



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, December 9, 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 Minutes**
 - 1) Review and Approval of the November 4, 2025, Zoning Board of Appeals Meeting Minutes
- D. Old Business**
 - 1) Continuation — Public Hearing, 189 East Road.
- 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 12/9/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2025-1017)

DOC ID: 2025-1017

Review and Approval of the November 4, 2025, Zoning Board of Appeals Meeting Minutes

Statement of the Issue:

Review and Approval of the November 4, 2025, Zoning Board of Appeals Meeting Minutes

Analysis:

Review and Approval of the November 4, 2025, Zoning Board of Appeals Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the November 4, 2025, Zoning Board of Appeals Meeting Minutes

Attachments:

1. DRAFT 11-4-25 ZBA Minutes

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, November 4, 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 7:00 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, Todd Buckton, Matthew Jones, Christiane McKnight and Craig Pavlich.

Absent: Members Peter Kelly and Noureen Lakhani.

Also in attendance: Daniel Harper, Planning Manager, Jordan Frahm, Associate Planner, Robert Duncan, Village Trustee 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 October 7, 2025, Zoning Board of Appeals Meeting.

Member Buckton made a motion to approve the minutes as presented. Member Jones seconded the motion. Motion passed by voice vote (5) yes, (0) no.

All Petitioners and staff were unanimously sworn in.

D. New Business

1. Public Hearing- 445 Stagecoach Run

Member Pavlich moved to reopen the Public Hearing on 445 Stagecoach Run. Member McKnight seconded the motion and passed by voice vote (6) yes, (0) no

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, reintroduced the following variation request for 445 Stagecoach Run

Amendment to Roll Call- Member Noureen Lakhani arrived.

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

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"). 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 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").

The following attachments were provided and shown to Board Members:

- Aerial Map of 445 Stagecoach
- Zoning Map
- Plat of Survey

- Building Elevations
- Floor Plan

Member Questions:

Commissioner Pavlich- Maximum height section to R2 residential, there is a max height but there is a bonus for dormers. I object to how this was written, in this case. Section 10-4-8 F 4 is the section of the code that I am speaking of

Daniel- when speaking with architect, we discussed bonuses and how they worked.

Pavlich- this house would need a variation anyway?

Daniel- The home was originally approved in 1989 with a lot coverage ratio of 29.9%. The proposed modification would not need a variation as it is class one modification to the structure.

Petitioners: Tom Villanova & Ann Villanova Sworn In

Petitioner Tom- introduced himself and family (spouse & two children) how his life has changed over time and now needs the space as he works from home. He did get signatures from many people who supported the variation. The change will be in the back of the home and not visible from the street.

Signatures of neighbors provided to Chairperson Miller.

Daniel J. Simoneit, Architect- We are requesting a minor variation to code, the lot is pie shaped in nature and wider in the back. The proposed modification is impossible to see from the street. Trying to give Mr. Villanova a quality space to live in, stand up and walk around. The dormer looks due south and will bring light in. We are asking for a standard height for the windows. Majority of homes on Stagecoach are developed as full 2-story homes. This will be small piece of bulk on back side and because the property is tapered we could not utilize bonuses provided in the code.

Commissioner Pavlich- what percent is length of dormer as drawn here?

Daniel J Simoneit, Architect- Just under the 20%, I'm sorry I don't know the numbers off my head.

Commissioner Pavlich- you are proposing one dormer here instead of multiple dormers that are under 8ft?

Daniel J Simonet, Architect- yes that is correct, the dog house dormers; we are easily 25ft back in from each side, I doubt you will be able to see any of this walking around the yard when its complete.

Commissioner Jones- what is the hardship besides building code? What is hardship or unique circumstances?

Mrs. Anne Villanova- Tom works from home, I am a stay-at-home mom, we have two little kids. His office is off the living room. We have tried to move his office to basement but was not good for his mental health with no sunlight and that is why he moved back to the first floor and that leaves us to where we are now, trying to do something else.

Daniel J. Simoneit, Architect- Code is that limitation is limiting quality of life, use of space that is there.

Commissioner Jones- that is if you combine both the dormers that you can do, correct?

Daniel J. Simoneit, Architect- sorry I am not understanding the question.

Commissioner Jones- you can go 16ft if you have two different dormers, correct?

Daniel J. Simoneit, Architect- I am not worried about the width. If property was square, we would not be here. It's a 2'-8" variation that is 30 plus feet in the air.

Commissioner Buckton: Dormer will yield plus or minus 350 square feet of useable floor attic space, is that correct, an exact number?

Daniel J. Simoneit- I actually brought a document with that information. Mr. Simoneit handed document to Commissioners. It will yield plus or minus 372 sq ft., out of that without dormer, you end up with shaft down middle. Constructing the dormer up creates floor area within the space.

Commissioner Buckton- Mr. Villanova, when I was in your yard it looks like the neighbor to the south would be most affected; did you speak with that neighbor?

Petitioner Villanova-Yes, I did speak with both Jeff and Cathy on Stagecoach Court. Cathy said “Tell them I said yes”

Commissioner Miller- what is hardship with foot and a half? We are talking 8 inches on each side

Daniel Harper, Village Planning Manager- You cannot exceed 8-feet in width per dormer and then you would be limited to 16 and a half feet.

Commissioner Miller- ok, no questions then.

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

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

Deliberation

Commissioner Buckton- I don't see a problem with this variation, go for it and build.

Commissioner McKnight- I am inclined to vote in favor, you have a lot of support from neighbors.

Commissioner Jones- I am a no, the way the code is written, there isn't a hardship in my opinion.

Commissioner Pavlich- I am inclined to be in favor, I agree that hardship is negligible, but that is why we have variations to make those minor changes.

Commissioner Lakhani- I am inclined to be in favor.

Commissioner Miller- really dormer reflects what is behind the house too, its same height, I work from home as well, it's difficult to work without light, I understand, I think it fits with character of the neighborhood. I don't have an issue with it.

Member Buckton made a motion to close Public Meeting; Member Lakhani seconded the motion. Motion passed unanimously (6) yes., (0) no.

Commissioner Pavlich-Finding of Facts- 445 Stagecoach Drive. We heard property owners Tom and Ann Villanova and Jaime Simoneit the architect. We discussed the various limitations in terms of code regarding dormers and dormer bonuses. Proposed dormer is less than total width allowed but wider than a single dormer is allowed to be and doesn't fit within the allowed height. Petitioners provided 9 signatures from neighbors in support.

Motion to approve Findings of Fact by Commissioner Buckton, Seconded by Commissioner Lakhani. The motion passed with a vote (6) yes, (0) no.

A Motion to approve variations from Section 10-10-10 of Glen Ellyn Code on property located on 445 Stagecoach, was made by Member Pavlich and seconded by Member Lakhani. The motion passed with four (5) votes yes and one (1) vote no. Member Jones in the dissent.

Commissioner Buckton made a motion to open public hearing for 654 Duane Street, Motion seconded by Commissioner McKnight. Motion passed with unanimous vote (6) yes, (0) no

2. Public Hearing- 654 Duane Street

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").

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. Estimated date to begin new use construction is 11/11/2025 which would consist in the addition of a new family room, stairs to the basement and a bedroom of normal size on the second floor. Home was constructed on 2degree angle, that brings it closer to front property line.

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.

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. 2nd story addition will be kept in line with current home; rear property windows are for first story living room.

The following attachments were provided and shown to Board Members:

- Aerial Map of 654 Duane St.
- Zoning Map
- Plat of Survey
- Site Plan
- Floor & Elevation Plan

Member Questions:

Commissioner Jones- if this house was 3 feet further back, we would not be here.

Daniel Harper, Village Planning Manager- yes, that is correct.

Commissioner Pavlich- Referring to code, Section A; minimum set back is 30ft, but because neighbor is further back, they are expected to be further back, because we consider the 2 adjacent houses, but they only have one then this is up for variation; I did note that there are a lot of other houses that are closer.

Chairperson Miller- Daniel would you like to tell us what 634, 638 and 646 are?

Daniel Harper, Village Planning Manager all properties going due west on Duane Street. 634 Duane Street is setback 25.5 feet; 638 Duane Street is setback 24.5 feet, and 646 Duane Street is 32.9 feet from front property line.

Commissioner Pavlich- to be clear this meets all the normal standards for a normal lot, it's similar to neighboring houses

Commissioner Lakhani- on zoning map this is shown as 2 parcels, is there a reason for that?

Daniel Harper Village Planning Manager- they are, those are two taxing parcels, they were two properties at one point. Because they are common ownership, they are considered as one zoning lot, we treat the two parcels as if they were combined.

Petitioner- Grant Terrell Sworn in as he missed being sworn in.

Petitioner Grant Terrell- explained that he does work from home and needs the space, they have been residents of Glen Ellyn for eight years. I tried working from home in basement, however, was very dark to work in.

Steve Pateracki, Studio 1 Architect- this property as Daniel previously stated is skewed on the lot, which is the main hardship, it is 2% skewed, with our addition we are trying to create extra living space for at-home work. We thought it was important to at least set back the addition to keep with the architecture of the home. We are essentially keeping skew intact as we move back in property. New area encroachment is 25 square feet. Not trying to go into the side yard setback.

Petitioner- I did also communicate with neighbor to south, west and east. I have email from neighbor to south.

Deliberation:

Commissioner Buckton- this block has some variance with front yard setbacks; I look at this variation as a result of that variance that we are seeing in other homes on the respective block. Addition will add to property and neighborhood. I will vote in favor of it. I don't think it will be a problem.

Commissioner McKnight- I also will be voting yes; there is a hardship here with the skew of the home on the lot.

Commissioner Jones- I am a yes.

Commissioner Pavlich- I am also a yes, significant hardship to the owner is the setbacks of current neighbors.

Commissioner Lakhani- I am in favor.

Chairperson Miller- I am in favor for the same reasons, if all other houses had not been that much forward, I may not have been in favor.

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

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

Commissioner Pavlich- Findings of Fact; regarding the application of Grant and Danielle Terrell for a variation request on 654 Duane Street, in regard to section 10-4-8 D.1.B to allow for the addition to be setback 35.1 feet in lieu of the 38 feet which was driven by neighboring house which is in excess of normal front set back of 30 feet, we heard from petitioners and Zoning expert Daniel of setback of adjacent properties which are 634 Duane Street at 25.6 feet; 638 Duane Street at 24.7 feet from front yard, and 646 Duane Street that is 32.8 feet from front property line. The remainder of block has significantly lower set back, proposed construction plans were seen.

Motion to approve Findings of Facts by Commissioner Jones, Seconded by Commissioner Buckton, roll was called passed by a unanimous vote 6 (yes) 0 (no).

Member Pavlich made a motion to approve the variation request from Section 10-10-10 for the property located on 654 Duane St., Member Buckton seconded the motion; roll was called passed by a unanimous vote 6 (yes) 0 (no).

Motion to open public hearing made by Commissioner Jones, Seconded by Commissioner Pavlich. Motion passed unanimously with a (6) yes, (0) no vote.

3. Public Hearing- 189 East Road

Jordan Frahm, Associate Planner presented the following property:

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 setback of 7 feet from all lot lines in lieu of the required 15-foot setback.

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." Letters of support have been received from all neighbors except for one, The Johnsons who were in support however today one letter asking questions about what type of sport court would go in, the noise. Questions about landscaping did come up from neighbors, the landscaping plan was provided by DuPage Landscaping.

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".

The following Attachments were provided and shown to Commissioners:

- 189 East Road Aerial Map
- Zoning Map
- Plat of Survey
- Site Plan
- Letters of Support- as of tonight, Jordan noted that the Neighbors the Johnsons rescinded their support letter.
- Emerson Letter of Support

Member Questions:

Commissioner Jones- when home is demolished, is this being consolidated into one lot?

Daniel Harper, Village Planning Manager- yes, we would want them to. We have one nonconforming to north, and conforming to south, if they were to demo and construct Tennis court, it would straddle existing two lots, accessory structure cannot be alone on a parcel, so we would want them to be consolidated together.

Commissioner Jones- after lots are consolidated, they cannot be split, correct?

Daniel Harper, Village Planning Manager- yes that is correct.

Commissioner McKnight- the Johnsons rescinded their letter of support; is that immediately adjacent to one side of this property?

Jordan Frahm, Village Planning Associate- yes immediately to the east.

Commissioner McKnight- concerns about storm water run offs? Would those be reviewed?

Jordan Frahm, Village Planning Associate- this would have a storm water review, this is not in a flood plain, no storm water concerns.

Commissioner Pavlich- aside from setbacks, no lot coverage issues?

Jordan Frahm, Associate Village Planner- correct.

Commissioner Pavlich- any limitations outside lot coverage?

Jordan Frahm, Associate Village Planner- lot coverage in Village of Glen Ellyn is roof structure coverage, only for impermeable surface applies here in regards to code.

Commissioner Jones- if they put Sports Court where drive way was, we would not be here?

Jordan Frahm, Associate Village Planner- it has to be set back a min of 30feet, so it would not be allowed. Can't have in corner side yard.

Daniel Harper, Village Planning Manager - if you rotated it 90 degrees then yes you could put it there.

Chairperson Miller- is the garage on east road house staying or going?

Jordan Frahm, Associate Planning Manager- the garage is to be demolished.

Petitioner Chalet Vavrek: home designed by great grandparents in 1940. Deep meaning and family history, on a corner lot. We have outgrown the property lot. Neighboring house at 189 East Road became available and we purchased it. 189 East Road lot is 70ft wide, demo house to combine lots, the required setbacks jump up and work against us.

We designed this layout with the intention of protecting neighbors, 7 feet setbacks keeps sports court tucked more behind the garages, neighbor to East with 7 feet, half court and hoop would be screened by corner of garage. If it was 15 feet it would push it in direct view of their home. Lots in our block are 50 to 70 ft wide, more open green space in most visible view of property, matching setbacks of all neighboring properties.

Goal has been made to blend in naturally and not stand out, specific situation, corner lots in Glen Ellyn that are new construction are very small. Variance is best for neighbors, environment and for us as a whole.

Commissioner Lakhani- are they aware of landscaping plan to help shield court from their view?

Petitioner Chalet Vavrek- no, I don't think so. We will do privacy trees all around the house.

Commissioner Buckton- basketball- is that primary use?

Petitioner Chalet Vavrek- that is the primary use

Sworn in Member of Public, Marilyn Johnson- daughter of the Johnson's my parents wanted to make certain rules were appropriate and wanted to withdraw letter of support as mother saw the pictures today, sport court looked much bigger than they anticipated.

Deliberation:

Commissioner Pavlich- I'm on fence on this one; sports courts in general are a large challenge. Considered an impervious issue but its more than that, it's about adding noise. My opinion is that I don't love the plan for those reasons, but given that they are allowed, I don't have a problem with setbacks that you proposed. I will likely vote in favor.

Commissioner Jones- I am a no, years ago we had similar ordinance, as we know they are on the lot lines right on driveway. Both houses are beautiful, this will be a forever home but a forever lot another reason why I am a no. With a bigger lot and being a forever lot, I think it should meet the requirements for that lot and provide more buffer for the neighbors.

Commissioner McKnight- I am also a no, I don't think a hardship is shown here; coming to meeting there was 4 letters of support, and one has withdrawn now; there is no hardship.

Commissioner Buckton- I am also going to vote no, this is a 150 ft lot, code says it needs 15 feet set back; you will be dealing with noise and similar concerns to my other commissioners, I don't see the hardship here. I will be voting no.

Chairman Miller- I am also a no. I don't see the hardship. If the neighbor behind were to come around to it, and everybody agrees perhaps.

Commissioner Lakhani- I am a no.

Commissioner Jones- I am a no.

Commissioner Pavlich- We are allowed to have sport courts and have combined lots; this is really a question of whether the neighbors agree to the location of the court or not.

DuPage Landscaping -The goal is to have a sport court; we will do an excellent job with landscape and with a fence; property does have a slope which will have impact to property and useable space. We will be under lot coverage for impervious surface.

Commissioner Jones- looking at topographical survey, as you move south on that property, as you move west, the biggest slope is in the southwest corner, and this is going in the northeast corner.

DuPage Landscaping- as you move to south you start to encounter more of a slope, and you get closer to primary house. The further you get to the south, the more of a slope you have as proposed.

Commissioner Pavlich- no requirement that the sport court be oriented in any way?

Petitioner Chalet Vavrek- the reason that we didn't do it the other direction was because it would affect the other neighbors, out of respect for them we changed the orientation.

Commissioner Jones- Would you consider moving the court 15 feet to the West from the lot line?

Petitioner Chalet Vavek- that is a possibility, if the neighbors to the East would be ok with it. Half is covered by garage, the basketball hoop would be in full view, sound wise, yes I agree it would be better, visually it would be more of an impact.

Commissioner Pavlich- maybe if there is a sound wall, if sound structure such as a fence, then this would be a time to propose that. Might be an opportunity if you will be going back to neighbors.

Chairperson Miller- It seems that there is a possibility, if you can bring the neighbors, get them here and then come back. That would be my suggestion, or we can close meeting and vote.

Neighbor Johnson (daughter)- parents are open to getting sport court, if more communication is provided.

Chairperson Miller- this is a tough one for us, in any case. It's a difficult one for us. We are trying to help you.

Daniel Harper, Village Planning Manager- you have an option of voting for denial, then it goes to Village Board of Trustees, or you can have a continuance and we have to set a specific date for that; continuance in this case would be on December 9th.

Commissioner Buckton- I am a hard no.

Chairperson Miller- I am a hard no as well. With your neighbors to come back and have them show up in person if possible. If they cannot attend a written correspondence would be acceptable.

Member Jones made a motion to continue the public hearing of the variance on 189 East Road until December 9th. Member McKnight seconded the motion. Roll call was called and the motion passed 6 (yes) 0 (no).

Member Jones made a motion to open the public hearing for 167 Forest Ave; motion was seconded by Member Pavlich.

4. Public Hearing-167 Forest Ave

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 in 2024 to be setback 6 feet (6'-0") from the south property line in lieu of the required 6-feet, 6-inches (6'-6").

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

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. Property owner has submitted building permit.

The scope is not necessarily for fireplace, but that is not within our scope tonight for zoning. The deck is what we are discussing tonight. Deck as constructed was shown, if zoning code was to be enforced,

The Following attachments were provided and shown to Commissioners:

- 167 Forest aerial map
- Zoning Map
- Plat of Survey
- Site Plan

Member Questions:

Commissioner Jones- does footing and foundation meet building code?

Daniel Harper, Village Planning Manager- The post-construction building plans are currently under review by our staff.

Commissioner Pavlich- are we able to make a zoning recommendation conditional on building code? If they have to move and replace something can that modification also include modification?

Daniel Harper, Village Planning Manager- motion of approval based on conditions presented, building permits must be presented by Village.

Petitioner Lance Rock- I built the deck, old deck had original steps that were deeper than they should be. We fell and ended up in hospital; the old deck was in bad shape. Fountains on deck that had chlorine and eating away at deck. I should have pulled a permit, absolutely. I put steel between beams, and the deck is 3 times stronger than normal. The old deck was not water proof and was rotting away, you could step right through. I am in absolute violation because I should have pulled permit.

My hardship is, I used the same posts that are in the ground, zero movement on post. Deck itself is totally square as possible. I have manufactured post and rails, all products are all A grade, I over build, to remove that. I would create an issue that I don't know how I would resolve. If I do that, it will loosen all the top boards, and re-screw screws. I am going to cause a problem to the south where I have to remove the 6 inches, only 4 inches, so my true encroachment is 4 inches. I went with maximum, those blinds to left are not mine, they are the neighbors. Only neighbor can see the deck, she has bushes and put blinds up. Regardless of how this started, I should have pulled a permit. I made a mistake.

Commissioner Buckton- when was original deck built?

Petitioner Lance Rock- I don't know, I have no idea.

Commissioner Buckton- original footings of original deck were 6 inches out?

Petitioner Lance Rock- no, I put two feet out to the South.

Buckton- Regarding the fireplace, did you build that as well, did you have architect design it?

Petitioner Lance Rock- the deck I knew how, the fireplace was done by a Mason, my wife wanted a fireplace.

Commissioner Pavlich- we often get a confusion about what gets a hardship with zoning.

Commissioner Jones- if he was to remove deck 6 inches but leave supports, are supports technically deck?

Daniel Harper, Village Planning Manager- I am going to consider it part of deck right now.

Deliberation

Commissioner Lakhani- I am not in favor of this.

Commissioner Pavlich- I would hate to see you mess up your deck over 6-inches; it would be more appropriate that you plead your case to the board. The Board can and has overruled a recommendation, they are the ultimate authority. I will be voting no at this time.

Commissioner McKnight- I have to vote no as well, I don't think hardship has been shown.

Commissioner Buckton- I am in an odd situation, the deck looks to be extremely well built; building permits will take place, inspection of deck will take place. If results of building permit came back and said everything is fine, then I would vote yes. For 6 inches I will not stand in the way.

Daniel Harper, Village Planning Manager- building plans still under review, inspection has been made.

Commissioner Jones- Did you get a survey for your yard? Do they have footnotes of where the post are? I would recommend that you take that info to explain where your posts are and eaves are; I am a no with where we are tonight.

Petitioner Lance Rock- yes. Understood.

Chairperson Miller- deck is beautiful, I am always a hard no on construction related variances. Wife fell off steps because they were too high, that is why you get the permit to know how it should be built. That is purpose of it and very hard for me to say yes. It's a self-created hardship.

Findings of Fact:

Member McKnight, the Zoning Board of Appeals having fully heard and considered the testimony of Mr. Lance Rock the homeowner and all those present at the Hearing who wished to testify and being fully advised in the premises makes the following findings pursuant sections 10-10-12 of the Villages Zoning Code. The Applicant seeks a Zoning variation to allow for a Deck that was constructed without a Permit to have the deck 6ft from the South property line in lieu of the required 6ft 6inches. The Zoning Board of Appeals considered the following evidence 167 Forest aerial map Zoning Map, Plat of Survey, Site Plan.

Motion to Accept Findings of Fact by Member Jones, Member Buckton seconded the motion. Roll call was called and the motion passed 6 (yes) 0 (no).

Amendment- Member McKnight adding the Petitioner did present document that a number of neighbors had no issue with the deck. Adding to minutes to document. Voice vote taken, all Members in agreement.

Member McKnight made a motion to deny the variation request from Section 10-10-10 of Glen Ellyn Village Code, on property located on 167 Forest Ave., I recommend that we deny requested zoning variation based on Findings of Fact. Member Jones seconded the motion; motion passed by a vote 4 (yes) 2 (no).

E. Other Business- None

F. Chairman's Statement:

Chairman Miller is working with Village Attorney to make Member voting much simpler and faster.

G. Trustee Liaison Report

Trustee Duncan stated that "it is a privilege to be here, and we are currently working through our budget." He hoped to have more to report during the next meeting.

H. Staff Report

Planning Manager Daniel Harper- Stated the following:

- 194 S. Ellen Detached Garage, ZBA voted approve 3 of 4 variations and deny eave height. Village Board chose to approve eave height of 14 feet.
- 734 Merideth Place; Nonconforming structure- that was given approval by Village Board of Trustees as well.
- Downtown event park- demo completed; close to completing phase one building permit review.
- Next week 1184 Roosevelt- former home of House of Brides, rehabbing, reconstructing the parking lot, salon suites in middle, fry the coop restaurant.
- Maplewood brewery- going into two hound red space- On Monday exterior appearance will be considered by Village Board. Once sign approved, they want sign variations to be considered by the Plan Commission.
- Annexation proposal on Alstrand Road requires subdivision variations.
- Village board is considering text amendment to C4 office to allow restaurant use.

Commissioner Jones- the house that was given permit to approve garage, if they end up tearing down, they have to come back to rebuild?

Daniel: Correct, new building permit, new zoning variation.

I. Adjournment

Member Lakhani made a motion to adjourn the meeting. Member Jones seconded the motion and passed by voice vote at 9:30PM.

Respectfully submitted,
Adriana Ohl Zamora

DRAFT

DRAFT



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

Meeting 12/9/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-1018)**

DOC ID: 2025-1018

Continuation — 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:

UPDATE: The petitioners and contractor Western DuPage Landscaping have developed a full landscape plan and shared the updated site plan with the adjacent neighbors. As the landscape plan calls for a retaining wall at the required 5-percent of the lot width setback of 7.5-feet, the Vavrek family has revised the proposed plans to request a minimum 9-foot setback for the residential sport court in lieu of the required 15-foot setback. Previously, the requested zoning relief was for a 7-foot setback from all property lines. After reviewing the landscape plan proposal, Floyd and Beverly Johnson of 188 N. Park have submitted a letter in support in favor of the position of the sport court as it appears in the landscape architect's plan. Previously, the Johnson family had asked to have a letter of support rescinded as they wanted further clarification regarding the anticipated activities of the sport court and screening. The new letter of support provided by the Johnson family of 188 N. Park states that they are supportive of the new proposed plan with a 9-foot setback for the sport court.

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 -189 East
2. 189 East Road Aerial Map
3. 189 East Road Zoning Map
4. Plat of Survey
5. Site Plan
6. Emerson Letter
7. Letters of Support
8. Updated Johnson support letter 11-30-25
9. Updated Site 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: 9/30/2025

Application No: 2025-0041

Name of Applicant: Chalet Vavrek

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

Phone: (630) 337-7009

Email: chalet.vavrek@gmail.com

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 >
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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:

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OWNERSHIP BY A CORPORATION

Date: 9/30/2025

Address: 189 East Rd

Legal Description:

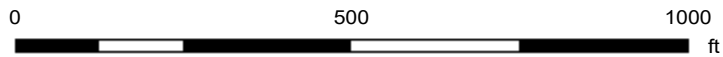
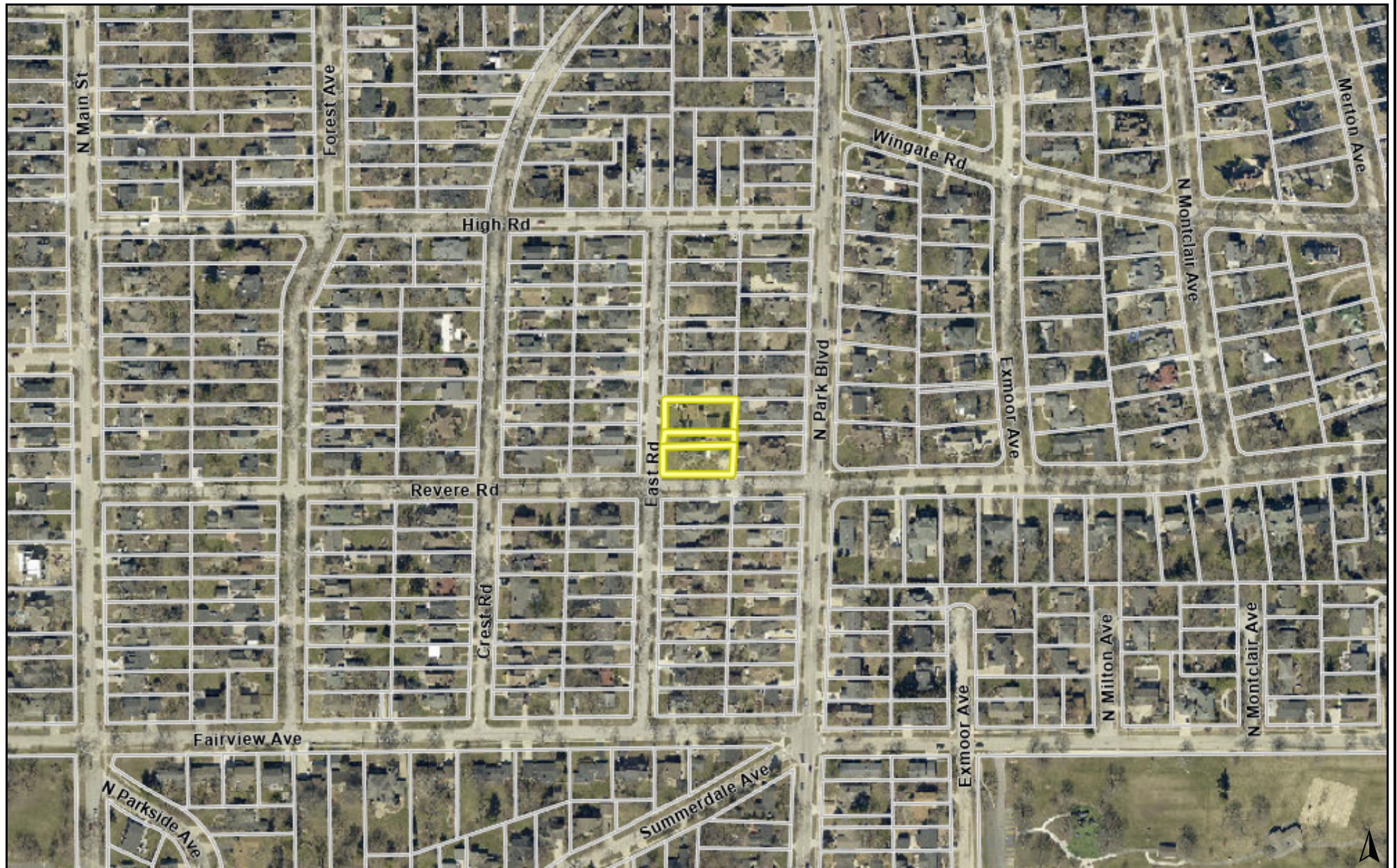
PARCEL 2 (189 East where the sport court is going)

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.

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

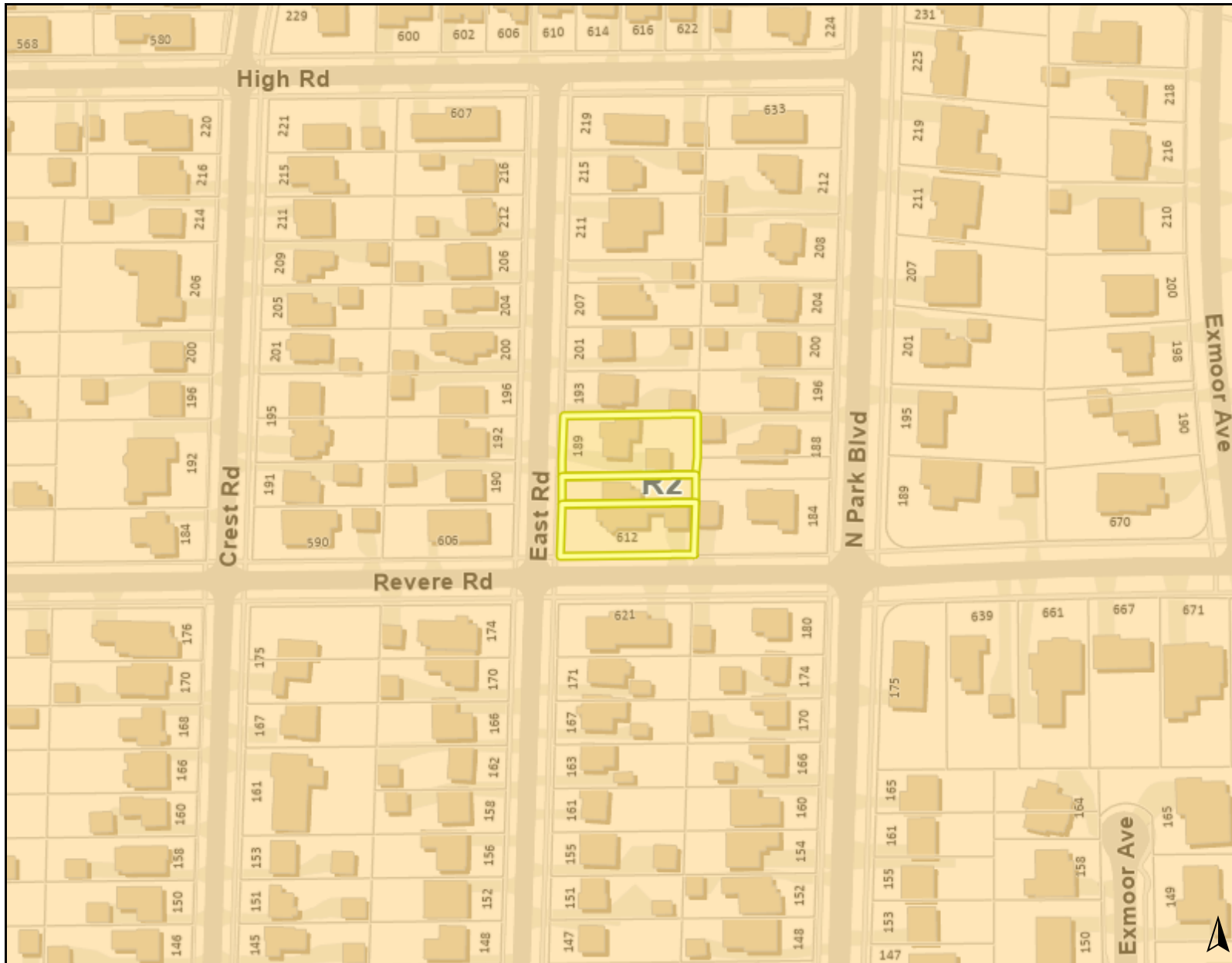


Print Date: 10/13/2025

Notes

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


GIS Consortium | 189 East Road - Zoning Map

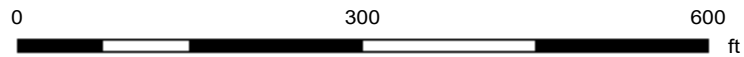


Legend

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.

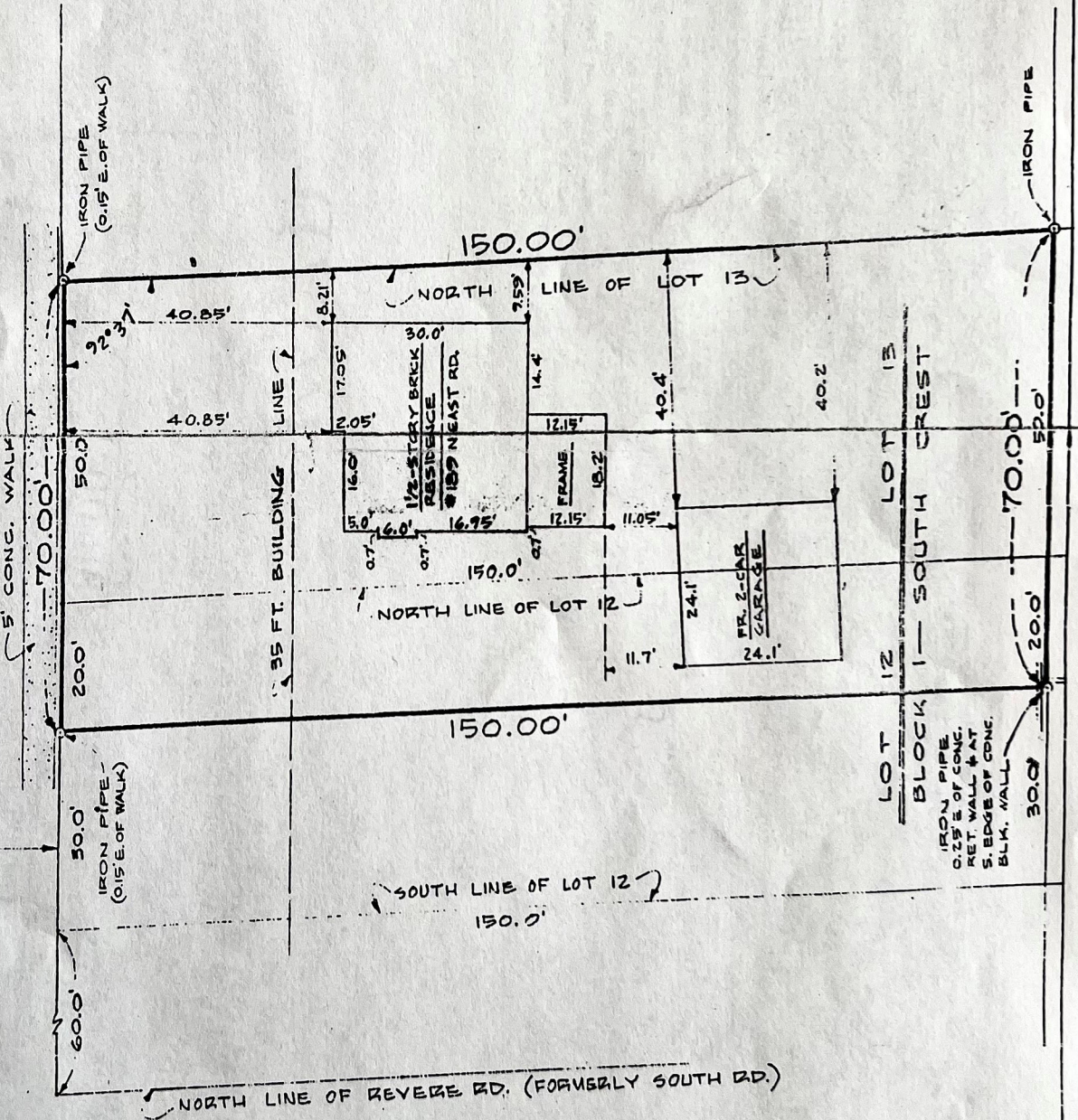
PLAT OF SURVEY

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: *[Signature]*
 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 OLIVER W. JEVVIS		SHEET NO. 1 OF 1	

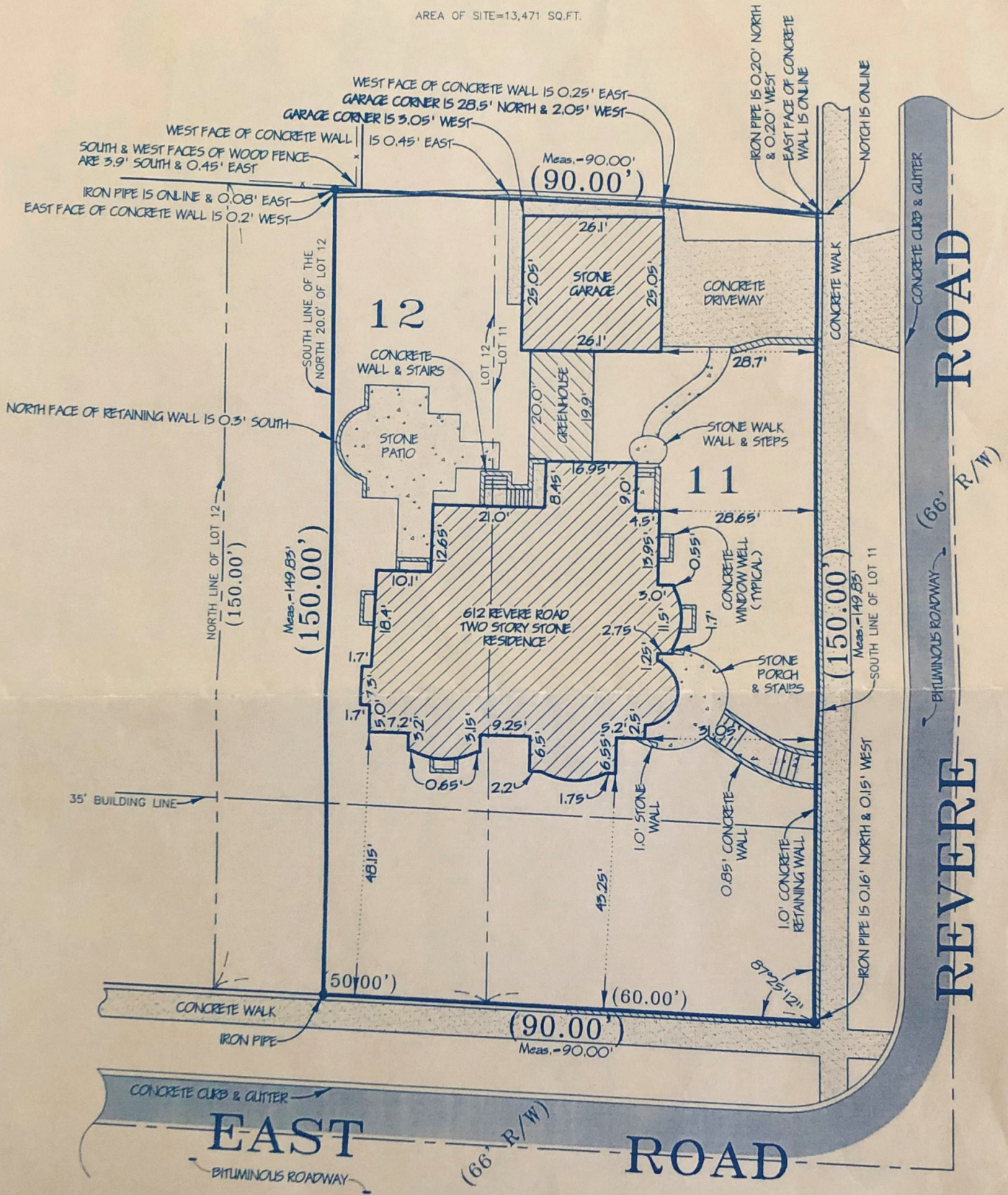
LEGEND

- 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.

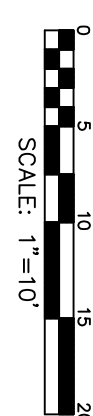
STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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



TOPOGRAPHIC SURVEY LEGEND

Description	Symbol
IRON MONUMENT FOUND	•
IRON MONUMENT SET (PLS. 35-2551)	○
CONCRETE MONUMENT	□
RECORD DIMENSION (50.00')	—
FENCE LINE	—
EASEMENT LINE	—
BUILDING LINE	—
TOPOGRAPHIC CONTOUR	886
SANITARY/COMBINATION SEWER	—
STORM SEWER	—
WATER MAIN	—
TOP OF FOUNDATION ELEVATION	1/7
GARAGE FLOOR ELEVATION	6/7
FIRST FLOOR ELEVATION	F/F
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CURB INLET	⊙
YARD INLET	⊙
FLARED END SECTION	⊙
FIRE HYDRANT	⊙
POWER POLE	⊙
LIGHT POLE	⊙
SPOT ELEVATION	885.0 +
TREE	☼
DRAINAGE FLOW ROUTE	→
SWAMP PUMP DISCHARGE	←=SP
DOWNSPOUT DISCHARGE	←=DS

LEGAL DESCRIPTION

PARCEL 1: 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 RANGE 14, COUNTY OF DUPAGE, ILLINOIS, ACCORDING TO THE CERTIFICATE DATED MAY 28, 1922 AS DOCUMENT 165894 AND AMENDED BY MISCELLANEOUS RECORDS, PAGE 110 AS DOCUMENT 165582 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: 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 SALES FASSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD RANGE 14, COUNTY OF DUPAGE, ILLINOIS, ACCORDING TO THE CERTIFICATE DATED MAY 28, 1922 AS DOCUMENT 165894 AND AMENDED BY MISCELLANEOUS RECORDS, PAGE 110 AS DOCUMENT 165582 IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 23,949 SQ.FT.

ELEVATION REFERENCE DATUM

THE ELEVATIONS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED UPON NAD83 DATUM. THE SITE BENCHMARK SHOWN HEREON IS A 3.5" BRASS DISK BENCHMARK WHICH IS SET IN THE CONCRETE CURB AT THE INTERSECTION OF WALNUT STREET AND TAYLOR AVENUE. THE BENCHMARK IS 4.00' EAST OF THE CENTERLINE OF TAYLOR STREET. THE BENCHMARK IS 1.33" INCH BRASS DISK SET ON THE CORNER OF THE BRIDGE RAILING BASE ON THE SOUTHEAST CORNER OF THE BRIDGE FOR THE LINCOLN PARKER PARK GRAD. THE BENCHMARK IS 0.75' ABOVE THE FINISH PAINT GRADE.

DUPAGE BENCHMARK: 0105 ELEVATION: 725.28

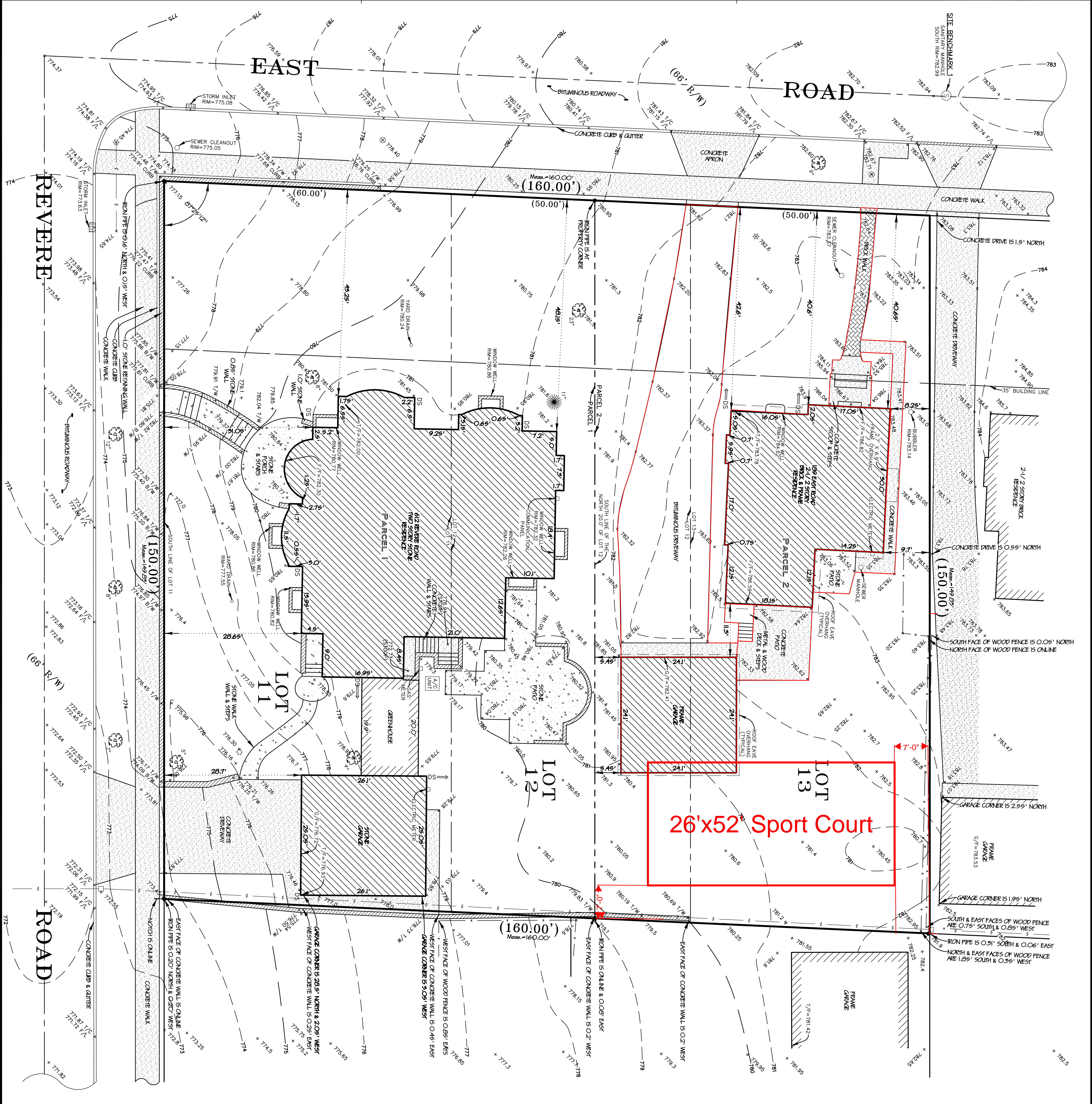
STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND CRESCENT STREET. STREET MONUMENT IS A 3.5" INCH BRASS DISK SET ON THE TOP OF A 3" HIGH RETAINING WALL SURROUNDING AN ELECTRICAL CONTROL BOX. MONUMENT IS 1.0' ABOVE FINISH GRADE.

SURVEY NOTES

- All distances shown hereon are in feet and decimal parts thereof.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with the Plat of Subdivision, Record Dimension, and Easements as shown hereon.
- Consult the local authorities for additional setbacks, lines and restrictions not shown hereon.
- Complete all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- All dimensions to and along the buildings as shown hereon are exterior measurements.
- All foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

ONSITE IMPERVIOUS AREA TABLE

DESCRIPTION	AREA (SQ.FT.)
HOUSE WITH OVERHANG	3,857 SQ.FT.
GARAGE	1,994 SQ.FT.
DRIVEWAY	2,028 SQ.FT.
GENERAL PORCH	8,552 SQ.FT.
PATIO	1,663 SQ.FT.
WALK & STEPS	723 SQ.FT.
TOTAL IMPERVIOUS	9,208 SQ.FT.
TOTAL SITE AREA	23,949 SQ.FT.
OFFSITE IMPERVIOUS AREA IN RIGHT OF WAY TABLE	
DRIVEWAY APPROACH	618 SQ.FT.
PUBLIC SIDEWALK	1,717 SQ.FT.



P.L.N. 05-14-220-011
05-14-220-010
05-14-220-024

Prepared By: **CARRADUS LAND SURVEY, INC.**
189 EAST ROAD & 612 REVERE ROAD
GLEN ELLYN, DUPAGE COUNTY, ILLINOIS

Project # **41929-1P**

Scale: 1" = 10'
Date: 06/16/25

Drawn By: **CMG**
Checked By: **EAC**
Reviewed By: **ADC**

STATE OF ILLINOIS
COUNTY OF DUPAGE

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 16th DAY OF June, A.D. 2025.
BY: **WETMORE CONSTRUCTION**
LUNDS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
LUNDS EXPRESS NUMBER 30, 2026.

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

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 <jfracm@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

November 30, 2025

To Whom This May Concern,

My wife, Beverly Johnson, and myself, Floyd Johnson of 188 N Park Blvd, are asked to comment on the development of a sports court on the Vavrek property at 612 Revere Rd. Initially we were concerned the sports court once built would be too close to our western property line. Upon reviewing the landscape architectural design of the sports court and its location on the Vavrek property, we now better understand the Vavrek project. As a result of our new understanding, we are in favor of the Vavrek sports court project as it appears on the landscape architect's blue print.

We are not in favor of the 15 foot setback currently required by the Village of Glen Ellyn.

Sincerely Yours, Floyd & Beverly Johnson

LOW PLANTINGS
(15' SIGHT TRIANGLE)

EXISTING HOUSE
783.7

EXISTING GARAGE
783.53

EXISTING DRIVEWAY
783.7

9'-0"

EXISTING GARAGE
781.42

RETAINING WALL
EVERGREEN HEDGE

SEATWALL
GAS FIRE FEATURE

STEP FROM UPPER
YARD TO LOWER YARD

FLOWERING SHRUBS

TW 783.5
BW 780.8

780.67

780.97
TW 782.0
BW 780.97

SPORT COURT
26'x52'

EVERGREEN HEDGE

RETAINING WALL

9'-0"

EXISTING RETAINING WALL

BLEND IN NEW PLANTING BED
WITH EXISTING FRONT BED

EXISTING RESIDENCE

YARD PATIO

COVERED PATIO
781.65

FREESTANDING GRILL CABINET
DECORATIVE PLANTERS

TURF AREA

EXISTING WALK

GREENHOUSE

EXISTING GARAGE
776.93

DRIVEWAY

EXISTING FRONT PORCH

Landscape Development Plan

VAVREK RESIDENCE

612 Revere Rd.
Glen Ellyn, Illinois

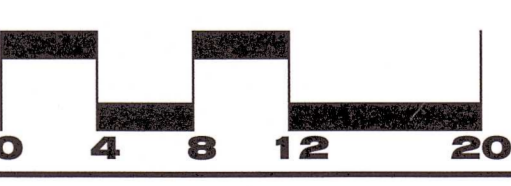
date: 2025-09-11

arch: MH/EG

scale: 1/8" = 1' - 0"



north:



revisions:

1 | 2025-11-28

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WESTERN DUPAGE LANDSCAPING, INC.



Western DuPage Landscaping, Inc.
Landscape Architecture, Construction & Maintenance