



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, February 27, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board 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. Approval of Draft Minutes from the January 9, 2018 Meeting of the Zoning Board of Appeals

1. January 9, 2018 Draft Minutes

C. Agenda Item - Public Hearing, 180 N. Park Blvd.

1. Public Hearing to Consider a Zoning Variation to allow the Construction of a Two-Story Addition on a Non-Conforming Part of a Principal Structure.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s): March 13, 2018 - Public Hearings for 616 Euclid Avenue, 462 Stagecoach Run and 645 Forest Avenue.

F. Adjournment

G. Agenda Items

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



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

Meeting: 02/27/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3144)

DOC ID: 3144

January 9, 2018 Draft Minutes

ATTACHMENTS:

- Draft Minutes ZBA 1-9-18 (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
JANUARY 9, 2018

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

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

MINUTES

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

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

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

PUBLIC HEARING – 265 S. OTT AVENUE

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

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

(Dagmara Kamionka, owner)

Staff Presentation

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

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

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

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

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

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

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

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

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

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

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

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

Questions from the Zoning Board of Appeals

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

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

enough to be considered a new structure, by the Village's standards and would then be required to come into compliance with the code requirements for a new home.

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

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

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

Petitioners' Presentation

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

Additional Questions from the Zoning Board of Appeals

None

Persons in Favor of or in Opposition to the Variation Requests

None

Findings of Fact

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

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

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

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

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

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

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

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

Motion

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

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

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

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

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

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

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

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

Motion

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

The motion carried unanimously with a voice vote.

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

1. Section 10-4-6(D)1 - to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet.

2. Section 10-5-4(A)4(b) to allow the detached garage to remain approximately 9.13 feet from the side property line in lieu of the minimum required side yard setback of 16.8 feet for an accessory structure within 10 feet of a principal structure.
3. Section 10-5-5(B)4 TABLE - to allow the construction of a front porch addition that will encroach into the required front yard approximately 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard.
4. Section 10-8-6(B)3 to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the addition will not conform to all regulations in the district in which it is located.
5. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The motion carried unanimously with six (6) “yes” votes as follows: ZBA Members Micheli, Constantino, Jones, Panther and Whalls and Chairman Garrity voted yes.

Trustee Report

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

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

ZBA Member Whalls asked about the Giesche property. Trustee Senak stated this property was purchased by Maize and Mash to be a possible event space. Associate Planner Purvis stated they will only be remodeling this building (not demolishing).

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

Chairperson Report

No Chairperson Report was given.

Staff Report

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

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

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

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

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

Respectfully submitted,

Debbie Solomon
Recording Secretary

Attachment: Draft Minutes ZBA 1-9-18 (3144 : ZBA Minutes 01/09/18)



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/27/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3145)

DOC ID: 3145

Public Hearing to Consider a Zoning Variation to allow the Construction of a Two-Story Addition on a Non-Conforming Part of a Principal Structure.

- PETITIONERS:** The petitioners are Tim and Amy Murphy, owners of the property located at 180 N. Park Blvd.
- REQUEST:** The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:
- . Section 10-4-8(D)4 - to allow the construction of a two-story addition that will encroach into the non-conforming corner side yard resulting in a setback of 12.5 feet in lieu of the required 18 foot corner side yard setback.
 - . Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.
- ZONING/ USE:** The property is a corner lot located in the R2 Zoning District on the southwest corner of Park Boulevard and Revere Road. The zoning and land use immediately surrounding the subject property is R2 single-family residential.
- PUBLIC NOTICE:** Notice of the public hearing was published in the February 2, 2018 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 were no Village records found relating to any variations granted for this property.
- PERMIT HISTORY:** Village records indicate the following permits have been issued for this property:
- | <u>Date</u> | <u>Permit No.</u> | <u>Type</u> |
|-------------|-------------------|-------------------------------|
| 1966 | B 10471 | Electrical Service Revision |
| 1973 | B 2785 | Demo & New Single Family Home |
| 1993 | B 13449 | New Fence |
| 1996 | B 15963 | New Garage |

1996	B 16126	Electrical Service Revision
2011	20111364	Alteration/Remodel
2014	20140113	New Furnace & A/C Unit
2016	20161541	New Fence

PROJECT SUMMARY:

The single family home at 180 N. Park Boulevard was constructed in 1973 and has a non-conforming side yard of approximately 13.09 feet in lieu of the minimum required corner side yard setback of 18 feet for a corner lot. It is worth mentioning that corner lots are now required to be a minimum of 80 feet wide and this lot was only platted at 60 feet wide.

The petitioners would like to construct a two story addition onto the rear of the home that would allow the expansion of their kitchen and the construction of a master bedroom on the second floor of the home. They are long-time residents of the Village and would like to remodel the home to suit the needs of their family. In order to make the addition code compliant it would need to be setback from the north façade of the house approximately 5 feet and would lose a lot of its functionality (see attached floor plans). The kitchen happens to be on the side of the house that is nonconforming. The total addition will be approximately 725 sf (for both floors), 160 sf of which would encroach into the corner side yard setback. The house is set parallel to the front street line, but the lot is not a perfect rectangle; even though the addition will be in line with the original structure, it will encroach about 7 inches further into the corner side yard setback than the existing home. The addition and alteration are both Class I and permitted on nonconforming structures. As part of this project the concrete patio and the covered porch at the rear of the home will be demolished.

In order to construct the project as proposed the petitioners will need to be granted a variation from the corner side yard setback requirement of 18 feet for a parcel with a nonconforming lot width. The construction of the addition will result in a corner side yard setback of 12.5 feet.

ZBA ACTION:

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 a practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

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

ATTACHMENTS:

- Petitioners' Application Packet
- Plat of Survey
- Site Plan
- Floor Plans
- Elevations
- Photos - Existing Conditions
- Petition - Neighbor Support
- Zoning Variation Table
- Zoning & Location Map
- Aerial Photograph
- 2' Contour Map
- Public Hearing Notice
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Certificate of Publication

cc: Staci Hulseberg, Director of Planning & Development
 Steve Witt, Building & Zoning Official
 Paula Moritz, Plan Reviewer

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\PARK\180 N PARK -
 CSY\Staff Report - CS.doc

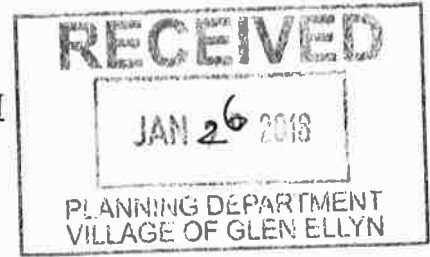
ATTACHMENTS:

- Petitioners' Application (PDF)
- Plat of Survey (PDF)
- Site Plan (PDF)
- Floor Plans (PDF)
- Elevations (PDF)
- Photos -Existing Conditions (PDF)

- Petition from Neighbors (PDF)
- TABLE (PDF)
- Location & Zoning Map (PDF)
- Aerial View (PDF)
- 2 ft Contour Map (PDF)
- Public Notice - CSY (PDF)
- 350 ft Buffer Map (PDF)
- Mailing Labels (PDF)
- Publication Certificate (PDF)

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

APPLICATION FOR VARIATION



For the property at **180 North park Boulevard**, Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

1. APPLICANT INFORMATION

(Note: The Applicant must comply with Section 10-10-10-(B) of the Zoning Code).

Name: **Tim and Amy Murphy**_____

Address: **180 North Park Boulevard**_____

Phone No.: **312-404-1016**_____

Fax No.: _____

E-mail: **murphy.tim@sbcglobal.net**_____

Ownership Interest in the Property in Question: **Property owners 100%**_____

Attachment: Petitioners' Application (3145 : Zoning Variation - 180 N. Park Blvd.)

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

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

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

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

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION

Common address: **180 North Park Boulevard** _____

Permanent tax index number: 05-14-400-010

Legal description: **See plat of survey** _____

Zoning classification: **R-2** _____

Lot size: **60** _____ ft. x **150** _____ ft. Area: **9000** _____
 _____ sq.ft.

Present Use: **Single Family Home- Primary Residence** _____

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Section 10-4-5(D)4(b) to allow a 2-story addition at grade with a corner side yard setback of 12'-6" lieu of the required 18'-0" _____

Estimated date to begin construction: **As soon as possible** _____

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

Rick Rearick-Architect

155 North Park Boulevard, Glen Ellyn, Ill. 60137

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

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

A. Standards Applicable to All Variations Requested:

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

We own a corner lot in Glen Ellyn which has some zoning restrictions for us to add on to our existing residence. We would like to expand our small kitchen and add some family space on our first floor and add a master bedroom and bath to our second floor all for our six member family. But what we mostly want is a larger kitchen, and we would like to keep the kitchen in the same location and just add extra space and not disrupt the existing first floor. The issue we are having with doing this, is our existing house footprint on along the north side is already over the corner front yard setback. The hardship we are faced with is according to the Glen Ellyn zoning code, a corner lot has a minimum lot width of 80 feet and we only have 60 feet which is an issue and the placement of the existing house on this narrow lot, is the other, mostly along the north side with the existing kitchen. We have looked at placing the new addition back behind the the 18'-0" zoning setback, but causes a large 5'-0" offset in what would be our large new kitchen and would make for an awkward kitchen layout. The kitchen would stay pretty much the same size with an addition that is offset, and is hard to make work with the existing stairs and powder room limiting our extension to the south. We do not want to redesign the entire house, first and second floor, for this addition. We feel that asking for this variance and adding the addition correctly and making the most sense is very reasonable.

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

OR

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

As we have stated above, we have zoning issues because of the lack of width in our lot, for a corner lot, (60 feet in lieu of 80') and the placement of the existing house on this non-conforming lot. It may not be a problem if the house was originally built more to the south against the interior side yard setback.

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

We feel the requested variation would not alter the character of the property or any adjacent properties. It is keeping in character of the neighborhood and even close to the same setback as the existing house behind. See attached photos ("A", "B" and "C") We feel it would be a positive improvement to the neighborhood.

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

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

We are trying to add on to our existing house in the most efficient and cost effective way. In doing so we have come across this zoning issue to make this happen, so we have addressed it accordingly. The main issue is the non-conforming lot and the placement on this non-conforming lot. If the placement of the existing house was moved south it may not be an issue.

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

Our property is a non-conforming corner lot with an existing house placement that adds to the issue. We feel that this addition will not be different from other houses in the neighborhood and zoning district. As a matter of fact the house directly behind us has a corner side yard setback very close to what we are asking for and there lot like ours is a non-conforming corner lot, with a width of 60 feet as well. We feel we are not asking for more than we need.

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

We have been living in our house for many years and like our location and neighbors and would not like to move. We just need more space and think this is the best solution for doing this. Like we have said above, one issue has always been the small kitchen and mudroom, and we would like to increase that size which we feel is not too large. We want to upgrade and add on to our house in the most effective way that will give us the space we need for a family of six and stay competitive with the housing market in Glen Ellyn.

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

The difficulty has not been created by any person or persons with any interest in the property. The difficulties are just the change in the zoning code over the years and the placement of the existing house on this lot

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

We feel that this variation will help us and not be a detriment to the neighborhood or the change to the front of the house on Park Boulevard. We believe it will be a positive improvement for us and the neighborhood around us.

6. Provide evidence that the proposed variation will not:

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

No, since we are a corner lot and we are not going into the front yard with our addition, we still would have plenty of open air and also more to the house south of us.

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

No, as we have stated above we are farther away from our neighbors to the south, than we could be, which will not cause a fire hazard.

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

We feel that the proposed addition will keep with the adjacent architecture and therefore will not impair the health, safety, comfort, morals or the general welfare of the people of Glen Ellyn.

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

AFFIDAVIT OF AUTHORIZATION

I, Tim Murphy owner of the property described as

180 North Park Boulevard

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

Tim Murphy

OWNER

NOTARY

Jennifer Hagn



Mailed to:
MURPHY, TIMOTHY S
180 N PARK BLVD
GLEN ELLYN IL 60137

TIF Frozen Value	C.1.a
Fair Cash Value	
Land Value	
+ Building Value	
= Assessed Value	
x State Multiplier	
= Equalized Value	
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	
x Tax Rate	
= Total Tax Due	

Property Location:

180 N PARK BLVD
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5036

Property Index Number:

05-14-400-010

Unpaid Taxes Due: NO

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

* S OF A FACTO



2016 DuPage County Real Estate
Gwen Henry, CPA, County Clerk
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm
Telephone - (630) 407-5900

** COUNTY **
 COUNTY OF DU PAGE
 PENSION FUND
 COUNTY HEALTH DEPT
 PENSION FUND
 FOREST PRESERVE DIST
 PENSION FUND
 DU PAGE AIRPORT AUTH
 ** LOCAL **
 DU PAGE WATER COMM
 MILTON TOWNSHIP
 MILTON TWP ROAD
 PENSION FUND
 VLG OF GLEN ELLYN
 VLG GLEN ELLYN LIBR
 PENSION FUND
 GLEN ELLYN PARK DIST
 PENSION FUND
 GLEN ELLYN MOSQ DIST
 ** EDUCATION **
 GRADE SCHOOL DIST 41
 PENSION FUND
 HIGH SCHOOL DIST 87
 PENSION FUND
 COLLEGE DU PAGE 502
 TOTALS

NO LEVY

NO LEVY

2015 [REDACTED] Assessed Value 2016 [REDACTED]

Attachment: Petitioners' Application (3145 : Zoning Variation - 180 N. Park Blvd.)

OFFICE:
County Street
Evanston, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113



E-MAIL AND INTERNET ADDRESSES:
<http://www.masc.com> AND sales@masc.com
Illinois Professional Design Firm 184002822

PLAT OF SURVEY

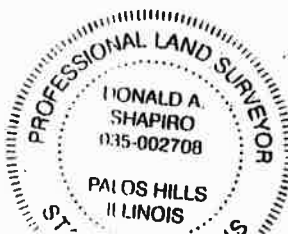
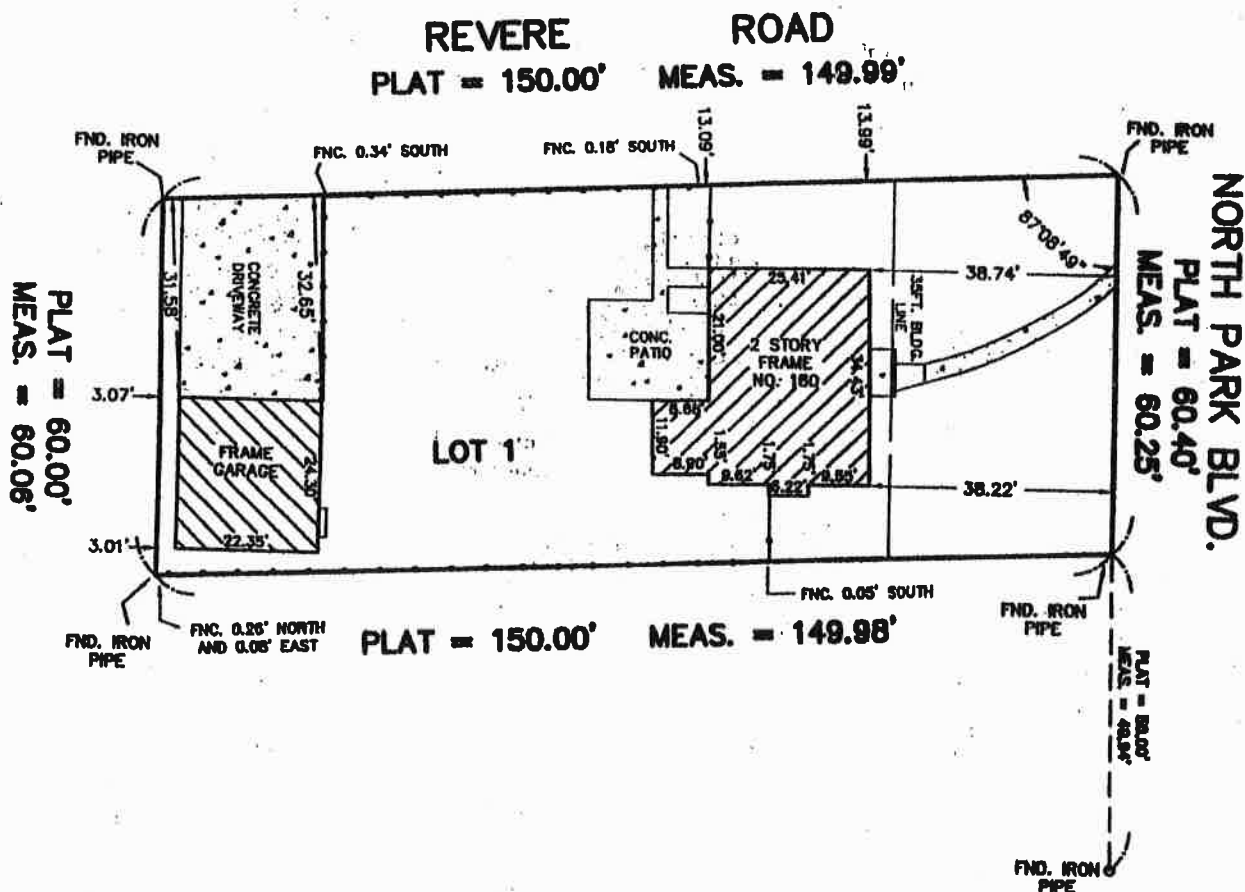
9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

C.1.b

NORTHWEST SUBURBS:
Phone: 847-392-7600
Fax: 847-392-7719

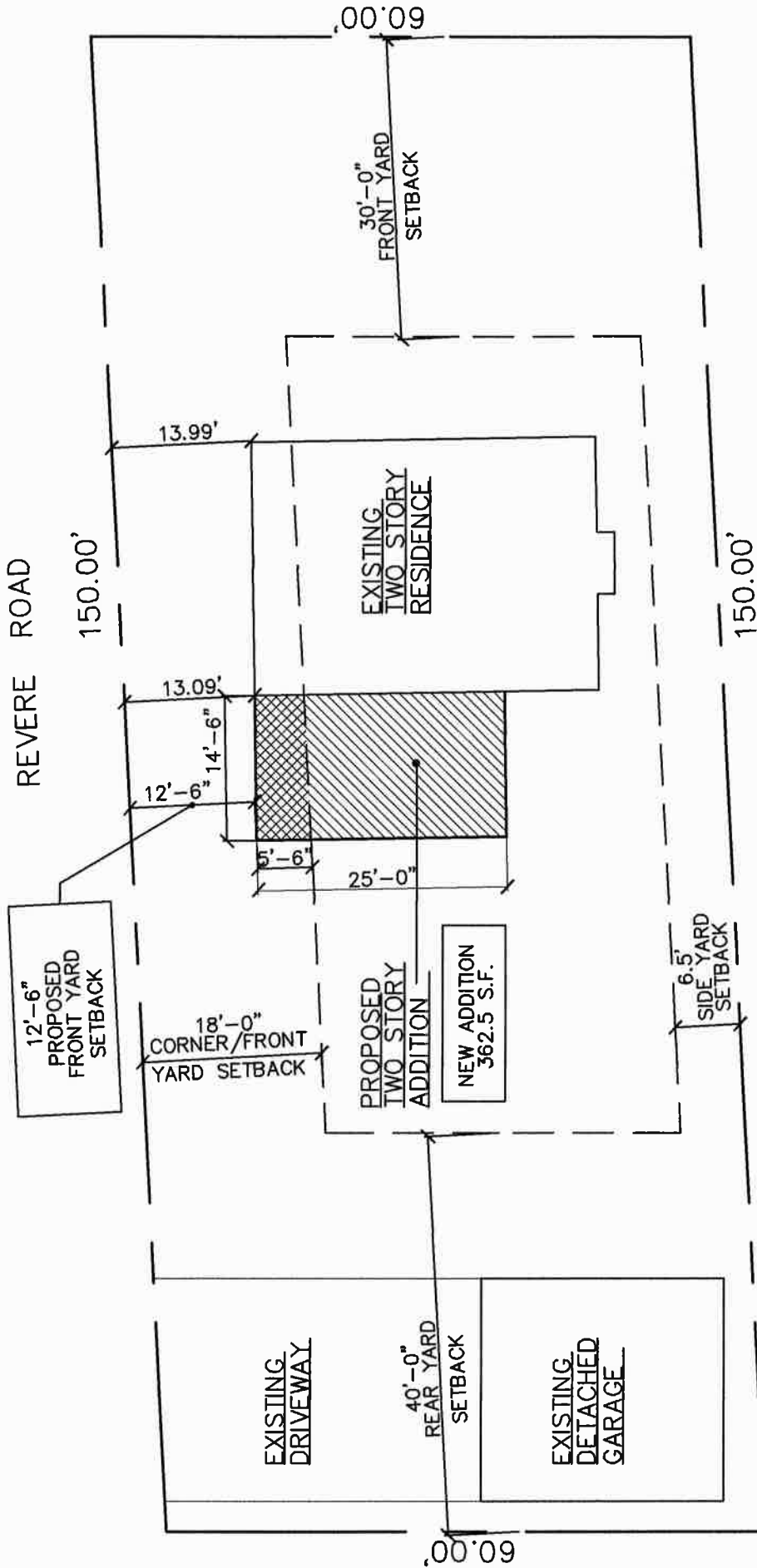
DuPage and Kane Counties
Phone: 630-890-3733
Fax: 630-890-3735

LOT 1 IN BLOCK 2 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, IN DUPAGE COUNTY, ILLINOIS.



Attachment: Plat of Survey (3145 : Zoning Variation - 180 N. Park Blvd.)

NORTH PARK BOULEVARD



NORTH

PROPOSED SITE PLAN

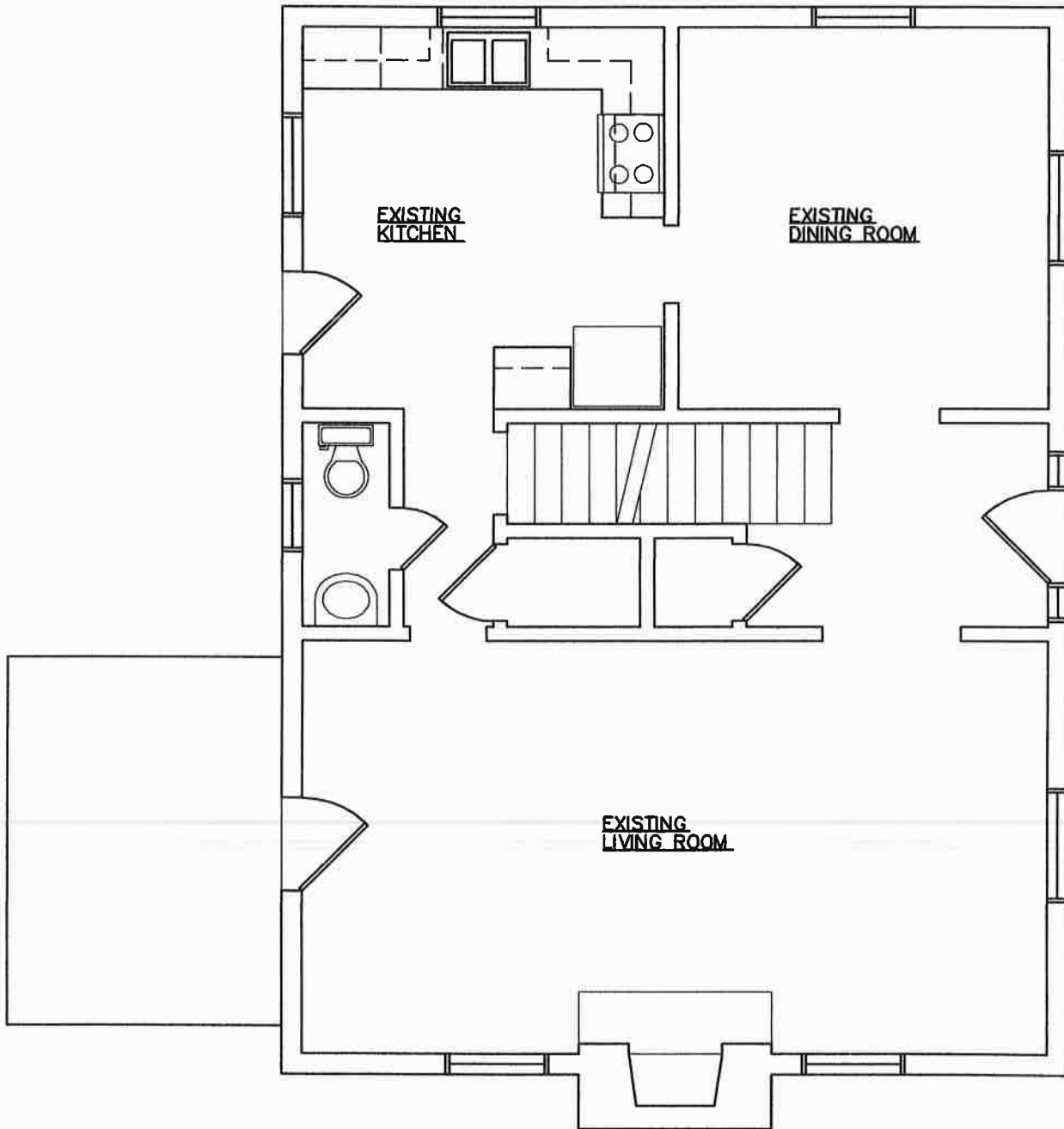
SCALE: 1/16" = 1'-0"

180 NORTH PARK BOULEVARD

RECEIVED

JAN 30 2018

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



EXISTING FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH



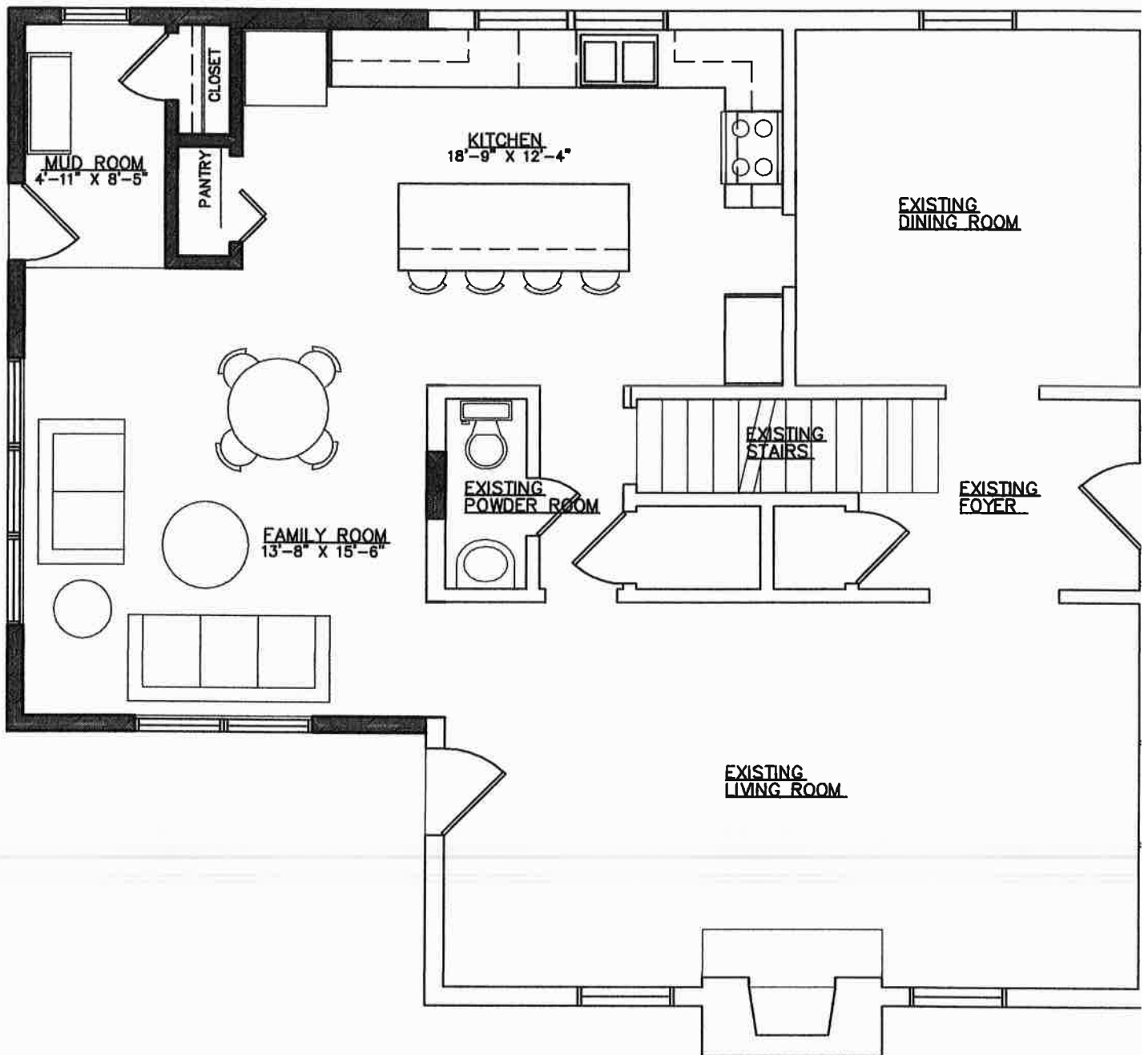


EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH





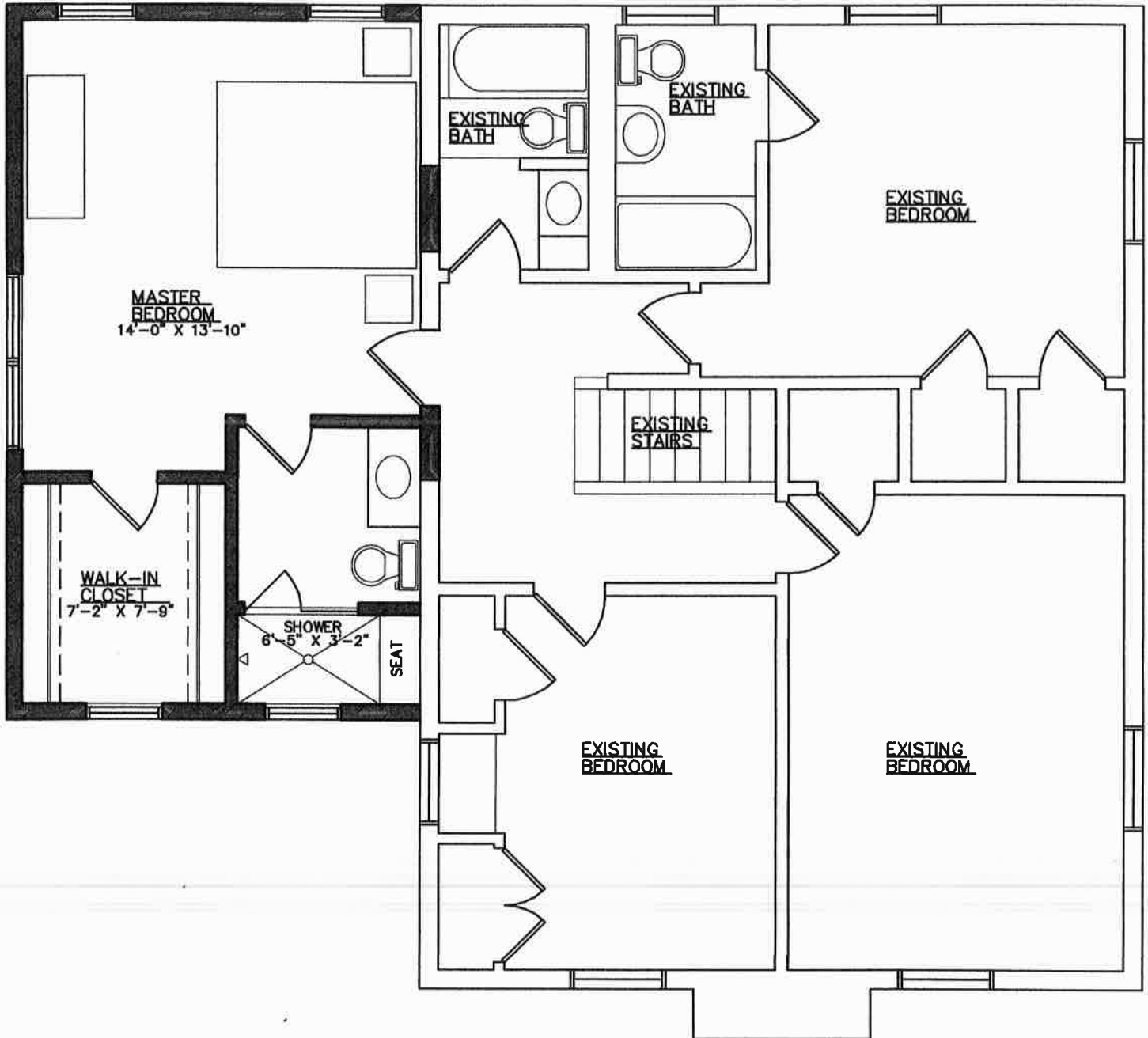
PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH



Attachment: Floor Plans (3145 : Zoning Variation - 180 N. Park Blvd.)



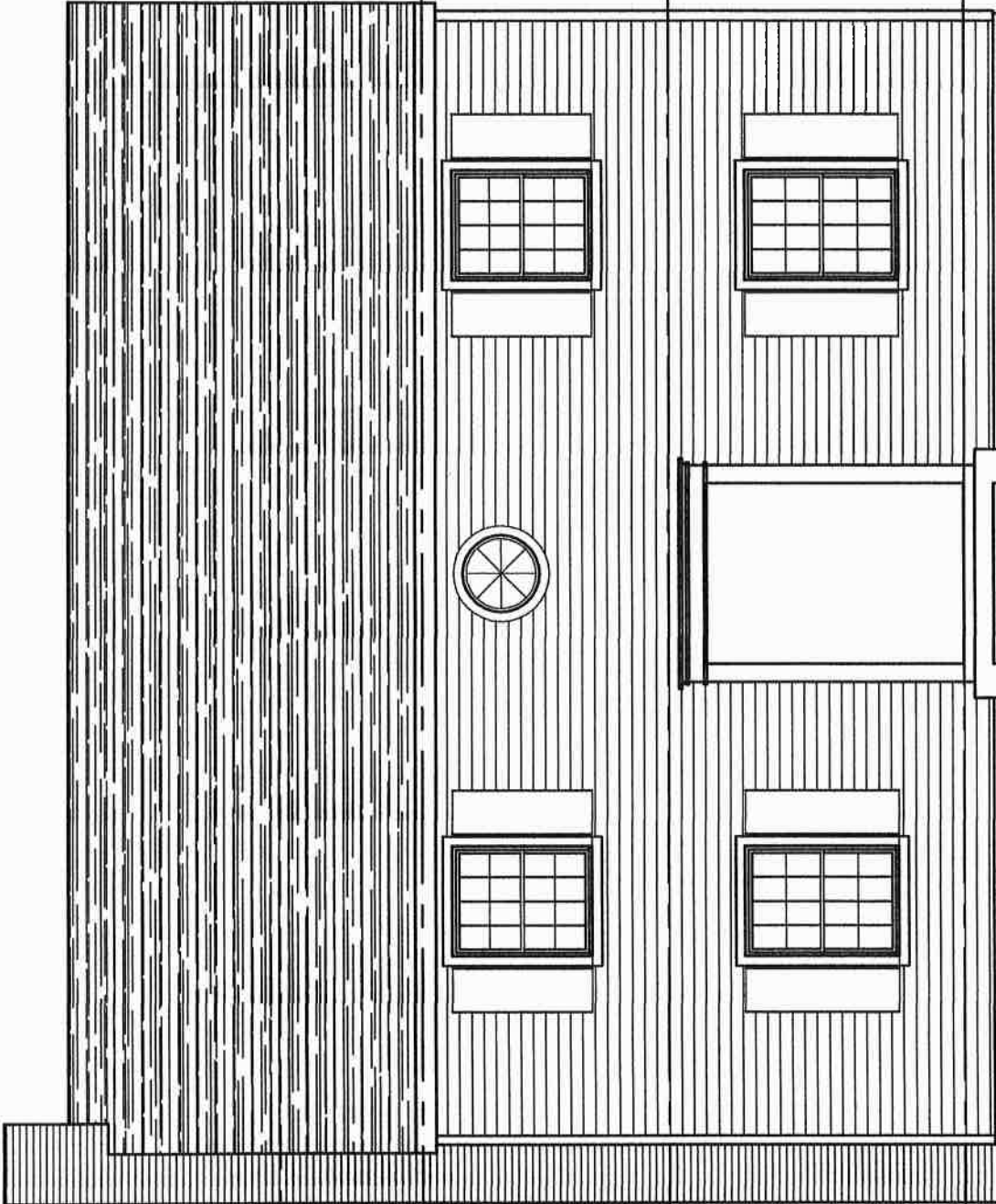
PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

NORTH

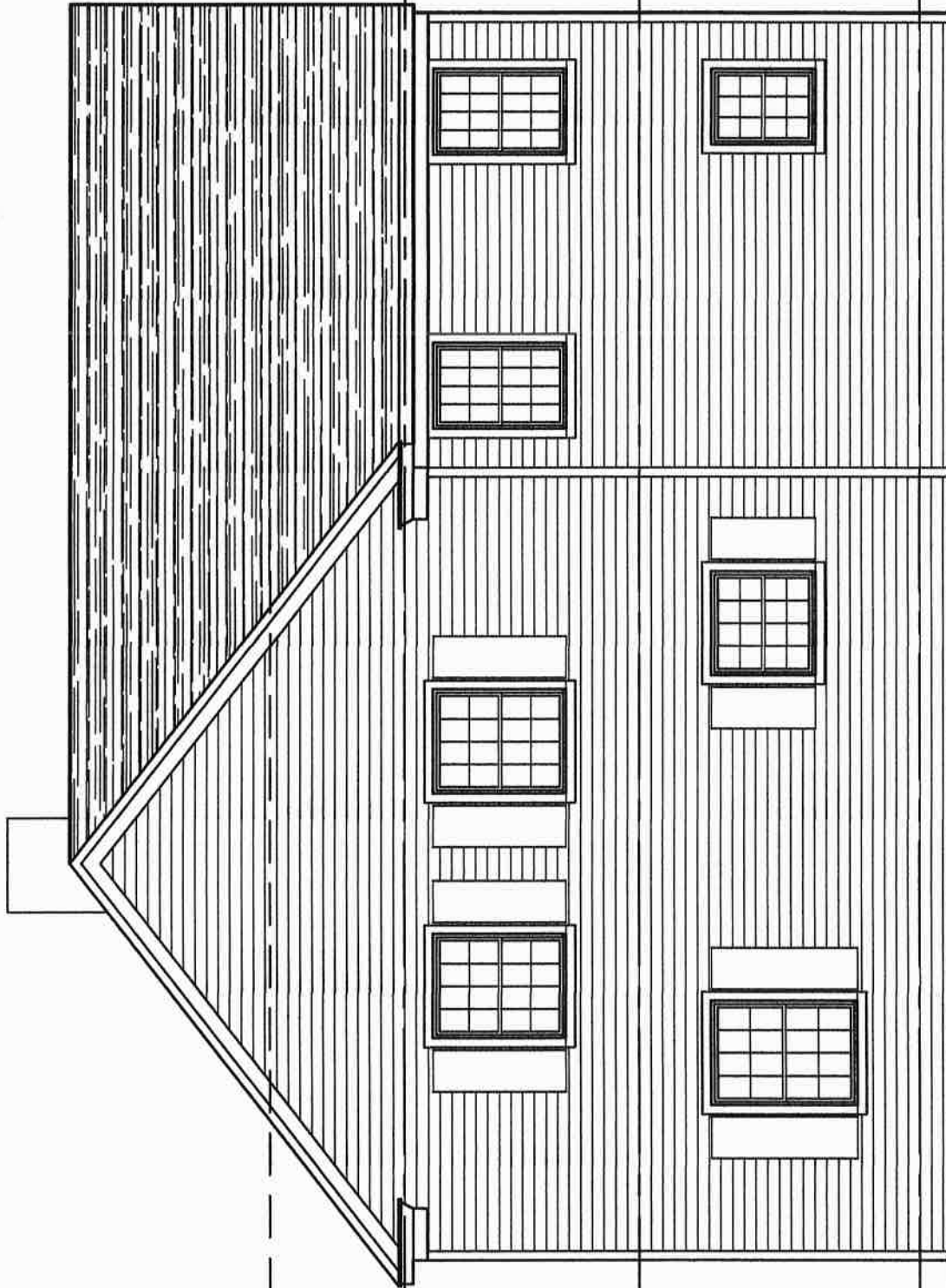


Attachment: Floor Plans (3145 : Zoning Variation - 180 N. Park Blvd.)



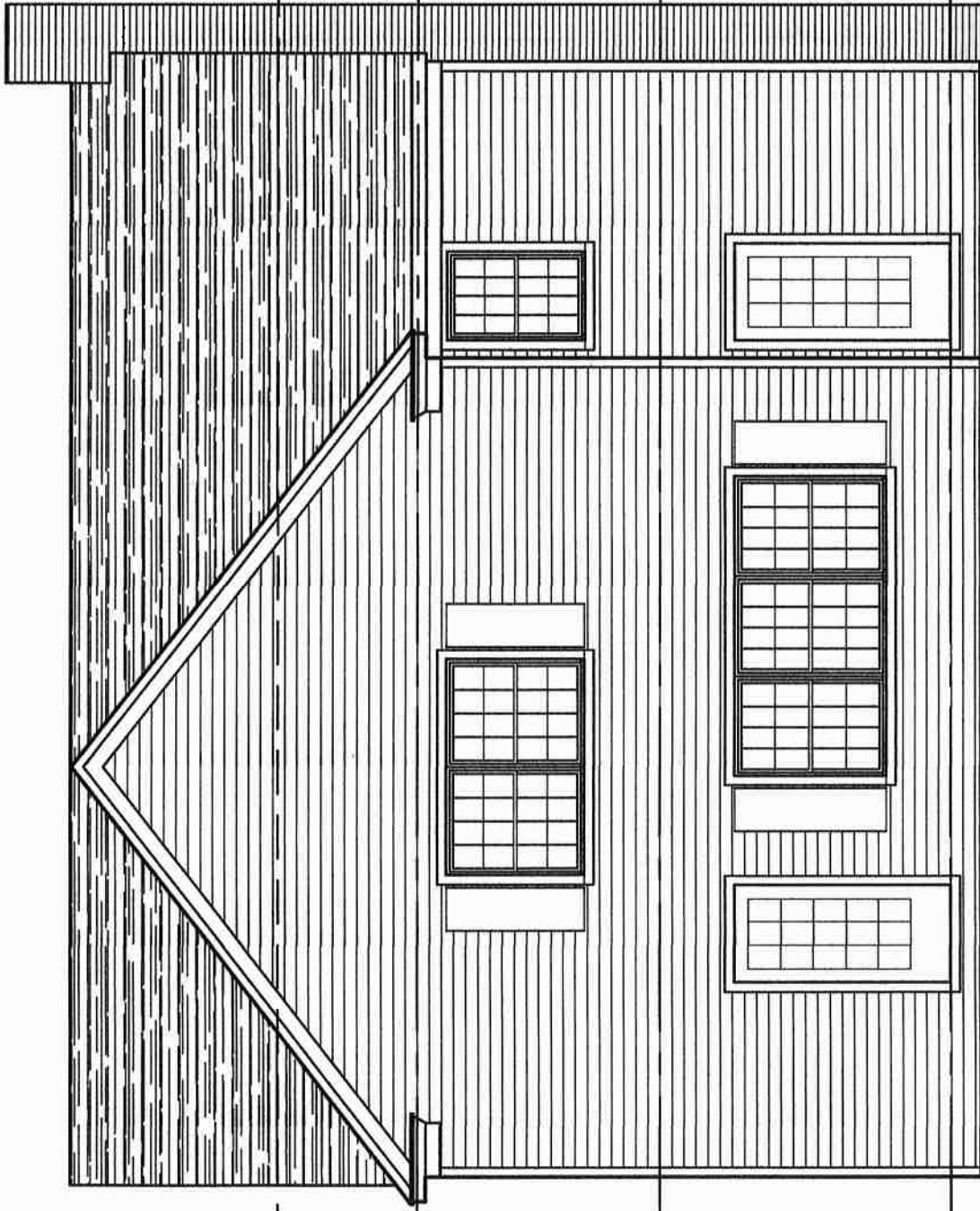
PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0"



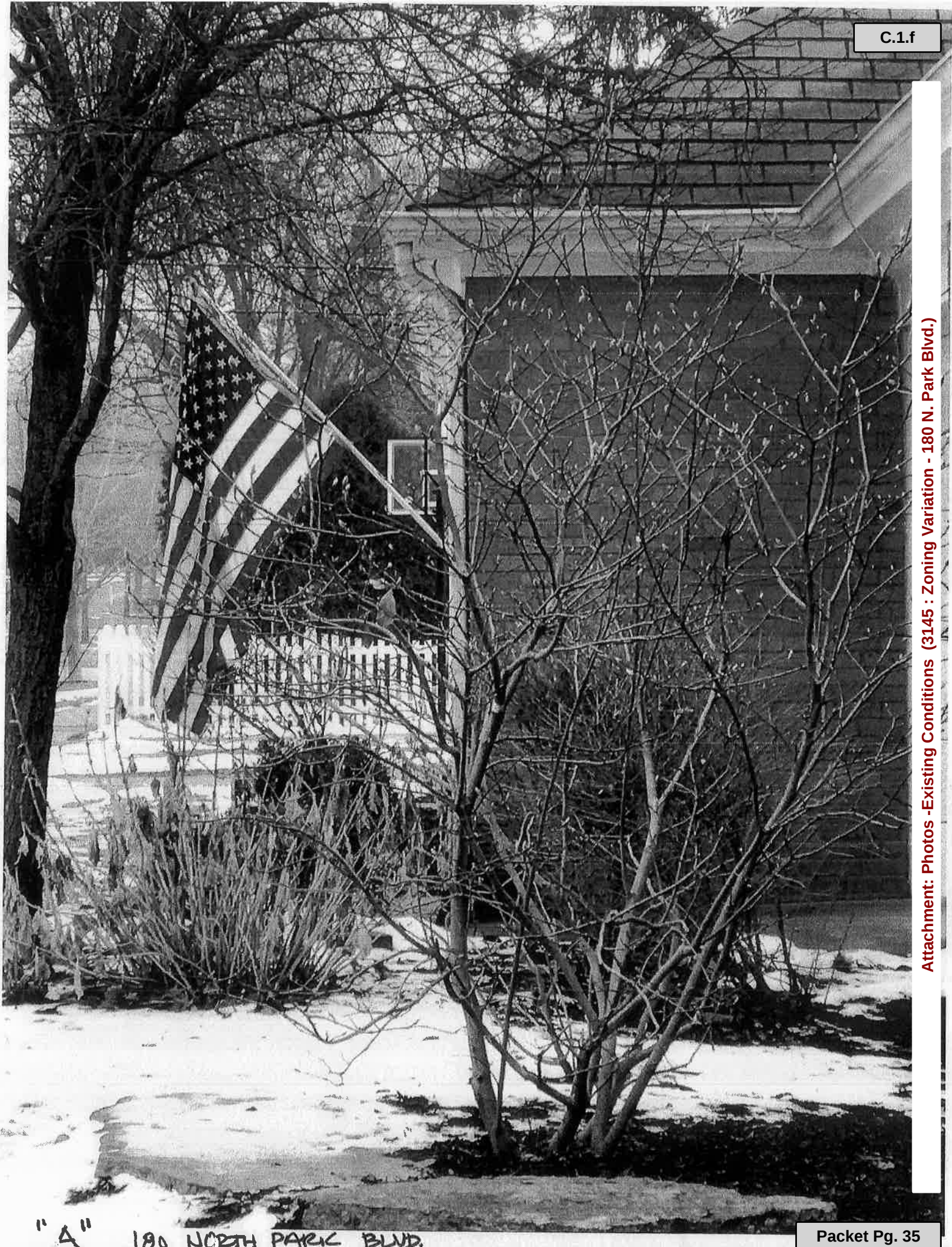
PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



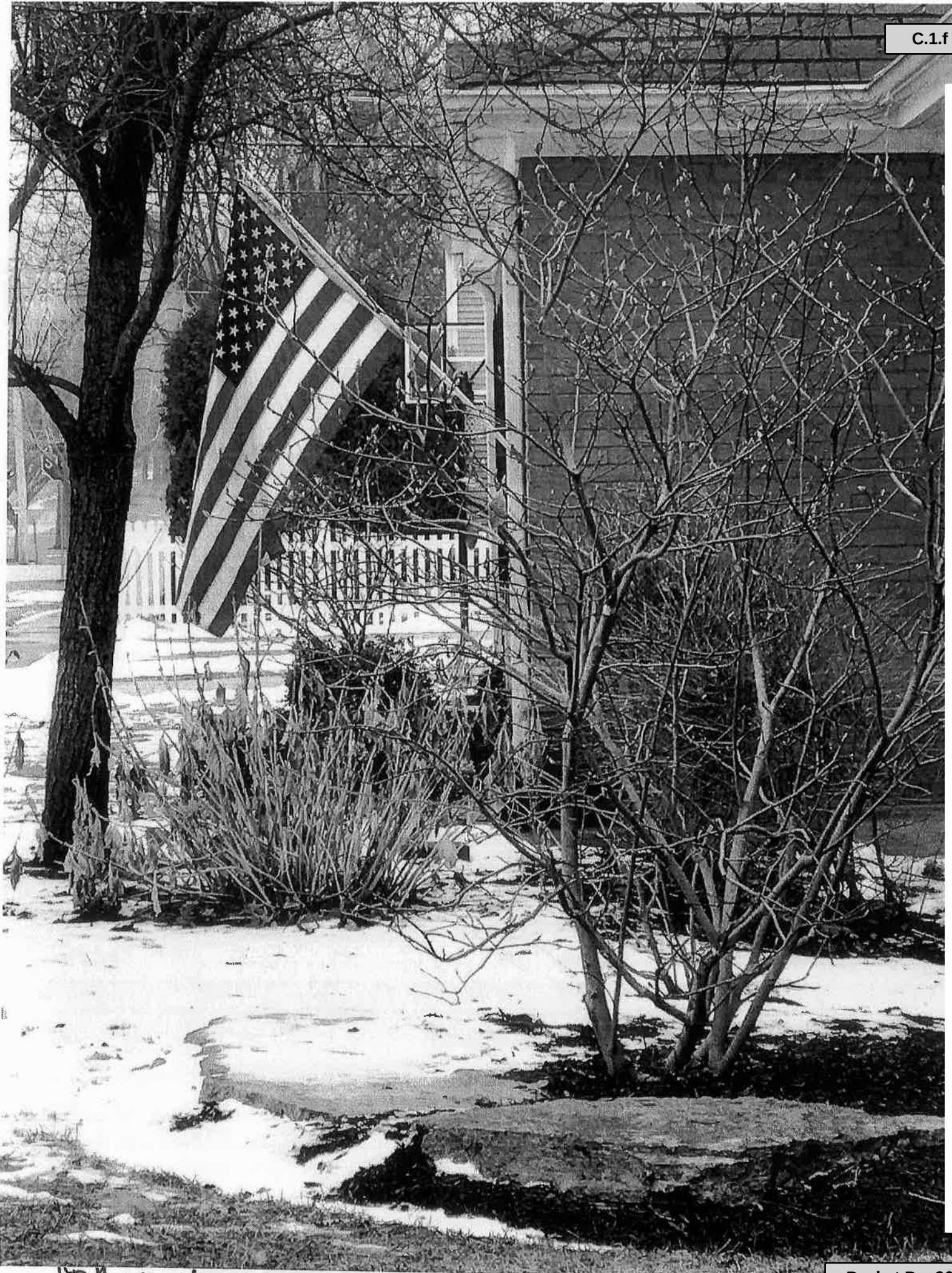
PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

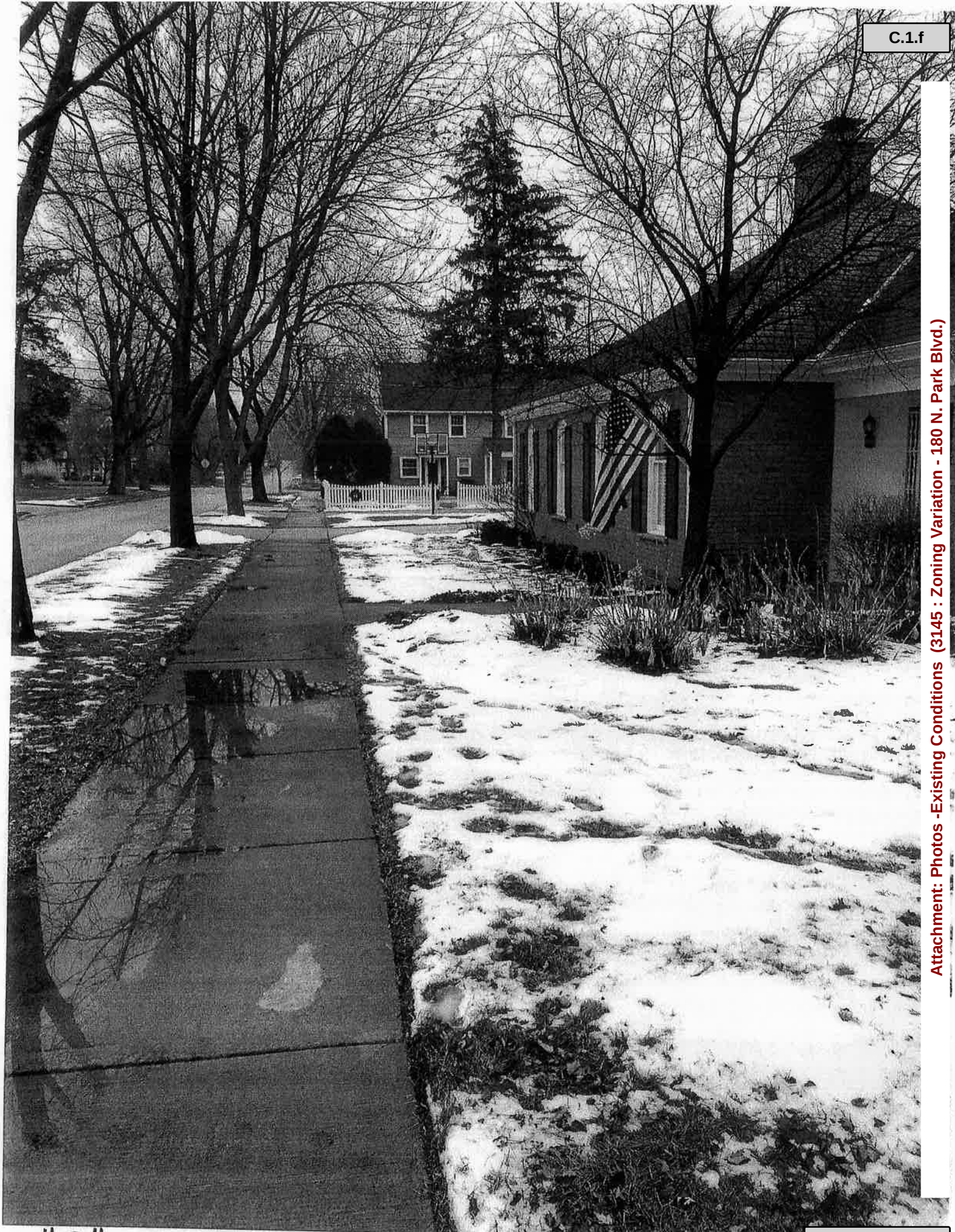


"A"

180 NORTH PARK BLVD.



"B" 180 NORTH PARK BLVD



"C" 180 NORTH PARK BLVD

Zoning Variation Table

Property Description		Date: 1/29/2018					
Address: 180 N PARK BLVD. District: R2 - Residential District Lot Type: Corner Lot Building Type: Single-Family Building Height: 2-Story Construction Type: Addition & Alteration		MAKE SELECTION FROM EACH PULLDOWN BOX AND INSERT INFORMATION INTO EACH YELLOW HIGHLIGHTED CELL 					
Code Section	Lot Regulations	Requirement	Existing	Proposed	Compliant?		
10-4-8(D)7	Lot Area	8,712 sf min	9,000 sf	9,000 sf	Yes	No	
10-4-8(D)8(a), (b)	Lot Width	80.00 ft min	60.00 ft	60.00 ft	Yes	No	
10-4-8(D)9	Lot Depth	110.00 ft min	150.00 ft	150.00 ft	Yes	No	
Code Section	Principal Structure Regulations	Requirement	Existing	Proposed	Compliant?		
	Existing and proposed dimensions to proposed area of construction				Yes	No	
	Existing Front Yard Setback (EXFYS)						
	EXFYS of closest adjacent principal structure						
10-4-8(D)1(a), (b), (c)	Front Yard Setback	30.00 ft min ⁵	38.22 ft	38.22 ft	Yes		
10-4-8(D)2	Rear Yard Setback	40.00 ft min	84.00 ft	70.00 ft	Yes		
10-4-8(D)3	Interior Side Yard Setback, Left Side	6.50 ft min	6.50 ft	6.50 ft	Yes		
10-4-8(D)3	Interior Side Yard Setback, Right Side	6.50 ft min	NA ft	NA ft	Yes		
10-4-8(D)4(a), (b)	Corner Side Yard Setback	18.00 ft min	13.09 ft	12.50 ft		No	
	Area of Existing Covered/Roofed Structures:						
	• Primary Structure, 1st floor footprint		992 sf	1249 sf			
10-4-8(E)3(b)	• Porch in Front/Corner Yard - 1 Side Enclosed		0 sf	0 sf			
10-4-8(E)3(b)	• Porch in Front/Corner Yard - min 2 Sides Open		0 sf	0 sf			
10-4-8(E)3(a)	• Accessory Structure - Detached Garage	660 sf max	543 sf	543 sf	Yes		
	• Accessory Structure - Shed		0 sf	0 sf			
	• Accessory Structure - Other		0 sf	0 sf			
	Lot Coverage Area Bonus applied? Yes		1035 sf	1292 sf			
10-4-8(E)1, 2	Lot Coverage Ratio	20.00 % max	11.50 %	14.35 %	Yes		
Code Section	Nonconforming Single-Family Dwelling Additions & Alterations	Change %	Class	Existing	Altered	Permitted?	
10-8-6(B)3	Alterations: Exterior Surface Areas					Yes	No
	• Basement Level, if exposed			0 sf	0 sf		
	• First Floor Level			1154 sf	532 sf		
	• Second Floor Level			1154 sf	532 sf		
	• Third Floor Level			0 sf	0 sf		
	• Roof			992 sf	106 sf		
	Total Surface Area	35	Class I	3300 sf	1170 sf	Yes	
10-8-6(B)3	Additions: Floor Areas						
	• Basement Level			0 sf	0 sf		
	• First Floor Level			992 sf	363 sf		
	• Second Floor Level			992 sf	363 sf		
	• Third Floor Level			0 sf	0 sf		
	Total Floor Area	37	Class I	1984 sf	726 sf	Yes	
10-8-6(B)4	Existing Nonconforming Lot Coverage						
10-8-6(B)4(e)	Equivalent Lot Coverage Ratio	40.00 % max			NA %	NA	NA
Code Section	Accessory Structure Regulations	Requirement	Existing	Proposed	Compliant?		
	Area of Rear Yard				Yes	No	
10-5-4(A)2(a)	• Total Accessory Structure Area	0 sf max	sf	sf			
10-5-4(A)2(a)	• Lot Coverage Area Rear Yard	30 % max	%	%			
10-5-4(A)3	Number of Structures on a Lot	3 max	total	total			
10-5-4(A)3	Number of Like Structures	1 max	total	total			
	Distance to Principal Structure	10 ft min	ft	ft			
10-5-4(A)4(a), (b)	• Front Yard Setback	30 ft min	ft	NA ft			
10-5-4(A)4(b), (c)	• Rear Yard Setback	40 ft min	ft	NA ft			
10-5-4(A)4(a), (b)	• Corner Side Yard Setback	18 ft min	ft	NA ft			
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Left Side	6.5 ft min	ft	NA ft			
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Right Side	6.5 ft min	ft	NA ft			
10-5-4(A)4(d)	• Distance to Other Accessory Structure	5 ft min	ft	NA ft			
	Roofed Over Structures (ROS)						
10-5-5(B)4	• ROS Front Yard Setback	7.5 ft max	0.00 ft	ft			
10-5-5(B)4	• ROS Rear Yard Setback	3 ft min	ft	NA ft			
10-5-5(B)4	• ROS Side Yard Setback	3 ft min	ft	NA ft			
10-5-5(B)4	• ROS Corner Side Yard Setback	18 ft min	ft	NA ft			
10-4-8(F)1	• Principal Structure Ridge Height Bonus applied? No	32 ft max ^{1,3}	0.00 ft	ft			
10-4-8(F)1	• Principal Eave, Parapet or LS Roof Bonus applied? No	25 ft max ^{2,4}	0.00 ft	ft			
10-4-8(F)1	• Detached Garage Ridge Height	17 ft max	ft	NA ft			
10-4-8(F)1	• Detached Garage Eave/Parapet Height	12 ft max	ft	NA ft			
10-5-5(C)1	Impervious Surface Setback	NR ft max	ft	7.00 ft	Yes	Yes	
Notes: 1. Setback Bonus, Ridge: An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of ridge height up to its maximum. 2. Setback Bonus, Eave: An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of eave height up to its maximum. 3. Raised Front Porch Bonus: A 'raised front porch' of at least 2 feet above grade allows up to 2 feet more ridge height. A 'raised front porch' of at least 3 feet above grade allows up to 3 feet more ridge height. 4. Dormer Bonus, Eave: The eave height shall not apply to dormer(s) no greater than 8 feet wide and the combined dormer width shall not exceed 25 percent of the length of the building side measured to the outside edges, provided the dormers are separated by a minimum of 5 feet. 5. Front Yard Setback: The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds Office after March 1, 1999, may be constructed to the minimum required front yard setback for the zoning district.							
Comments:							



Map created on January 29, 2018.

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Zoning

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

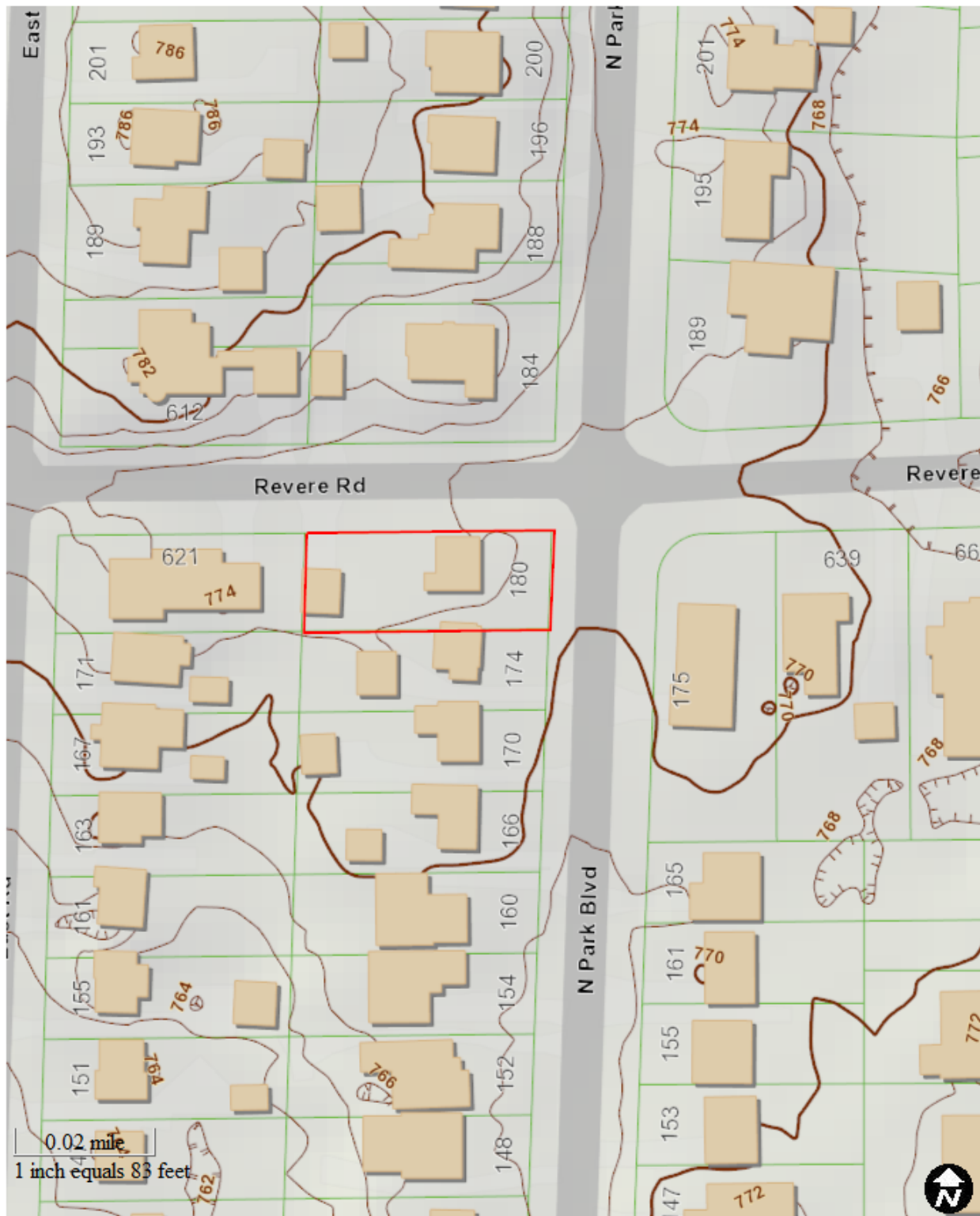


Map created on January 29, 2018.

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Map created on January 29, 2018.

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NOTICE OF PUBLIC HEARING

Tim & Amy Murphy, owners of the property at 180 N. Park Boulevard, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. They are asking for relief from the corner side yard setback requirement in order to construct a two-story addition on their two-story home. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the variation on **Tuesday, February 27, 2018** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)4 to allow the construction of a two-story addition with a corner side yard setback of approximately 12 feet 6 inches in lieu of the required minimum 18 foot corner side yard setback.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

LOT 1 IN BLOCK 2 IN SOUTH CREST, IN SECTION 14, TOWNSHIP 39, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922, AS DOCUMENT 161694, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-400-010

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village ADA Coordinator, at (630) 469-5000.

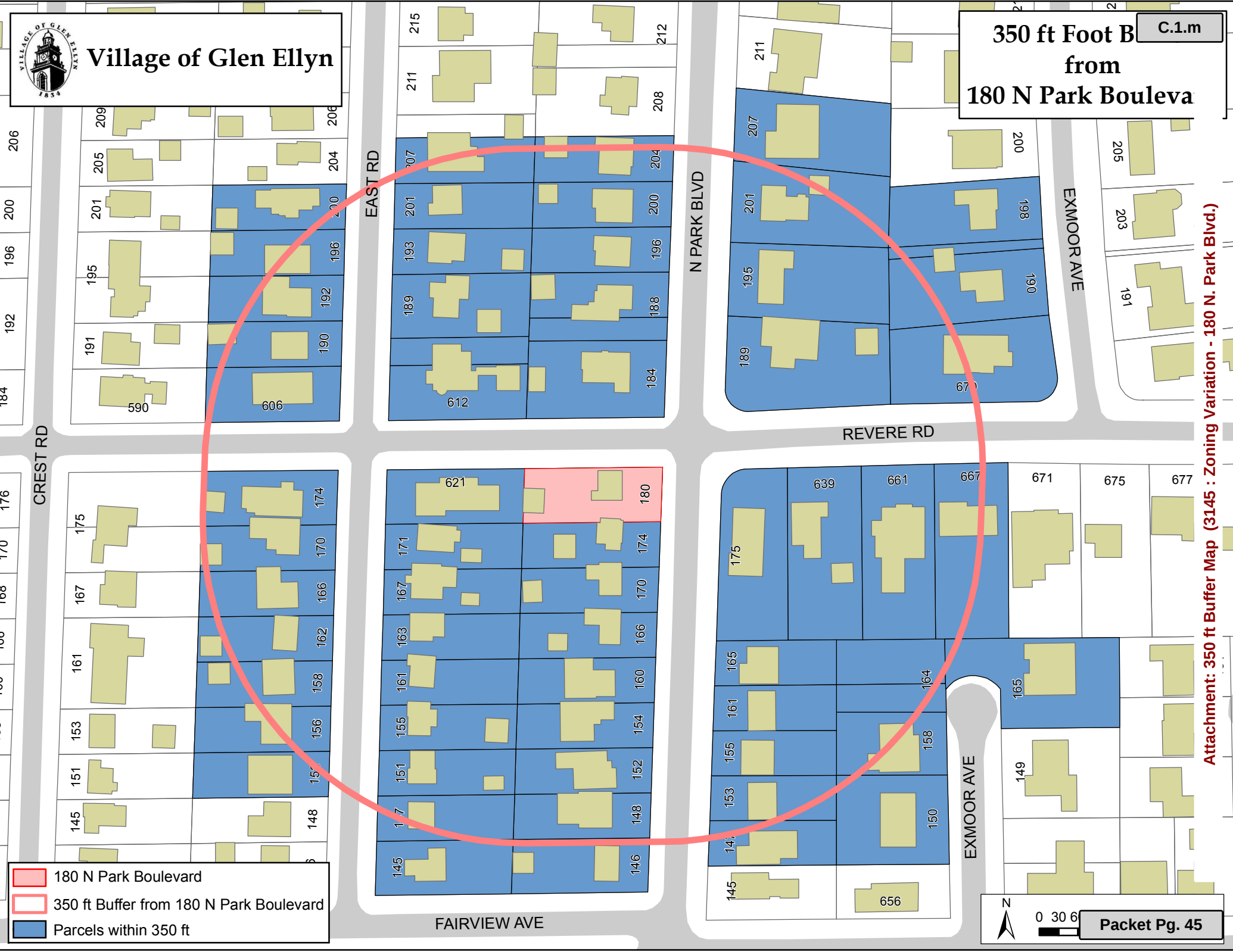
Attachment: Public Notice - CSY (3145 : Zoning Variation - 180 N. Park Blvd.)



Village of Glen Ellyn

350 ft Foot Buffer
from
180 N Park Boulevard

C.1.m



- 180 N Park Boulevard
- 350 ft Buffer from 180 N Park Boulevard
- Parcels within 350 ft

Attachment: 350 ft Buffer Map (3145 : Zoning Variation - 180 N. Park Blvd.)

EVES, ALEXANDER D
OR CURRENT PROPERTY OWNER
152 N PARK BLVD
GLEN ELLYN IL 60137

CHICAGO TITLE LAND TRUST
OR CURRENT PROPERTY OWNER
171 N CLARK ST LL
CHICAGO IL 60601

WIRTZ, FRANCIS & KATHRYN
OR CURRENT PROPERTY OWNER
162 EAST RD
GLEN ELLYN IL 60137

LOBDELL, CHRIS
OR CURRENT PROPERTY OWNER
1416 N BELL AVE
CHICAGO IL 60622

MURPHY, TIMOTHY S
OR CURRENT PROPERTY OWNER
180 N PARK BLVD
GLEN ELLYN IL 60137

CAREY, SCOTT & PATRICIA
OR CURRENT PROPERTY OWNER
639 REVERE RD
GLEN ELLYN IL 60137

WULFFEN, ROBERT E & SYLVIA
OR CURRENT PROPERTY OWNER
153 N PARK BLVD
GLEN ELLYN IL 60137

MILLER, JEFFREY C
OR CURRENT PROPERTY OWNER
612 REVERE RD
GLEN ELLYN IL 60137

JOHNSON TR, BEVERLY A
OR CURRENT PROPERTY OWNER
188 N PARK BLVD
GLEN ELLYN IL 60137

TOMARO, GINO M
OR CURRENT PROPERTY OWNER
170 N PARK BLVD
GLEN ELLYN IL 60137

REARICK, RICK & DEBRA
OR CURRENT PROPERTY OWNER
155 N PARK BLVD
GLEN ELLYN IL 60137

TURLEY, PATRICK & MURIEL
OR CURRENT PROPERTY OWNER
184 N PARK BLVD
GLEN ELLYN IL 60137

DORN, STEPHANIE & BRIAN
OR CURRENT PROPERTY OWNER
606 REVERE RD
GLEN ELLYN IL 60137

IKENS, CRAIG & JENNIFER
OR CURRENT PROPERTY OWNER
207 N PARK BLVD
GLEN ELLYN IL 60137

SMID, MICHAEL
OR CURRENT PROPERTY OWNER
198 EXMOOR AVE
GLEN ELLYN IL 60137

LARSON, FRANK & DENIEN
OR CURRENT PROPERTY OWNER
170 E ROAD
GLEN ELLYN IL 60137

THOMPSON, MARK & JENNIFER
OR CURRENT PROPERTY OWNER
146 N PARK BLVD
GLEN ELLYN IL 60137

DIXON, SCOTT B
OR CURRENT PROPERTY OWNER
145 EAST RD
GLEN ELLYN IL 60137

WILLIAMS, CHARLES P & H D
OR CURRENT PROPERTY OWNER
147 N PARK BLVD
GLEN ELLYN IL 60137

CODY, BRANDON & ELIZABETH
OR CURRENT PROPERTY OWNER
196 N PARK
GLEN ELLYN IL 60137

WAGNER, TERRY
OR CURRENT PROPERTY OWNER
25W322 THOMAS RD
WHEATON IL 60187

MURRAY, PATRICIA G
OR CURRENT PROPERTY OWNER
620 MIDWAY PARK
GLEN ELLYN IL 60137

AUSTIN, MARTIN & MARY
OR CURRENT PROPERTY OWNER
667 REVERE RD
GLEN ELLYN IL 60137

CMIEL, DENISE
OR CURRENT PROPERTY OWNER
201 EAST RD
GLEN ELLYN IL 60137

LEFTY, MARTIN & KATHRYN M
OR CURRENT PROPERTY OWNER
156 EAST RD
GLEN ELLYN IL 60137

DAVENPORT, SCOTT & CAROLYN
OR CURRENT PROPERTY OWNER
155 EAST RD
GLEN ELLYN IL 60137

MARTENSON, BRIAN & ANN
OR CURRENT PROPERTY OWNER
189 N PARK BLVD
GLEN ELLYN IL 60137

LARSON, FRANK E & DENIEN
OR CURRENT PROPERTY OWNER
170 EAST RD
GLEN ELLYN IL 60137

SCHMIDT, MARY ELLEN
OR CURRENT PROPERTY OWNER
151 CARLETON AVE
GLEN ELLYN IL 60137

SCHELLER, MICHAEL J & S L
OR CURRENT PROPERTY OWNER
148 N PARK BLVD
GLEN ELLYN IL 60137

BENEVENTI, THOMAS & DAWN
OR CURRENT PROPERTY OWNER
200 N PARK BLVD
GLEN ELLYN IL 60137

BARTLETT, J J & S SWITALA
OR CURRENT PROPERTY OWNER
621 REVERE RD
GLEN ELLYN IL 60137

DROUIN, THOMAS A & K
OR CURRENT PROPERTY OWNER
190 EXMOOR AVE
GLEN ELLYN IL 60137

MEDBOURN JR, S R-6702-5
OR CURRENT PROPERTY OWNER
167 E RD
GLEN ELLYN IL 60137

WALTER GREGG LLC
OR CURRENT PROPERTY OWNER
195 N PARK BLVD
GLEN ELLYN IL 60137

DOUGHERTY, BRYAN & JAMI
OR CURRENT PROPERTY OWNER
158 EAST RD
GLEN ELLYN IL 60137

WILKOSZ, WARREN & THERESE
OR CURRENT PROPERTY OWNER
171 EAST RD
GLEN ELLYN IL 60137

KULPA, KENNETH R
OR CURRENT PROPERTY OWNER
165 N PARK BLVD
GLEN ELLYN IL 60137

BOLAND, TRAVIS & JOLYN
OR CURRENT PROPERTY OWNER
670 REVERE RD
GLEN ELLYN IL 60137

MITTEN, ROGER & ELIZABETH
OR CURRENT PROPERTY OWNER
147 EAST RD
GLEN ELLYN IL 60137

MALVICK 35308, WARREN A
OR CURRENT PROPERTY OWNER
174 PARK BLVD
GLEN ELLYN IL 60137

MOORE, EDWARD & E ROGERS
OR CURRENT PROPERTY OWNER
207 EAST RD
GLEN ELLYN IL 60137

KALIVAS, PETER N
OR CURRENT PROPERTY OWNER
160 N PARK BLVD
GLEN ELLYN IL 60137

MONOCCHIO, RONALD & K A
OR CURRENT PROPERTY OWNER
161 N PARK BLVD
GLEN ELLYN IL 60137

GOFF DIXON, JANETTE
OR CURRENT PROPERTY OWNER
174 EAST RD
GLEN ELLYN IL 60137

CRAIG, JAMES & KANDACE
OR CURRENT PROPERTY OWNER
190 EAST RD
GLEN ELLYN IL 60137

GARCIA, CHRISTA N
OR CURRENT PROPERTY OWNER
175 N PARK BLVD
GLEN ELLYN IL 60137

HOPPE, MATTHEW & HEIDI
OR CURRENT PROPERTY OWNER
193 EAST RD
GLEN ELLYN IL 60137

PURCELL, BRIAN & ELIZABETH
OR CURRENT PROPERTY OWNER
200 EAST RD
GLEN ELLYN IL 60137

HERTZ, JEFFREY & TRISTA
OR CURRENT PROPERTY OWNER
192 EAST RD
GLEN ELLYN IL 60137

STORTZ, BENJAMIN & K
OR CURRENT PROPERTY OWNER
150 EXMOOR AVE
GLEN ELLYN IL 60137

GALLAGHER, LAUREN TR
OR CURRENT PROPERTY OWNER
661 REVERE RD
GLEN ELLYN IL 60137

BARE, ANDREA L
OR CURRENT PROPERTY OWNER
196 EAST RD
GLEN ELLYN IL 60137

BUTKUS, ROSEMARIE & JAMES
OR CURRENT PROPERTY OWNER
163 EAST RD
GLEN ELLYN IL 60137

REYNOLDS, DOUGLAS & JULIE
OR CURRENT PROPERTY OWNER
151 EAST RD
GLEN ELLYN IL 60137

GRAY, DAVID J
OR CURRENT PROPERTY OWNER
152 EAST RD
GLEN ELLYN IL 60137

HOHEISEL, RANDY & CECILIA
OR CURRENT PROPERTY OWNER
204 N PARK BLVD
GLEN ELLYN IL 60137

ANDERSON, ROBERT & CLAIRE
OR CURRENT PROPERTY OWNER
201 N PARK BLVD
GLEN ELLYN IL 60137

BURK, KENNETH J
OR CURRENT PROPERTY OWNER
189 EAST RD
GLEN ELLYN IL 60137

BUCHNAT, PAUL & KELLY
OR CURRENT PROPERTY OWNER
166 N PARK BLVD
GLEN ELLYN IL 60137

NOTICE OF PUBLIC HEARING
 Tim & Amy Murphy, owners of the property at 180 N. Park Boulevard, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. They are asking for relief from the corner side yard setback requirement in order to construct a two-story addition on their two-story home. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the variation on **Tuesday, February 27, 2018 at 7:00 p.m.** on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:
 1. Section 10-4-8(D)4 to allow the construction of a two-story addition with a corner side yard setback of approximately 12 feet 6 inches in lieu of the required minimum 18 foot corner side yard setback.

2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

LOT 1 IN BLOCK 2 IN SOUTH CREST, IN SECTION 14, TOWNSHIP 39, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 1922, AS DOCUMENT 141694, IN DUPAGE COUNTY, ILLINOIS, PIN: 05-14-400-010

Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village ADA Coordinator, at (630) 469-5000.

Published in Daily Herald February 2, 2018 (4492481)

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FEB - 7 2018

**PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN**

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published February 2, 2018 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4492481

Attachment: Publication Certificate (3145 : Zoning Variation - 180 N. Park Blvd.)