



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, November 4, 2025
7:00 PM
Civic Center, Galligan Room

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

- A. Call to Order**
- B. Public Comment**
- C. Approval of the Minutes**
 - 1) Review and Approval of the October 7, 2025, Zoning Board of Appeals Meeting Minutes.
- D. New Business**
 - 1) Public Hearing — 445 Stagecoach Run
 - 2) Public Hearing - 654 Duane Street
 - 3) Public Hearing — 189 East Road
 - 4) Public Hearing - 167 Forest Avenue
- E. Other Business**
- F. Chairperson's Statement**
- G. Trustee Liaison's Report**
- H. Staff Report**
- I. Adjournment**

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



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

Meeting 11/4/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-927)

DOC ID: 2025-927

Review and Approval of the October 7, 2025, Zoning Board of Appeals Meeting Minutes.

Statement of the Issue:

Review and Approval of the October 7, 2025, Zoning Board of Appeals Meeting Minutes.

Analysis:

Review and Approval of the October 7, 2025, Zoning Board of Appeals Meeting Minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the October 7, 2025, Zoning Board of Appeals Meeting Minutes.

Attachments:

1. Draft October 7, 2025, ZBA Minutes

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

A. Call to Order and Roll Call

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

Roll was called.

Present: Chairperson Chip Miller, Board Members, Matthew Jones, Peter Kelly, Noreen Lakhani, and Craig Pavlich

Absent: Christiane McKnight, Todd Buckton

Also in attendance: Daniel Harper, Planning Manager and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

None

C. Approval of Minutes

1. Review and Approval of the Minutes of September 2, 2025, Zoning Board of Appeals Meeting.

Member Pavlich made a motion to approve the minutes as presented. Member Jones seconded the motion. Motion passed with Members Kelly and Miller abstaining due to not attending the meeting.

2. Review and Approval of the Minutes of September 9, 2025, Zoning Board of Appeals Meeting.

Member Jones made a motion to approve the minutes as presented. Member Kelly seconded the motion. Motion passed unanimously.

D. Old Business

1. Public Hearing-194 S. Ellyn Avenue

Member Lakhani moved to reopen the Public Hearing on 194 S. Ellyn Ave. Member Jones seconded the motion and the motion passed by voice vote.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, reintroduced the following variation request for 194 S. Ellyn Avenue.

Daniel reintroduced the zoning variation to the Board Members as follows:

After considering the originally proposed variation to allow for an addition to the non-conforming garage at its September 9, 2025, meeting, the Zoning Board of Appeals voted to continue the public hearing of this request to the October ZBA meeting to allow for the applicant to bring new proposals showing reduced eave heights and reduced dormer sizes to reduce the overall impact of the proposed massing of the addition to the existing accessory structure. The applicant has brought two new exhibits (Exhibit A and Exhibit B) to be considered by the ZBA.

Exhibit A: This proposed addition shows an eave height of 12 feet with two 3'-6" wide dormers. The proposed eave height is conforming per section 10-4-8(F) of the Village Code. The proposed dormer eave heights of approximately 17 feet would also be permissible per Section 10-4-8(F)(1)(4) of the Village Code as the dormers are less than 8 feet in width and do not exceed 25 percent of the building's side. This proposed exhibit would eliminate the need for variation request number 1.

Exhibit B: This proposed addition shows an eave height of 14 feet with one 7-foot-wide dormer. This proposal reduces the original eave height request by two feet (2'-0") while still maintaining the higher ceilings that are desired by the applicant. This proposal shows one dormer on the west side of the addition and two skylights on the east side.

Seeing no questions for staff, Chairperson Miller asked the petitioner to make their presentation.

Sworn in, Petitioner Dennis Sheehan

Mr. Sheehan presented a comparative eave height exhibit of the two options that was proposed to the ZBA. He stated that both proposed options would be appropriate for the area. He requested that the 14 feet eave height be considered and claimed that the reduced eave height would reduce approximately 500sqft of "usable space."

Member Questions

Member Pavlich- Do you know the eave height of the principal structure.

Petitioner Sheehan- About 12 feet.

Member Pavlich- My memory from the last meeting was that is around 16 feet in height.

Member Jones – Stated his support for variation requests 2, 3 and 4. He stated his support for both proposed exhibits and was willing to listen to the deliberation of the board members.

Member Pavlich – Stated that he supported Exhibit A that showed the 12-foot eave height request as this is conforming to the code.

Member Kelly – Stated that he supported the application for variations 2, 3 and 4 and supported the design shown in Exhibit A has this elimination the need for the eave height variation.

Member Lakhani – Stated that she agreed with the sentiments of the statements from previous members.

Chairperson Miller – Stated that he would not support application's requests for variations.

Petitioner Sheehan – Stated that the difference between 12 feet and 14 feet is not significant on the outside of the structure but is significant to the interior of the structure as this allows much greater vertical space and allows for much more maneuverability within the structure.

Member Jones – Asked for clarification on if the zoning for the property had changed at any point in the past.

Mr. Harper – I'm sure the details regulating accessory structures have changed but I do not know the timeline or have that information available at this time.

Seeing no further questions from the Board, Chairperson Miller asked a motion to close the public hearing.

Member Kelly made a motion to close the public hearing Member Lakhani seconded the motion. Roll call was called and the motion passed 5 (yes) 0 (no).

Member Jones made a motion to deny the variation request from Section 10-4-8(F) as this is not the minimum variation necessary to make possible the reasonable use of the structure. Member Kelly seconded the motion; roll was called passed by a unanimous vote 5 (yes) 0 (no).

A Motion to approve variations from Section 10-5-4(A)(2)(a), Section 10-5-4(A)(3), and Section 10-5-4(B)(2) on 194 S. Ellyn Avenue was made by Member Kelly and seconded by Member Jones. The motion passed with four (4) votes yes and one (1) vote no. Chairperson Miller in the dissent.

Findings of Fact- 194 S. Ellyn Avenue.

The Zoning Board of Appeals, having fully heard and considered the testimony of all those present at the hearing and being fully advised of the premises makes the following findings pursuant to sections 10-10-12 of the Villages Zoning Code. The evidence provided by the applicant and presented in the public hearing shows that three proposed zoning variations meet the above standards because the proposed variation is necessary to construct a second story addition to a previously permitted non-conforming garage as the garage was originally constructed in 1964. Two neighboring residents spoke in favor of the request. The proposed ridge height would be in conforming to the zoning code. The plight of the owner is due to unique circumstances, and the variation will not alter the essential character of the locality.

Pursuant to the authority vested in it by the statutes of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of 4-1, that three (3) of the requested zoning variations reflected in these findings be granted and that the Applicant's request for those zoning variations be approved and the zoning variation from Section 10-4-8(F) to allow an eave height for a detached garage to be twenty feet (20'-0") in lieu of the maximum allowed eave height of twelve feet (12'-0") be denied for the property located at 194 S. Ellyn Avenue, Glen Ellyn, Illinois.

Motion to accept Findings of Fact by Member Jones Seconded by Member Lakhani. Motion was approved unanimously.

E. New Business

1. Public Hearing - 445 Stagecoach Run

Chairperson Miller requested a motion to table the public hearing for the application to the November 4, 2025, ZBA Meeting.

A motion was made by Member Pavlich to table the public hearing for the application to the November 4, 2025, ZBA Meeting. Seconded by Member Jones. Motion carried unanimously.

2. Public Hearing - 734 Meredith Place

Member Jones motioned to open the Public Hearing on 734 Meredith Place. Member Kelly seconded the motion and the motion passed by voice vote.

Sworn in, Petitioner Dan Wilt, owner of 734 Meredith Place.

Mr. Wilt: Stated that he was proposing to rehabilitate the garage while raising the roof of the structure so as to be adequate for the storage of modern-day cars. The garage is to maintain the same footprint and setbacks.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the following variation request for 734 Meredith Place.

Mr. Harper explained that the property currently has a 500 square foot two-car garage that is located approximately one foot (1'-0") from the eastern property line in lieu of the required twenty-foot (20'-0") corner side-yard setback. The applicant is proposing to raise the roof of the existing garage to allow for a garage door opening of eight feet (8'-0") in height. According to the applicant, the current garage door opening is six feet (6'-0") tall and does not accommodate heights of contemporary cars. The maximum ridge height of the proposed enlargement would be thirteen feet and eight inches (13'-8") and would be the allowed height for a detached garage per village code. Mr. Harper explained that according to a building permit record dated 5/1/1969, a variation was granted on 9/23/1968 to allow for the construction of the detached garage at its current location.

The alteration of the structure requires a zoning variation because a structural modification to a legally existing non-conforming structure is not permissible per village code.

Member Questions

Member Lakhani- is this structure being used as a garage right now?

Mr. Harper – Yes.

Member Kelly – do paver patios count towards lot coverage in the code?

Mr. Harper – no, lot coverage counts towards roofed structures. Paver patios do count towards impervious surface coverage.

Member Pavlich, asked the applicant – the garage will maintain the same area and footprint, correct?

Mr. Wilt – Yes. Yes, we are performing repairs to the garage and raising the roof.

Member Pavlich – Will the existing foundation be replaced?

Mr. Wilt – It will depend on the condition of the foundation while when we begin the rehabilitation.

Member Pavlich – So you will try to rehabilitate the existing structure?

Mr. Wilt – Yes. When we compared alternatives for a new garage, rehabilitating the existing structure was the preferred option.

Member Pavlich – stated that the property has a unique shape and topography.

Member Jones – stated that its proximity to Riford Road created challenges. He asked if the applicant would be willing to move the garage to be 3 feet from the side and rear lot lines as this is the requirement for interior lots.

Mr. Wilt – That was not my intention and would create challenges in utilizing the existing foundation like we have planned.

Chairperson Miller – is the current condition of the garage a safety risk?

Mr. Wilt – Yes, the garage has to be repaired as the structure is potentially dangerous.

Member Jones made a motion to close the public hearing Member Kelly seconded the motion. Roll call was called and the motion passed 6 (yes) 0 (no).

Deliberation

Member Kelly - This seems straight forward and that to require a new garage in a new location would be onerous to the property owner. This appears to be a minimal request, and I support this request.

Member Lakhani - I also support this request.

Member Jones - Stated he would support a 3-foot side yard setback but would not support the 1-foot side yard request.

Member Pavlich - Because the new design would conform to village code and that this would not further increase the existing encroachment, I support this request.

There was discussion on whether the variation would be applicable if new construction was proposed. Mr. Harper stated the zoning request was specific to the proposed structural alteration. If the alteration permit is no longer in effect and a new permit is submitted for new construction, then a new variation would need to be requested.

Chairperson Miller - Because this is an existing non-conforming structure and would not further increase the existing non-conforming encroachment, I support this request.

Member Jones: Stated that 3 feet would be appropriate if the foundation was being replaced.

Member Pavlich made a motion to approve the request as presented. Member Lakhani seconded the motion. Roll call was called and the motion passed 4 (yes) 1 (no). Member Jones in the dissent.

Findings of Fact – 734 Meredith Place

The Zoning Board of Appeals, having fully heard and considered the testimony of all those present at the hearing and being fully advised of the premises makes the following findings pursuant to sections 10-10-12 of the Villages Zoning Code. The evidence provided by the applicant and presented in the public hearing shows that the proposed zoning variation meets the required standards because the proposed variation is necessary to rehabilitate the existing legal non-conforming garage that was permitted and originally constructed in 1969. The proposed ridge height would be in conforming to the zoning code. The plight of the owner is due to unique circumstances, and the variation will not alter the essential character of the locality. Pursuant to the authority vested in it by the statutes of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of 4-1, that the Applicant's request for zoning variations be approved for the property located at 734 Meredith Place, Glen Ellyn, Illinois.

Motion to accept Findings of Fact by Member Jones. Seconded by Member Lakhani. Motion was approved unanimously.

F. Other Business

1. Review and approval of Rules of Procedure for the Glen Ellyn Zoning Board of Appeals

Motion to approve and adopt the Rules of Procedure for the Glen Ellyn Zoning Board of Appeals by Member Kelly, Member Jones second all in favor. Motion passed unanimously.

E. Chairperson's Statement

Chairperson Miller asked the Board regarding procedural order on whether the findings of fact should come before or after the motion for the application. The Board concluded that findings of fact should come before the motion for approval or denial of the application.

Chairperson Miller made note that the newly appointed Trustee Duncan will be the trustee liaison to the Zoning Board of Appeals.

F. Trustee Liaison Report

No Trustee Liaison Report

G. Staff Report

Planning Manager Daniel Harper- Stated the following:

- 807 Hill Avenue Variation was approved by the Village Board.
- 236 Sunset Avenue Variation was approved by the Village Board.
- 365 Kenilworth Variation was approved by the Village Board.
- 799 Riford is being considered for a Historic Landmark Designation.
- The Plan Commission will consider a text amendment to allow for restaurant use in the C4 Office District.
- We have four ZBA items coming for the November meeting date.
- Exterior Appearance Review for Maplewood Brewery on October 28.
- Proposed annexation on Ahlstrand Road.
- Legacy Shops of Glen Ellyn variations coming to November Plan Commission.

H. Adjournment

Member Lakhani made a motion to adjourn the meeting. Member Pavlich seconded the motion and passed by voice vote at 8:40 PM.

Respectfully submitted,
Daniel Harper



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

Meeting 11/4/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-922)**

DOC ID: 2025-922

Public Hearing — 445 Stagecoach Run

Statement of the Issue:

The petitioner, Jamie Simoneit, representing Thomas and Ann Villanova, the owners of the property at 445 Stagecoach Run, has applied for a zoning variation to accommodate the proposed interior remodel of the home attic which includes a new shed dormer with a proposed eave height of twenty-eight feet and eight inches (28'-8") in lieu of the maximum allowed eave height of twenty-five feet (25'-0").

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-8(F) to allow an eave height of a proposed dormer on the principal structure of twenty-eight feet, eight inches (28'-8") in lieu of the maximum allowed eave height of twenty-five feet (25'-0").

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

PUBLIC NOTICE: Notice of the public hearing was published in the September 19, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: The property was included in a zoning variation petitioned by the Stacy Woods Homeowners Association to allow for the construction of a 6'-6" solid wood fence to be constructed along the southern property lines of 443, 445, 447, and 451 Stagecoach Run and 465, 569 and 473 Stagecoach Court in lieu of the minimum 4-foot tall, 50% open fence permitted. The approving ordinance of the variation is Ordinance No. 5688.

PERMIT HISTORY:

| Year | Permit No. | Type |
|------|------------|------------------------------|
| 2019 | 20191429 | Patio & Walkway |
| 2018 | 20180827 | Roof, Gutters, Downspouts |

| | | |
|------|----------|------------------------|
| 2010 | 20101900 | Fence |
| 1995 | B15252 | Finish Basement |
| 1990 | B11490 | Deck |
| 1989 | B11278 | New Single-Family Home |

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

1. Section 10-4-8(F) to allow an eave height of a proposed dormer on the principal structure of twenty-eight feet, eight inches (28'-8") in lieu of the maximum allowed eave height of twenty-five feet (25'-0").

The applicant is proposing an interior remodel and exterior alteration to convert the existing attic into a third story for a home office and loft space. As part of this proposed conversion, the plans include a shed dormer located in the rear of the home to provide natural light into the space and provide a more accessible point of egress. The eave height of the proposed shed dormer is approximately 28'-8" in height, or 3'-8" higher than the maximum allowed eave height of 25'-0".

The Zoning Code has a bonus provision that allows dormers to be exempted from the maximum allowable eave height, but that is limited to dormers that do not exceed eight feet (8') in width individually and, in the case of this home, no more than 16.5' in total. The proposed dormer exceeds 18' in width, so it does not qualify for the dormer height bonus.

There is also a bonus provision that allows the maximum eave height to be increased on homes that are set back a greater distance than the minimum required by the Code. In this case, to qualify for a bonus that would allow for an eave height of 28'-8", the side yard setbacks would need to be no less than 12.7' on each side. The existing side yard setbacks of 9.47' (west) and 9.6' (east) are less than one (1) foot greater than the minimum required and below what would be necessary to qualify for a four-foot eave height bonus.

NOTE: The existing home has a lot area coverage ratio of approximately 25.9%, which does not conform to the maximum 20% lot coverage ratio that is permitted for homes more than one story in height. However, the home was lawfully constructed as there was no lot coverage ratio in place at the time the home was permitted in 1989. The proposed Class I alteration to a nonconforming structure is permitted by Section 10-8-6(B)(3) of the Zoning Code.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Application - Zoning Variation
2. Aerial Map 445 Stagecoach
3. Zoning Map 445 Stagecoach
4. Plat of Survey
5. Building Elevations
6. Floor Plan



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 9/5/2025

Application No: 2025-0036

Name of Applicant: Daniel J Simoneit

Address of Applicant: 864 Woodland Avenue Glen Ellyn, IL 60137

Property Interest of Applicant: Owner Representative - Architect

Name of Owner: Thomas & Ann Villanova

Address of Owner: 445 Stagecoach Run Glen Ellyn, IL 60137

Phone:

Email:

Contacts:

| Type | Name | Address | Phone | Email |
|-------------------|-------------------|--------------------------|-------|-------|
| | | 864 Woodland Avenue Glen | | |
| Petitioner | Daniel J Simoneit | Ellyn, IL 60137 | | |
| | | 864 Woodland Avenue Glen | | |
| Web Administrator | Daniel J Simoneit | Ellyn, IL 60137 | | |
| | Thomas & Ann | 445 Stagecoach Run Glen | | |
| Parcel Owner | Villanova | Ellyn, IL 60137 | | |

Property Address: 445 Stagecoach Run

Project Name: Web Project

Project Description: Interior remodel w/ a new shed dormer at the existing third floor attic to provide natural light and egress for a proposed "work from home" office

Legal Description of Property:

OF LOT 34 IN STACY WOODS RESUBDIVISION

UNIT 3,

BEING A SUBDIVISION OP PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2,

TOWNSHIP 39 NORTH,

RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1989 AS DOCUMENT R89-055876 IN DU PAGE COUNTY, ILLINOIS.

Freestanding Single Family Private Residence w/ a (2) car attached garage

Estimated Date to Begin New Use/Construction: 11/1/2025

Present Use: Zoning: R2, Single Family Residential District

Lot Dimensions: irregular: N: arc 60.55' x E: 117.49 x S: 71.25 x 137.16

Lot Area: 10224

: 05023240120000

Narrative Statement:

Zoning Variation to: 10-4-8: R2 RESIDENTIAL DISTRICT (F) MAXIMUM HEIGHT - MAXIMUM EAVE, Lot Width 66' to 90' (25'). We are seeking a 28'8" (+ 3'8") eave height for a proposed shed dormer located on the south/backside of an existing 2-story single family private residence.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:
 1. The home was constructed in 1989, (13) years prior to the adoption of the current code
 2. The property is irregular in shape on a curving street w/ side yards that taper to the rear - thus a reduced/smaller rear and interior side yard widths
 3. The maximum eave height forces egress window egress sills down onto the the floor creating a hazardous condition
 4. the maximum eave height reduces the amount of natural light and ventilation to the proposed office
2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The home is built in a very unique Neo-eclectic French Cottage style w/ a soaring roof line that masks the second + third floors behind what appears to be 1.5 story home. The elevated ridge line and four-sided hipped roof yields +/- 350 sf of usable floor are at the third floor/attic that is currently unused/unfinished

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:
The proposed shed dormer faces the south back yard and will not be able to be viewed from the street.
4. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:
The property is irregularly shaped on a curved street w/ side yards that taper from a wide front to a narrower back thus creating smaller side yards. If the lot was not tapered this variation request would not be necessary because the home would qualify for a 30'+ Maximum Eave Bonus
5. 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:
Forty homes face Stagecoach Run. Thirty six of them present themselves as traditional 2-story homes. The Villanova residence is one offer that present as 1.5 story.
6. 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 purpose of the variation is to create a usable work from home office w/ adequate (per code) natural light and ventilation in existing usable third floor square footage in lieu of a more expensive addition.
7. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.
The home was built in 1989 - (13) years before the current code was adopted. The Villanova's purchased the home in 2018
8. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.
None expected at this time. We are seeking a variation to increase an eave that is to be located in the rear yard by (.102%) from 25' to 28'8"
9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.
None expected at this time. The proposed dormer is on the south side and below the homes ridge line - thus the homes existing shadow line will not be changed - thus the proposed dormer will have zero impact on both the supply of light and air to neighboring/adjacent properties.
10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

None expected at this time. The existing home is outfitted with smoke detectors per code, as will the proposed attic office. The distance between the adjacent homes will remain unchanged.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village. None expected at this time. We believe that upon completion of this project that we will be greatly improving the property and thus the welfare of the neighborhood and the Village of Glen Ellyn.

12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

None expected at this time. We believe that upon completion of this project that we will be greatly improving the home and it's value - thus improving property values with in Stagecoach Run and the Village of Glen Ellyn.

13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

None expected at this time. Construction debris dumpsters and material delivery will be staged on the property in the driveway.

14. Provide evidence that the proposed variation will not: Create a nuisance.

None expected at this time. The General Contractor shall be respectful of all codes + ordinances regarding construction with in the Village.

15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

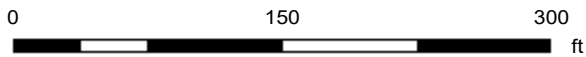
None expected at this time. This project is on private property and is to be fully funded privately.

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

The requested increase of 3'8" will allow for the windows to be lifted up off the floor and allow them to be set at typical head height of 6'8"

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

The Villanova's have lived in the home for a little over over 7 years and are now re-investing in the house to update its original 36 year old finishes in the effort to make this their forever home. Tom works from home putting in over forty hours a week and spends the majority of that time on the phone - converting the unused and unfinished attic space to a usable work office creates the amenity that will keep him and his family of four in 445 Stagecoach Run for many years to come. Thank you for your valuable time and your consideration in the matter.



Print Date: 9/15/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

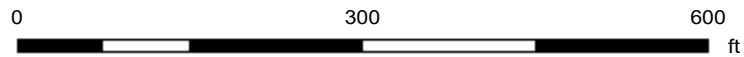


Legend

Zoning and Development

Zoning

- R1: Single Family Residential District
- R2: Single Family Residential District



Print Date: 9/15/2025

Notes

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Villanova Residence 445 Stagecoach Run

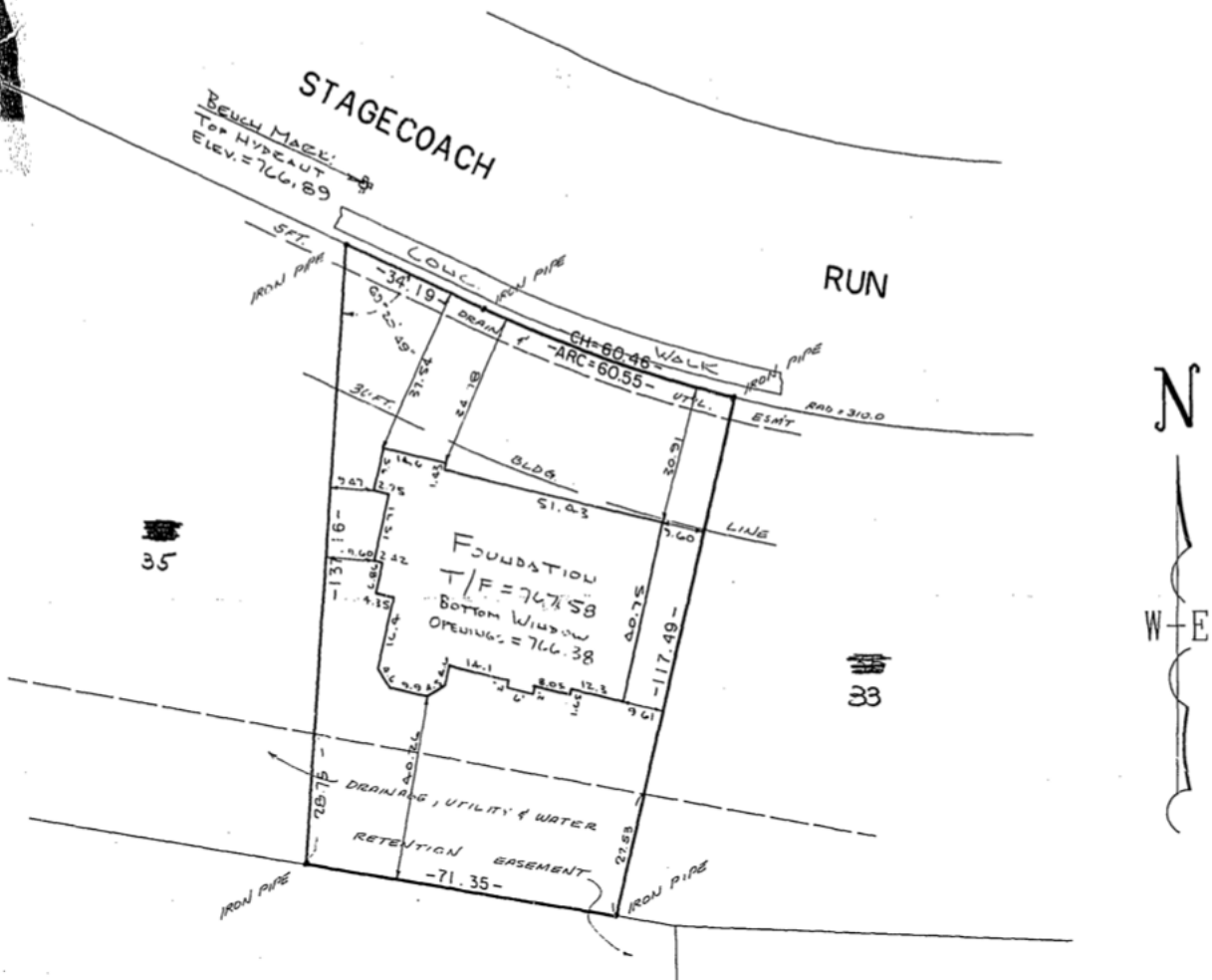
PLAT OF SURVEY

OF LOT 34 IN STACY WOODS RESUBDIVISION UNIT 3, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 12, 1989 AS DOCUMENT R89-055876 IN DU PAGE COUNTY, ILLINOIS.

This property is known as 445 Stagecoach Run, Glen Ellyn, IL.

Ordered by: O & R Construction, 101 1/2 E. Front St., Wheaton, IL.

POT
URVEY



25

26

STATE OF ILLINOIS)
COUNTY OF DU PAGE) s. s.

This is to certify that I, Harold F. Steinbrecher, Jr., a Registered Professional Engineer and Illinois Land Surveyor, have surveyed the property shown and described on the annexed plat, which to the best of my knowledge and belief, is a correct representation of said survey. All distances are in feet and decimal parts thereof. Scale of plat is 20 feet to one inch.

Wheaton, Illinois, June 12, 1989.
FOUNDATION LOCATED 12/21/89

Harold F. Steinbrecher, Jr. P.E.

Harold F. Steinbrecher, Jr. P.E.
Harold F. Steinbrecher, Jr., P.E.
Registered Professional Engineer 22924
Illinois Land Surveyor 1594
110 North West Street
Wheaton, Illinois 60187
Telephone (312) 668-4143



30-598



EXTERIOR ELEVATION: FRONT / NORTH

1/4" = 1/8" 02

WINDOW SCHEDULE:

1/4" = 1/8" 01

| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
| 00 PROPOSAL MTG. | 11.07.24 |
| 00 CONTRACT / RETAINER | 12.06.24 |
| 00 DOCUMENT EXISTING | 01.16.25 |
| 00 INPUT EXISTING | 03.20.25 |
| 01 PROGRAM - SD.01 | 04.18.25 |
| 02 SD.02 + DD.01 | 05.02.25 |
| 03 SD.03 + DD.01 | 05.16.25 |
| 04 SD.04 + DD.02 | 06.19.25 |
| 05 SD.05 + DD.03 | 05.18.25 |
| 05 PRELIMINARY PRICING | 05.18.25 |

VILLANOVA RESIDENCE
 445 STAGECOACH RUN
 GLEN ELLYN, ILLINOIS 60137

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

p 630.858.5888
 f 630.858.5828

zplusoai@astound.net
 zpluso.com

STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION
 NUMBER
 184007431-0001

EXPIRES: 2026-11-30

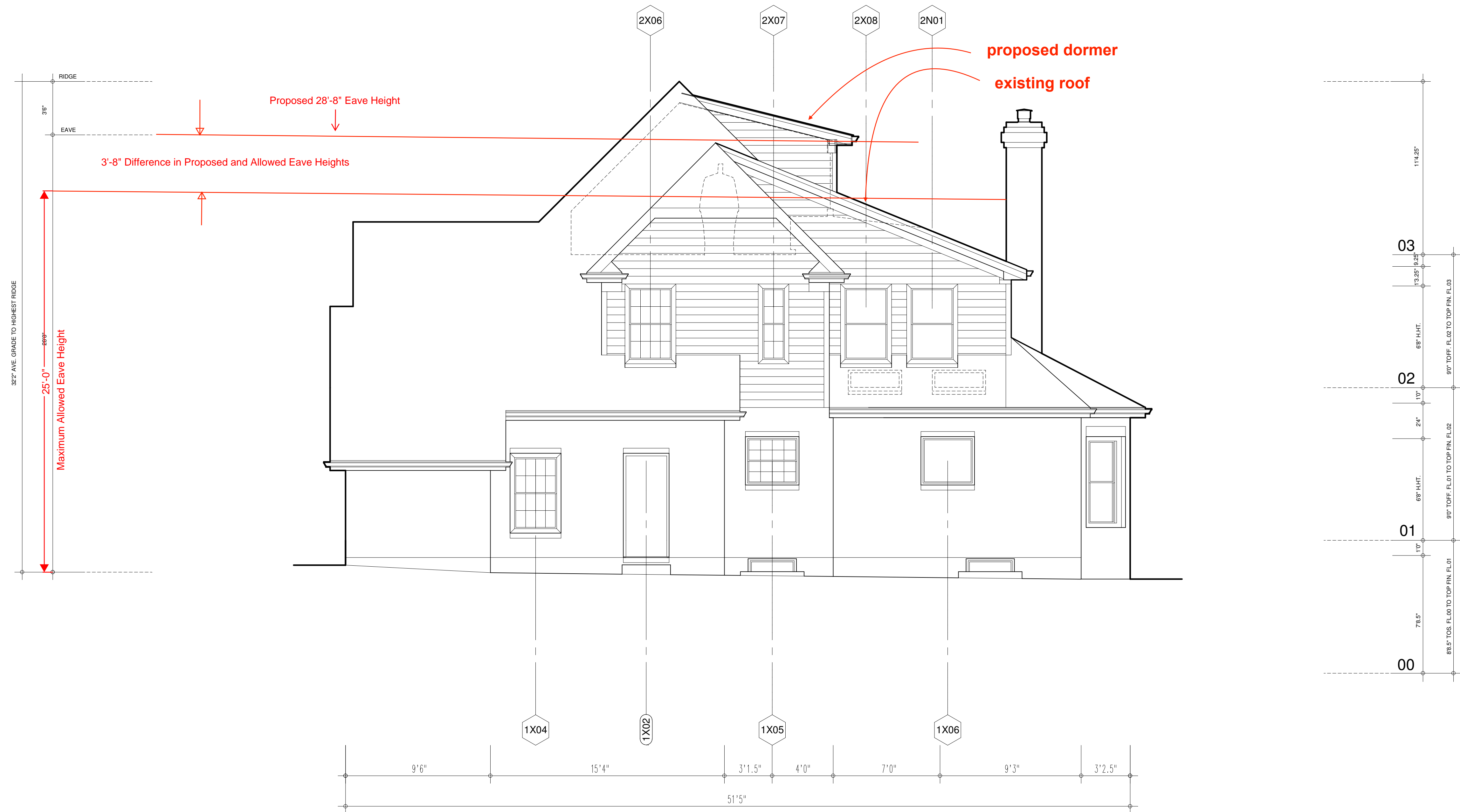
DRAWING TITLE

EXTERIOR ELEVATION
 FRONT / NORTH FACADE

PROJECT NO.: 24.016

SHEET NUMBER

A4.00



| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
| 00 PROPOSAL MTG. | 11.07.24 |
| 00 CONTRACT / RETAINER | 12.06.24 |
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STATE OF ILLINOIS
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 184007431-0001

EXPIRES: 2026-11-30

DRAWING TITLE

EXTERIOR ELEVATION
 RH / WEST FACADE

PROJECT NO.: 24.016

SHEET NUMBER

A4.01

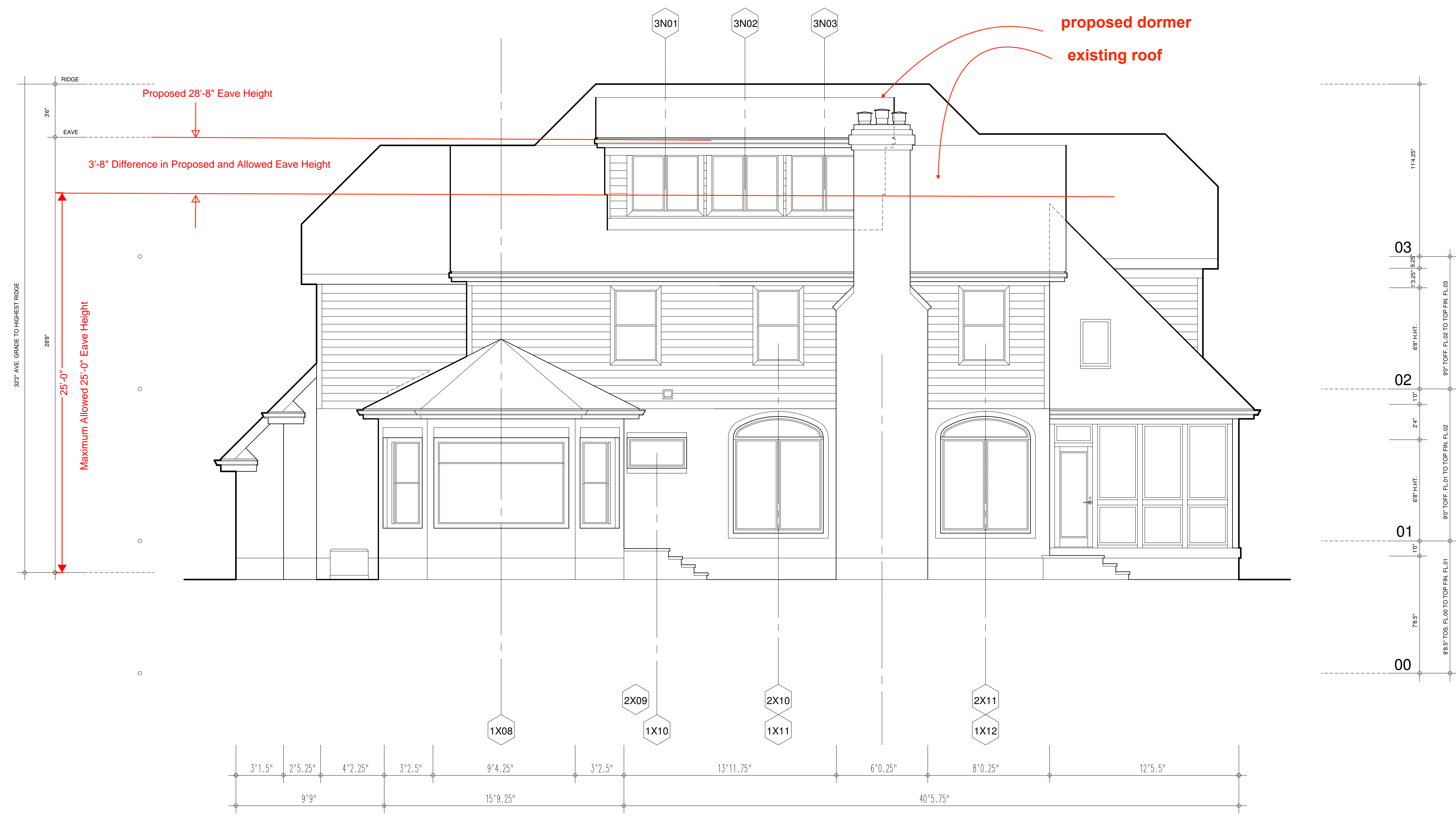
EXTERIOR ELEVATION: RH / WEST FACADES

1/4" = 1/0" 02

DOOR SCHEDULE: EXTERIOR

1/4" = 1/0" 10

01



| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
| 00 PROPOSAL MTG. | 11.07.24 |
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STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION
 NUMBER
 184007431-0001

EXPIRES: 2026-11-30

DRAWING TITLE

EXTERIOR ELEVATION
 BACK / SOUTH FACADE

PROJECT NO. 24016

SHEET NUMBER

A4.02

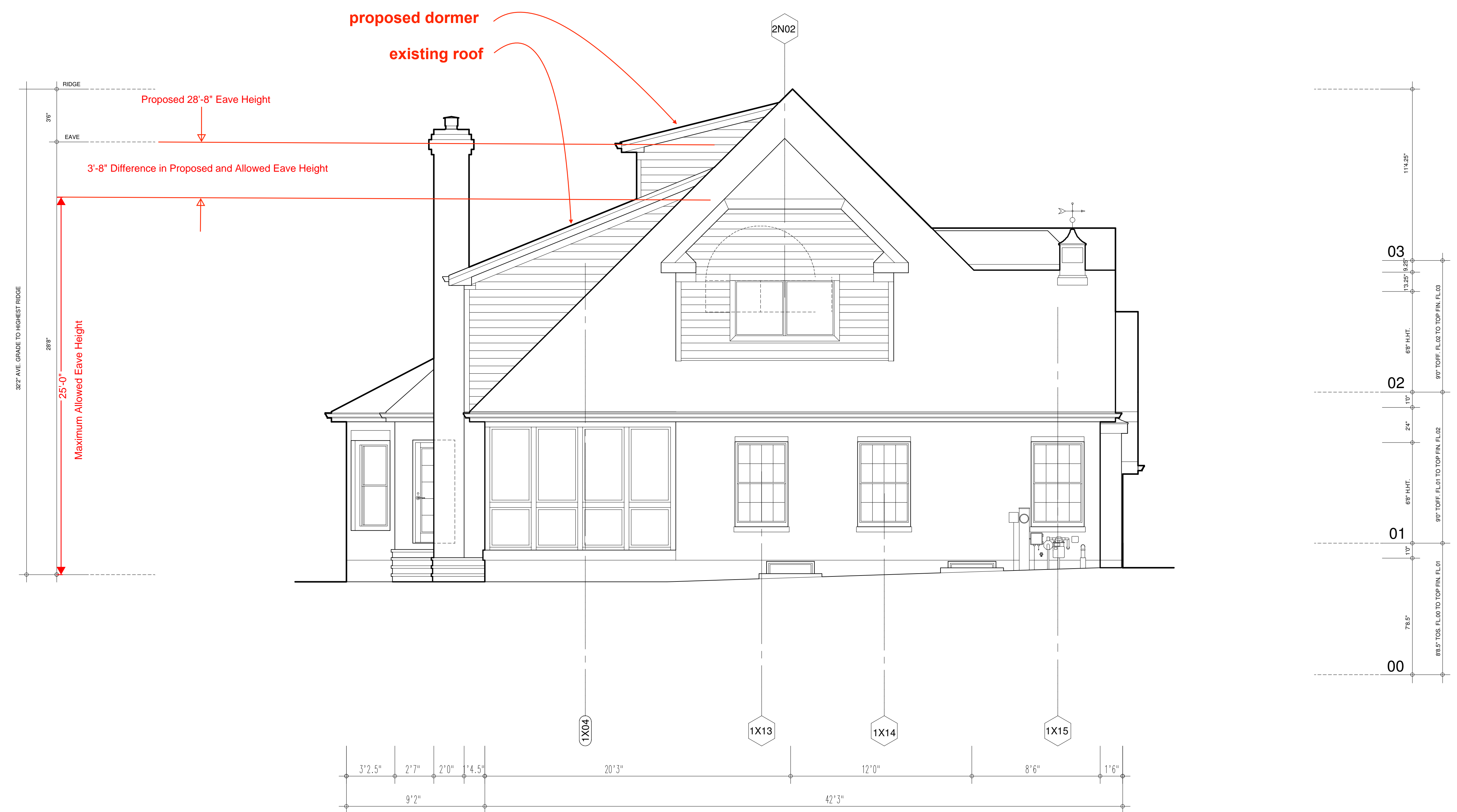
EXTERIOR ELEVATION: BACK / SOUTH FACADE

1/4" = 1'0" 02

| LIGHT + VENTILATION SCHEDULE | | | | | | |
|----------------------------------|---------|-------------|--------------|------------|-------------|-------|
| ROOM | SQ. FT. | REQ'D LIGHT | ACTUAL LIGHT | REQ'D VENT | ACTUAL VENT | NOTES |
| 00 FOUNDATION / BASEMENT .08 .04 | | | | | | |
| NONE | | | | | | |
| 01 FIRST FLOOR | | | | | | |
| | | | | | | |
| POWDER | | | | | | |
| 02 SECOND FLOOR | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| 02 SECOND FLOOR | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

LIGHT + VENTILATION SCHEDULE 10

01



| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
| 00 PROPOSAL MTG. | 11.07.24 |
| 00 CONTRACT / RETAINER | 12.06.24 |
| 00 DOCUMENT EXISTING | 01.16.25 |
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| 02 SD.02 + DD.01 | 05.02.25 |
| 03 SD.03 + DD.01 | 05.16.25 |
| 04 SD.04 + DD.02 | 06.19.25 |
| 05 SD.05 + DD.03 | 05.18.25 |
| 06 PRELIMINARY PRICING | 05.18.25 |

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STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION
 NUMBER
 184007431-0001

EXPIRES: 2026-11-30

DRAWING TITLE

EXTERIOR ELEVATION
 LH / EAST FACADE

PROJECT NO.: 24.016

SHEET NUMBER

A4.03

EXTERIOR ELEVATION: LH / EAST FACADE

1/4" = 1/8" 02

| EQUIPMENT SCHEDULE | | | MILLWORK SCHEDULE | | | PLUMBING FIXTURE SCHEDULE | | |
|--------------------------|------|-------------|--------------------------|------|-------------|---------------------------|------|-------------|
| 00 FOUNDATION / BASEMENT | | | 00 FOUNDATION / BASEMENT | | | 00 FOUNDATION / BASEMENT | | |
| NO. | ROOM | DESCRIPTION | NO. | ROOM | DESCRIPTION | NO. | ROOM | DESCRIPTION |
| EQ0.01 | | | MW0.01 | | | PF0.01 | | |
| EQ0.02 | | | MW0.02 | | | PF0.02 | | |
| EQ0.03 | | | 01 FIRST FLOOR | | | PF0.03 | | |
| EQ0.04 | | | MW1.01 | | | 01 FIRST FLOOR | | |
| EQ0.05 | | | MW1.02 | | | PF1.01 | | |
| 01 FIRST FLOOR | | | MW1.03 | | | PF1.02 | | |
| EQ1.01 | | | MW1.04 | | | PF1.03 | | |
| EQ1.02 | | | MW1.05 | | | PF1.04 | | |
| EQ1.03 | | | MW1.06 | | | PF1.05 | | |
| EQ1.04 | | | MW1.07 | | | 03 THIRD FLOOR | | |
| EQ1.05 | | | MW1.08 | | | PF3.01 | | |
| EQ1.06 | | | MW1.09 | | | PF3.02 | | |
| EQ1.07 | | | MW1.10 | | | PF3.03 | | |
| EQ1.08 | | | MW1.11 | | | PF3.04 | | |
| 02 SECOND FLOOR | | | MW1.12 | | | PF3.05 | | |
| NONE | | | MW1.13 | | | PF3.06 | | |
| 03 THIRD FLOOR | | | MW1.14 | | | 03 THIRD FLOOR | | |
| EQ3.01 | | | MW1.15 | | | | | |
| | | | MW1.16 | | | | | |
| | | | MW1.17 | | | | | |

EQUIPMENT SCHEDULE

13

MILLWORK SCHEDULE

07

PLUMBING FIXTURE SCHEDULE

01

| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
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STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION
 NUMBER
 184007431-0001

EXPIRES: 2026-11-30

DRAWING TITLE

DEMOLITION
 ROOF

PROJECT NO.: 24.018

SHEET NUMBER

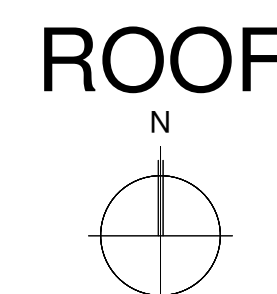
A1.03

GENERAL NOTES: 03

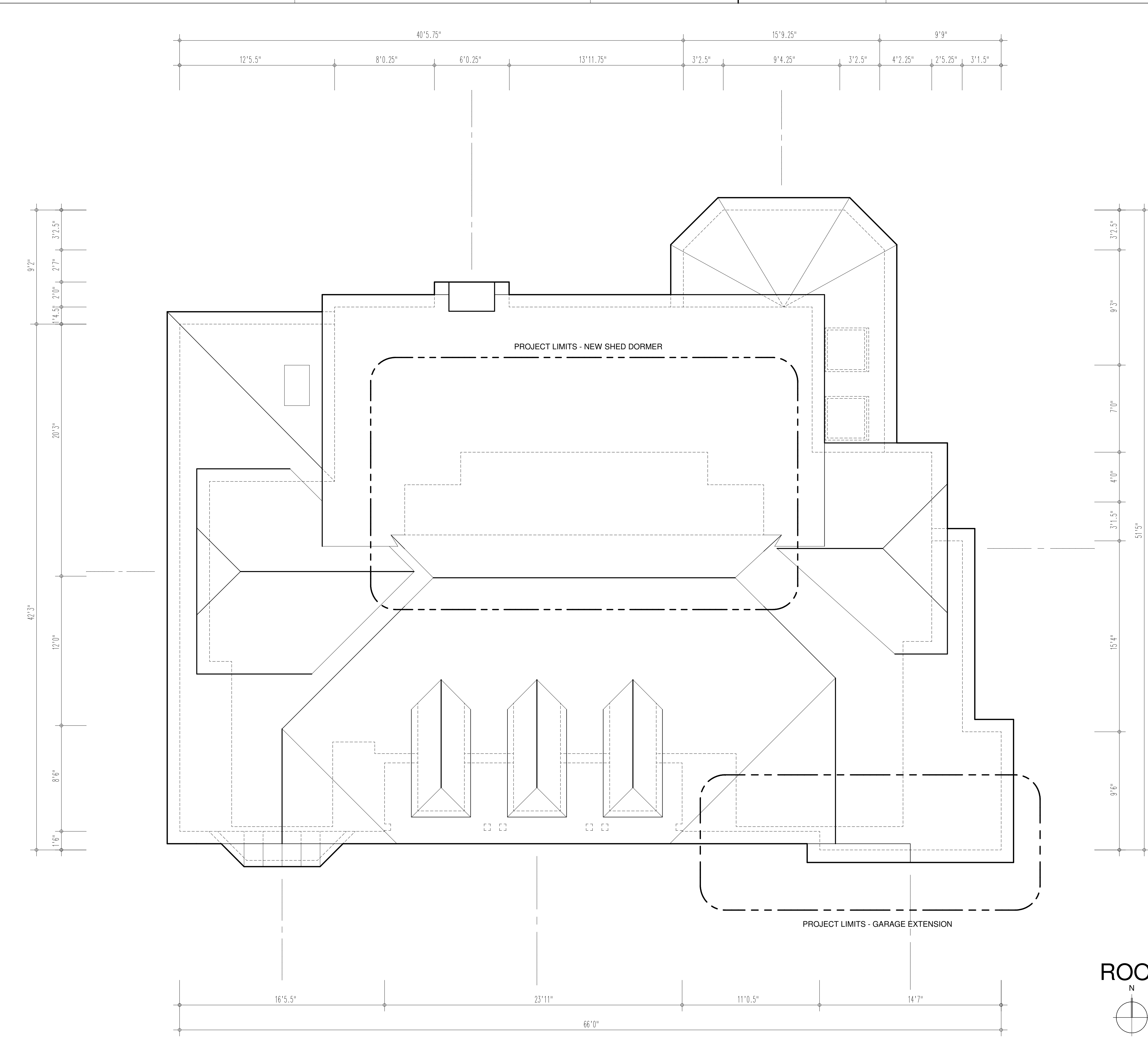
SYMBOLS: 02

KEY NOTES: 01

MTG.05: 2025-07.18
NOT FOR CONSTRUCTION
PRELIMINARY
BUDGET PRICING



1/4" = 1'0" 04



DEMOLITION: ROOF

| ISSUE DATES | |
|------------------------|----------|
| DESCRIPTION | DATE |
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 STATE OF ILLINOIS
 DESIGN FIRM
 REGISTRATION
 NUMBER
 184007431-0001

EXPIRES: 2026-11-30

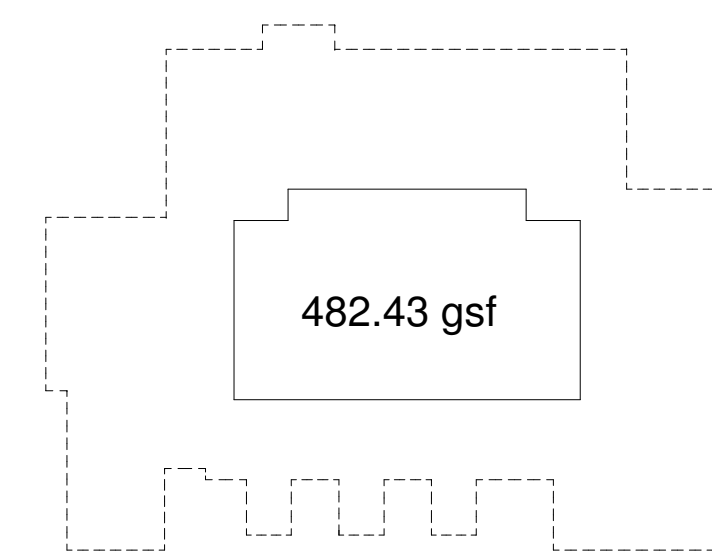
DRAWING TITLE

NEW CONSTRUCTION
 THIRD FLOOR

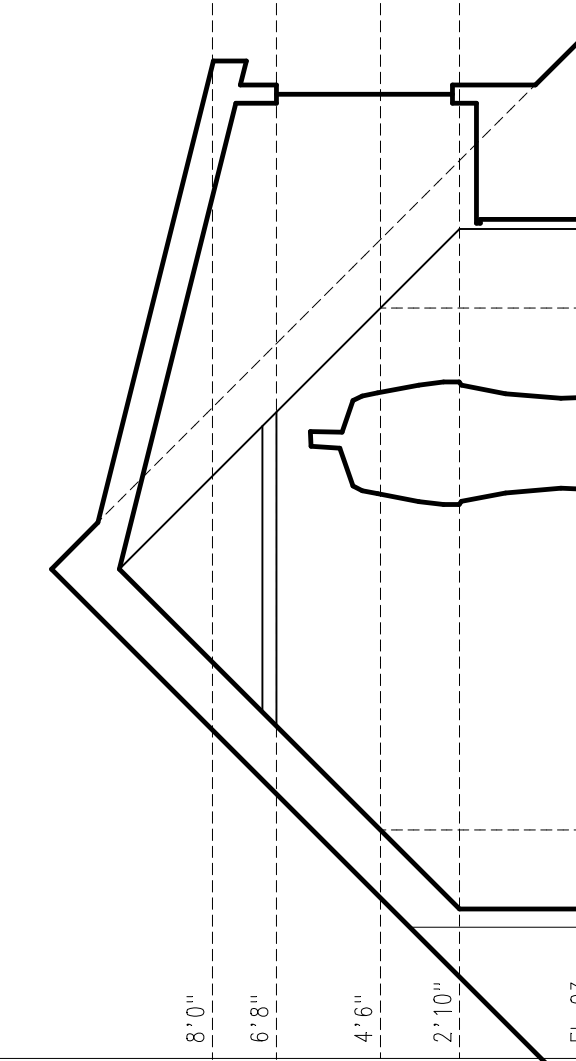
PROJECT NO.: 24.016

SHEET NUMBER

A2.03



GENERAL NOTES: 03

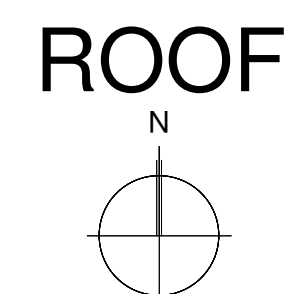


SYMBOLS: 02

section

MTG.05: 2025-07.18

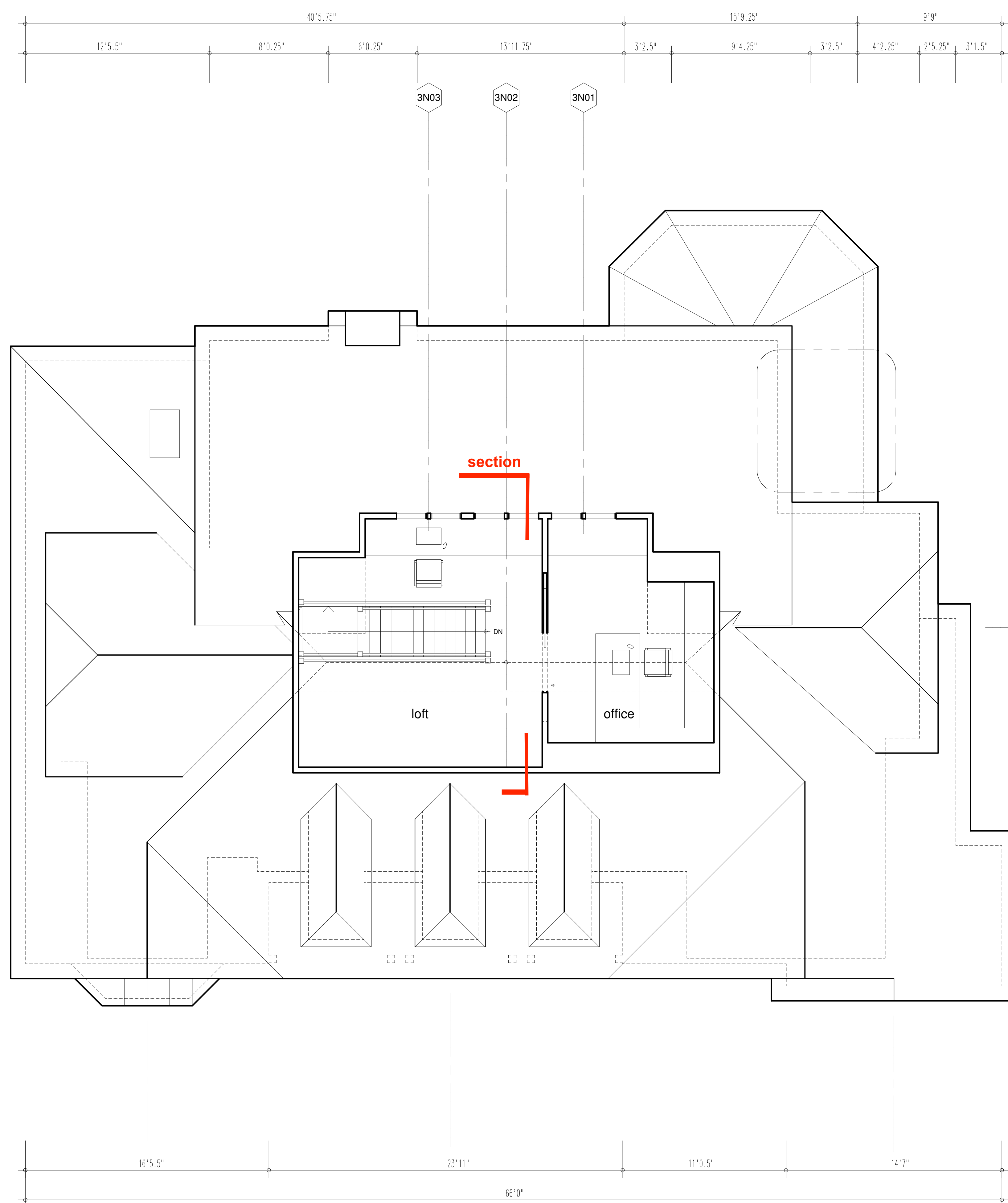
NOT FOR CONSTRUCTION
PRELIMINARY
 BUDGET PRICING



1/4" = 1'0"

KEY NOTES: 01

NEW CONSTRUCTION: THIRD FLOOR





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

Meeting 11/4/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-923)**

DOC ID: 2025-923

Public Hearing - 654 Duane Street

Statement of the Issue:

The petitioner, Studio 1 Architects, representing Grant and Danielle Terrell, the owners of the property at 654 Duane Street, has applied for a zoning variation to accommodate a proposed addition to the side of the home with a proposed front yard setback of thirty-five feet and one inch (35'-1") in lieu of the required front yard setback of thirty-eight feet (38'-0").

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)1(b) to allow for the addition to be setback 35-feet, 1-inch from the front property line in lieu of the required 38-feet.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with an existing two-story single-family home.

PUBLIC NOTICE: Notice of the public hearing was published in the October 16, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: There is no zoning history associated with the property.

PERMIT HISTORY:

| Year | Permit No. | Type |
|-------------|-------------------|-------------------------------|
| 2016 | 20161981 | Roof |
| 2014 | 20141609 | Bath and Kitchen Remodel |
| 2010 | 20100919 | Basement Remodel |
| 2008 | 20080963 | New Detached Garage |
| 2008 | 20080703 | Sump Pump |
| 1997 | B17012 | Basement and 2-Story Addition |
| 1970 | B5596 | Detached Garage |
| 1951 | 2918 | New Single-Family Residence |

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

1. Section 10-4-8(D)1(b) to allow for the addition to be setback 35-feet, 1-inch from the front property line in lieu of the required 38-feet.

The applicant is proposing an approximately 1,043 square foot addition to the east and north of the home. The proposed addition consists of an addition of an office, stairway and new family room located on the first floor and a new bedroom with a full bathroom on the second floor. The basement will also be expanded and match the footprint of the addition.

Section 10-4-8(D)1(b) of the Glen Ellyn Zoning Code requires additions to principal structures to be no closer than the principal structure on either adjacent lot on the same block and same side of the street. The adjacent property in question is the property located to the west of the property at 650 Duane Street. Using the plat of survey information available to the Village, it was determined that 650 Duane Street is set back from the front property line of approximately thirty-eight feet (38'-0"), requiring that the proposed addition be a setback at thirty-eight feet (38'-0") as well.

The existing home was constructed at an angle of approximately 2-degrees inward to the front property line. This angle of orientation is not parallel to the front property line and culminates in an existing front yard setback of thirty-six feet (36'-0"). The proposed addition is designed with a front setback of thirty-five feet and one inch (35'-1") from the front property line and is set back from the existing front wall by 1'-6" instead of the 4'-5" setback that would be required by the Zoning Code. The proposed addition is designed at the same angle as the existing home in order to maintain the home's existing orientation of the outer front wall alignment. The applicant has reported in their application that "The requested reduction is the minimum necessary to accommodate the new addition while respecting the home's existing footprint and architectural integrity."

The proposed addition meets all other Village zoning requirements with regard to lot coverage, building heights and setbacks. The eastern chimney of the addition utilizes an allowance per section 10-5-5(B)(4)(7) of the code and projects one foot (1'-0") into the corner side yard setback.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Application - Zoning Variation
2. 654 Duane Street - Aerial Map
3. 654 Duane Street - Zoning Map
4. Site Plan
5. Floor and Elevation Plan



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 9/11/2025

Application No: 2025-0039

Name of Applicant: Studio 1 Architects

Address of Applicant: 1105 Burlington Ave Western Springs, IL 60558

Property Interest of Applicant: Owner Representative

Name of Owner: Grant & Danielle Terrell

Address of Owner: 654 Duane St Glen Ellyn, IL 60137

Phone:

Email:

Contacts:

| Type | Name | Address | Phone | Email |
|-------------------|---------------------|-----------------------------|-------|-------|
| | | 1105 Burlington Ave | | |
| Petitioner | Studio 1 Architects | Western Springs, IL 60558 | | |
| | | 1105 Burlington Ave | | |
| Web Administrator | Studio 1 Architects | Western Springs, IL 60558 | | |
| | Grant & Danielle | 654 Duane St Glen Ellyn, IL | | |
| Parcel Owner | Terrell | 60137 | | |

Property Address: 654 Duane St

Project Name: Web Project

Project Description: The home owners are seeking a variation from section 10-4-8 (D) 1.b.. This is a reduction of the front yard setback from 37'-8" to 35'1" due to the orientation of the home on the lot. The owners are proposing a 2-story addition.

Legal Description of Property:

LOTS 7 AND 8 IN THE HIGHLANDS, A SUBDIVISION OF PARTS OF BLOCKS 2 AND 3 IN PHILLIPS FOURTH ADDITION AND ALL OF LOT 19 IN COUNTY CLERK'S THIRD ASSESSMENT DIVISION, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE HIGHLANDS RECORDED JUNE 18, 1910 AS DOCUMENT 100991, IN DUPAGE COUNTY, ILLINOIS.

Zoning: R2, Single Family Residential District
 Lot Dimensions: varies see plat of survey attached
 Lot Area: 16200
 : 05114130170000

Present Use:

Single family residential

Estimated Date to Begin New Use/Construction: 11/11/2025

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

| | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|
| <featid:44:326 | <featid:44:291 | <featid:44:292 | <featid:44:293 | <featid:44:294 | <featid:44:295 |
| > | > | > | > | > | > |

Narrative Statement:

The home owners would like to add an addition on to their home that would consist of a new family room, stairs to the basement and a bedroom of normal size on the second floor. The existing residence was built in 1911 and is a 2-story sided home. No major additions have been built onto the home.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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 homeowners are seeking a variation from section 10-4-8 (D)(1)(b). This is a reduction of the front yard setback from 38'-0" to 35'-1" due to the orientation of the home on the lot

2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The existing, non-conforming condition of the home's front yard setback is the challenge to the addition. The house is currently situated at an angle or skew relative to the front lot line, which causes a portion of the structure to already encroach upon the required setback front yard setback. This orientation is a pre-existing condition and is not a result of the proposed addition.

Because of this pre-existing condition, the proposed addition, which is located to align with the current layout of the home, cannot meet the full 38'-0" setback, determined by the western neighbor, 650 Duane Street, without causing design challenges. The requested reduction of only 2'-11" is the minimum necessary to accommodate the new addition while respecting the home's existing footprint and architectural integrity.

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

The property is slightly irregular shaped, is a corner lot and the home was built skewed to the front lot line. This skew creates the hardship to add an addition that would line up with the front of the home. We feel that although lining the addition up with the front of the existing home would give a good extra amount of space we want to respect the architectural style of the home. Providing an offset maintains the main homes presence and the addition compliments it by utilizing the same style and detailing.

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

The essential character of the neighborhood will be maintained. The design of the home is meant to complement the existing architectural style.

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

The existing skew of the home on the lot creates the hardship. The lot is relatively flat but the shape is slightly irregular and it is a corner lot that meets the required setback. With the home being so close to the corner side yard setback the limitation to create good space to the east is limited so the desire of the homeowners is to build to the south. This maintains that corner side yard setback and maintains the green space and openness.

6. 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 clients are committed to living in the home. They are primarily concerned with making the home more livable for their everyday lives.

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

The owners purchased the home as is and have not added any square footage to the home.

The home has always been skewed to the front yard setback.

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

The project is minimal in footprint and meets the required corner side yard requirement. There is additional square footage to make the footprint bigger but the owners have determined that this footprint leaves lots of green space which is important to them. No detriment is foreseen in the design of the proposed addition.

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

Based on the home being on a wider lot and on a corner there is plenty of light and air for the neighbors.

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

No increase in fire or other dangers would be increased.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village. No impairment to any of the above.

12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

It will not.

13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

No added congestion is foreseen

14. Provide evidence that the proposed variation will not: Create a nuisance.

It will not.

15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

No additional expenditures are foreseen.

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

This is not foreseen.

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

This is a minimal encroachment, requesting only a 2'-11" reduction, which is the least amount necessary to accommodate the new construction in a way that makes sense with the existing home's layout and architectural style. The requested variance is the direct result of a peculiar condition of the property itself, not a self-created hardship, and it

represents the minimum necessary change to allow for a reasonable use of the property. Granting this variation will allow for a beneficial home improvement project without negatively impacting the public good or the character of the neighborhood.

OWNERSHIP BY LAND TRUST

Date: 9/11/2025

Address: 654 Duane St

Legal Description:

LOTS 7 AND 8 IN THE HIGHLANDS, A SUBDIVISION OF PARTS OF BLOCKS 2 AND 3 IN PHILLIPS FOURTH ADDITION AND ALL OF LOT 19 IN COUNTY CLERK'S THIRD ASSESSMENT DIVISION, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE HIGHLANDS RECORDED JUNE 18, 1910 AS DOCUMENT 100991, IN DUPAGE COUNTY, ILLINOIS.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

| | |
|--|--|
| | |
|--|--|

OWNERSHIP BY A CORPORATION

Date: 9/11/2025

Address: 654 Duane St

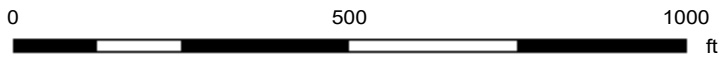
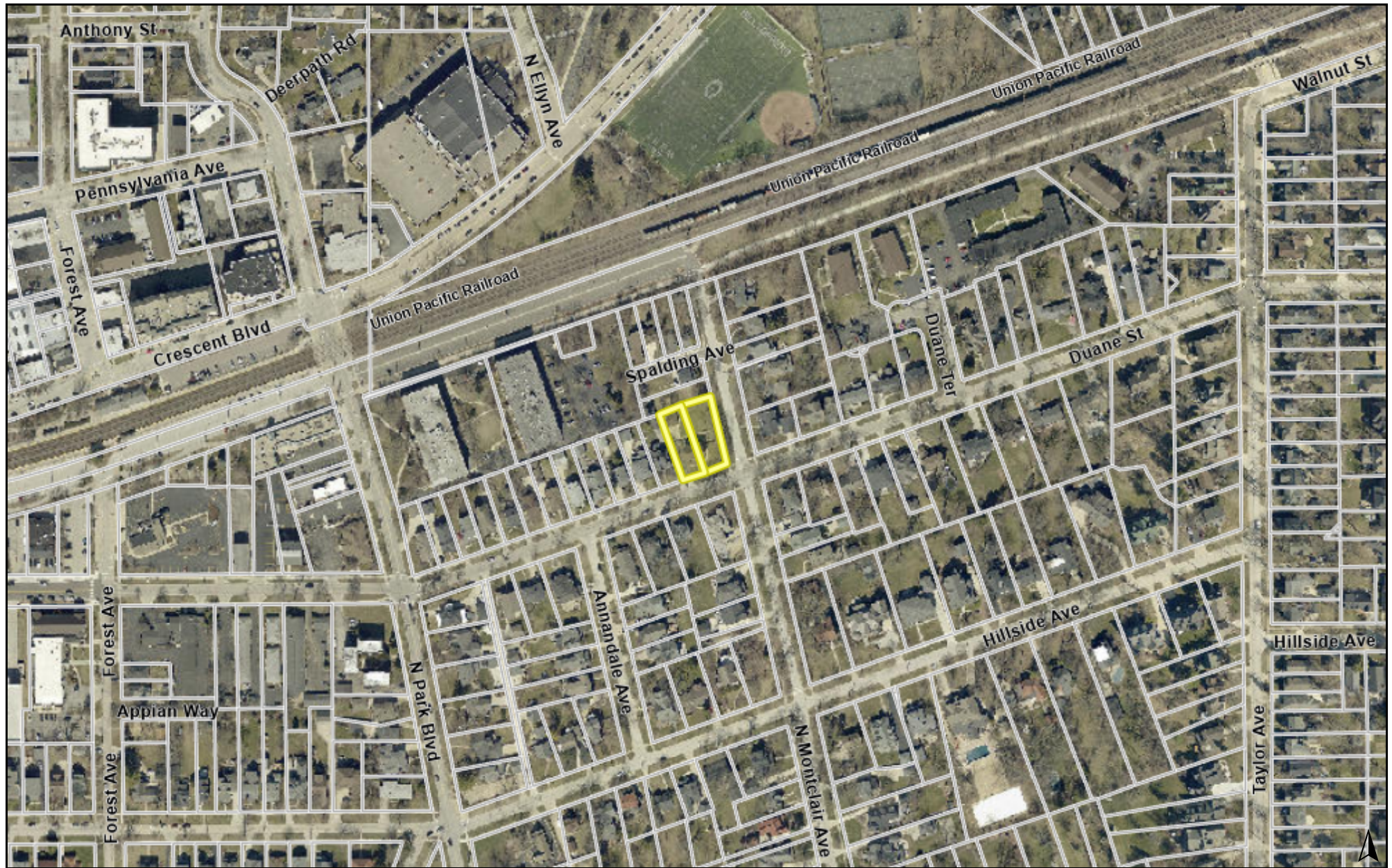
Legal Description:

LOTS 7 AND 8 IN THE HIGHLANDS, A SUBDIVISION OF PARTS OF BLOCKS 2 AND 3 IN PHILLIPS FOURTH ADDITION AND ALL OF LOT 19 IN COUNTY CLERK'S THIRD ASSESSMENT DIVISION, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE HIGHLANDS RECORDED JUNE 18, 1910 AS DOCUMENT 100991, IN DUPAGE COUNTY, ILLINOIS.

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

| | | | |
|--|--|--|--|
| | | | |
|--|--|--|--|

GIS Consortium | 654 Duane Street - Aerial Map



Print Date: 10/13/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

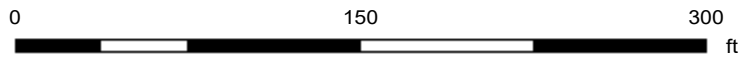


Legend

Zoning and Development

Zoning

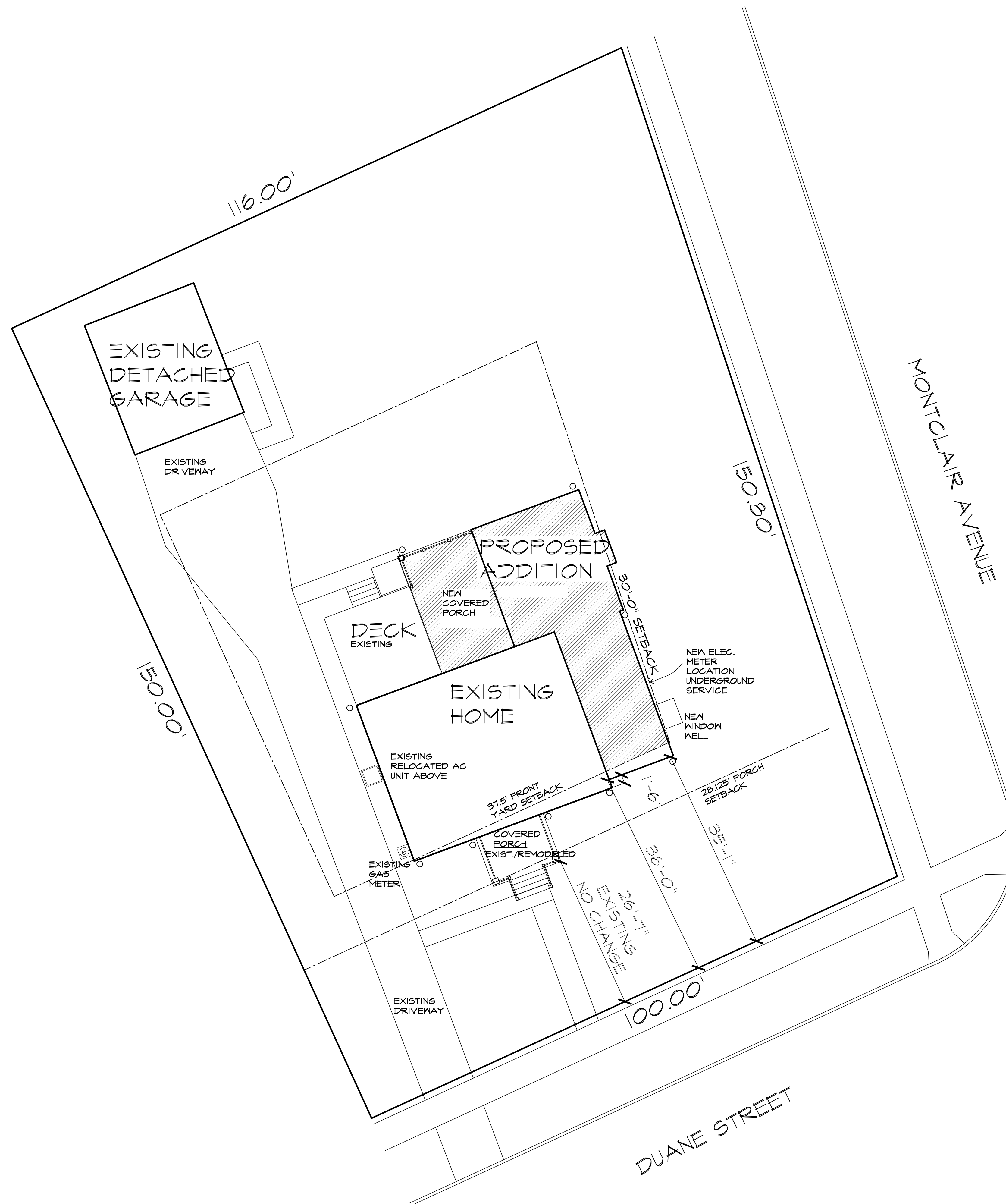
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District



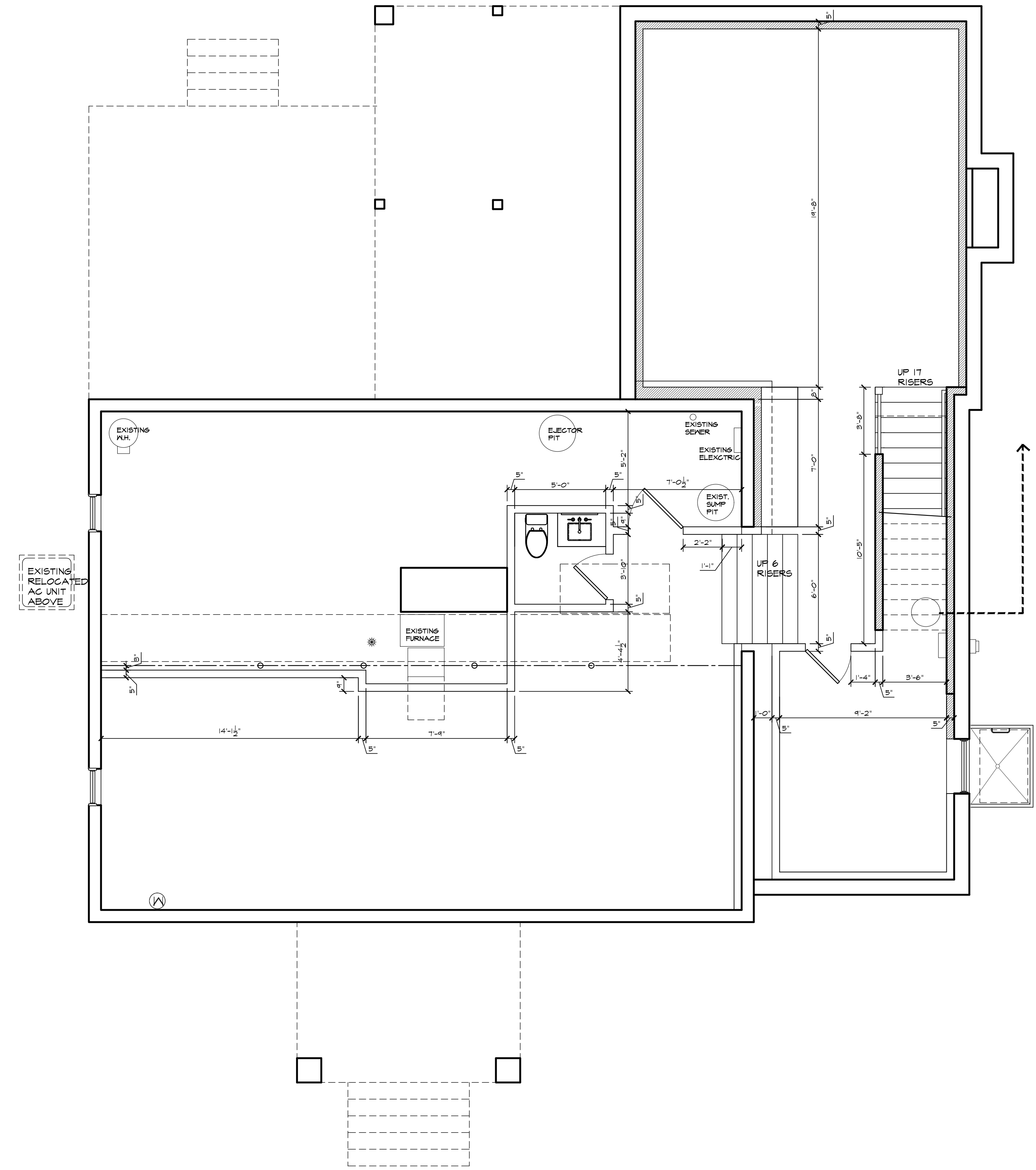
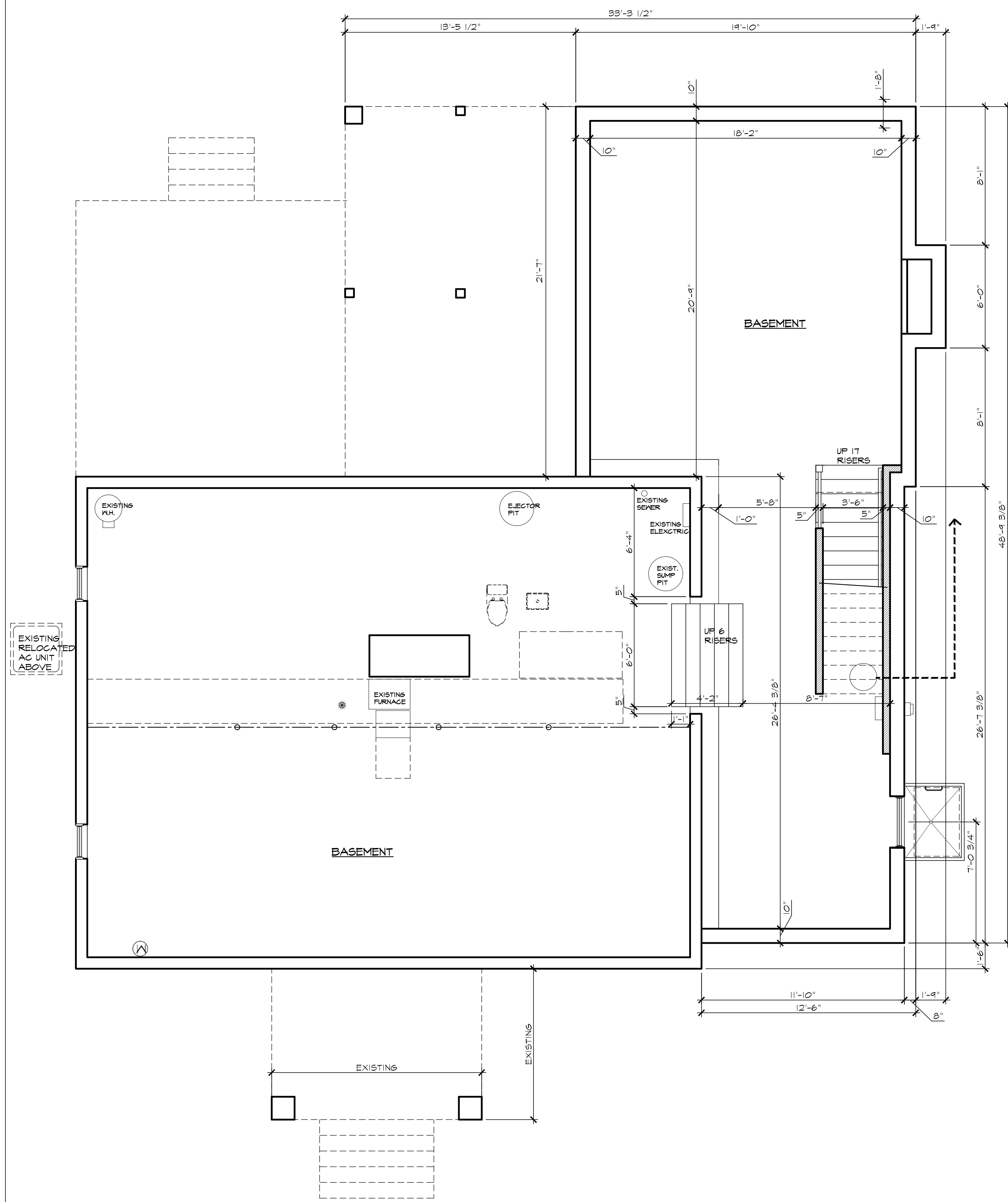
Print Date: 10/13/2025

Notes

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N
SITE PLAN
 SCALE: 1" = 10'-0"



FOUNDATION PLAN

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26

PROFESSIONAL DESIGN FIRM #:
18-004421
EXPIRATION: 04-30-27

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STUDIO 1 ARCHITECTS, LTD.

ISSUED FOR: VARIATION

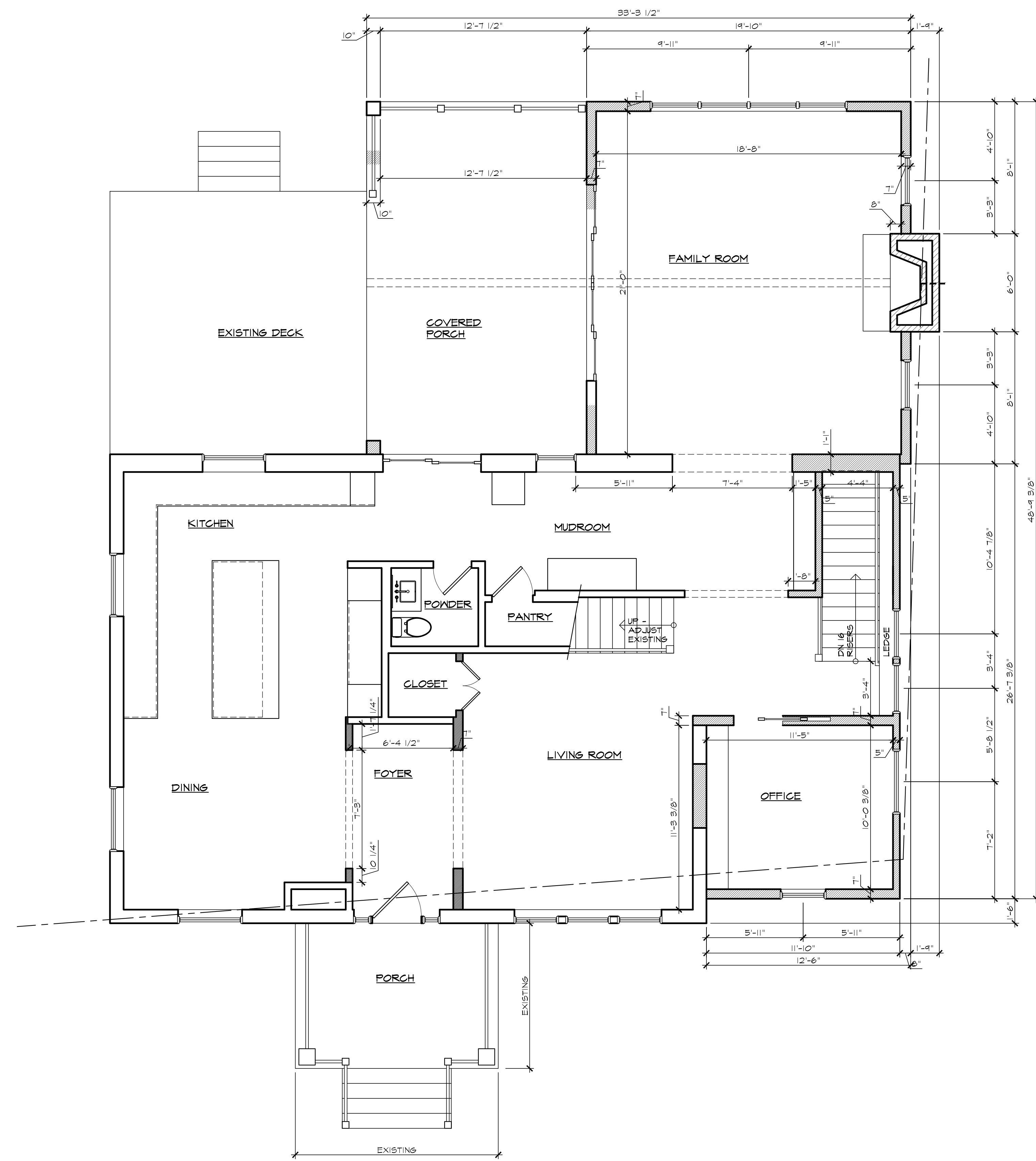
DATE: SEPTEMBER 04, 2025

REVISIONS:

PROJECT NUMBER: 251656

SHEET NO.:

THE TERRELL RESIDENCE
654 DUANE AVE. GLEN ELLYN, ILLINOIS



FIRST FLOOR PLAN

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26

PROFESSIONAL DESIGN FIRM #:
184-004421
EXPIRATION: 04-30-21

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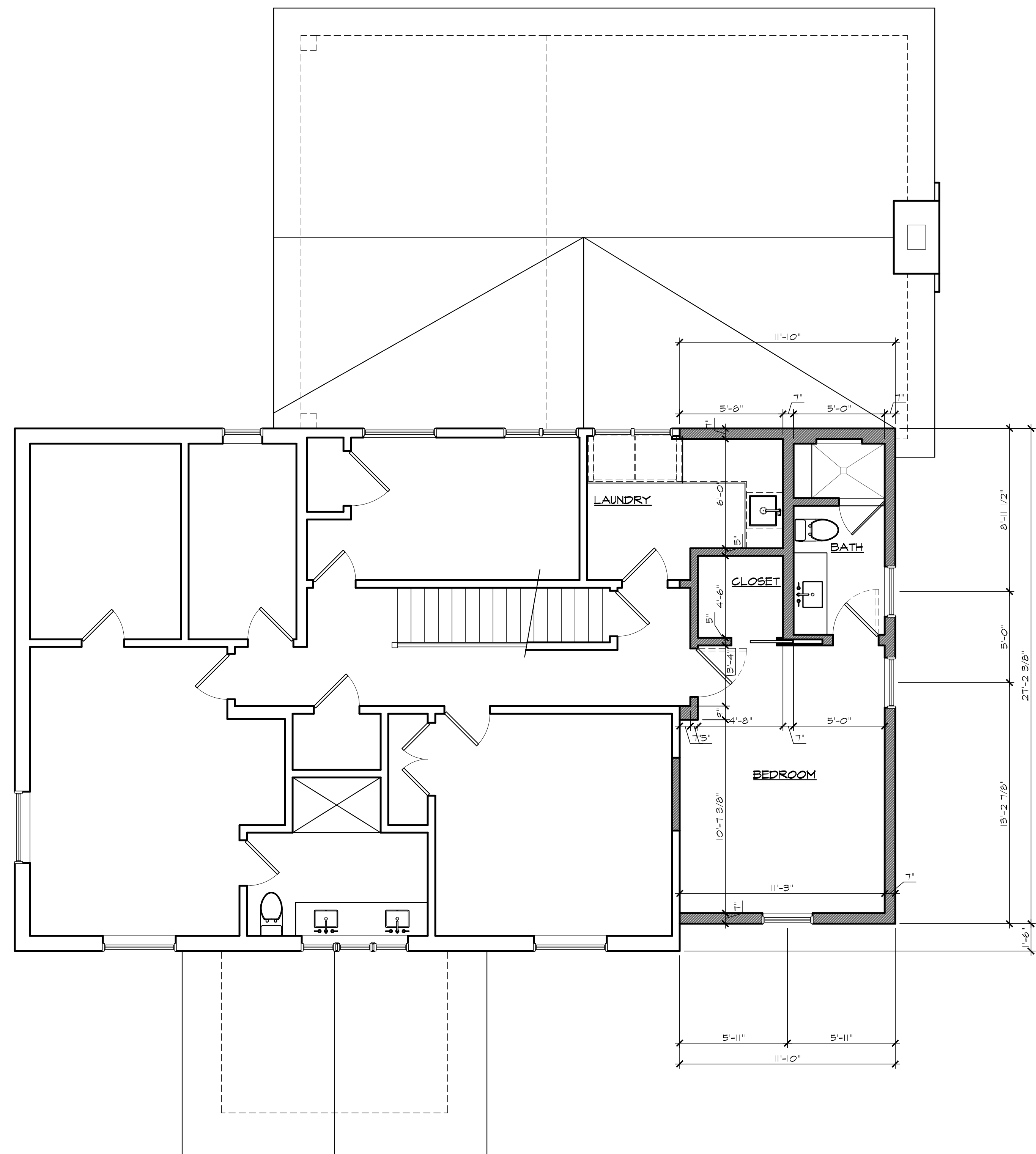
ISSUED FOR: VARIATION

DATE: SEPTEMBER 04, 2025

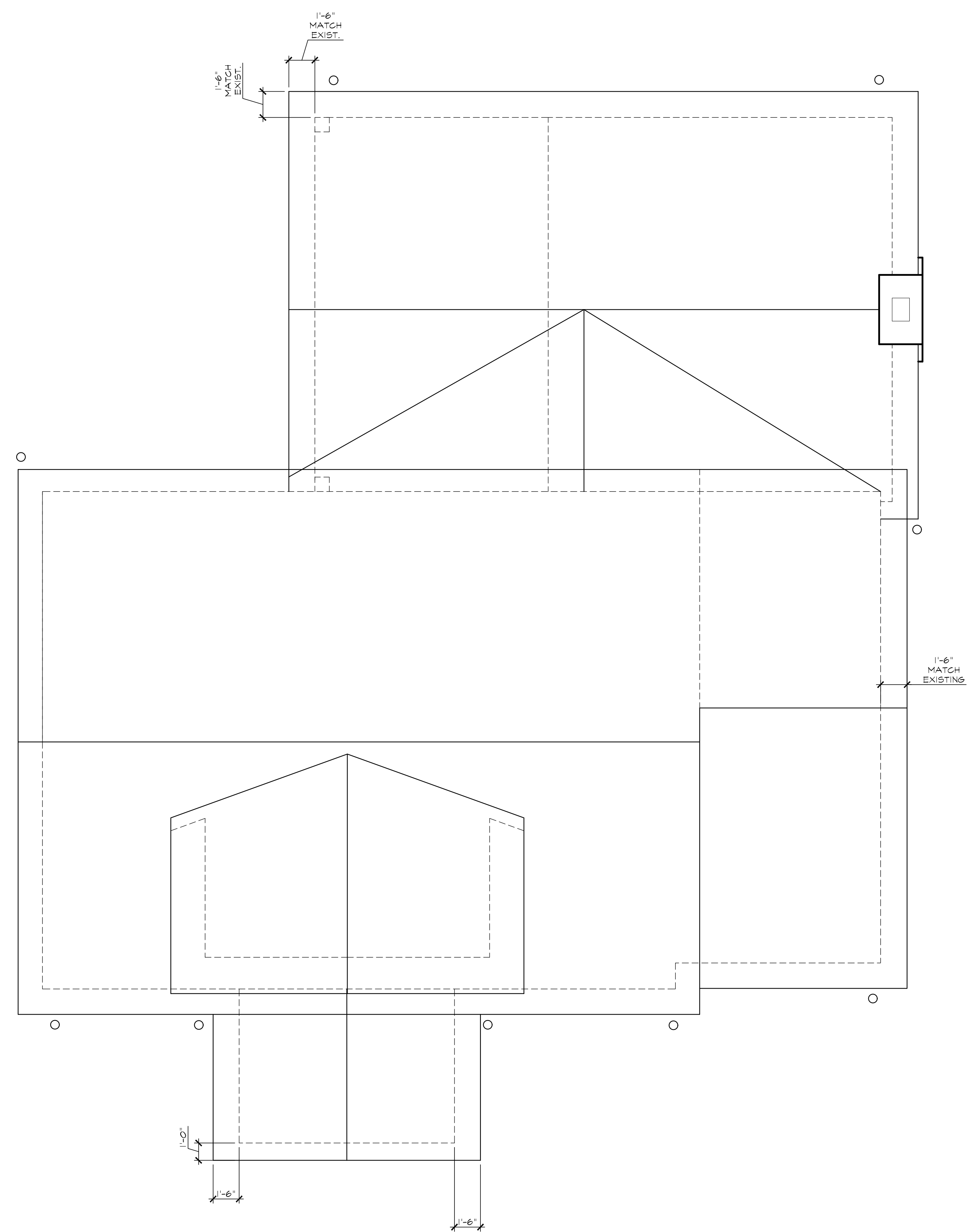
REVISIONS:

PROJECT NUMBER: 251656

SHEET NO.:



SECOND FLOOR PLAN



ROOF PLAN

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26
PROFESSIONAL DESIGN FIRM #:
18-004421
EXPIRATION: 04-30-21

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ISSUED FOR: VARIATION
DATE: SEPTEMBER 04, 2025
REVISIONS:

PROJECT NUMBER: 251656
SHEET NO.:

A1.5



FRONT ELEVATION



RIGHT SIDE ELEVATION

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26

PROFESSIONAL DESIGN FIRM #
184-004421
EXPIRATION: 04-30-21

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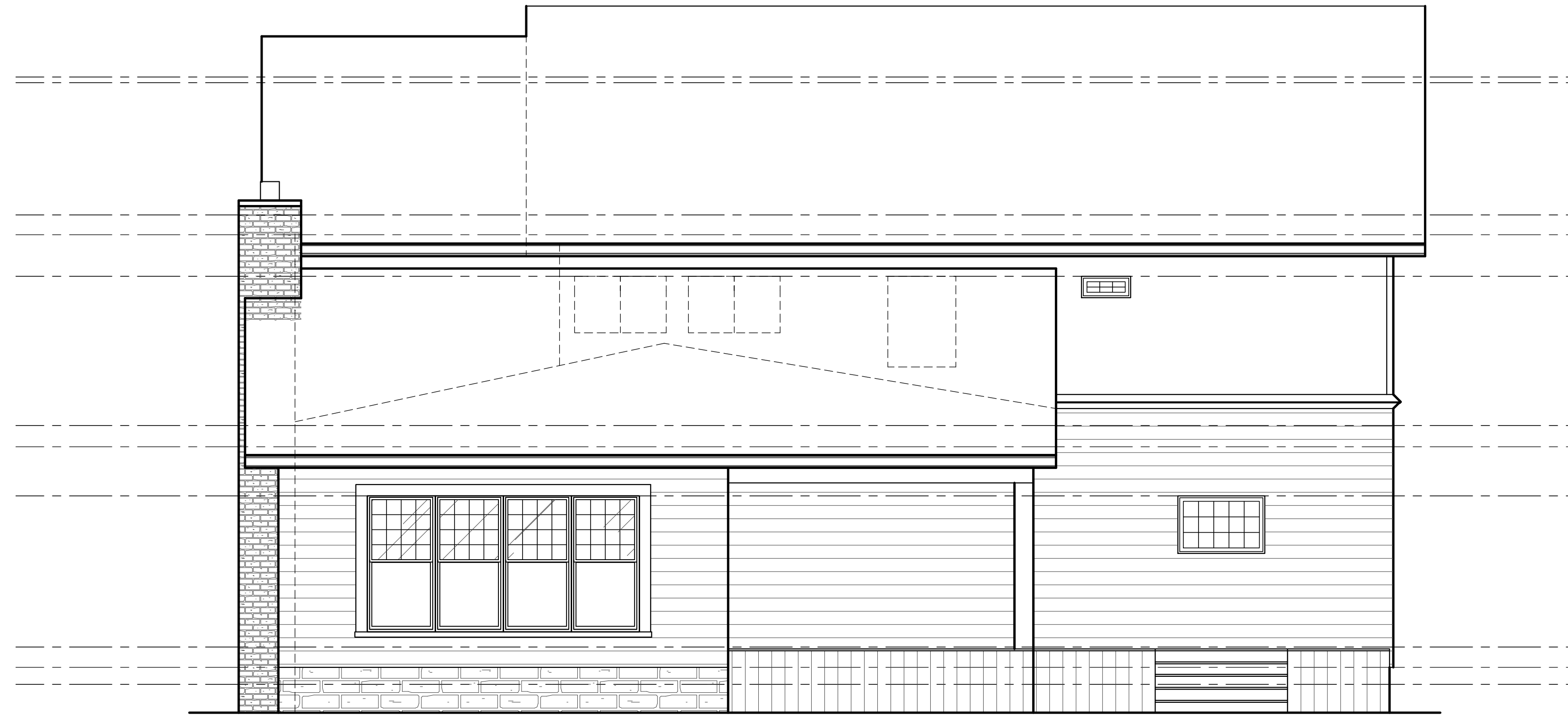
ISSUED FOR: VARIATION

DATE: SEPTEMBER 04, 2025

REVISIONS:

PROJECT NUMBER: 251656

SHEET NO.:



REAR ELEVATION



LEFT SIDE ELEVATION

ILLINOIS LICENSE # 00101871
EXPIRATION: 11-30-26

PROFESSIONAL DESIGN FIRM #
184-004421
EXPIRATION: 04-30-21

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ISSUED FOR: VARIATION

DATE: SEPTEMBER 04, 2025

REVISIONS:

PROJECT NUMBER: 251656

SHEET NO.:

A2.2



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

Meeting 11/4/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-924)**

DOC ID: 2025-924

Public Hearing — 189 East Road

Statement of the Issue:

The petitioner, Chalet Vavrek, the owner of the property at 189 East Road, has applied for a zoning variation to construct a residential sport court at a minimum setback of 7 feet from all lot lines in lieu of the required 15-foot setback.

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)4(34) to allow for a residential sport court to be setback 7 feet from all property lines in lieu of the required 15 feet.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with a two-story single-family home. The existing home at 189 East Road is to be demolished, as the property is in common ownership with the home at 612 Revere Road. The properties are in common ownership and are considered a single zoning lot.

PUBLIC NOTICE: Notice of the public hearing was published in the October 16, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: There is no zoning history associated with the property.

PERMIT HISTORY:

| Year | Address | Permit No. | Type |
|-------------|-----------------|-------------------|---------------------------|
| 2021 | 189 East Road | 20212251 | Impervious Surface |
| 1998 | 189 East Road | B18136 | Fence |
| 1985 | 189 East Road | B8520 | Sewer |
| 1961 | 189 East Road | B9860 | Garage |
| 1928 | 189 East Road | B1246 | Two-Story Residence |
| 2019 | 612 Revere Road | 20190640 | Irrigation/Lawn Sprinkler |

| | | | |
|------|-----------------|----------|-----------------------|
| 2017 | 612 Revere Road | 20171919 | Water Hook-Up/Service |
| 1978 | 612 Revere Road | B3319 | Electrical Service |
| 1956 | 612 Revere Road | B5723 | Air Conditioner |
| 1941 | 612 Revere Road | B1137 | Two-Story Residence |

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

1. Section 10-5-5(B)4(34) to allow for a residential sport court to be setback 7-feet from all property lines in lieu of the required 15-feet.

According to the narrative provided by the applicant, a 7-foot setback allows for the sport court to be placed in a favorable location relative to adjacent properties. This is explained by the 7-foot setback allowing for the sport court to be positioned behind detached garages located at 193 East Road and 188 N. Park Boulevard, creating a visual and audible buffer between the two properties.

At the required setback of 15 feet, this barrier is reduced or eliminated. Per the narrative of the application, "granting this variance will improve the character of the neighborhood by allowing the court to be tucked behind existing garages and blended into landscaping, rather than pushed into the center of the backyard. The 7' setback preserves open green space where it is most visible, maintains privacy for neighbors, and ensures the design complements the historic home and surrounding properties by allowing it to sit discreetly in the corner."

Additionally, the applicant notes topographical advantages in constructing the sport court nearer to the property lines. Per the narrative of the application, "The further the court is sited into the northeast corner (achievable with the smaller setback) the flatter the land becomes, which minimizes soil disturbance and should reduce changes to stormwater drainage. By contrast, applying the combined lot's 15' setback would increase soil disturbance and alter drainage".

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Application - Zoning Variation 189 East
2. 189 East Road Aerial Map
3. 189 East Road Zoning Map
4. Plat of Survey

5. Site Plan
6. Letters of Support
7. Emerson Letter of Support



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 9/30/2025

Application No: 2025-0041

Name of Applicant: Chalet Vavrek

Address of Applicant: 612 Revere Road Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: James Vavrek

Address of Owner: 189 East Rd Glen Ellyn, IL 60137

Phone:

Email:

Contacts:

| Type | Name | Address | Phone | Email |
|-------------------|---------------|--------------------------------------|-------|-------|
| Petitioner | Chalet Vavrek | 612 Revere Road Glen Ellyn, IL 60137 | | |
| Web Administrator | Chalet Vavrek | 612 Revere Road Glen Ellyn, IL 60137 | | |
| Parcel Owner | James Vavrek | 189 East Rd Glen Ellyn, IL 60137 | | |

Property Address: 189 East Rd

Project Name: Web Project

Project Description: Demo, lot consolidation and sport court

Legal Description of Property:

PARCEL 2 (189 East where the sport court is going)

LOT 13 AND THE NORTH 20 FEET OF LOT 12 IN BLOCK 1 IN SOUTH CREST, BEING A RESUBDIVISION OF PART OF LOTS 7 TO 10 INCLUSIVE IN COUNTY CLERK'S SIXTH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT NO. 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT NO. 165582, IN DUPAGE COUNTY, ILLINOIS.

Zoning: R2, Single Family Residential District
 Lot Dimensions: 70x150
 Lot Area: 10500
 : 05142200240000

Present Use:

Single-family residential (vacant dwelling, pending demolition)

Estimated Date to Begin New Use/Construction: 3/1/2026

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

| | | | | | |
|----------------|----------------|----------------|----------------|----------------|----------------|
| <featid:44:326 | <featid:44:291 | <featid:44:292 | <featid:44:293 | <featid:44:294 | <featid:44:295 |
| > | > | > | > | > | > |

Narrative Statement:

We are requesting a variance from Section 10-5-5 #34 Accessory structures-Residential sport court of the GE Zoning Code to allow construction of a sport court at a 7' setback (10% of 70' current lot width), consistent with the original lot requirement, rather than the 15' setback required once the lots are combined (10% of 150' lot width).

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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 hardship is in conforming to the greater 15' setback that is required once the lots are combined. This pushes the court farther into the lot, closer to our northern neighbor's primary living space and in more direct view of our eastern neighbor's patio. It also places the court in a more uneven area of the lot, requiring greater soil disturbance and drainage changes. By contrast, retaining the original 7' setback of the lot even after the lots are combined keeps the court more tucked behind our neighbors' garages, where it reduces impact for them, can be more easily screened by landscaping, and minimizes site disruption. The 7' setback also fits the character and visual balance of the surrounding neighborhood, where most lots are 50'–70' wide with similar setbacks.
2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more

variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The plight of the owner is due to unique circumstances. On the original 70' lot, a 7' setback would apply, which is the most logical placement for the sport court, making it least intrusive for neighbors. The setback, by rule, increases to 15' when the lots are combined, creating an artificially larger requirement that is out of character with the neighborhood setbacks and pushes the court closer to neighbors' primary living spaces instead of tucked behind their garage, which we believe does not preserve the intent of the code.

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

As a home originally built by my great-grandparents, preserving its historic and traditional character is central to our approach. Granting this variance will improve the character of the neighborhood by allowing the court to be tucked behind garages and blended into landscaping, rather than pushed into the open center of the lot. The 7' setback preserves open green space where it is most visible, maintains privacy for neighbors, and ensures the design complements the historic home and surrounding properties by allowing it to sit discreetly in the corner.

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

The further the court is sited into the northeast corner (achievable with the smaller setback) the flatter the land becomes, which minimizes soil disturbance and should reduce changes to stormwater drainage. By contrast, applying the combined lot's 15' setback would increase soil disturbance and alter drainage more, while also forcing the court into a position that increases noise and visual impact on both north and east neighbors. The 7' setback avoids this by allowing the court to sit in the most logical and least intrusive location.

5. 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:

This condition is not general to other properties in the zoning district. It arises only from the unique circumstance of combining two lots. The requested variance maintains the code setback of the original 70' lot; it does not reduce the zoning requirement that would otherwise apply to that property.

6. 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 request is not financially motivated. The sport court is for recreational use of family and friends. As our forever home, our only motivation is to maintain its historic character and ensure any improvements enhance both the property and the neighborhood.

7. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant. The plight of the owner was not self-created. Combining lots is permitted under the zoning code, and we pursued it to adapt this historic family home for long-term use. The increased 15' setback requirement is a technical outcome of the code's formula for combined width, not the result of any change in how the property will be used or any additional impact on neighbors.
8. 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. Granting this variance will not be detrimental to the public welfare or injurious to surrounding properties; in fact, it will improve them. At the 7' setback, the court is placed in the least intrusive location -- tucked behind garages, farther from primary living spaces, and more easily screened with landscaping.
9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property. Having the court at a 7' setback will not impair light or air to adjacent properties, as the court is flat and open regardless of location.
10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property. The court is a hard, non-combustible surface, so having it at a 7' setback does not increase fire risk or other hazards.
11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village. Having the court at a 7' setback will not impair public health, safety, or welfare. To the contrary, it reduces impact by keeping the court tucked behind garages rather than closer to neighbors' primary living spaces.
12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood. Having the court at a 7' setback will not diminish property values, it will enhance them by minimizing impact on neighbors and providing a more aesthetically pleasing, discreet placement.
13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway. The variance will not increase traffic on public streets. By placing the court on the flatter part of the lot, less soil will need to be disturbed, which reduces construction time, construction traffic, and overall disruption.
14. Provide evidence that the proposed variation will not: Create a nuisance. A 7' setback will not create a nuisance; on the contrary, it will lessen any potential nuisance. Its location behind garages makes it less visible and reduces noise impact, while also minimizing soil disturbance and drainage changes compared to the 15' placement.
15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

Variance would not affect public expenditures.

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

The 7' setback is the minimum variation necessary. We are not asking for anything less or different than what is currently required for the original 70' lot; we are only seeking to preserve that standard after the lots are combined. This placement allows for reasonable use of the property while minimizing impact on neighbors and maintaining neighborhood character.

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

This property is our forever home. It was designed and built by my great-grandparents in 1940, and we were fortunate enough to bring it back into our family 12 years ago. Rather than move when outgrowing our space, we chose to pursue combining the lots so we could adapt this home and remain here long-term. Our goal is to preserve its history while making it functional for future generations, in a way that best respects our neighbors and the neighborhood. Granting this variance allows us to make thoughtful improvements that maintain the beauty and balance of both the property and the neighborhood.

OWNERSHIP BY LAND TRUST

Date: 9/30/2025

Address: 189 East Rd

Legal Description:

PARCEL 2 (189 East where the sport court is going)

LOT 13 AND THE NORTH 20 FEET OF LOT 12 IN BLOCK 1 IN SOUTH CREST, BEING A RESUBDIVISION OF PART OF LOTS 7 TO 10 INCLUSIVE IN COUNTY CLERK'S SIXTH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT NO. 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT NO. 165582, IN DUPAGE COUNTY, ILLINOIS.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

| | |
|--|--|
| | |
|--|--|

OWNERSHIP BY A CORPORATION

Date: 9/30/2025

Address: 189 East Rd

Legal Description:

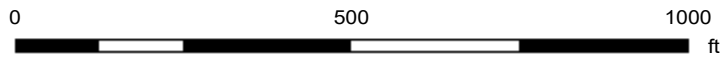
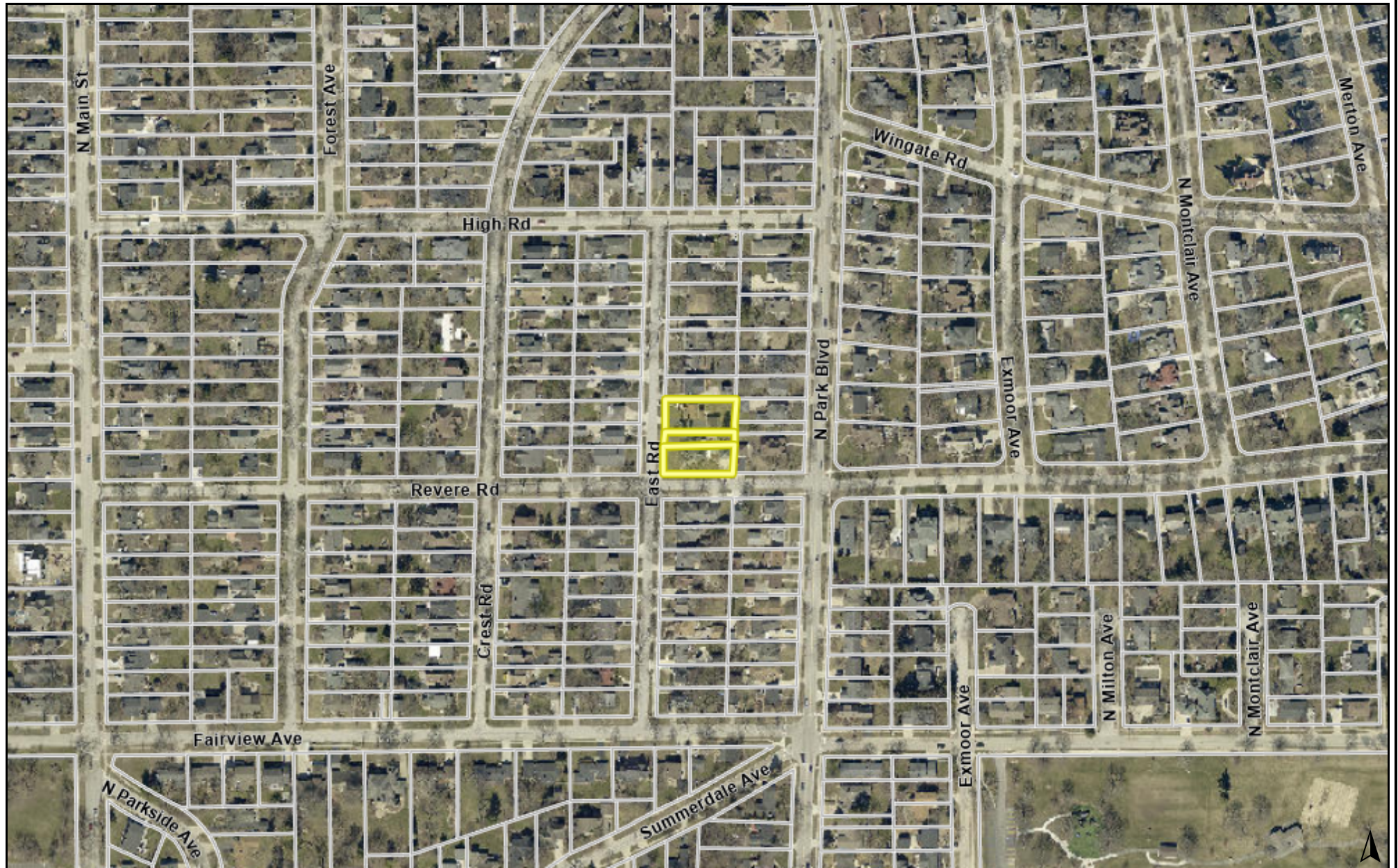
PARCEL 2 (189 East where the sport court is going)

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

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GIS Consortium | 189 East Road - Aerial Map

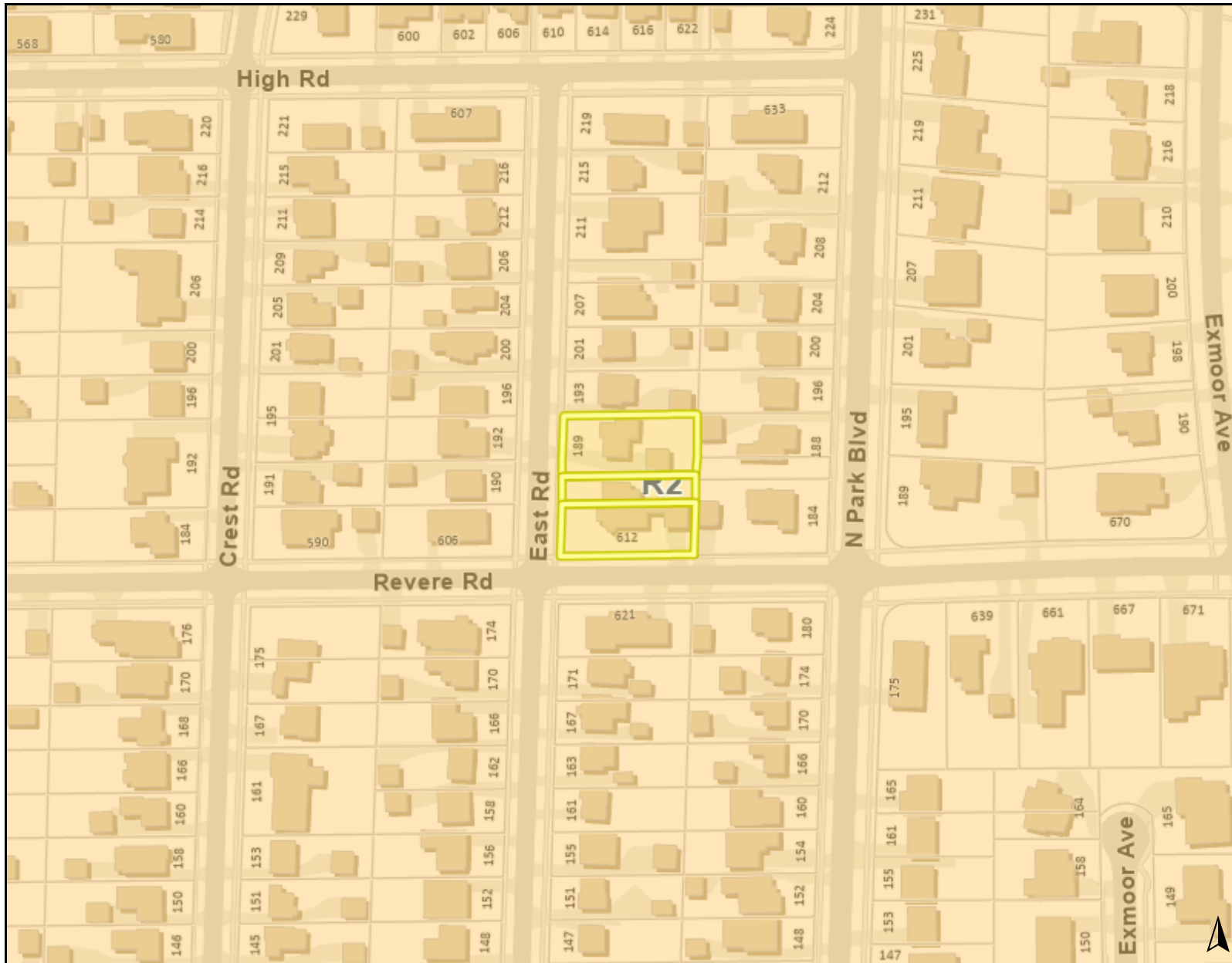


Print Date: 10/13/2025

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GIS Consortium | 189 East Road - Zoning Map

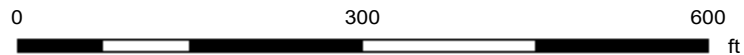


Legend

Zoning and Development

Zoning

 R2: Single Family Residential District



Print Date: 10/13/2025

Notes

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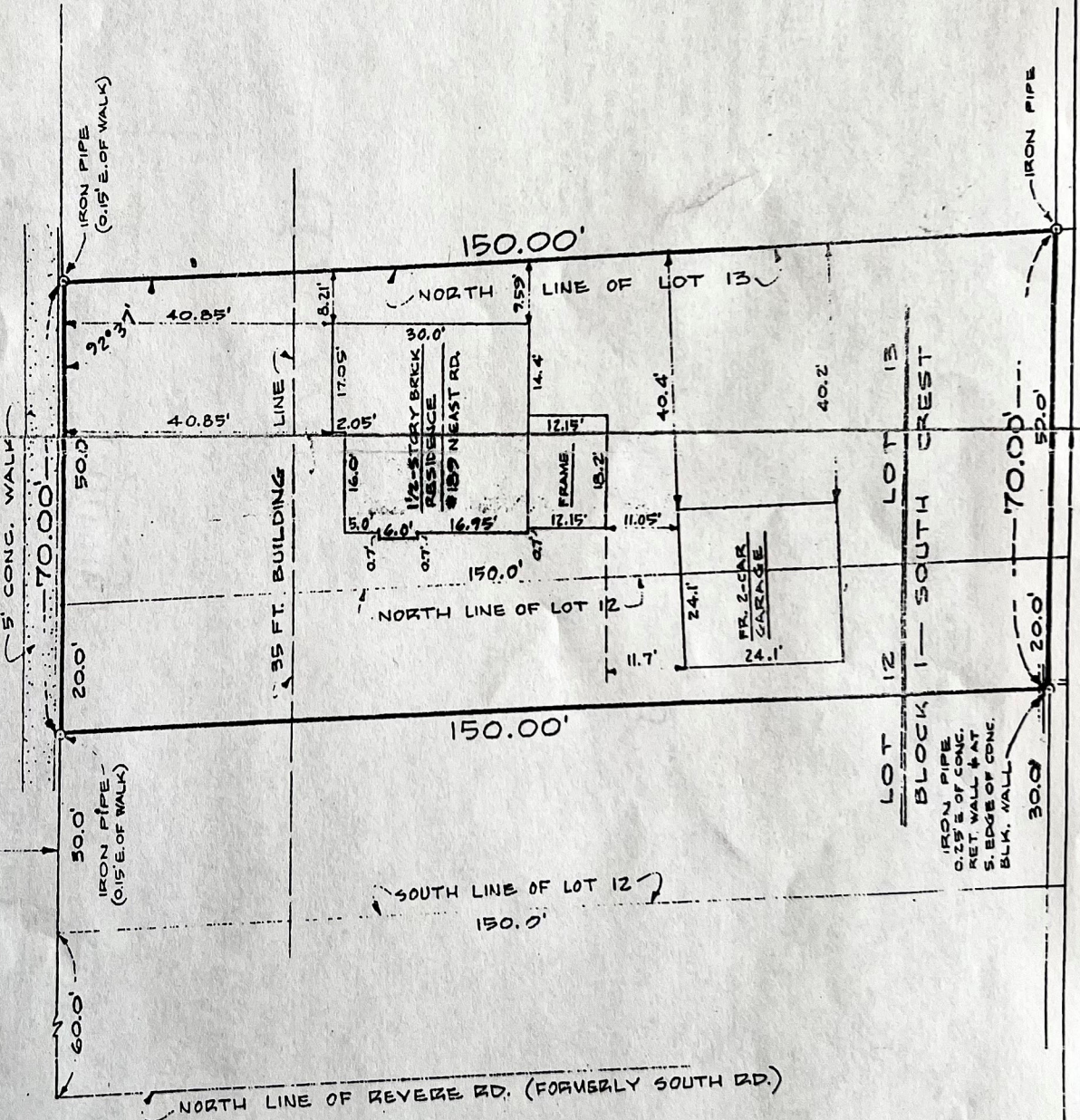
PLAT OF SURVEY

LOT 13 AND THE NORTH 20 FEET OF LOT 12 IN BLOCK 1 IN SOUTH CREST, BEING A RESUBDIVISION OF PART OF LOTS 7 TO 10, INCLUSIVE IN COUNTY CLERK'S SIXTH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 16, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT NO. 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT NO. 165582, IN DU PAGE COUNTY, ILLINOIS.



Scale: 1 in. = 20. Feet

EAST ROAD



CERTIFICATION

This is to certify that we have surveyed the above described property according to the official record and the above correctly represents said survey.

WOODS AND ASSOCIATES, INC.
Architects—Engineers—Surveyors—Naperville, Illinois

BY: *W. J. E. Jones*
REGISTERED LAND SURVEYOR, ILLINOIS #1559

Date: *February 2, 1972*

Compare the description on this plat with your deed, abstract or certificate of title; also compare all points before building by same, and at once report any difference

Building lines are shown only where they are so recorded on the maps. Refer to your deed or abstract

| | | | |
|---------------------------------------|--|---|-------------------|
| DRAWN BY: LOKIZ 2-9-72 | | WOODS AND ASSOCIATES, INC. ARCHITECTS . . . ENGINEERS . . . SURVEYORS . . . NAPERVILLE, ILL. | JOB NO. S-4321 |
| CHECKED BY: | | | |
| LOT SURVEY FOR OLIVER W. JEVVIS | | SHEET NO. 1 OF 1 | |

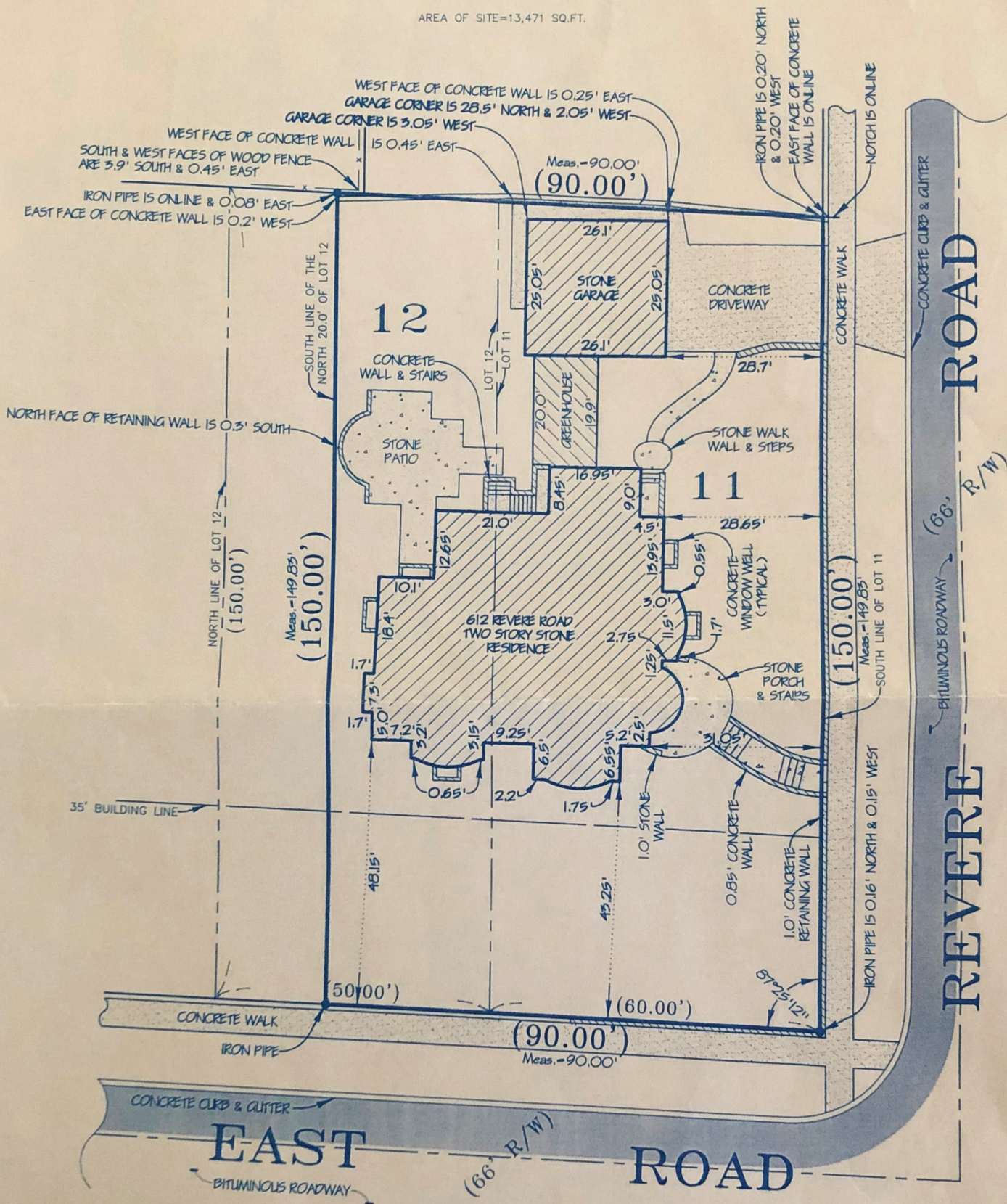
LEGEND

- Monumentation Found
- Monumentation Set (PLS 35-2551)
- (50') Record Dimension
- X- Fence Line

PLAT OF SURVEY

LOTS 12 (EXCEPT THE NORTH 20 FEET) AND LOT 11 IN BLOCK 1 IN SOUTH CREST IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922 AS DOCUMENT 161694 AND AMENDED BY CERTIFICATE DATED MAY 4, 1923 AND RECORDED MAY 12, 1923 IN BOOK 14 OF MISCELLANEOUS RECORDS, PAGE 110 AS DOCUMENT 165582, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE=13,471 SQ.FT.



NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68" f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 8th DAY OF August A.D. 2013
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2014.

| | |
|--|--------------------|
| ALLEN D. CARRADUS LAND SURVEYOR | |
| Residential & Commercial Land Surveying Services | |
| 108 W. Liberty Drive, Wheaton, Illinois 60187 | |
| (630) 588-0416 (Fax) 653-7682 | |
| PREPARED FOR: | JEFF MILLER |
| DRAWN BY: | CMG |
| DATE OF FIELD WORK: | 08/08/13 |
| SCALE: | 1" = 20' |
| FLD. BK. - PAGE: | 48-00 |
| PROJECT NO.: | 25309 |

193 East Road
Glen Ellyn, IL 60137

September 30, 2025

To the Zoning Board of Appeals:

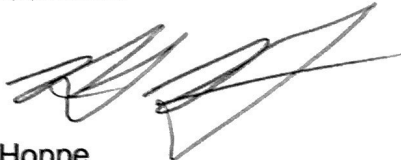
We are the owners of the property directly north of 189 East Road and are writing in support of the Vavrek family's variance request for a reduced setback for their proposed sport court.

From our perspective, the 7' placement is decidedly better for us because it positions the court further east, which situates it further behind our garage and helps to minimize noise and activity near our main living areas. If the court were required to shift westward to meet a 15' setback, it would instead bring it closer to our home, which would negatively affect us.

Granting this 7' variance would reduce the visual and noise impact on our property, and we fully support the request.

Thank you for your consideration.





Matthew Hoppe & Heidi Hoppe

Daniel Harper

From: Beverly Johnson <bevandfloyd@gmail.com>
Sent: Wednesday, October 15, 2025 8:41 PM
To: Daniel Harper; Jordan Frahm
Subject: Re: Vavrek variance

[EXTERNAL EMAIL]

On Wed, Oct 15, 2025 at 8:31 PM Beverly Johnson <bevandfloyd@gmail.com> wrote:

We are writing this letter in support of the variance of 612 Revere /189 East. We are neighbors at 188 Park Blvd(directly behind 189 East Road. We feel the variance to 7 feet will be a better location and situate it partially behind our garage. With landscaping it will be less noticeable.

We have been in our home almost 60 years and happy to see the improvement.

Thank you.

Floyd and Bev Johnson
188 North Park Blvd
630 240 3100
630 469 5625

Public Hearing re: 189 East Road

From Patricia Spence <pspence101@aol.com>
Date Thu 10/23/2025 3:13 PM
To Jordan Frahm <jfrahm@glenellyn.org>
Cc Chalet Vavrek <chalet.vavrek@gmail.com>

[EXTERNAL EMAIL]

Hi Jordan,

Thank you for listening to me patiently about my concerns re: the proposed sport court at 189 East Road. Petitioner and neighbor, Chalet Vavrek, thoroughly answered my questions. I have no objections to the project; I have written the same to Mr. Harper.

I will not attend the hearing. I am glad, though, that the Village offers such opportunities.

Patricia Spence
192 East Road
972-754-6998

Vavrek Family project at 612 Revere Road/189 East Road

From Shaun Emerson <shaunemerson@hey.com>

Date Tue 10/14/2025 8:03 AM

To Jordan Frahm <jfrahm@glenellyn.org>; Daniel Harper <dharper@glenellyn.org>

[EXTERNAL EMAIL]

Good morning,

It has come to our attention that our neighbors, the Vavrek family, have made a variance request for a reduced setback for their proposed sport court.

As residents of 184 N Park Blvd, we are supportive of this request.

Thank you for your consideration.

Shaun and Lisa Emerson



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

Meeting 11/4/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-925)**

DOC ID: 2025-925

Public Hearing - 167 Forest Avenue

Statement of the Issue:

The petitioner, Lance Rock, the owner of the property at 167 Forest Avenue, has applied for a construction necessitated zoning variation to allow a deck that was built without a permit to be setback 6 feet (6'-0") from the south property line in lieu of the required 6-feet, 6-inches (6'-6").

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)4(8) to allow for a deck to encroach into the side-yard setback so that the deck is setback 6 feet from the south property line in lieu of the required 6 feet, 6 inches.

ZONING/USE: The subject property is zoned R2 - Residential District and improved with an existing two-story single-family home.

PUBLIC NOTICE: Notice of the public hearing was published in the October 16, 2025, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: There is no zoning history associated with the property.

PERMIT HISTORY:

| Year | Permit No. | Type |
|-------------|-------------------|-------------------------------|
| 2024 | 20241547 | Lead Service Line Replacement |
| 2016 | 20160099 | Water Service Repair |
| 2004 | B23718 | New Detached Garage |
| 2004 | B23742 | Irrigation System |
| 2002 | B22242 | Shed |

PRJOECT HISTORY:

The property was the subject of an anonymous call to the Village of Glen Ellyn Community Development Department in August 2024. A Village Inspector visited the site and confirmed that work had been done without a permit. The property owner was issued a citation and was required to

submit a building permit for the structures. *Note: Even if a setback variation is approved by the Village Board, the property owner will still be obligated to obtain a building permit in compliance with the 2018 International Residential Code (IRC).*

Deck:

Since the deck was constructed without a permit and is essentially complete, and was found that the construction is not prescribed by the 2018 IRC, an Illinois Licensed Structural Engineer was required to provide stamped, signed, and dated as-built drawings of the deck including, but not limited to, footings, posts, flitch beams, beam splices, structural connections, etc. This has been submitted and is still under village review. A new plat of survey for the property was also created as part of the building permit application and indicated that the deck was located 6'-0" from the south property and encroached 0-6" into the required side yard setback. The applicant has submitted a construction necessitated variation application in order to keep the deck in the existing location.

Fireplace:

Regarding the fireplace feature, the property owner must provide as-built drawings produced by an Illinois Licensed Architect including the foundations, height, etc. and certify that it is constructed in accordance with the 2018 IRC. This is not yet completed.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variation and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

Attachments:

1. Application - Construction Nec Variance
2. 167 Forest Aerial Map
3. 167 Forest Zoning Map
4. Plat of Survey
5. Site Plan



VILLAGE OF GLEN ELLYN

Construction Necessitated Variation Application Packet

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

APPLICATION FOR CONSTRUCTION NECESSITATED VARIATION

Date Filed: 9/19/2025

Application No: 2025-0022

Name of Applicant: Lance Rock

Address of Applicant: 167 Forest Avenue Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: Lance A Rock

Address of Owner: 167 Forest Ave Glen Ellyn, IL 60137

Phone:

Email:

Contacts:

| Type | Name | Address | Phone | Email |
|-------------------|--------------|--|-------|-------|
| Petitioner | Lance Rock | 167 Forest Avenue Glen Ellyn, IL 60137 | | |
| Web Administrator | Lance Rock | 167 Forest Avenue Glen Ellyn, IL 60137 | | |
| Parcel Owner | Lance A Rock | 167 Forest Ave Glen Ellyn, IL 60137 | | |

Property Address: 167 Forest Ave

Project Name: Web Project

Project Description: Replacement of a deteriorated over-30-year-old elevated deck on a 1929 home. The new deck is built entirely on the property and encroaches 6 inches into the required south side-yard setback. This request seeks a minimal variation to legitimize the completed deck, which remains screened and has no impact on neighbors or public welfare.

Legal Description of Property:

Lot 16 in Block 6 in South Crest, being a resubdivision of part of Lots 7 and 10, Inclusive in County Clerk's 6th Assessment Division in Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said South Crest recorded December 29, 1922 as document number 161694 and amendment recorded May 12, 1923 as document 165582 in DuPage County, Illinois.

Zoning: R2
 Lot Dimensions: 185.82' x 50.02
 Lot Area: 9295
 : 05143030030000

Present Use: Single-family residential home used for full-time owner-occupied living.

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
|--|--|--|--|--|--|

Narrative Statement:

Request for Variation under Village Code Table 10-5-5(B)4.8

I am requesting a construction-necessitated variation from Village Code Table 10-5-5(B)4.8, which requires a minimum side-yard setback of 6.5 feet for my lot in Glen Ellyn. During the replacement of my 96-year-old deck, an essential and long-standing component of my 1929-built home, it was discovered that the newly constructed deck encroaches into the setback by 6 inches, measuring 6.0 feet from the south property line instead of the

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

1. Practical Difficulties or Hardship

Practical Difficulties or Hardship

My home has a plaque from Glen Ellyn and was built in 1929; it requires a deck to safely access the rear yard. Stepping out without it would result in a hazardous 42-inch drop.

The prior deck served this purpose for an unknown length of time, exceeding at least 30.0 years, and rotting. The new deck, intended to replace it in-kind, was constructed with Grade A materials and construction practices, with one additional board.

2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

Unique Circumstances

This hardship is explicitly tied to the home's original architecture and raised rear door threshold, not financial constraints. Without the deck, rear egress becomes unsafe and impractical, a unique feature of homes of this era and construction style.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:
 No Alteration to Neighborhood Character

The encroachment is fully screened by thick bushes and trellises owned and maintained by the neighbor. It is practically invisible from both the public and adjacent yards. The deck remains a low-profile residential feature in harmony with surrounding properties.

4. 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:

Hardship from Physical Conditions, Not Inconvenience

The deck's position is dictated by the need for safe, direct access from the back door. Reducing the deck size to meet the setback would create a material and labor hardship rather than a mere inconvenience.

5. 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:

Not Generally Applicable to Others

Most homes in the zoning district are newer and do not face the same architectural limitations imposed by a 1929 structure. The home's height, rear access, and deck requirement create a distinct condition not applicable to neighboring properties.

6. 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:

No Financial Motivation

This request does not aim to increase property value, rental potential, or resale appeal. Its purpose was solely to replace an essential but degrading functional element for safe, seasonal home use.

7. 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.

Not Self-Created

The original deck predates zoning enforcement. The 6-inch encroachment was caused by a miscalculation of a single board width, not an intentional code violation. There was no knowledge at the time of construction that the deck extended past the limit.

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

No Harm to Public Welfare or Neighbors

The deck is screened by evergreen landscaping and trellises, and it does not approach or interfere with any neighboring structures or use. It is non-intrusive, safe, and poses no risk to the public or adjacent property owners.

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

No Impairment of Light or Air

Given the elevation of only 42 inches and the deck's open-air design, it does not block sunlight or restrict airflow. The adjacent home sits over 16.5 feet away from the property line, and the deck does not impact its natural light.

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

No Increased Fire Hazard

The deck complies with all applicable building and fire codes. Materials used are standard and safe. No combustibles or obstructions have been introduced. This property is in the process of considering a conversion to a vented natural gas fireplace; the intent is to replace a traditional wood-burning unit, significantly reducing fire risk compared to typical residential open-flame systems. Architect pending.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village. No Impairment to Public Health, Safety, or Comfort

12. The deck enhances household safety by providing proper rear access. It introduces no health risks, nuisances, or discomforts to the public or neighborhood residents.

13.

14. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

No Reduction in Property Values

The deck is well-designed, consistent with neighborhood aesthetics, and fully within my yard. It is highly unlikely to diminish nearby home values and may support neighborhood quality through upkeep and continued investment.

15. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

No Impact on Traffic

The deck is for private, seasonal use and has no relationship to vehicular or pedestrian traffic. It will not create congestion of any kind.

16. Provide evidence that the proposed variation will not: Create a nuisance.

No Nuisance Creation

There is no noise, odor, visual obstruction, or behavioral impact caused by the deck. Privacy screening already exists, and the deck does not alter the use or atmosphere of neighboring spaces.

17. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

No Increased Public Expenditures

There is no impact to public utilities, right-of-way, drainage, or infrastructure. The deck is 100% on private land and does not involve village service or spending.

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

Minimum Variation Required

The request is for only 6 inches, the precise width of one deck board. This is the smallest variation possible to enable functional use. Any further reduction would compromise safety and negate the deck's purpose.

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

Final Comment

This request seeks a minor 6-inch variation for a required deck on a 1929 home. The structure is entirely on my property, screened year-round, and ensures safe rear access. The encroachment was unintentional and has no effect on neighbors or the community.

I respectfully ask the Commission to consider the home's age, safety needs, property boundaries, and existing screening and approve this minimal variation to maintain functional use without affecting zoning intent.

OWNERSHIP BY LAND TRUST

Date: 9/19/2025

Address: 167 Forest Ave

Legal Description:

Lot 16 in Block 6 in South Crest, being a resubdivision of part of Lots 7 and 10, Inclusive in County Clerk's 6th Assessment Division in Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said South Crest recorded December 29, 1922 as document number 161694 and amendment recorded May 12, 1923 as document 165582 in DuPage County, Illinois.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

| | |
|--|--|
| | |
|--|--|

OWNERSHIP BY A CORPORATION

Date: 9/19/2025

Address: 167 Forest Ave

Legal Description:

Lot 16 in Block 6 in South Crest, being a resubdivision of part of Lots 7 and 10, Inclusive in County Clerk's 6th Assessment Division in Section 14, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat of said South Crest recorded December 29, 1922 as document number 161694 and amendment recorded May 12, 1923 as document 165582 in DuPage County, Illinois.

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


| | | | |
|--|--|--|--|
| | | | |
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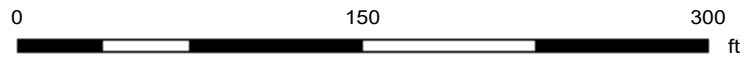


Legend

Zoning and Development

Zoning

 R2: Single Family Residential District



Print Date: 10/13/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

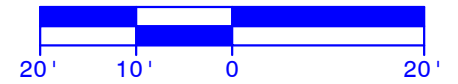
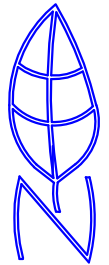
LEGEND

A = ASSUMED
 C = CALCULATED
 CH = CHORD
 CL = CENTERLINE
 D = DEED
 E = EAST
 F.I.P. = FOUND IRON PIPE
 F.I.R. = FOUND IRON ROD
 FT. = FEET/FOOT
 L = ARC LENGTH
 M = MEASURED
 N = NORTH
 NE = NORTHEAST

NW = NORTHWEST
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 R = RECORD
 RAD = RADIUS
 R.O.W. = RIGHT OF WAY
 S = SOUTH
 S.I.P. = SET IRON PIPE
 S.I.R. = SET IRON ROD
 SE = SOUTHEAST
 SW = SOUTHWEST
 W = WEST

PLAT OF SURVEY OF

LOT 16 IN BLOCK 6 IN SOUTH CREST, BEING A RESUBDIVISION OF PART OF LOTS 7 AND 10, INCLUSIVE, IN COUNTY CLERK'S 6TH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT NUMBER 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT 165582, IN DUPAGE COUNTY, ILLINOIS.

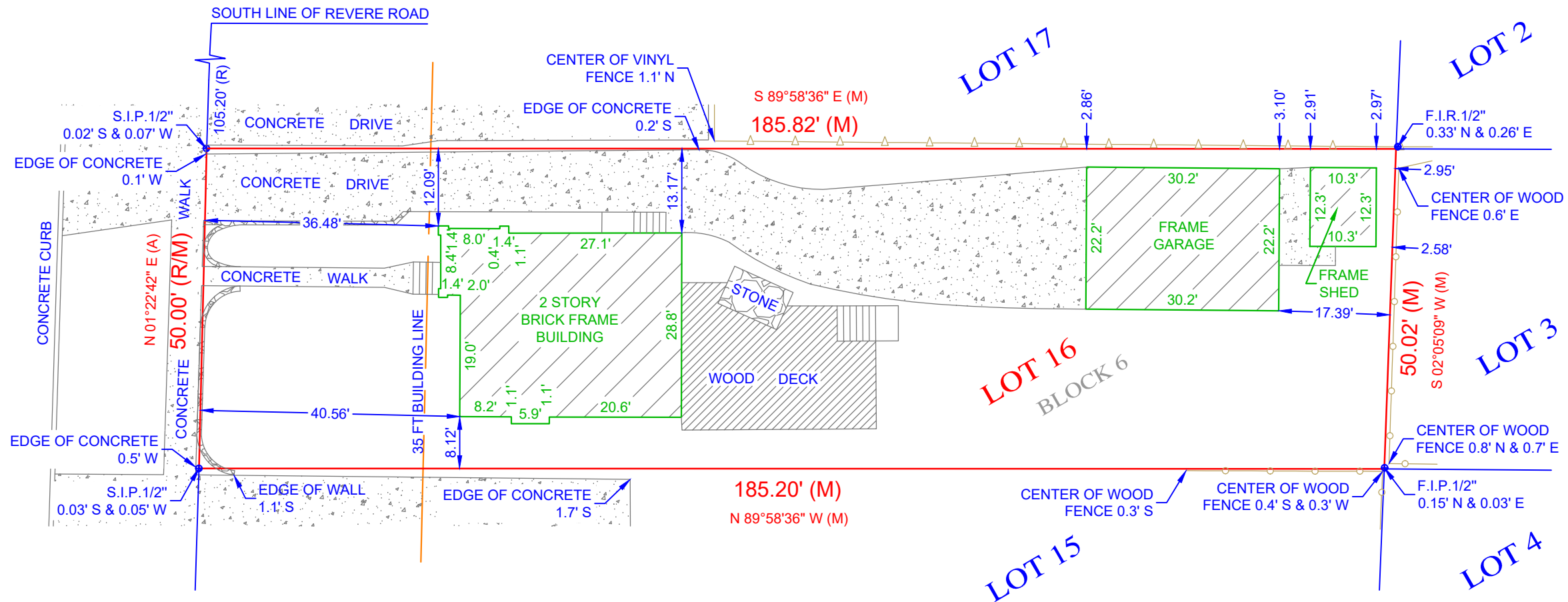


BASIS OF BEARING:
 EAST LINE OF FOREST AVENUE AS FOUND
 MONUMENTED AND OCCUPIED
 N 01°22'42" E (A)

AREA OF SURVEY:

CONTAINING 9,273 SQ. FT. OR 0.21 ACRES MORE OR LESS

FOREST AVENUE
 (66' R.O.W.)



Morris Engineering, Inc.
 515 Warrenville Road, Lisle, IL 60532
 Phone: (630) 271-0770
 FAX: (630) 271-0774
 WEBSITE: WWW.ECIVIL.COM

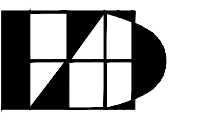
STATE OF ILLINOIS }SS
 COUNTY OF DUPAGE }
 I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED, THIS 12TH DAY OF AUGUST, A.D., 2024,
 AT LISLE, ILLINOIS.

J. L. Morrison
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2024
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



- NOTE:**
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 167 FOREST AVENUE
 GLEN ELLYN, IL 60137
 CLIENT LANCE ROCK
 FIELDWORK DATE (CREW) 8/7-8/2024 (MM/DA)
 DRAWN BY: RJ REVISED: JOB NO. 24-06-0307



**LANCE ROCK
 167 FOREST AVE.
 GLEN ELLYN, IL 60137**

CLIENT:

**ROCK RESIDENCE
 WOOD DECK
 167 FOREST AVE.
 GLEN ELLYN, IL 60137**

SEAL



Illinois Design Firm No: 184-001442

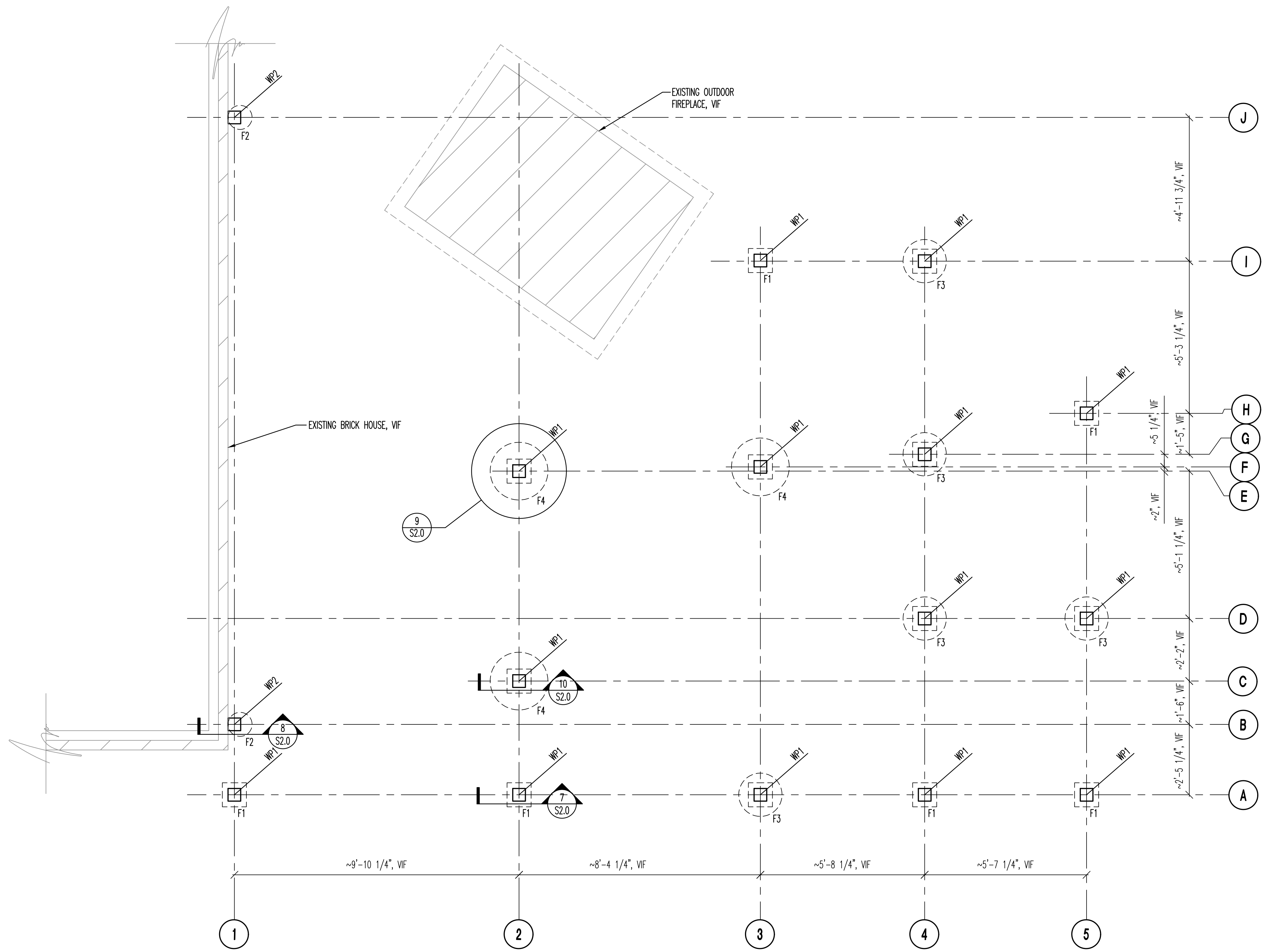
| No. | Date | Description |
|-----|---------|-------------------|
| 1 | 6/4/25 | Progress Set |
| 2 | 6/5/25 | Owner Review |
| 3 | 6/24/25 | Issued For Permit |

Project#: 21250507.000
 Drawn by: MBB
 Checked by: MJB
 Sheet Title:

FOUNDATION PLAN

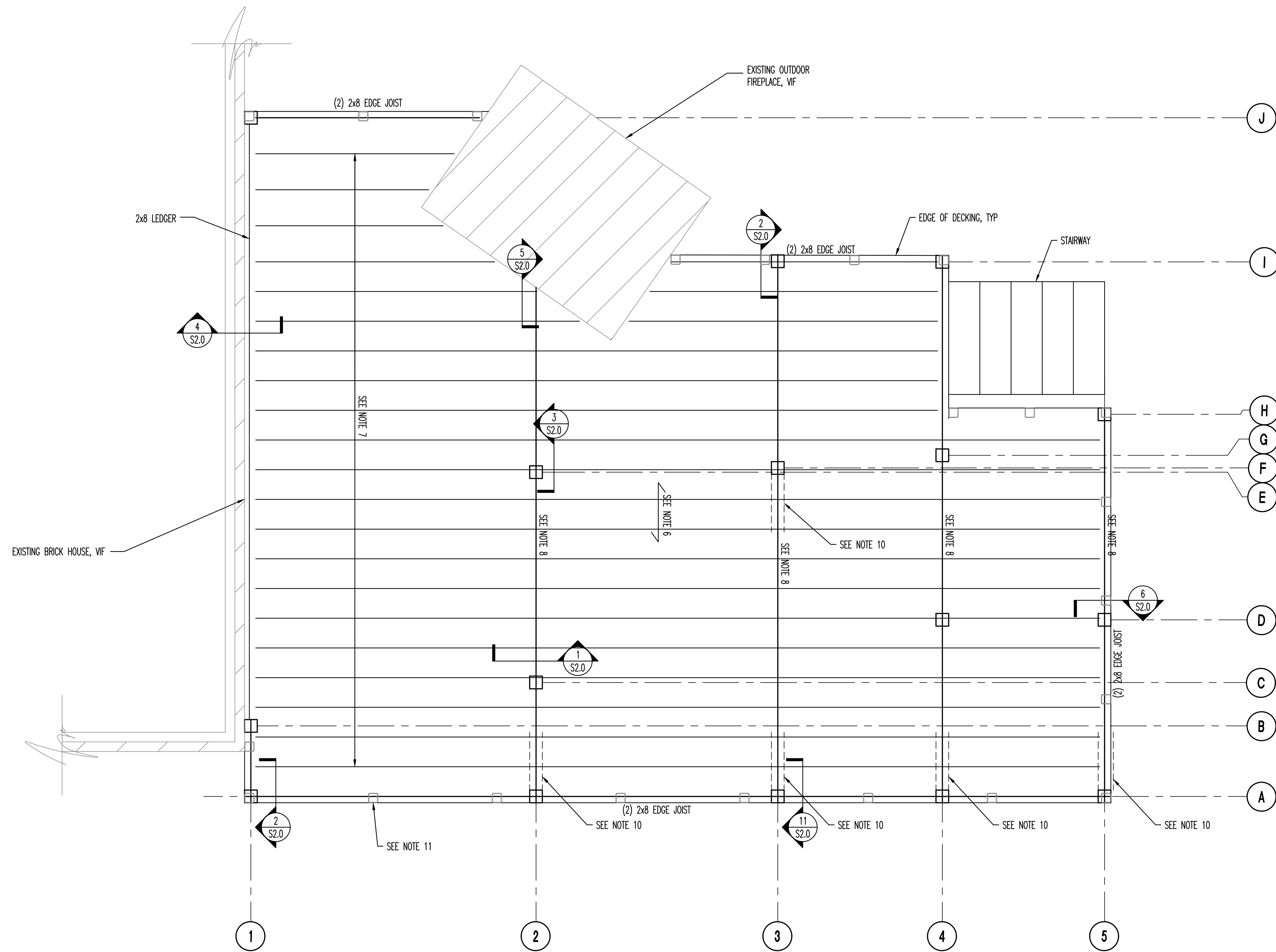
S1.0

Structural Sheet: 2 of 4



1 DECK FOUNDATION PLAN
 S1.0 1/2" = 1'-0"

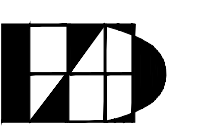
- SHEET NOTES:**
- 1) SEE SHEET S0.0 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES.
 - 2) VERIFY ALL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS.
 - 3) 1'/FOOTING = ~0'-6" ABOVE GRADE, VIF
 - 4) FX INDICATES SPREAD FOOTING, SEE SCHEDULE ON S0.0.
 - 5) WPX INDICATES WOOD POST SEE SCHEDULE ON S0.0.
 - 6) [Hatched symbol] INDICATES EXISTING LOAD-BEARING BRICK WALL, VIF.



1 DECK FRAMING PLAN
 S1.1 1/2" = 1'-0"

- SHEET NOTES:**
- 1) SEE SHEET S0.0 FOR GENERAL NOTES, ABBREVIATIONS AND SCHEDULES.
 - 2) VERIFY ALL DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS.
 - 3) SEE SHEET 1/S1.0 FOR POST DESIGNATIONS.
 - 4) GENERAL CONTRACTOR: THIS STRUCTURE RELIES UPON NON-WOOD COMPONENTS FOR FINAL LATERAL STRENGTH AND STABILITY.
 - 5) T/JOIST ELEVATION = ~3'-4", VIF
 - 6) WOOD DECKING: 1"x6" FLOOR BOARDS CONTINUOUS OVER 3 SPANS MIN.
 - 7) TYPICAL JOIST: 2x8 JOISTS AT 18" OC MAX
 - 8) TYPICAL GIRDER: (2) 2x10 w/1/8" STEEL PLATE REINFORCEMENT.
 - 9) [Hatched Area] INDICATES EXISTING LOAD BEARING BRICK WALL, VIF
 - 10) NEW 2x4 KICKER EACH SIDE OF COLUMN/GIRDER. SEE DETAIL 11/S2.0 FOR DETAILS.
 - 11) PRE-FABRICATED ALUMINUM HANDRAIL SYSTEM. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.

Larson Engineering, Inc.
 1488 Bond Street, Suite 100
 Naperville, Illinois 60563-6503
 630.357.0540 Fax: 630.357.0164
 www.larsoneng.com



CLIENT:
LANCE ROCK
 167 FOREST AVE.
 GLEN ELLYN, IL 60137

ROCK RESIDENCE
WOOD DECK
 167 FOREST AVE.
 GLEN ELLYN, IL 60137



| No. | Date | Description |
|-----|---------|-------------------|
| 1 | 6/4/25 | Progress Set |
| 2 | 6/5/25 | Owner Review |
| 3 | 6/24/25 | Issued For Permit |

Project#: 21250507.000
 Drawn by: MBB
 Checked by: MJB
 Sheet Title:
FRAMING PLAN

S1.1

