoning and land use immediately surrounding the subject property is R0 and R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the **December 23, 2017** 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: Village records indicate that there were several prior variations granted for

this property:

<u>Date</u>	<u>Ordinance No.</u>	<u>Type</u>
2015	6319	FY, SY, Front Porch Setbacks (expired) - 1 story addition
2016	6416	FY Setback - New home

**PERMIT
HISTORY:**

Village records indicate that the following permit has been issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1999	B18400	Water hook up

**PROJECT
SUMMARY:**

Dagmara Kamionka, purchased the property at 265 S. Ott Avenue in June of 2017. She 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). 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. Therefore the property must be granted similar variations for new plans in order for the project to be constructed as proposed. Please see the attached chart for additional information regarding the previously approved and currently proposed variations for the property.

The existing house is legally non-conforming with a front yard setback of approximately 40 feet. 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. 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 were not municipal water or sanitary mains for the properties to connect to at the time the homes were constructed).

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). She will also be adding a 1 story addition to the south elevation toward the existing garage (about 380 sf). The detached garage will not be altered. In addition, an open porch is also being proposed on the front of the home. Due to the home being closer to the front property line the front porch

will encroach approximately 29% into the required front yard setback and will be 35.48 feet from the front property line.

VARIANCES

REQUESTED:

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.

ZBA

ACTION:

The ZBA should consider the testimony presented during the public hearings 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 practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variations to allow the proposed addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

§ Petitioners' Application Packet
 § Site Plan
 § Demolition Plan
 § Floor Plans
 § Elevations
 § Alteration worksheet
 § Email from neighbor in support of the variance
 § Relevant Sections of the Zoning Code
 § Zoning Variation Table
 § Zoning Variation Comparison
 § Zoning & Location Map
 § Aerial Map
 § 2' Contour Map
 § Public Hearing Notice
 § Location Map for Public Hearing Notice
 § Mailing List for Public Hearing Notice
 § Certificate of Publication

CC:

Staci Hulseberg, Director of Planning & Development
 Paula Moritz, Plan Reviewer

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 Report.doc

ATTACHMENTS:

- Petitioners Application Packet (PDF)
- Site Plan (PDF)
- Demolition Plan (PDF)
- Floor Plans (PDF)

- Elevations (PDF)
- Alteration Worksheet (PDF)
- Email in support (PDF)
- Relevant Sections of the Code (PDF)
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- Zoning Variation Comparision (PDF)
- Location & Zoning Map (PDF)
- Aerial Map (PDF)
- 2 ft Contour Map (PDF)
- Public Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing List for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)

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

APPLICATION FOR VARIATION

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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 Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

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: **1636 Ashland Ave. #209 Des Plaines IL 60016**

Home Phone No.: **773.920.8603** Cell Phone No.: **same**

Fax No.: _____

E-mail: **dagmarakamionka@gmail.com**

Ownership Interest in the Property in Question:

yes

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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.

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III. PROPERTY INFORMATION:Common address: **265 S. Ott Ave. Glen Ellyn, IL 60137**Permanent tax index number: **05-22-410-002**

Legal description:

attachedZoning 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):

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 a detached 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 10 feet from the 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 approximate 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.

Estimated date to begin construction: **ASAP**

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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. Due to the placement of the house on the lot, and the septic field in the rear of the property, I am limited in how I can expand.

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):

septic field located in the back yard is not allowing to add back addition to the house to increase square footage.

OR

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- 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 yard setback. With the property being on septic instead of connected to the Village sanitary sewer system, I am limited in where I can add on to my home.

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, building addition will not alter character of the locality of the property. The lot is large enough to support the addition

- 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:

I purchased this home to increase the living area for my family. The lot is plenty large enough to support an addition to the home, but the non-conforming front yard and septic field limit where we can expand the house.

CLEAR PAGE

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 are over 2000 sf. Most properties in the RO District (outside of my neighborhood) have a front yard setback of 50 feet, and would not be restricted in their ability to construct a second floor addition.

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 was purchased to be occupied as the primary residence by my family. I have no desire to sell the property once the addition has been constructed.

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.

Property has been purchased as is and there has been no changes made since the purchase.

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 will be built according to building codes.

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

Property located next door and surrounding neighbor properties are 2 story properties with approximately the same 40 foot front yard setback.

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

The lot is plenty large enough to support the addition, without affecting surrounding properties.

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

The 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 addition will be a property improvement and should increase property values.

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

The traffic pattern will not change due to the addition on the home.

f. Create a nuisance; or

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

CLEAR PAGE

- g. Results in an increase in public expenditures.

There will be no increase in public expenditures due to adding an addition to the house.

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

The septic field located in back yard will not allow me to add to the rear of the home and the non-conforming front yard setback prevents me from being able to add a second story addition without a variation. The lot is large enough to a much larger home, but I am proposing the minimum that I need for my family.

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

I have been looking for the right house in the right place for almost 18 months for my family. When I saw house on 265 Ott Ave., I knew it was a place I would like to raise my kids. I would never expect such complications in obtaining a permit for my addition. I am hoping this explanation will convince the board and allow me to build a dream house for my family.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

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.

Dagmara Kamionka

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

Attachment: Petitioners Application Packet (3041 : 265 S. Ott Avenue - ZV Approvals, 2018)

N/A

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

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

Attachment: Petitioners Application Packet (3041 : 265 S. Ott Avenue - ZV Approvals, 2018)

N/A

OWNERSHIP BY A CORPORATION

CLEAR PAGE

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: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

N/A

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

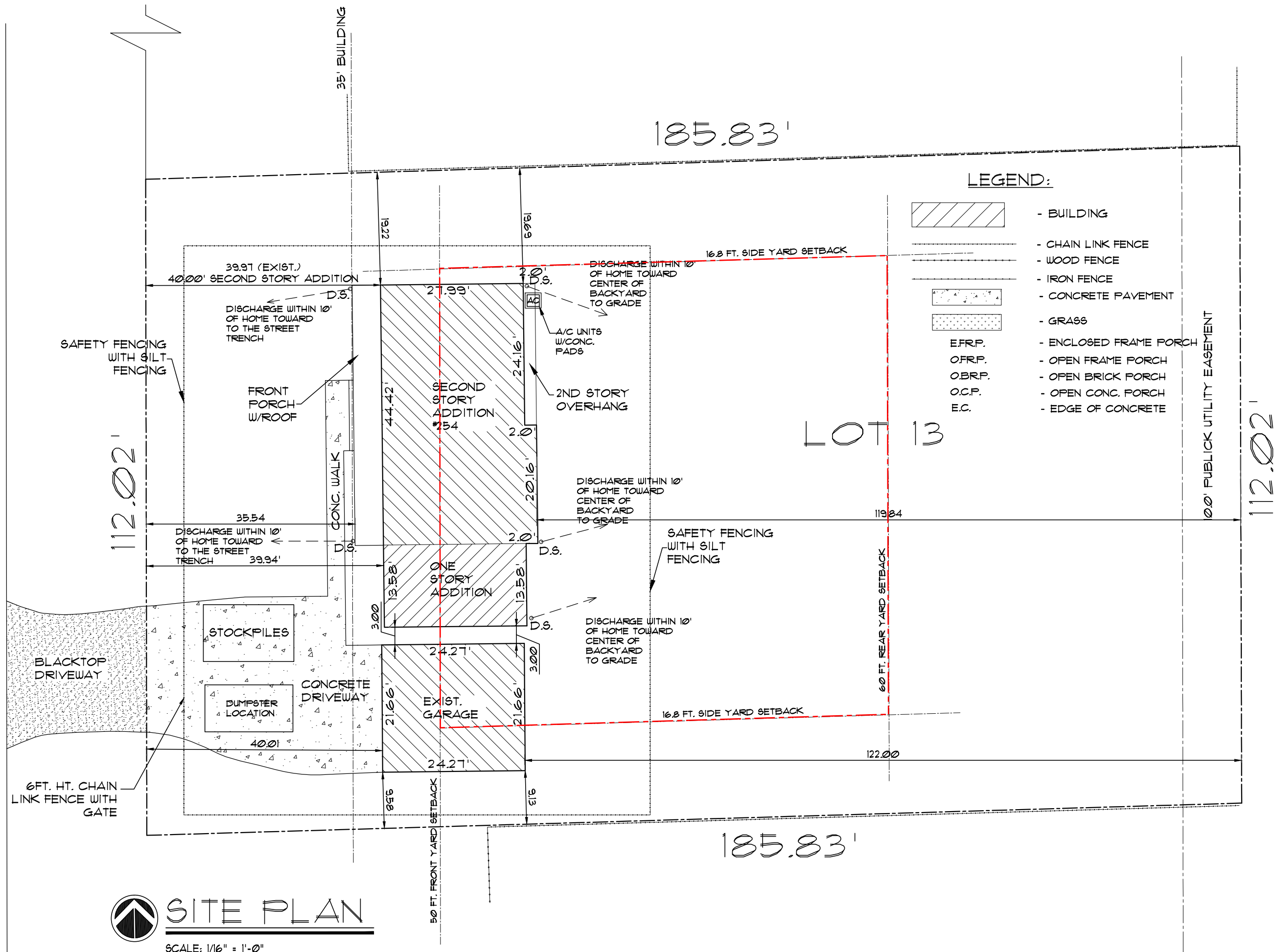
Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OTT AVENUE



GENERAL REMODELING NOTES:

- BEFORE BEGINNING WORK AT THE SITE AND THROUGHOUT THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE BEGINNING WORK RELATED TO THAT BEING INSPECTED.
- BEFORE BEGINNING WORK AT THE SITE, INSPECT THE EXISTING BUILDING AND DETERMINE THE EXTENT OF EXISTING FINISHES, SPECIALTIES, EQUIPMENT AND OTHER ITEMS WHICH MUST BE REMOVED AND REINSTALLED IN ORDER TO PERFORM THE WORK UNDER THIS CONTRACT.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPLE AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE ARCHITECTURAL DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH, AND FINISH OR REFINISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
- WHERE MATCH EXISTING IS INDICATED, NEW CONSTRUCTION OR FINISHES, AS APPROPRIATE TO THE NOTE, SHALL MATCH THE EXISTING IN EVERY PARTICULAR.
- WORK SHOWN IS NEW UNLESS SPECIFICALLY NOTED OR OTHERWISE INDICATED.
- DETERMINE THE LOCATION OF PARTITIONS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER WINDOW JAMB OR MULLION, EXISTING WALLS, OR OTHER SIMILAR FIXED ITEM.
- WHERE PERMANENT REMOVAL OF EXISTING MILLWORK, CASEWORK, DOORS AND FRAMES, CABINETWORK, ACCESSORIES, EQUIPMENT OR FURNISHINGS IS REQUIRED, AND PREVIOUSLY CONCEALED SURFACES ARE TO REMAIN EXPOSED, PATCH PREVIOUSLY CONCEALED SURFACES TO MATCH ADJACENT EXPOSED SURFACES. WHERE SUCH SURFACES ARE SCHEDULED TO RECEIVE NEW FINISHES, PREPARE THE SURFACES TO RECEIVE THE NEW FINISHES.
- WHERE CUTTING OF EXISTING SURFACES OR REMOVAL OF EXISTING SURFACES IS REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT, AND NEW FINISH IS NOT INDICATED, FILL RESULTING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK, AND FINISH TO MATCH ADJACENT EXISTING SURFACES.
- WHERE CONDUITS, DUCTS, AND SIMILAR ITEMS ARE SHOWN TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS, AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISH WORK.
- SEAL TIGHT AND PROTECT WITH FIRE SAFING AND CAULKING, EXISTING AND NEW SLEEVES AND OPENINGS THROUGH FLOORS.
- INSTALL ALL NEW CONDUITS, PIPES, WIRING AND DUCTS ABOVE NEW OR EXISTING CEILING. REMOVE EXISTING CEILING AS NECESSARY TO PERFORM THE WORK. AFTER INSTALLATION OF CONCEALED WORK, REINSTALL REMOVED CEILING AND PATCH AND REFINISH TO MATCH ADJACENT UNREMOVED CEILINGS.

FINISHES AND TRIM:

- CONTRACTOR SHALL PROVIDE FINISHES PER CONTRACT. SEE MATERIAL ALLOWANCES FOR TILE, CARPETING, PRIME, AND PAINT, CABINETS AND COUNTERS AND WOOD TRIM.
- DRYWALL SHALL BE TAPED, FILLED AND SANDED SMOOTH READY FOR PRIME AND PAINT.
- WOOD TRIM SHALL BE PAINTABLE GRADE, UNLESS NOTED OTHERWISE. INSTALLED SHALL SET ALL NAIL HEADS AND AND SMOOTH ALL JOINTS READY FOR PRIME AND PAINT. PAINTER SHALL FILL NAIL HEADS AND JOINTS.
- WOOD TRIM FOR WINDOWS, TO BE DETERMINED
- WOOD TRIM FOR DOORS, TO BE DETERMINED
- WOOD TRIM FOR WALL BASE:

FIRE RESISTANT NOTE:

NOTES:

FURNISH FIRESTOPPING FOR THE FOLLOWING LOCATIONS:

- PENETRATION THROUGH FIRE-RATED CONSTRUCTION, BOTH EMPTY HOLES AND HOLES ACCOMMODATING ITEMS SUCH AS CABLES, PIPES, DUCTS, CONDUITS AND SOFFITS.
- OPENING BETWEEN FIRE-RATED WALLS, FLOOR OR ROOF CONSTRUCTION.
- OPENING BETWEEN TOPS OF FIRE-RATED WALL, FLOOR OR ROOF CONSTRUCTION.

PRODUCTS: SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS, FURNISH ONE OF THE FOLLOWING:

- PYRE-SHIELD, TREMCO INC.
- FLAME-SAFE F8 3000/ F8T 3000 SERIES INTERNATIONAL PROTECTIVE COATING CORP.
- SPEC SEAL LOBO LATEX SEALANT, SPECIFIED TECHNOLOGIES, INC.

QUALITY:

INSPECT SEALANT AFTER 48 HOURS FOR COMPLETE ADHESION AND SEAL AND INSPECT FOAM COLOR, CELL STRUCTURE, SNAP TIME AND FREE FOAM DENSITY IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION. CORRECT DEFICIENCIES AND RE-INSPECT.

STRUCTURAL DESIGN CRITERIA:

- ROOF RAFTERS: DESIGN DEFLECTION-L/180, CATHEDRAL CEILING-L/240. WHEN NOT SUPPORTING A CEILING LOAD: DEAD LOAD 7PSF LIVE LOAD 30PSF. WHEN SUPPORTING A CEILING LOAD (CATHEDRAL): DEAD LOAD 18PSF LIVE LOAD 30PSF. WIND UPLIFT LOAD 30PSF SNOW LOAD 30PSF.
- FLOOR JOIST: DESIGN DEFLECTION-L/360. LIVE LOAD 40PSF DEAD LOAD 10PSF. TOTAL LOAD 50PSF.
- PORCH AND BALCONY LOAD: 100 PSF LIVE, 10 PS DEAD.
- CEILING OR ATTIC FLOOR JOIST: DESIGN DEFLECTION-L/240. DEAD LOAD 10PSF LIVE LOAD 20PSF.
- DOUBLE JOISTS UNDER PARALLEL WALLS & TUBS.
- TYPICAL HEADER (2) 2x2 1/2 UNLESS OTHERWISE NOTED.

FLOOR PLAN NOTES:

DEMOLITION

- LOCATE DUMPSTER TO PER GOVERNING AGENCY REQUIREMENTS, OWNER MAY REQUIRED TO PARK IN STREET DURING CONSTRUCTION.
- TEMPORARY PROTECTION SHALL BE PROVIDED BY CONTRACTOR PROVIDED BY CONTRACTOR. PROVIDE DUST BARRIER AT NEW STAIR LOCATION AND MINIMIZE TRAFFIC THRU THAT LOCATION BY ALL TRADE PERSONNEL.
- FOR WALLS BEING REMOVED: RELOCATE ELECTRIC, WATER, GAS, PHONE, AND CABLE WIRING TO THAT LOCATION.

NEW CONSTRUCTION

- PLAN DIMENSIONS ARE TO FINISH GYPSUM BOARD FACES.
- EXTERIOR DIMENSIONS ARE TO PLYWOOD FACE.

- WINDOW DIMENSIONS ARE TO BE CENTER OF THE WINDOW LOCATIONS. VERIFY FINAL WINDOW SIZES WITH THE CONTRACTOR. WINDOWS SHALL BE CENTERED BELOW GABLE ENDS.

NOTE:

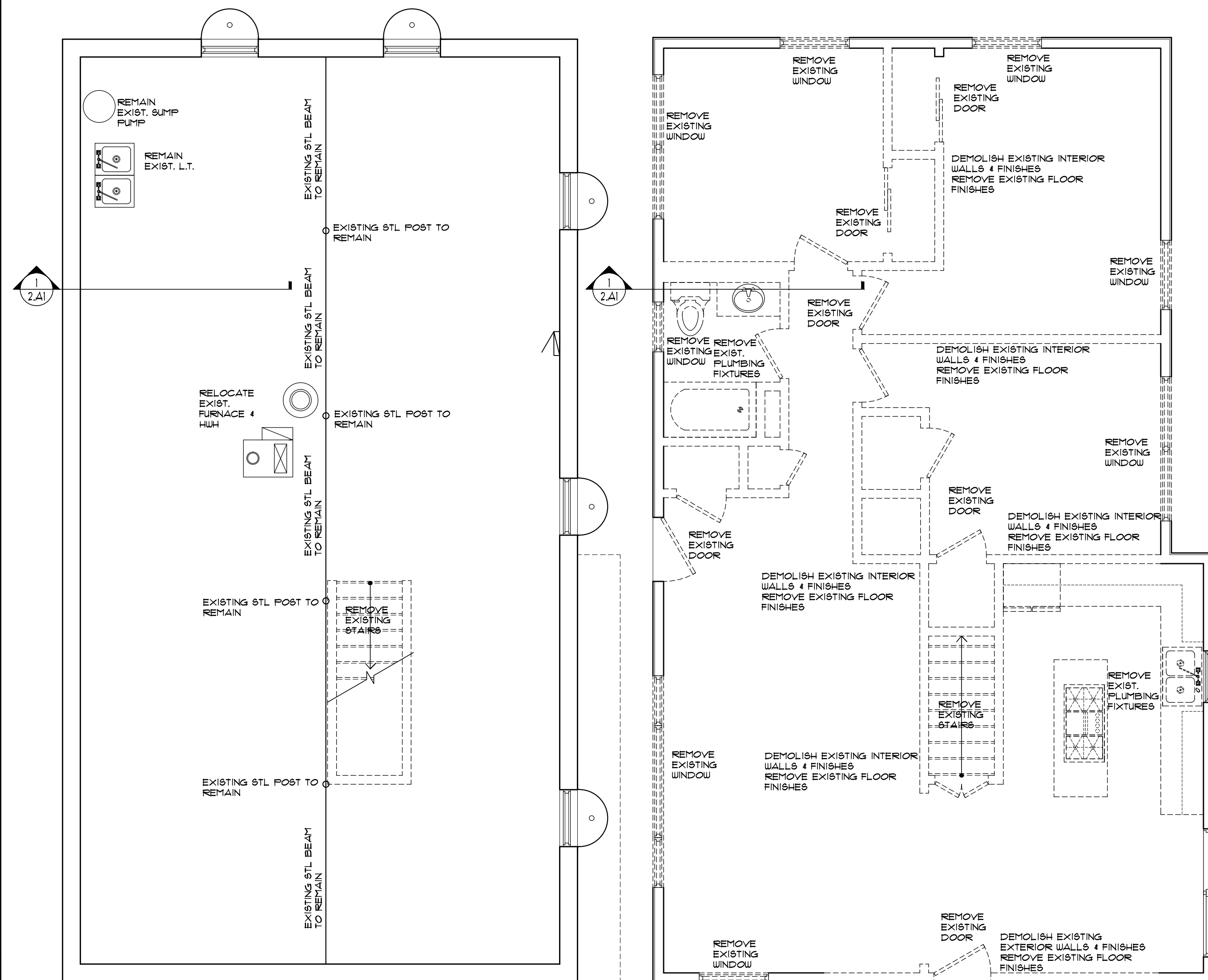
1. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.

2. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 1/8 GAGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE.

3. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 1/4" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

WALL SYMBOLS

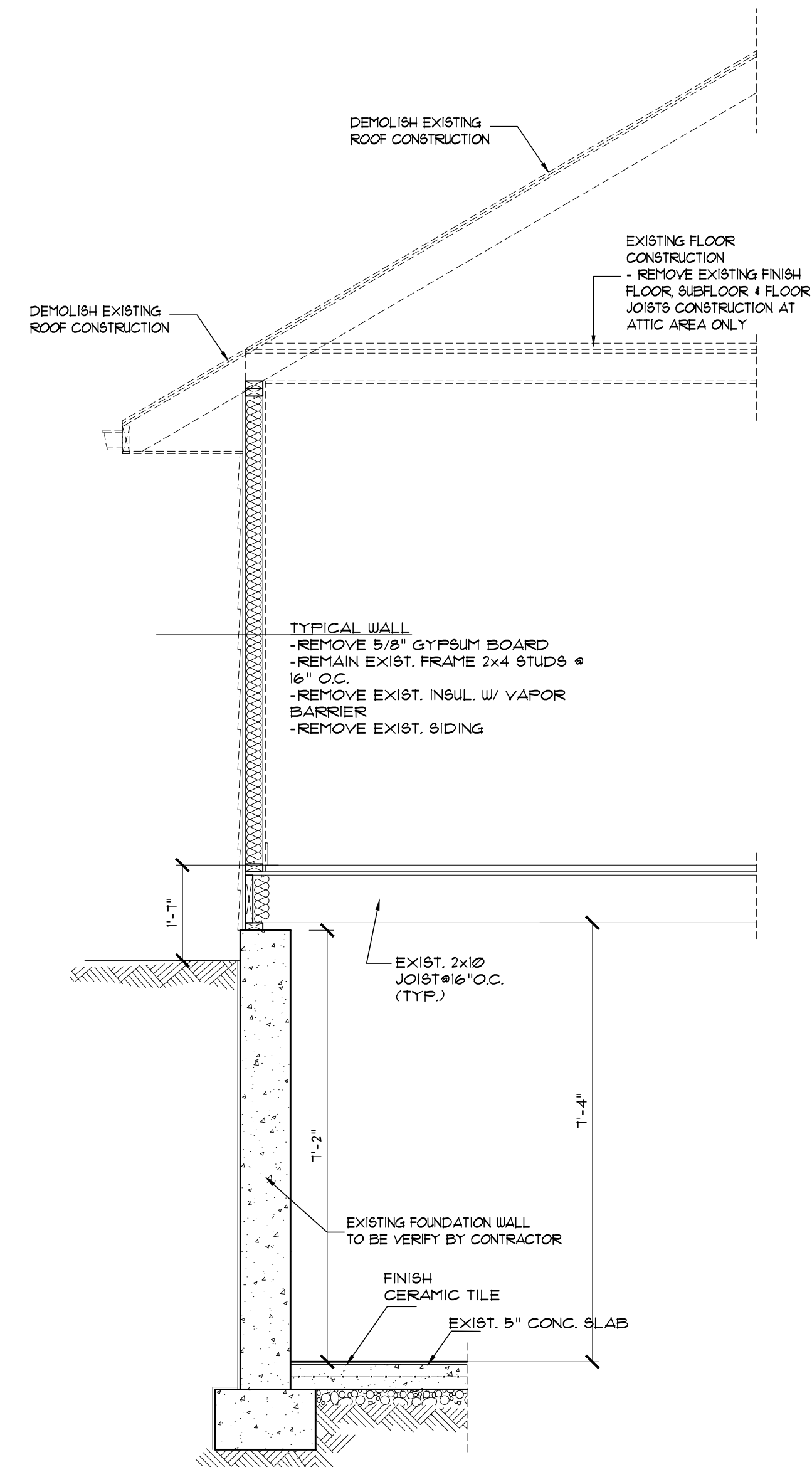
- NEW 2x4 WOOD WALL STUDS @16" O.C. W/ 5/8" GYPSUM BOARD BOTH SIDES (UNLESS NOTED OTHERWISE)
- EXIST. WALLS
 - REMOVE - PATCH AS REQUIRED
 - EXIST. OPENINGS TO COVER AND FILL AS REQUIRED
 - INTERIOR LOAD BEARING PARTITION (TYP.)
 - NEW CONC. WALLS



DEMOLITION BASEMENT PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"



EXIST WALL SECTION- DEMOLITION PLAN
SCALE: 1/2" = 1'-0"

STUDIO ATELIER
AD DESIGN
1835 WEBSTER LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

GEORGE SIMOULIS
ARCHITECT
7553 NORTH KEELER,
SKOKIE, IL 60076
TEL 773-799-4616

Seal:



GEORGE W. SIMOULIS
REGISTERED ARCHITECT 1001-011137
LICENSE EXP. 11/30/18

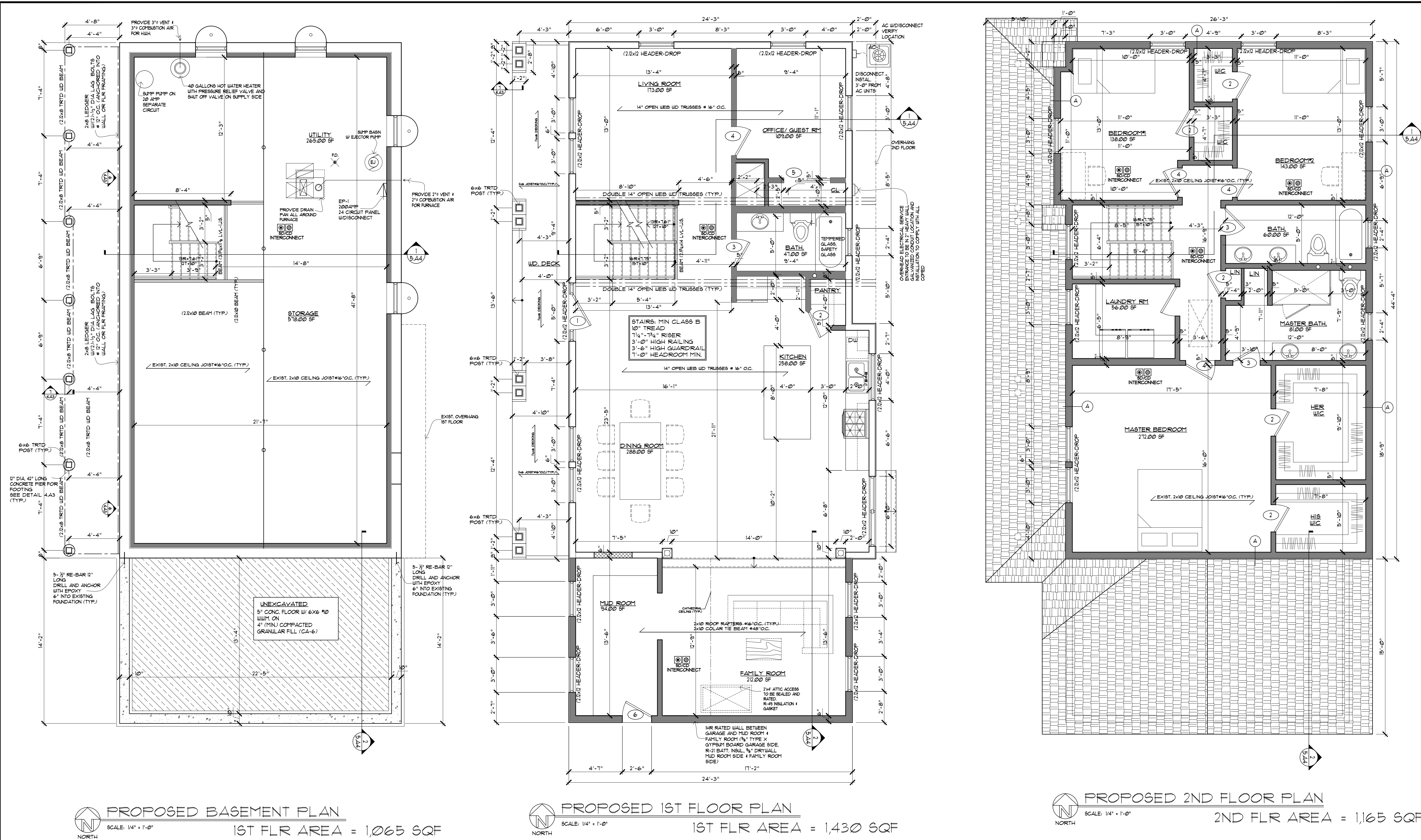
Rev. No.	Date	Description
ISSUES & REVISIONS		

Project:
**SECOND STORY ADDITION TO
SINGLE FAMILY RESIDENCE,
REPLACE DETACHED GARAGE**

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

Sheet Title:
DEMOLITION PLAN

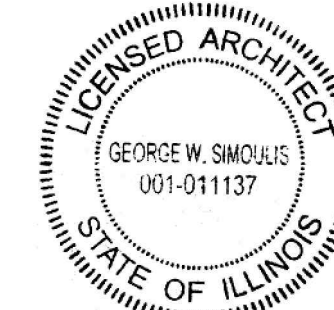
Date: 10/05/17	Proj. No: 633.17
Drawn: TOM AUGUSTOWSKI	Sheet No:
Checked:	2.A1
Approved: GEORGE SIMOULIS	



**AVAS ATELIER
DESIGN**
1835 WEBSTER LN, DES PLAINES, IL 60018
PH: 773-799-4616, FAX: 773-435-6616

**GEORGE SIMOULIS
ARCHITECT**
7553 NORTH KEELER,
SKOKIE, IL 60076
TEL: 773-799-4616

Scale:



GEORGE W. SIMOULIS
REGISTERED ARCHITECT 19901-011137
LICENSE EXP. 11/30/18

Rev. No.	Date	Description
ISSUES & REVISIONS		

Project:

SECOND STORY ADDITION TO
SINGLE FAMILY RESIDENCE,
REPLACE DETACHED GARAGE

Address:

265 S. OTT AVE,
GLEN ELLYN, IL 60137

Sheet Title:

PROPOSED FLOORS PLAN

Date:
10/05/17

Proj.
No: 633.17

Drawn:
TOM
AUGUSTOWSKI

Sheet No:

Checked:

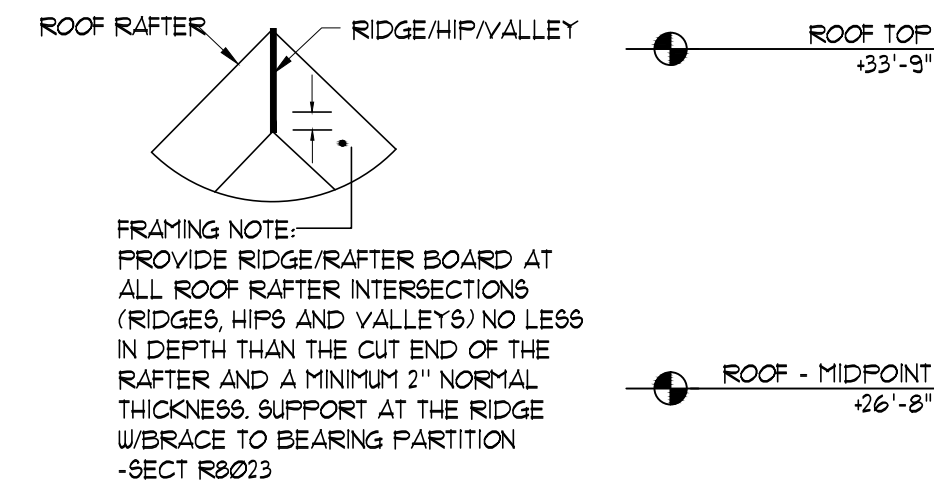
3.A2

Approved:
GEORGE
SIMOULIS



VENT CALCULATION			
ATTIC FLOOR AREA SQUARE FEET (EXCLUDING EAVES)	TOTAL VENT AREA REQUIRED (NFVA) IN SQUARE INCHES	RIDGE AREA VENTING 50% OF NFVA UPPER LEVEL VENTING SQUARE INCHES	SOFFIT/EAVER VENTING 50% OF NFVA LOWER LEVEL VENTING SQUARE INCHES
2100	1008	504	504

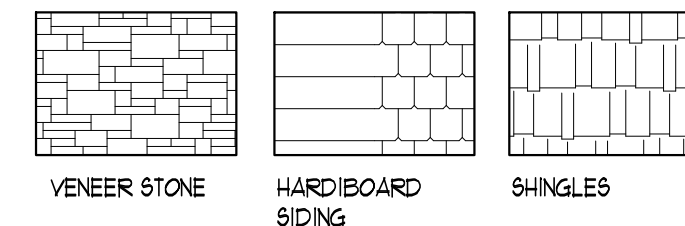
VENT RATED AT 18 NFA PER FOOT: 504/18=28
28 LINEAR FEET OF RIDGE VENT



FRAMING NOTE:
PROVIDE RIDGE/RAFTER BOARD AT ALL ROOF RAFTER INTERSECTIONS (RIDGES, HIPs AND VALLEYS) NO LESS IN DEPTH THAN THE CUT END OF THE RAFTER AND A MINIMUM 2\"/>

NOTE:
RIDGE / HIP TO BE MIN ONE SIZE LARGER THAN RAFTERS FOR RAFTER OVER 20\"/>

ELEVATION MATERIAL SYMBOLS



ROOF NOTES

1. ALL DOWNSPOUT SHALL BE 3\"/>

ROOF - MIDPOINT
+26'-8\"/>

2ND FLR CEILING HT.
+10'-1\"/>

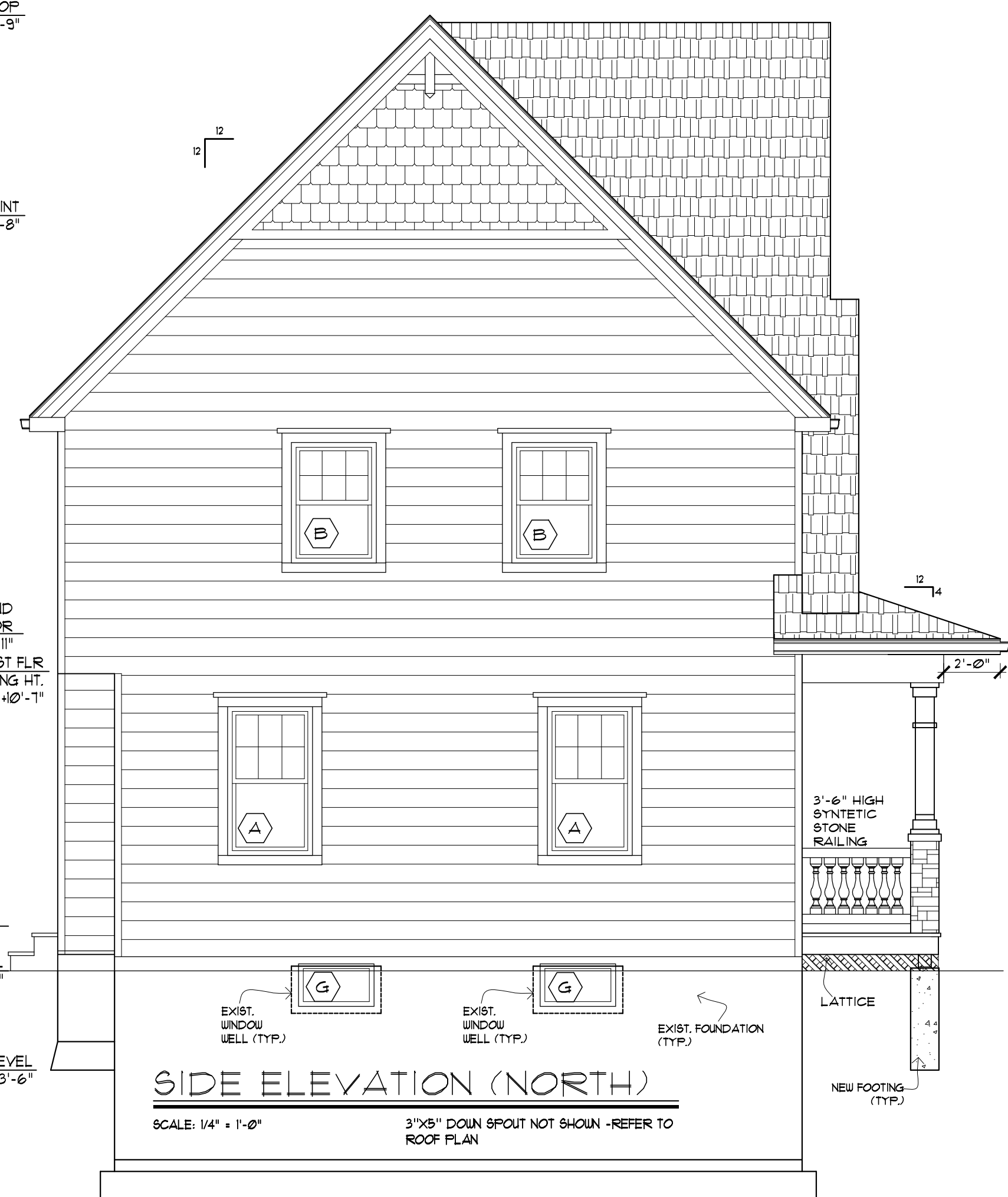
SECOND FLOOR
+11'-11\"/>

1ST FLR
CEILING HT.
+10'-1\"/>

FIRST FLOOR
+1'-1\"/>

GRADE LEVEL
0'-0\"/>

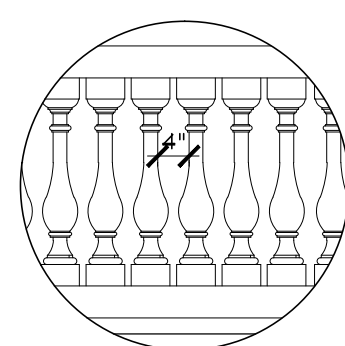
FOUNDATION LEVEL
-3'-6\"/>



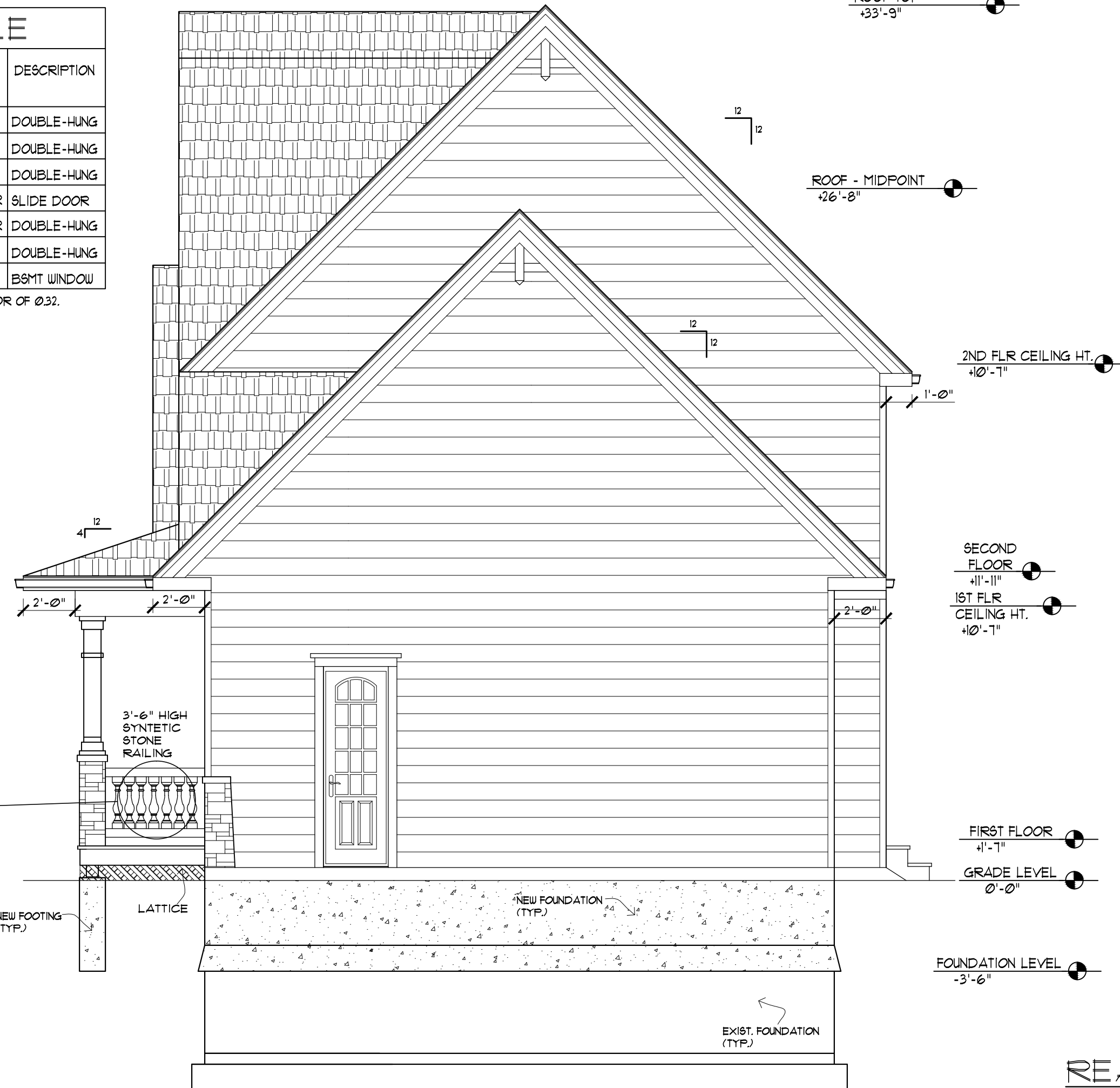
WINDOW SCHEDULE						
WINDOW #	WIDTH	HEIGHT	NATURAL LIGHT SQ. FT.	VENT AREA SQ. FT.	GLAZING	DESCRIPTION
A	3'-0"	5'-3"	15.6	18	CLEAR INSULATED GLASS	DOUBLE-HUNG
B	3'-0"	4'-3"	12.6	6.3	CLEAR INSULATED GLASS	DOUBLE-HUNG
C	4'-0"	4'-3"	17.0	8.5	CLEAR INSULATED GLASS	DOUBLE-HUNG
D	6'-0"	1'-9"	46.0	23.0	CLEAR INSULATED GLASS, TEMPER	SLIDE DOOR
E	2'-4"	3'-3"	7.6	3.8	CLEAR INSULATED GLASS, TEMPER	DOUBLE-HUNG
F	3'-0"	3'-3"	9.8	4.9	CLEAR INSULATED GLASS	DOUBLE-HUNG
G	2'-8"	1'-6"	4.0	4.0	CLEAR INSULATED GLASS	BSMT WINDOW

ALL NEW WINDOWS TO REQUIRE MAXIMUM U-FACTOR OF 0.32.
WINDOWS TO BE SELECTED BY OWNER.

WINDOW NOTES:
1. ALL BEDROOM WINDOWS HAVE AN EGRESS OPENING GREATER THE 5.7 SF. EGRESS OPENING HEIGHT SHALL BE 24\"/>



BALUSTE DETAIL
SCALE: N.T.S.



SIDE ELEVATION (SOUTH)

SCALE: 1/4\"/>

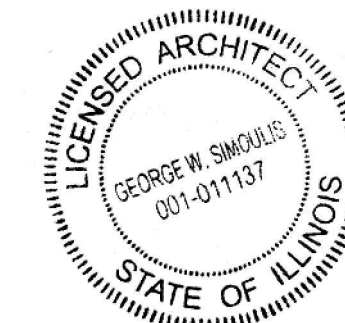
3\"/>

REAR ELEVATION (EAST)

SCALE: 1/4\"/>

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

**GEORGE SIMOULIS
ARCHITECT**
7555 NORTH KEELER,
SKOKIE, IL 60076
TEL: 773-799-4616



GEORGE W. SIMOULIS
REGISTERED ARCHITECT 1501-01137
LICENSE EXP. 11/30/18

Rev. No.	Date	Description
ISSUES & REVISIONS		

Project:
**SECOND STORY ADDITION TO
SINGLE FAMILY RESIDENCE,
REPLACE DETACHED GARAGE**

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

Sheet Title:
ELEVATIONS

Date:
10/05/17

Proj.
No: 633.17

Drawn:
TOM AUGUSTOWSKI

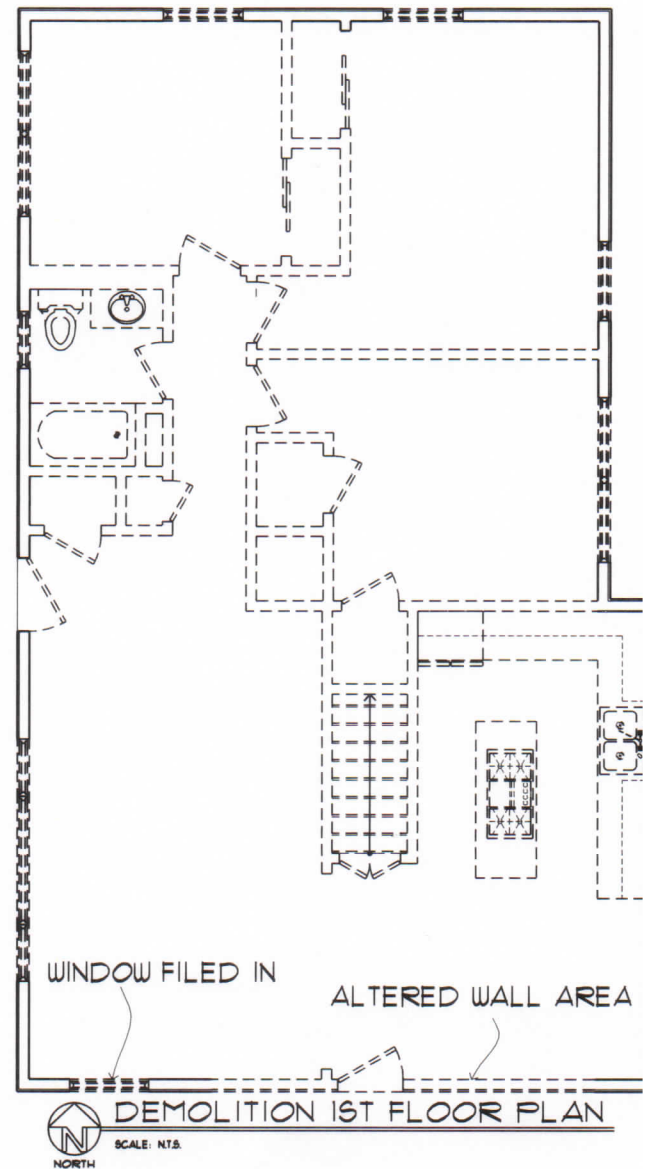
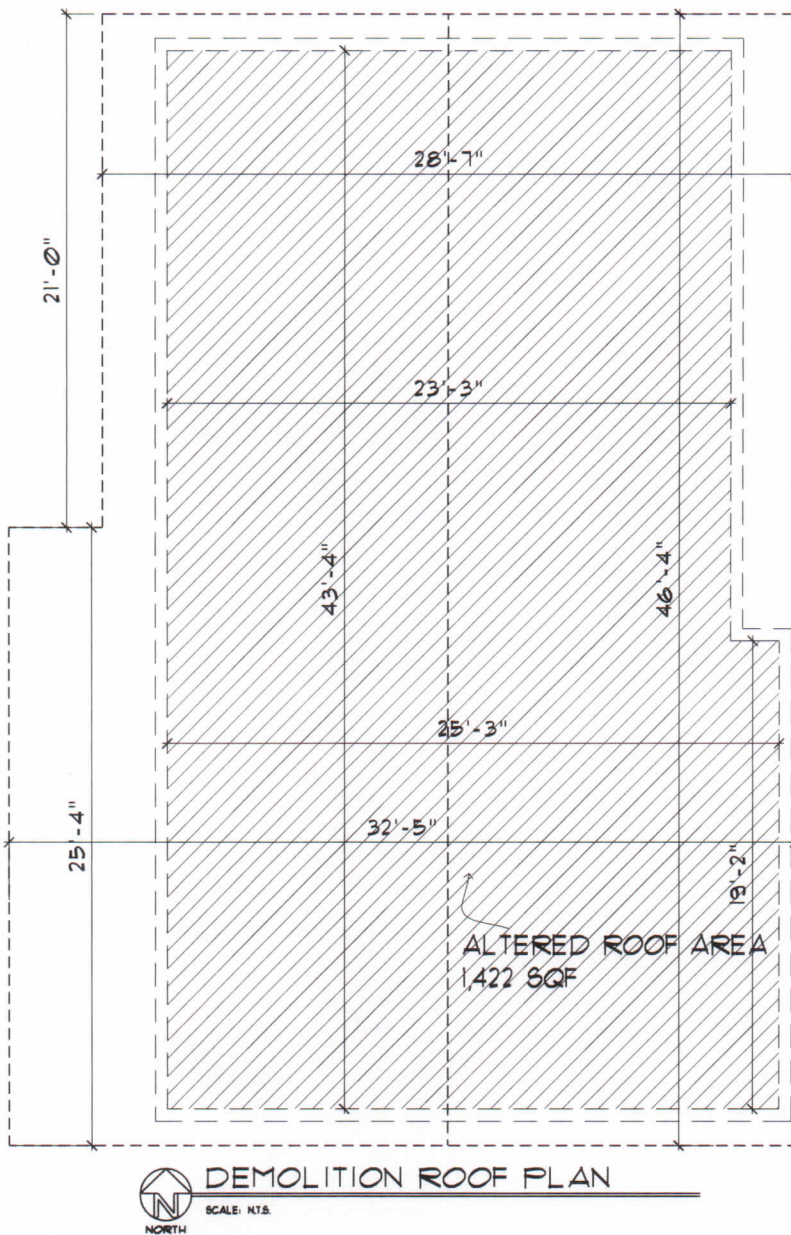
Sheet No:

Checked:

6.A5

Approved:
GEORGE SIMOULIS

265 S. OTT AVE, GLEN ELLYN, IL 60137

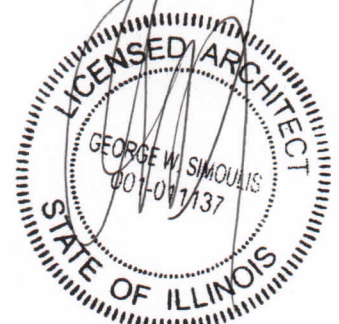


MAIN BUILDING

EXISTING ROOF AREA: 1,046 SQ FT (+) EXISTING WALL AREA: 1,516 SQ FT = TOTAL EXTERIOR SURFACE 2,562 SQ FT

AREA OF ROOF ALTERED: 1,046 SQ FT (+) AREA OF WALLS ALTERED: 225 SQ FT = TOTAL AREA ALTERED 1,271 SQ FT

TOTAL AREA ALTERED: 1,271 SQ FT (+) TOTAL EXTERIOR SURFACE: 2,562 SQ FT (x) 100 = 49.6 %



Kelly Purvis

From: Douglas Totel <dtotel@comcast.net>
Sent: Friday, January 05, 2018 11:34 AM
To: Kelly Purvis
Subject: Comments for Variance Hearing for 265 S Ott Ave

January 5, 2017

Re: Glen Ellyn Zoning Board of Appeals – Public Hearing on Variances to 265 S Ott Ave

Kelly,

Thank you for sharing the construction plans for the residence at 265 S Ott Avenue.

As an adjacent neighbor, I recommend approving the proposed variances to allow proceeding with the construction.

It should be noted that the Lambert Farms subdivision, originally started in the mid-1950s, was built-up under DuPage County zoning guidelines. It was also a well and septic subdivision, since the property was remote from city services – which is the reason for the front to back offset of the residences. Piecemeal annexation of the subdivision by Glen Ellyn did not start until about 1999-2000. Hence most of the properties do not quite fit the somewhat different Glen Ellyn zoning guidelines. Therefore, providing some relief for the owners to proceed with construction is recommended.

Warmest regards,

Douglas Totel
260 S Kenilworth Ave
Glen Ellyn

630-452-3684 (cell)
dtotel@comcast.net

Attachment: Email in support (3041 : 265 S. Ott Avenue - ZV Approvals, 2018)

Section 10-4-6(D)1:

Minimum yard and lot requirements:

1.

Front yard: 50 feet in depth.

The front yard setback distance shall be measured from the front lot line to the closest enclosed point of the principal structure. The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds office after March 1, 1999, may be constructed to the minimum required front yard setback line of 50 feet.

Section 10-5-4(A)4(b):

Structures less than ten feet from principal structure: Accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal structure on the zoning lot.

Section 10-5-5(B)4 TABLE:

25. Porch	X	Limitations:
		(a) Must be open sided and shall be permanently roofed over
		(b) May project up to 25% into required yard
		(c) Floor area above porch may not be enclosed
		(d) Porch must be on first floor level only

Section 10-8-6(B)3:

Nonconforming single-family dwelling: A single-family dwelling which is nonconforming due to zoning bulk control regulations (setback, lot coverage ratio, height, lot width, lot area) may be modified as outlined in the following table, provided all alterations and additions thereto conform to all regulations in the district in which it is located:

		Lots Less Than 50 Feet In Width Or Less Than 6,534 Square Feet In Area		Lots With A Width Of At Least 50 Feet And With At Least 6,534 Square Feet In Area	
		Prohibited	Permitted	Prohibited	Permitted
Alteration:					
	Class I		X		X
	Class II	X		X	
	Class III	X		X	
Addition:					
	Class I		X		X
	Class II	X			X
	Class III	X		X	
Accessory structure			X		X

Zoning Variation Table

Property Description		Date:	11/21/2017
Address:	265 S OTT	MAKE SELECTION FROM EACH PULLDOWN BOX AND INSERT INFORMATION INTO EACH YELLOW HIGHLIGHTED CELL 	
District:	R0 - Residential District ▼		
Lot Type:	Interior Lot ▼		
Building Type:	Single-Family ▼		
Building Height:	2-Story ▼		
Construction Type:	Addition ▼		

Code Section	Lot Regulations	Requirement	Existing	Proposed	Compliant?	
					Yes	No
10-4-6(D)7	Lot Area	18,000 sf min	20,817 sf	20,817 sf	Yes	
10-4-6(D)8	Lot Width	100.00 ft min	112.00 ft	112.00 ft	Yes	
10-4-6(D)9	Lot Depth	150.00 ft min	185.00 ft	185.00 ft	Yes	

Code Section	Principal Structure Regulations <i>Existing and proposed dimensions to proposed area of construction</i>	Requirement	Existing	Proposed	Compliant?	
					Yes	No
	Existing Front Yard Setback (EXFYS)		40.00			
	EXFYS of closest adjacent principal structure		40.00 ft			
10-4-6(D)1	Front Yard Setback	50.00 ft min ⁵	40.00 ft	40.00 ft		No
10-4-6(D)2	Rear Yard Setback	60.00 ft min	119.84 ft	119.84 ft	Yes	
10-4-6(D)3	Interior Side Yard Setback, Left Side	16.80 ft min	19.22 ft	19.22 ft	Yes	
10-4-6(D)3	Interior Side Yard Setback, Right Side	16.80 ft min	48.00 ft	9.13 ft		No
10-4-6(D)4	Corner Side Yard Setback	NA ft min	ft	ft	NA	NA
	Area of Existing Covered/Roofed Structures:					
	• Primary Structure, 1st floor footprint		1116 sf	1661 sf		
10-4-6(E)3(b)	• Porch in Front/Corner Yard - 1 Side Enclosed		0 sf	0 sf		
10-4-6(E)3(b)	• Porch in Front/Corner Yard - min 2 Sides Open		0 sf	213 sf		
10-4-6(E)3(a)	• Accessory Structure - Detached Garage	660 sf max	585 sf	525 sf	Yes	
	• Accessory Structure - Shed		0 sf	0 sf		
	• Accessory Structure - Other		0 sf	0 sf		
	Lot Coverage Area <i>Bonus applied?</i> Yes ▼		1201 sf	1899 sf		
10-4-6(E)1, 2	Lot Coverage Ratio	20.00 % max	5.77 %	9.12 %	Yes	

Code Section	Nonconforming Single-Family Dwelling Additions & Alterations	Change %	Class	Existing	Altered	Permitted?	
						Yes	No
10-8-6(B)3	Additions: Surface Areas						
	• Primary Structure, Basement Level			1065 sf	0 sf		
	• Primary Structure, First Floor Level			1116 sf	380 sf		
	• Primary Structure, Second Floor Level			0 sf	1165 sf		
	• Accessory Structure, Garage			0 sf	0 sf		
	Total Surface Area	138	Class II	1116 sf	1545 sf	Yes	
10-8-6(B)3	Alterations: Surface Areas						
	• Wall Area			1516 sf	225 sf		
	• Roof Area			1046 sf	1046 sf		
	Total Floor Area	50	Class I	2562 sf	1271 sf	Yes	
10-8-6(B)4	Existing Nonconforming Lot Coverage						
10-8-6(B)4(e)	Equivalent Lot Coverage Ratio	40.00 % max			NA %	NA	NA

Code Section	Accessory Structure Regulations			Requirement			Compliant?	
							Yes	No
	Area of Rear Yard				sf	sf		
10-5-4(A)2(a)	□ Total Accessory Structure Area			0 sf max	sf	sf		
10-5-4(A)2(a)	□ Lot Coverage Area Rear Yard			30 % max	%	%		
10-5-4(A)3	Number of Structures on a Lot			3 max	total	total		
10-5-4(A)3	Number of Like Structures			1 max	total	total		
	Distance to Principal Structure			10 ft min	ft	ft		
10-5-4(A)4(a), (b)	• Front Yard Setback			50 ft min	ft	NA ft		
10-5-4(A)4(b), (c)	• Rear Yard Setback			60 ft min	ft	NA ft		
10-5-4(A)4(a), (b)	• Corner Side Yard Setback			NA ft min	ft	NA ft		
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Left Side			16.8 ft min	ft	NA ft		
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Right Side			16.8 ft min	ft	NA ft		
10-5-4(A)4(d)	• Distance to Other Accessory Structure			5 ft min	ft	NA ft		
	Roofed Over Structures (ROS)							
10-5-5(B)4	○ ROS Front Yard Setback			NP	ft	NA ft		
10-5-5(B)4	○ ROS Rear Yard Setback			5.6 ft min	ft	NA ft		
10-5-5(B)4	○ ROS Side Yard Setback			5.6 ft min	ft	NA ft		
10-5-5(B)4	○ ROS Corner Side Yard Setback			18 ft min	ft	NA ft		
10-4-8(F)1	○ Principal Structure Ridge Height		Bonus applied? No ▼	0 ft max ^{1,3}	ft	ft		
10-4-8(F)1	○ Principal Eave, Parapet or LS Roof		Bonus applied? No ▼	27 ft max ^{2,4}	ft	ft		
10-4-8(F)1	○ Detached Garage Ridge Height			22 ft max	ft	NA ft		
10-4-8(F)1	○ Detached Garage Eave/Parapet Height			12 ft max	ft	NA ft		
10-5-5(C)1	Impervious Surface Setback			ft max	ft	ft		

Notes:	
1. Setback Bonus, Ridge:	An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of ridge height up to its maximum.
2. Setback Bonus, Eave:	An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of eave height up to its maximum.
3. Raised Front Porch Bonus:	A 'raised front porch' of at least 2 feet above grade allows up to 2 feet more ridge height. A 'raised front porch' of at least 3 feet above grade allows up to 3 feet more ridge height.
4. Dormer Bonus, Eave:	The eave height shall not apply to dormer(s) no greater than 8 feet wide and the combined dormer width shall not exceed 25 percent of the length of the building side measured to the outside edges, provided the dormers are separated by a minimum of 5 feet.
5. Front Yard Setback:	The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds Office after March 1, 1999, may be constructed to the minimum required front yard setback for the zoning district.

Comments:

Zoning Variations Granted vs Requested for 265 S. Ott Avenue

	Variance Granted 2015	Variance Granted 2016	Variance Requested 2018	Code Requirement
	1 Story Addition	New Construction	2 Story Addition	
Front Yard	40 feet	40 feet	40 feet	50 feet
Side Yard	9.13 feet ¹	--	--	16.8 feet
Front Porch	40% (20 feet)	--	29% (14.52 feet)	25% (12.5 feet)
Garage	--	--	9.13 feet ²	16.8 feet & 50 feet
Alteration	--	--	50%	< 50% ³

¹ Granted for the principal structure with attached garage

² Garage must adhere to the same setback as the principal structure

³ Only permitted when the addition meets the Zoning District Regulations

265 S Ott Ave. - Zoning & Location



Map created on January 4, 2018.

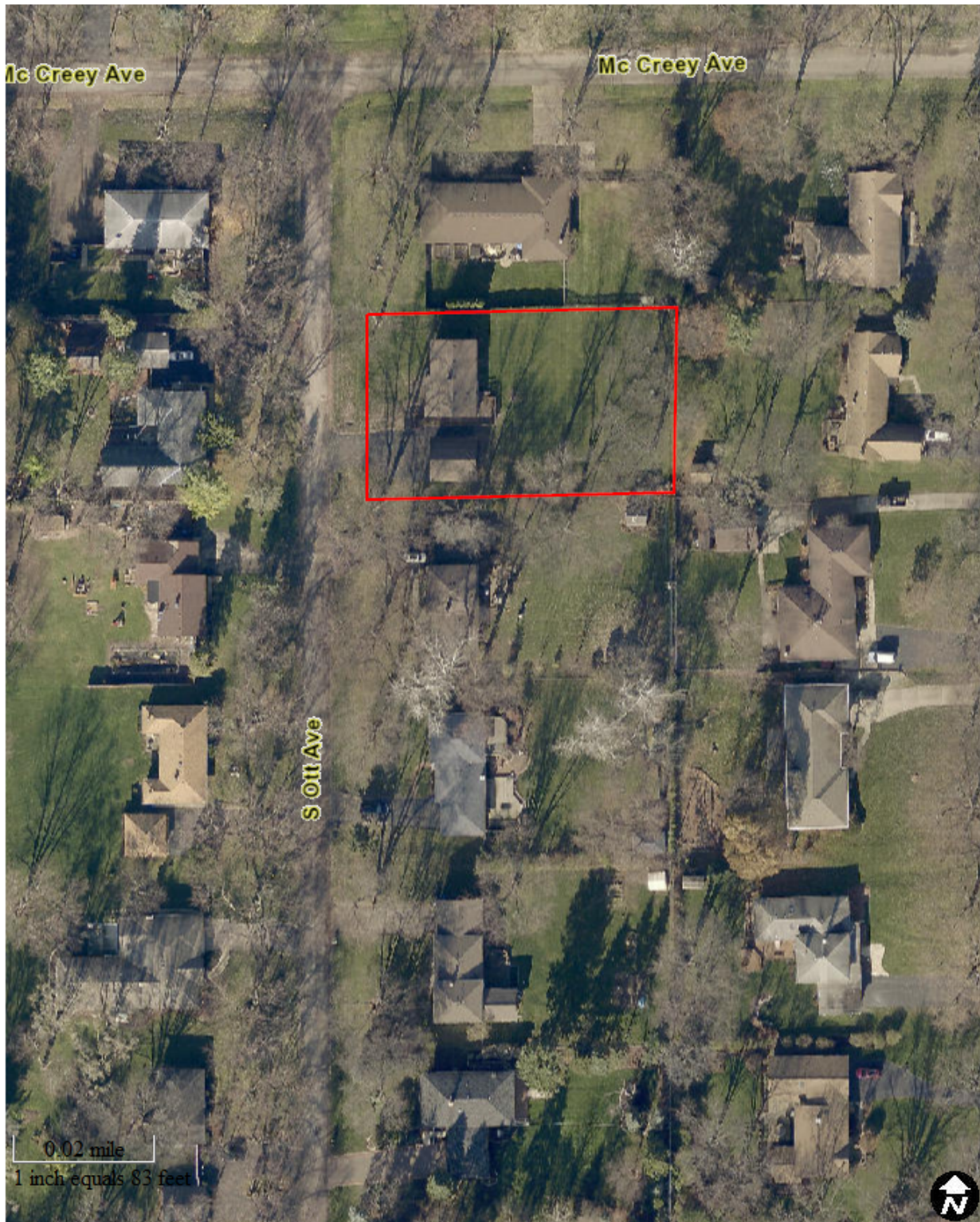
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Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



Map created on January 4, 2018.

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265 S Ott Ave. - 2' Controur



Map created on January 4, 2018.

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NOTICE OF PUBLIC HEARING

Dagmara Kamionka, owner of the property at 265 S. Ott Avenue, is requesting a public hearing for variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the variations on **Tuesday, January 9, 2018** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owner is requesting approval of variations from the Glen Ellyn Zoning Code 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 10-4-6(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 9.13 feet in lieu of the minimum required side yard setback of 16.8 feet.
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 approximate 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 and a Class III Addition to a single family dwelling that is non-conforming due to zoning bulk control regulations and 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 property is zoned R0, Residential District, and 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

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Brian Baltudis, ADA Coordinator, at (630) 547-5209.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\OTT\265 S OTT\Public Notice.doc



265 S Ott Avenue

350 ft Buffer from 501 265 S Ott Avenue

Parcels within 350 ft

PIN	CURRENT OWNER	BILLNAME	STREET ADDRESS
05-22-409-012	CURRENT OWNER	BRGIHAM-ALTHOFF, ADAM & C	1800 MC CREEY AVE
05-22-410-008	CURRENT OWNER	TOTEL, DOUGLAS P & VICKI	260 S KENILWORTH AVE
05-22-410-004	CURRENT OWNER	DUSEK, PAUL A & LAURIE A	285 S OTT AVE
05-22-403-004	CURRENT OWNER	ZIOLKOWSKI, EDWIN L	216 MC CREEY AVE
05-22-403-007	CURRENT OWNER	ARANJO, TIMOTHY R & MARY	240 MC CREEY AVE
05-22-409-005	CURRENT OWNER	ROSS, DANIEL J	215 MC CREEY AVE
05-22-409-010	CURRENT OWNER	SCHERR, ROBERT E	1S624 OTT AVE
05-22-403-003	CURRENT OWNER	HOLUB, GERALDINE M	208 MC CREEY AVE
05-22-409-006	CURRENT OWNER	KOZAK, KIMBERLY	270 S OTT AVE
05-22-403-006	CURRENT OWNER	BENES, ROBERT & CATHERINE	232 MC CREEY AVE
05-22-410-005	CURRENT OWNER	BIRNS, DONALD J & SUSAN M	295 S OTT AVE
05-22-411-003	CURRENT OWNER	MUELL, NORBERT & BEVERLY	275 S KENILWORTH AVE
05-22-403-011	CURRENT OWNER	NISHIMURA, DALE A	270 MC CREEY AVE
05-22-410-013	CURRENT OWNER	SMITH, THOMAS & MARLYS	310 S KENILWORTH AVE
05-22-403-009	CURRENT OWNER	MICHALEK, DANIEL & MARILYN	252 MC CREEY AVE
05-22-411-002	CURRENT OWNER	FINNIGAN, KAREN C	110 N YORK RD
05-22-409-013	CURRENT OWNER	BERG, DANIEL A & MARY C	1S555 LORRAINE RD
05-22-409-015	CURRENT OWNER	WEBER, LORETTA V	1525 LORRAINE RD
05-22-410-001	CURRENT OWNER	HANSSEN, TODD M & SHEILA	235 MC CREEY AVE
05-22-411-004	CURRENT OWNER	TAYLOR JR, CHARLES D & E A	285 S KENILWORTH AVE
05-22-409-016	CURRENT OWNER	WEBSTER, JUSTIN & K	1S609 LORRAINE
05-22-410-006	CURRENT OWNER	BIES, MR & MRS E D	305 OTT AVE
05-22-410-009	CURRENT OWNER	WILLEY, TIMOTHY & BRENDA	270 S KENILWORTH AVE
05-22-410-011	CURRENT OWNER	ISHMAN, MERLE & CAROL ANN	290 S KENILWORTH AVE
05-22-411-005	CURRENT OWNER	PISARCZYK, ROMAN & DENISE	295 S KENILWORTH AVE
05-22-403-008	CURRENT OWNER	ROSIO, JEAN M	246 MC CREEY AVE
05-22-410-010	CURRENT OWNER	SCHWEITZ, NORMAN	280 S KENILWORTH AVE
05-22-411-001	CURRENT OWNER	STEWART, GERALD & SUSAN	261 S KENILWORTH AVE
05-22-409-007	CURRENT OWNER	KURDZIEL, EDWARD & M	280 S OTT AVE
05-22-403-005	CURRENT OWNER	HAUSHAHN, HERBERT & M	224 MC CREEY AVE
05-22-409-008	CURRENT OWNER	ECKER, RAYMOND F TR	1S580 OTT AVE
05-22-409-014	CURRENT OWNER	HOETTE, SANDRA K	1S567 LORRAINE RD
05-22-410-003	CURRENT OWNER	GOHEEN, MARTIN & D ARNCE	275 S OTT AVE
05-22-409-009	CURRENT OWNER	PONZO, ANTHONY	300 S OTT AVE
05-22-410-012	CURRENT OWNER	TREMONT, THOMAS N & LYNN	300 S KENILWORTH AVE

CITY STATE ZIP

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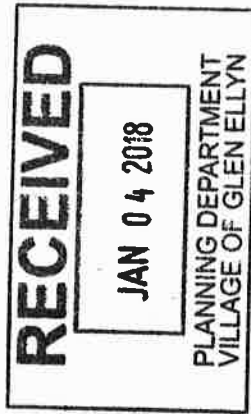
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Published in Daily Herald December 23, 2017 (4489812)



CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Glen Ellyn, Glendale Heights, Hanover Park, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park, Warrenville, West Chicago, Wheaton, Winfield, Wood Dale

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published December 23, 2017 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltusis
Designee of the Publisher and Officer of the Daily Herald

Control # 4489812

Attachment: Certificate of Publication (3041 : 265 S. Ott Avenue - ZV Approvals, 2018)