



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, March 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. Draft Minutes from the March 13, 2018 ZBA Public Hearings will be included in the packet for April 9, 2018.

C. Agenda Item Public Hearing - 569 Prairie Avenue

1. A Public Hearing to consider the zoning variation application for 569 Prairie Avenue to allow the construction of an addition which will result in a lot coverage ratio of 23.94% in lieu of the maximum permitted lot coverage of 20% on a lot with a principal structure greater than one-story.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s): April 10, 2018 - 614 Lenox Road

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: 03/27/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3194)

DOC ID: 3194

A Public Hearing to consider the zoning variation application for 569 Prairie Avenue to allow the construction of an addition which will result in a lot coverage ratio of 23.94% in lieu of the maximum permitted lot coverage of 20% on a lot with a principal structure greater than one-story.

PETITIONERS: The petitioners are John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue.

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

- . Section 10-4-8(E)1 to allow the construction of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20%.
- . Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING/ USE: The property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Cottage Avenue. The property is in the R2 Zoning District and 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 March 9, 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: No Village records were found related to the granting of any zoning variations for this property.

PERMIT HISTORY: Village records indicate the following permits were issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
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1996	B15866	New Single Family Residence
1998	B18272	Fence

**PROJECT
SUMMARY:**

The residence at 569 Prairie Avenue was constructed in 1996 under the application of the 1995 Zoning Code. The home currently has a lot coverage ratio (LCR) of 20.73%. At the time the home was constructed, lots with two-story principal structures were limited to 25% coverage of the lot. The Village changed the Zoning Code in 2002 to limit the amount of a lot coverage to 20% for lots with principal structures two stories or greater. There were bonuses created at this time for detached garages (up to 500 sf) and for covered front porches (up to 240 sf) to encourage this kind of development.

As is indicated on the attached Zoning Table, 569 Prairie Avenue is substandard in size for the R2 Zoning District due to its 50 foot lot width. The total area of the lot is 8,004 sf as opposed to 8,712 sf required in the R2 Zoning District. A standard lot (meeting the requirements of the R2 District) could have up to 2,482 sf of roofed over structures on the lot (provided that bonuses for a detached garage and open front porch were applied). On a lot of this size, 2,340 sf of covered structures could be permitted on the lot if the bonuses were maximized. The petitioners have indicated that they did not build a detached garage in the rear of the property due to the steep slope and grading which was designed to promote drainage for adjacent properties in the development (see attached Engineering Plan). This residence is not eligible for a front porch bonus or a detached garage bonus. Without applying any bonuses, the lot is permitted 1,600 sf of roofed over structures. The proposed project is 1,916 sf.

The petitioners are requesting relief from the LCR limitation of the zoning code to allow the construction of a one story addition on the rear of their home. They would like to reorganize parts of their first floor to allow for a more open floor plan. As part of the project the existing breakfast nook (approximately 65 sf) would be demolished and in its place a 304 sf living room would be added on to the home.

**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 proposed addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

§ Petitioners' Application Packet
 § Plat of Survey
 § Drainage/Engineering Plans
 § Site Plan
 § Existing & Proposed Floor Plans
 § Elevations
 § Petition of Neighbors in Support
 § Zoning Variation Table
 § Zoning & Location Map
 § Aerial View
 § 2' Contour Map
 § Public Hearing Notice
 § Location Map for Public Hearing Notice
 § Mailing List for Public Hearing Notice
 § Certificate of Publication

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

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\PRAIRIE\569 Prairie\Staff
 Report - LCR.doc

ATTACHMENTS:

- Petitioners' Application (PDF)
- Plat of Survey (PDF)
- Engineering Plan (PDF)
- Site Plan (PDF)
- Existing & Proposed Floor Plans (PDF)
- Elevations (PDF)
- Petition in Support (PDF)
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- 2 ft Contour Map (PDF)
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- Location Map for Public Hearing Notice (PDF)
- Mailing List for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)

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

APPLICATION FOR VARIATION

For the property at **569 Prairie Avenue**, Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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: **John Snyder and Jean Ostrander**

Address: **569 Prairie Avenue**

Phone No.: **630-399-7127**

Fax No.: _____

E-mail: **jostrander@ameritech.net**

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

Attachment: Petitioners' Application (3194 : 569 Prairie Avenue - LCR Variation to Allow the Construction of an Addition)

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: 569 Prairie Avenue

Permanent tax index number: 05-11-301-012

Legal description: See plat of survey

Zoning classification: R-2

Lot size: 50 ft. x 160.08 ft. Area: 8004
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 10-4-8(E)1 to allow a Lot Coverage of 23.94% in lieu of 20%

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

rickrearick@gmail.com

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 an interior lot in Glen Ellyn which has some lot coverage zoning restrictions that require us to receive a variance from the Village in order for us to add a small amount of additional first-floor living space to our existing residence. Current lot coverage is 20%. Requested variance will place lot coverage at 23.94%.

We would like to renovate and reorganize a portion of our first-floor interior space to allow for a more open living concept. We plan to update the kitchen and dining room areas and add a small pantry. We also want to relocate the living room to the back of the house adjacent to the family room. In order to execute on this design, we need to add a small amount of space as a single-story addition to the back of our house. The issue we have with doing this project is our existing house footprint is just over the current maximum 20% lot coverage ratio. According to Glen Ellyn zoning code, an interior lot has a minimum lot width of 66 feet and our lot is sized at 50 feet, which is an issue for lot coverage area. Along with the smaller than normal lot width, our property also has a lot area that is smaller than the R2 Zoning requirement of 8712 square feet which again affects the lot coverage ratio. Our property lot area is 8004 square feet,

which is non-conforming by 708 square feet per this zoning requirement. When we purchased and built our home in 1996, the lot coverage was set at 25%. Our home was designed/built based on what we could afford at the time, but we also factored in a design that could support added space to the east in future years. A few years later, the town changed the lot coverage ratio to 20%, which requires us to ask for this variance now. Had that change not happened, we would be able to complete our desired change without this variance approval as our planned changes keep us below the 25% limit that existed when we initially built our home. Another issue with our lot we are having, is our lot area is only 8004 square feet and the Glen Ellyn zoning code requires a minimum of 8712 square feet. So our lot is non-conforming per this requirement by 708 square feet and that may result from the narrow lot width.

In addition, we have one of the steepest, sloped rear yards in this development. The slope of our back yard (as set by approved Glen Ellyn Village Survey Plat) was designed to promote drainage for all of the adjacent properties in this development and for most of the block. (See attached grading development plan). There is a storm drain at the south/east corner of our lot that was installed by the Developer to help with the storm run-off for the block, mostly Pleasant and Cottage Avenue properties. This slope/drainage issue would have made a detached rear garage a costly challenge. Per current Village code, the attached garage adds our garage space to the lot coverage calculation. If we had a detached garage in our rear yard we could deduct the square footage of garage space from our current lot coverage. As stated above, the sloped yard made it hard to go with this approach when we initially built our home. Home design precludes re-visiting this decision.

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 Village change to lot coverage percentage (from 25% to 20%) and the lack of

width in our lot, for an interior lot, (50 feet in lieu of 66 feet and lack of lot area) along with the Village required grading of our rear lot for the development. This grading requirement was a condition of the lot when we built our home.

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

We believe the requested variation would not alter the character of the property or any adjacent properties. The single floor re-design will be entirely in keeping with the character of both our house and the neighborhood. Our planned changes maintain the same exterior appearance and character as the existing structure and we do not feel they will adversely impact any of our neighbors.

- 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:

As we have stated above, the three main issues we are faced with are (1) the non-conforming lot width, (2) the non-conforming lot area and (3) the Village required grading, (topography) of the graded rear yard with the placement of the Village storm drain on the southeast corner of the lot. We feel that if we had constructed a detached garage in the initial construction of the house it would have created even more slope or possibly retaining walls which we did not feel were in the best interest of our family or our neighbors.

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 interior lot which no longer supports a small addition to our home based on the Village zoning change from 25% lot coverage to 20% lot coverage that was enacted after we built and lived in our home. We feel that this first-floor addition will not be different from other houses in the neighborhood and zoning district. We are a little different from our neighbors because of the different grading of our property along with the location of the main storm drain at the southeast corner property line. We feel we are not asking for more space that 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 are the original and only owners of this house. At the time of our original design and build, we would have liked to have had the extra living space but, budget constraints kept us from doing this at the time. We thought that with the 25% lot coverage zoning at that time, we would have been able to add on when we were ready. After living here for the past 22 years, we would like to re-design our first-floor space to provide a more open living concept. We want to upgrade and add on to our house in the most effective way that will give us the space we need and yet remain competitive with the character and 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 was created by the change in zoning code for lot coverage combined with the grading requirements of our lot. Had lot coverage not changed from 25% to 20%, we would be able to complete the desired changes to our home without any variance approval.

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 believe that this variation will help us without being detrimental to adjacent homeowners/general neighborhood or cause a change to the public welfare of the neighborhood. The small proposed addition is a single-story addition at the rear of the home that does not alter or impact lot drainage for our lot or for the adjacent properties. 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 within the setbacks 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 within the setbacks for a building on this lot, 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;
We feel this addition will not diminish or impair property values within the neighborhood. We believe it will do just the opposite.

e. Unduly increase traffic congestion in the public streets and highway;
We feel that this addition will not increase traffic or congestion, since it is in the rear port of our property.

- f. Create a nuisance; or
No distractions or nuisances are proposed or expected.
- g. Result in an increase in public expenditures;
No addition of public expenditures is required.

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

We believe this addition is within the regulations of the zoning code of Glen Ellyn, as to setbacks, bulk and height and all other items. The only issue we have is the maximum lot coverage and meeting it.

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

We moved to Glen Ellyn in August 1996 and have lived here for the past 22 years in our original/current home. Our needs for living space on our first floor have changed since we initially built our house. We now have the financial ability to pursue the additional space that we eliminated with our initial design/build of our home. This small amount of additional space will allow us to complete the desired re-design of our first floor living space so that our home will better match our current living needs. We do not have any plans to leave Glen Ellyn and would like to update our home to best meet our living needs and maximize our enjoyment of our home and remain with our community.

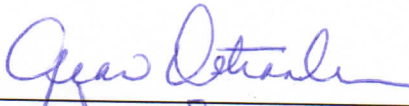
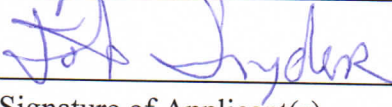
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S):

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

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

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

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (We) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.



 Signature of Applicant(s)

2-20-2018
 Date filed

AFFIDAVIT OF AUTHORIZATION

I, JOHN Snyder owner of the property described as

569 Prairie Ave
Glen Ellyn, IL 60137

_____ verify
 that 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.

[Signature]

OWNER

[Signature]
 2/20/2018
 Notary Public
 NOTARY



[Print Duplicate Tax Bill](#)
[View Parcel on Interactive Map](#)
[Purchase Tax Parcel Map\(s\)](#)

Parcel Number 05-11-301-012
Parcel Address 569 PRAIRIE AVE
 GLEN ELLYN, 60137
Billing Address SNYDER, JOHN & JEAN O
 569 PRAIRIE AVE
 GLEN ELLYN, 60137 IL 60137

Installment	Base Tax Amount	Penalty *	Total	Paid Date
First Due: 6/1/2017				
Second Due: 9/1/2017				
Total Base Tax (without penalties)				

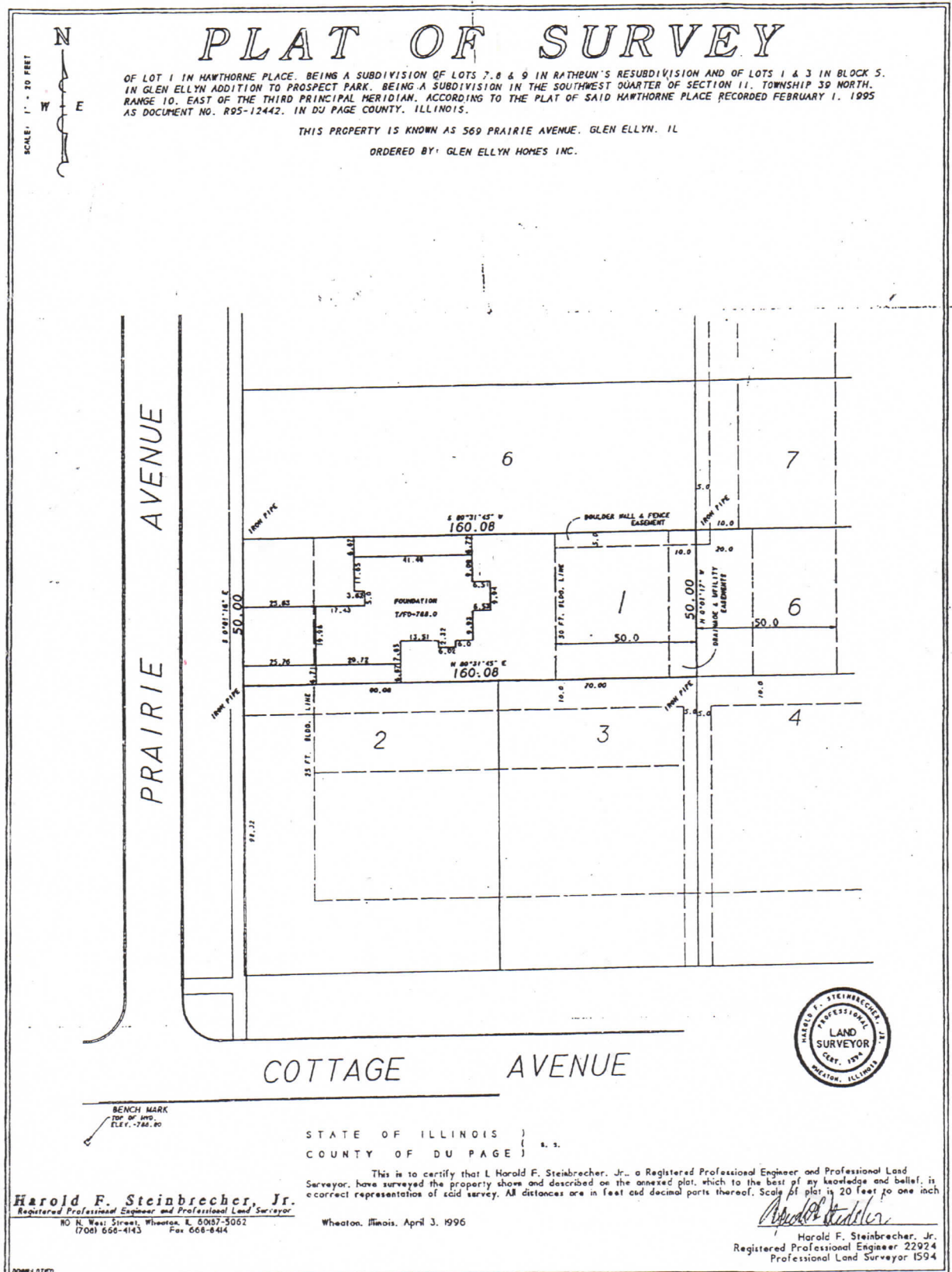
Tax Payment Information **Property Tax Distribution** **Assessment Information** **Property Tax History** **Sale History**

Parcel Number: 0511301012

[View Parcel on Interactive Map](#)

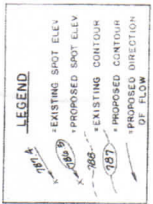
Publications

PIN	Fair Cash Land	Fair Cash Bldg	Fair Cash Total	Pro-Rate	Dual Land	Dual Bldg	Dual Total	Taxyear	View Nearby Parcel Numbers
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0511301012								2011	Nearby Parcels
0511301012								2007	Nearby Parcels
0511301012								2005	Nearby Parcels

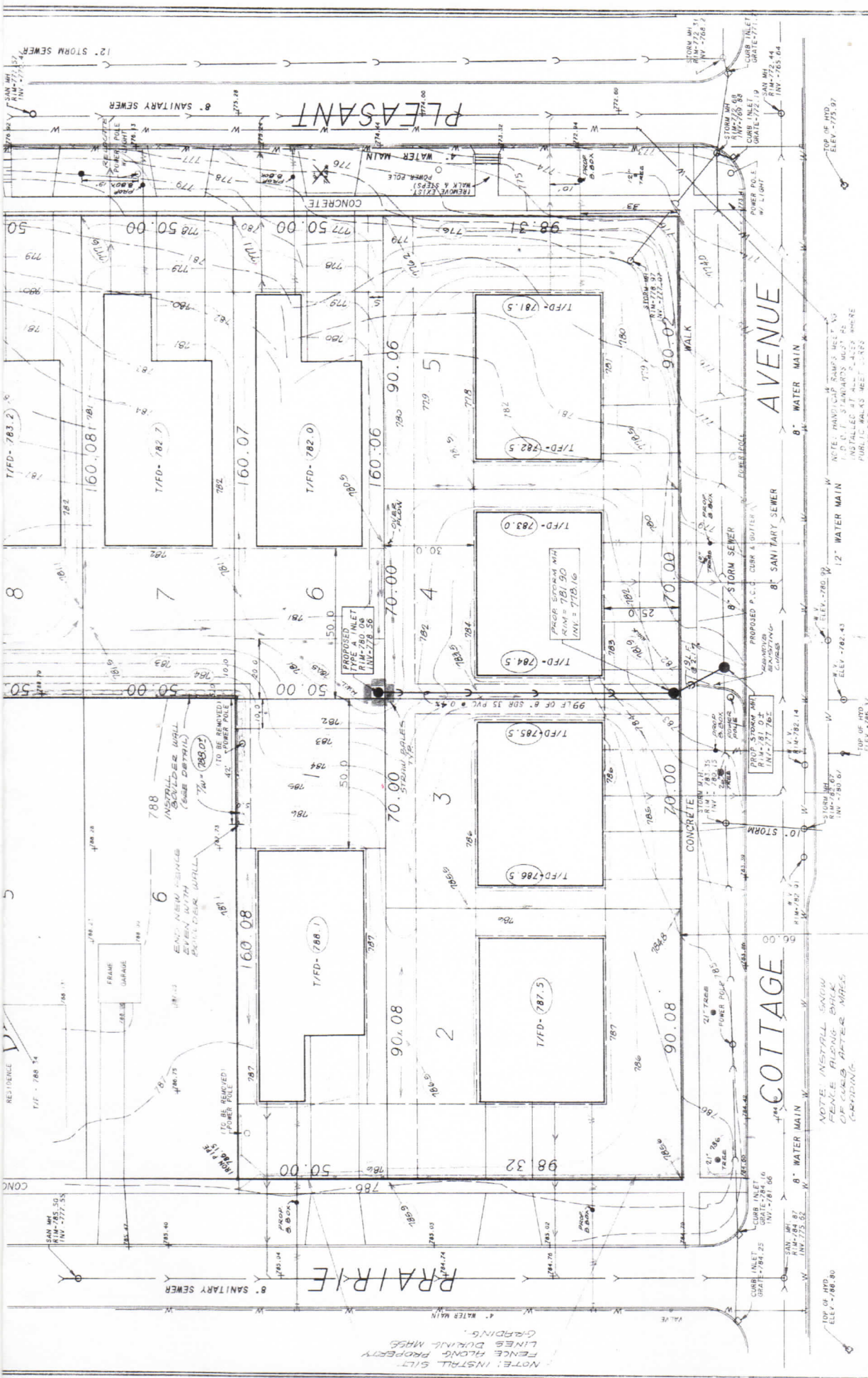


Attachment: Plat of Survey (3194 : 569 Prairie Avenue - LCR Variation to Allow the Construction of an Addition)

SCALE: 1" = 20 FEET



Attachment: Engineering Plan (3194 : 569 Prairie Avenue - LCR Variation to Allow the Construction of an Addition)



PREPARED BY:

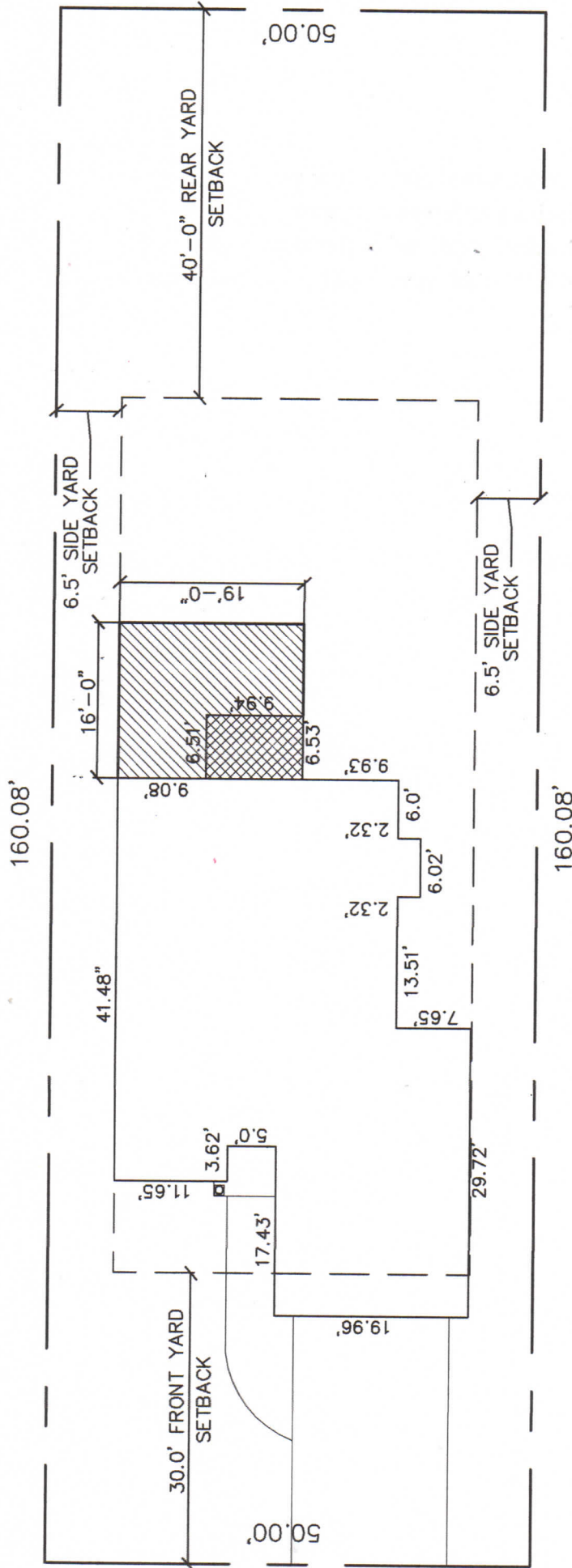
HAROLD F. STEINBRECHER, JR.
REGISTERED PROFESSIONAL ENGINEER
PROFESSIONAL LAND SURVEYOR
110 N. WEST STREET
WENATON, IL 60187-5062
TEL: (708) 668-4143 SEPTEMBER 8, 1994

REVISOR: CCM 04/24/94 BY: CCM

PREPARED FOR:
GLEN ELLYN HOMES
455 TAFT AVENUE
GLEN ELLYN, IL 60137

NOTE: NO PORTION OF THIS PROPERTY LIES WITHIN ANY FLOOD PLAIN ACCORDING TO THE FIRM MAP FOR THE VILLAGE OF GLEN ELLYN, COMMUNITY PANEL 170207 0005C, REV. 1/22/82

Harold F. Steinbrecher, Jr.
Registered Professional Engineer and Professional Land Surveyor
110 N. West Street, Wenaton, IL 60187-5062
(708) 668-4143 Fax 668-8414



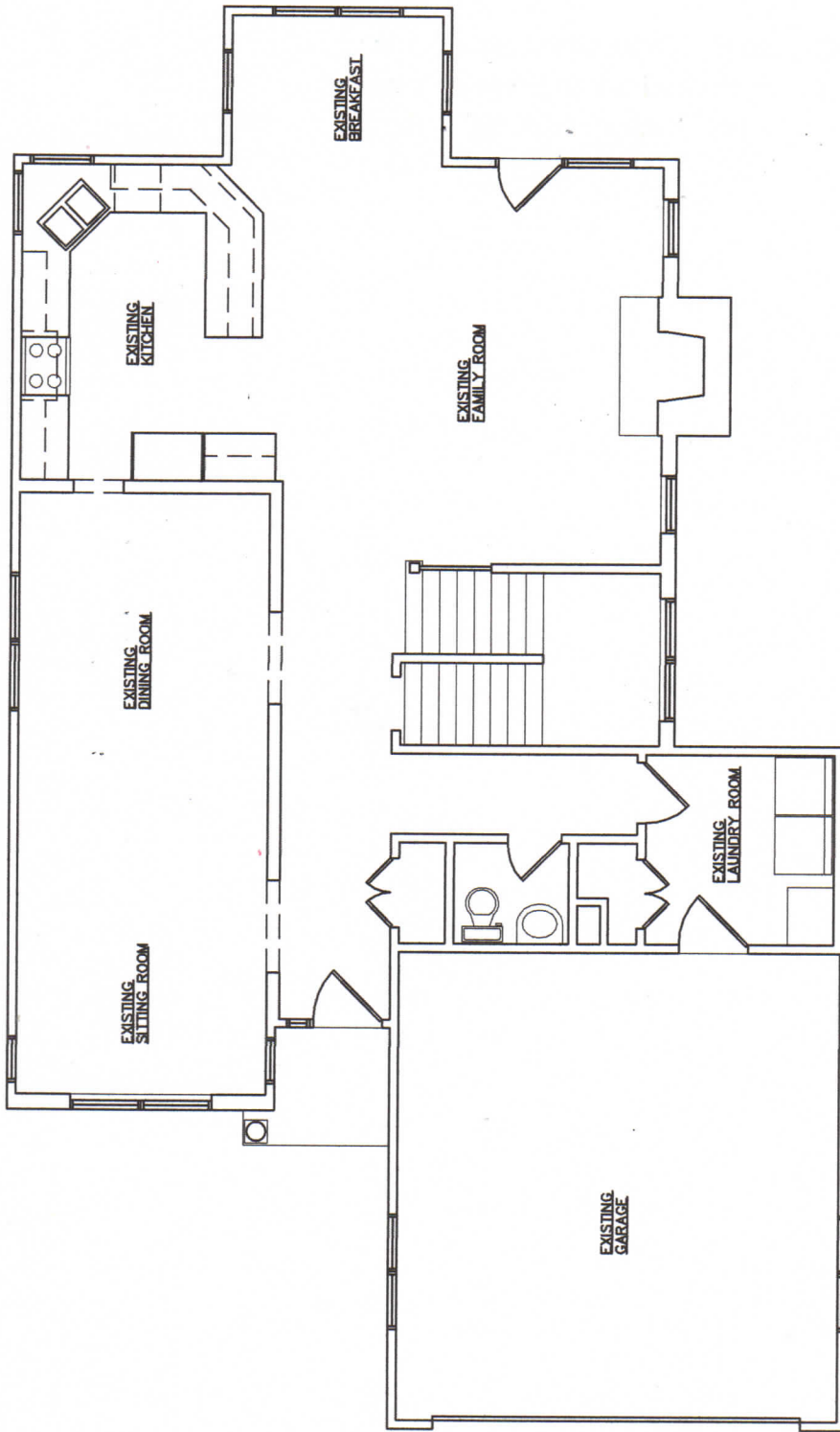
NORTH



PROPOSED SITE PLAN

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

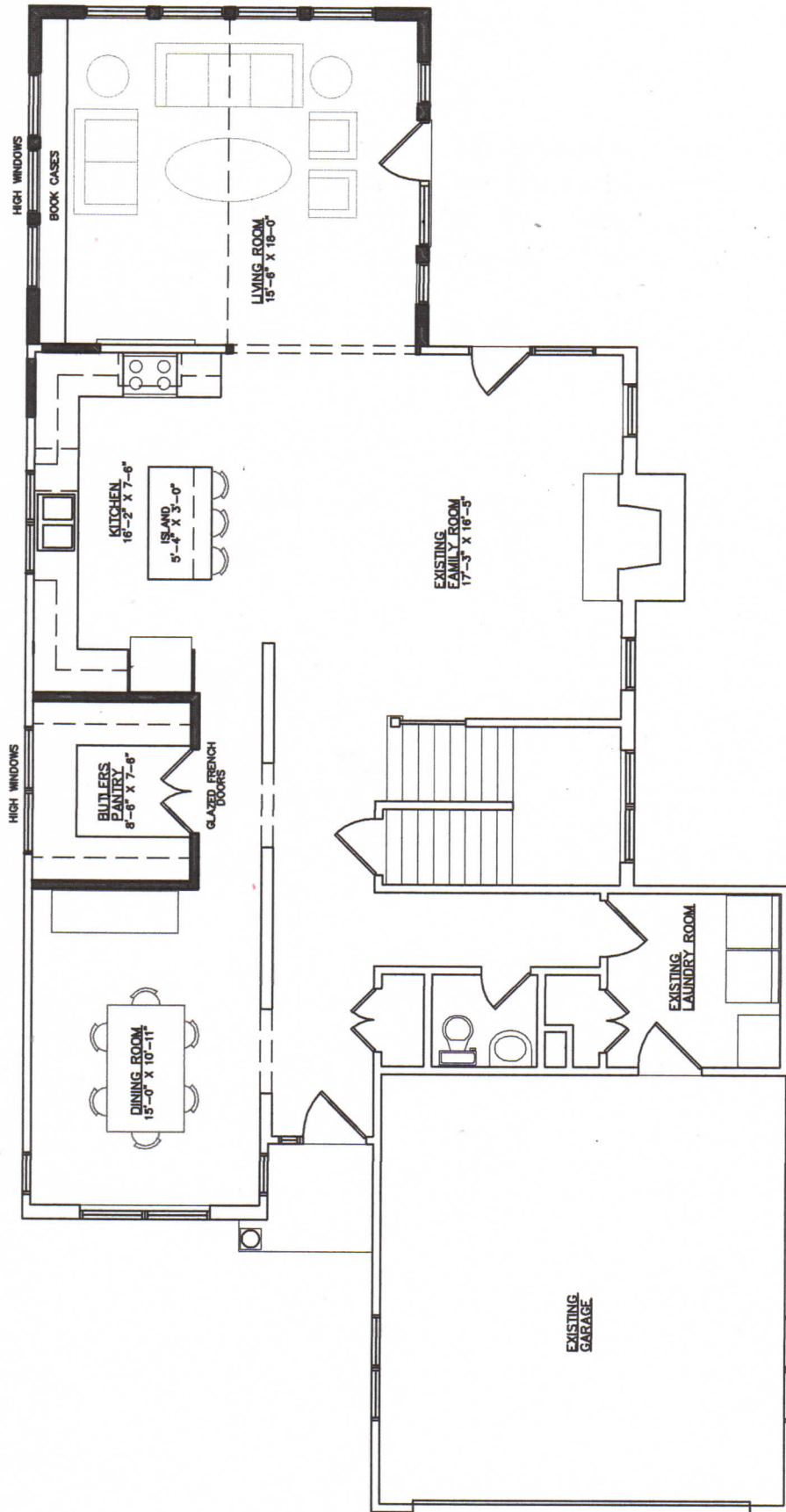
569 PRAIRIE AVENUE



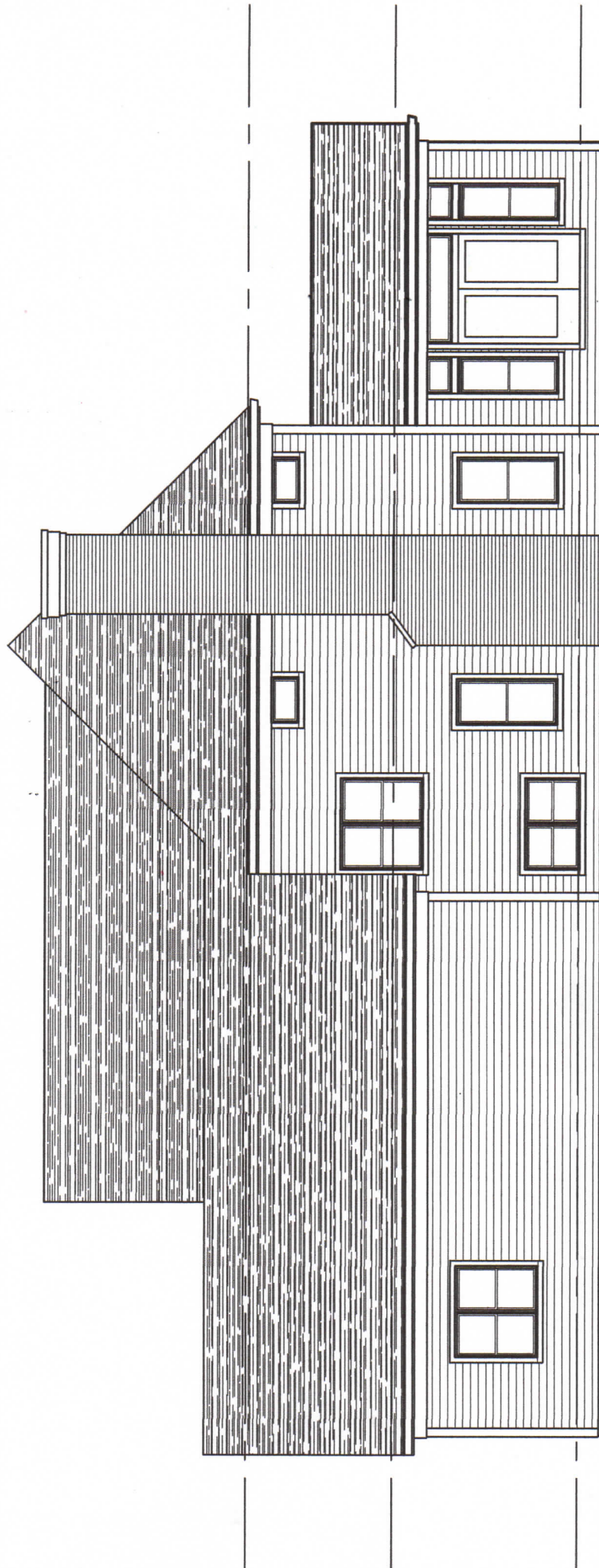
NORTH

EXISTING FIRST FLOOR PLAN

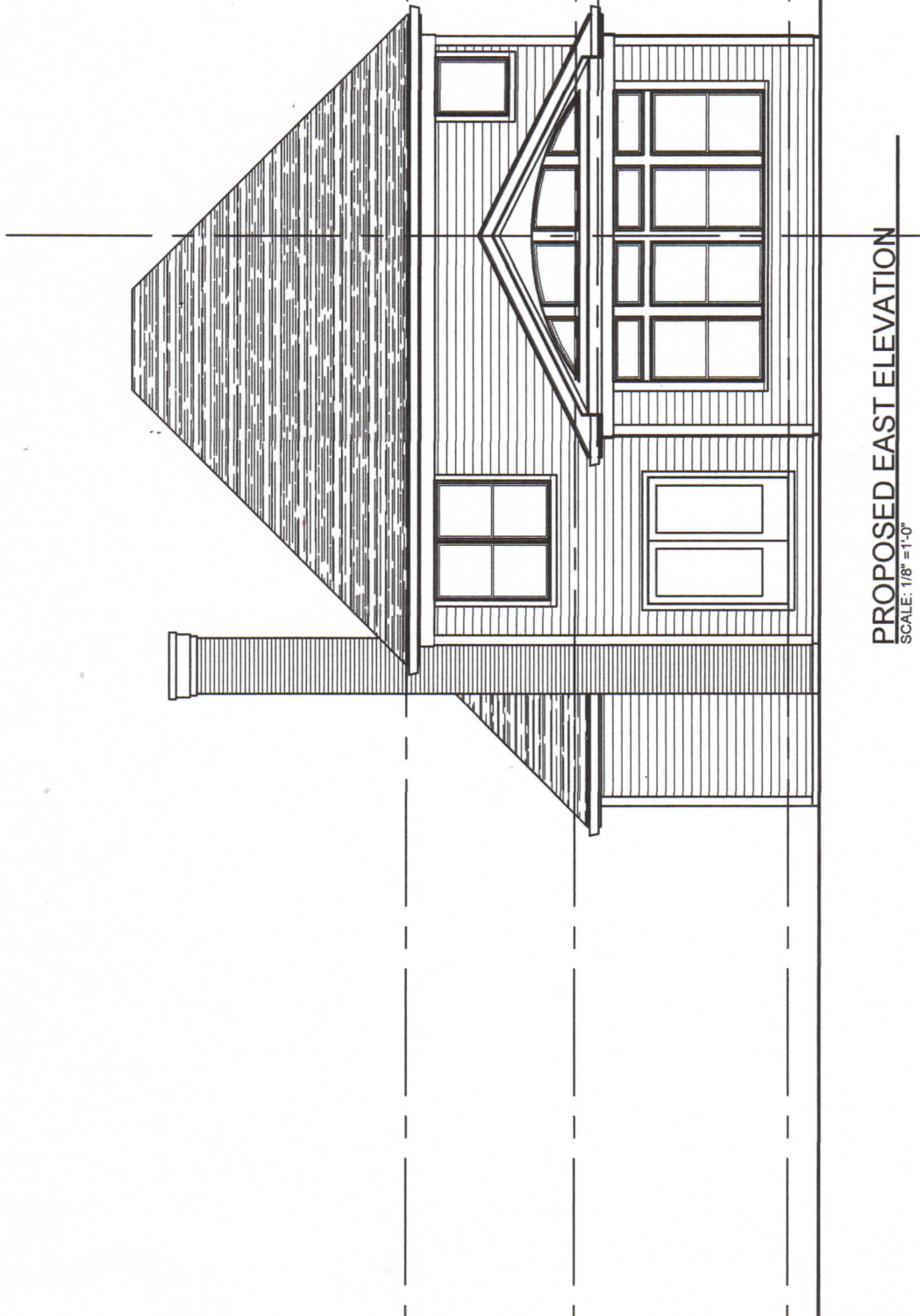
SCALE: 1/8" = 1'-0"

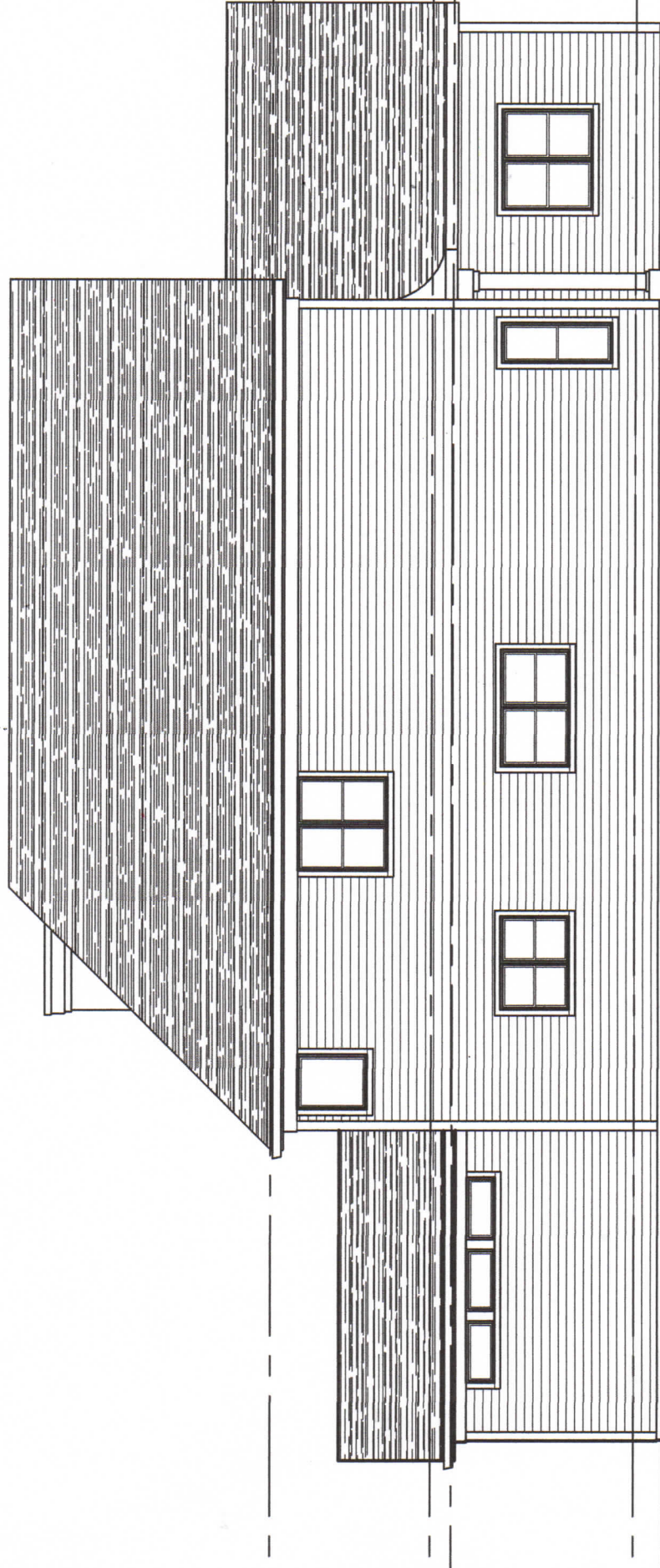


PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"





PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

DATE: February 13, 2018

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Zoning Board and Village Board members,

We are signing this petition to express our support for the variance request submitted by John Snyder and Jean Ostrander for their home located at 569 Prairie Avenue.

We understand the reasons they are requesting this variance for the increase in maximum lot coverage and we feel that this increase will not add any problems or issues that will affect the neighborhood.

We do not feel that any properties in the area of this home will be negatively impacted if this variance is granted. We feel that the proposed increase in maximum lot coverage will not alter the essential character of the property in question but enhance their home and therefore have a positive impact on our neighborhood.

Thank you for your consideration.

Print Name	Address	Signature
Tim + Pam Ridinger	577 Prairie	P. Ridinger
Jim + Jamie Plumb	444 Cottage	J. Plumb
DAN & Michele SCHLESSEOR	566 PLEASANT	D. Schlesseor
FORREST & KAREN DAN	448 COTTAGE AVE	K. Dan

Attachment: Petition in Support (3194 : 569 Prairie Avenue - LCR Variation to Allow the Construction of an Addition)

Zoning Variation Table

Property Description		Date: 2/26/2018			
Address: 569 PRAIRIE AVENUE					
District:	R2 - Residential District	MAKE SELECTION FROM EACH PULLDOWN BOX AND INSERT INFORMATION INTO EACH YELLOW HIGHLIGHTED CELL			
Lot Type:	Interior Lot				
Building Type:	Single-Family				
Building Height:	2-Story				
Construction Type:	Addition				

Code Section	Lot Regulations	Requirement	Existing	Proposed	Compliant?	
					Yes	No
10-4-8(D)7	Lot Area	8,712 sf min	8,004 sf	8,004 sf		No
10-4-8(D)8(a), (b)	Lot Width	66.00 ft min	50.00 ft	50.00 ft		No
10-4-8(D)9	Lot Depth	110.00 ft min	160.00 ft	160.00 ft	Yes	

Code Section	Principal Structure Regulations <i>Existing and proposed dimensions to proposed area of construction</i>	Requirement	Existing	Proposed	Compliant?	
					Yes	No
	Existing Front Yard Setback (EXFYS)		25.76 ft			
	EXFYS of closest adjacent principal structure					
10-4-8(D)1(a), (b), (c)	Front Yard Setback	30.00 ft min ⁵	25.76 ft	25.76 ft		No
10-4-8(D)2	Rear Yard Setback	40.00 ft min	72.00 ft	63.00 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	6.50 ft	6.50 ft	Yes	
10-4-8(D)4(a), (b)	Corner Side Yard Setback	NA ft min	NA ft	NA ft	NA	NA
	Area of Existing Covered/Roofed Structures:					
	• Primary Structure, 1st floor footprint		1677 sf	1916 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	0 sf	0 sf	NA	NA
	• Accessory Structure - Shed		0 sf	0 sf		
	• Accessory Structure - Other		0 sf	0 sf		
	Lot Coverage Area <i>Bonus applied?</i> No		1677 sf	1916 sf		
10-4-8(E)1, 2	Lot Coverage Ratio	20.00 % max	20.96 %	23.94 %		No

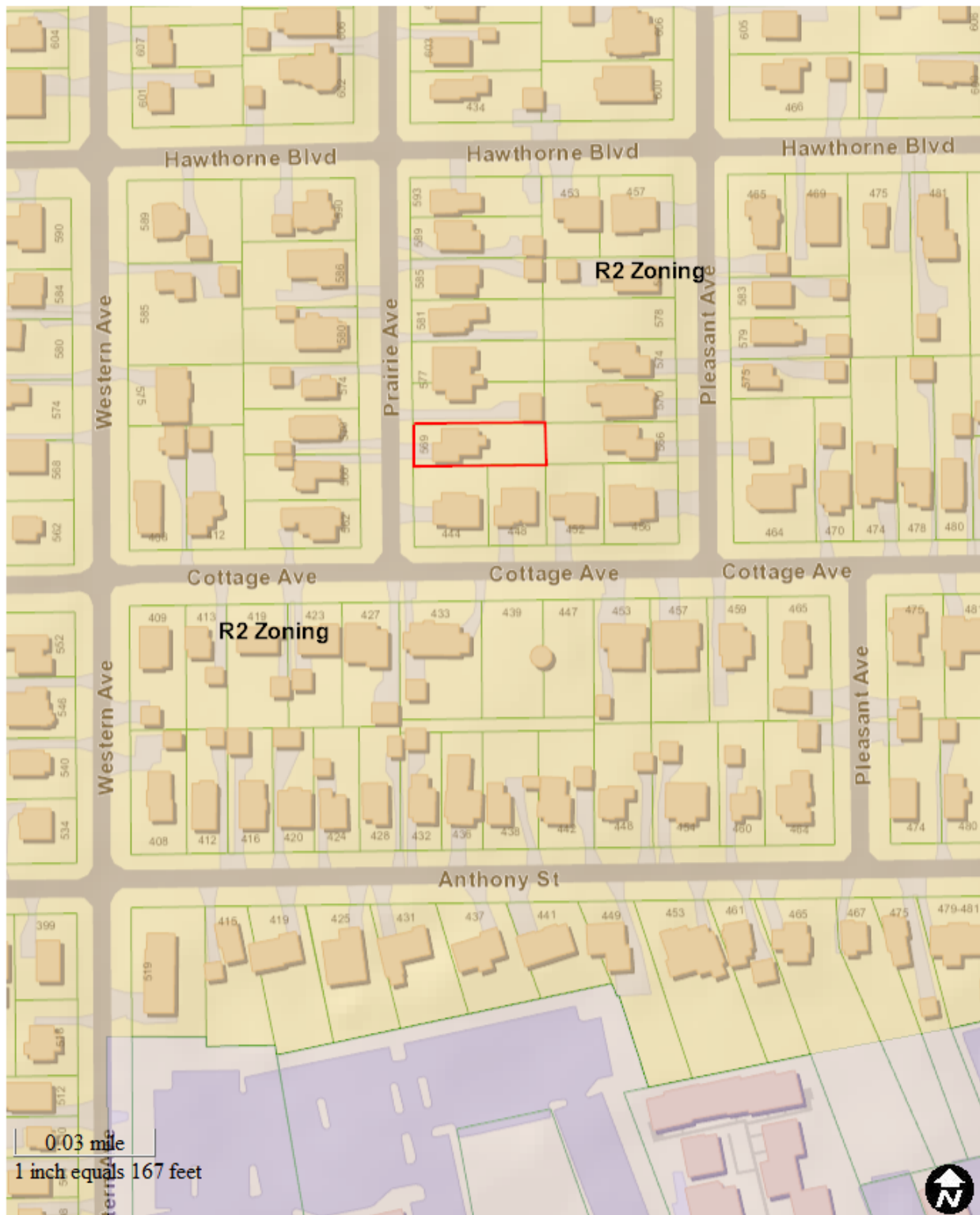
Code Section	Nonconforming Single-Family Dwelling Additions & Alterations	Change %	Class	Existing	Altered	Permitted?	
						Yes	No
10-8-6(B)3	Alterations: Exterior Surface Areas						
	• Basement Level, if exposed			sf	sf		
	• First Floor Level			sf	sf		
	• Second Floor Level			sf	sf		
	• Third Floor Level			sf	sf		
	• Roof			sf	sf		
	Total Surface Area			sf	sf		
10-8-6(B)3	Additions: Floor Areas						
	• Basement Level			0 sf	0 sf		
	• First Floor Level			1677 sf	239 sf		
	• Second Floor Level			0	0		
	• Third Floor Level			0 sf	0 sf		
	Total Floor Area	14	Class I	1677 sf	239 sf	Yes	
10-8-6(B)4	Existing Nonconforming Lot Coverage						
10-8-6(B)4(e)	Equivalent Lot Coverage Ratio	40.00 % max			%	Yes	

Code Section	Accessory Structure Regulations	Requirement			Compliant?	
					Yes	No
	Area of Rear Yard		sf	sf		
10-5-4(A)2(a)	□ Total Accessory Structure Area	0 sf max	sf	sf		
10-5-4(A)2(a)	□ Lot Coverage Area Rear Yard	30 % max	%	%		
10-5-4(A)3	Number of Structures on a Lot	3 max	total	total		
10-5-4(A)3	Number of Like Structures	1 max	total	total		
	Distance to Principal Structure	10 ft min	ft	ft		
10-5-4(A)4(a), (b)	• Front Yard Setback	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	NA 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 <i>Bonus applied?</i> No	0 ft max ^{1,3}	0.00 ft	ft		
10-4-8(F)1	○ Principal Eave, Parapet or LS Roof <i>Bonus applied?</i> No	25 ft max ^{2,4}	0.00 ft	ft		
10-4-8(F)1	○ Detached Garage Ridge Height	FALSE ft max	ft	NA ft		
10-4-8(F)1	○ Detached Garage Eave/Parapet Height	FALSE ft max	ft	NA ft		
10-5-5(C)1	Impervious Surface Setback	NR ft max	ft	ft		Yes

Notes:

- 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.
- 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.
- 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.
- 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.
- 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 February 26, 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



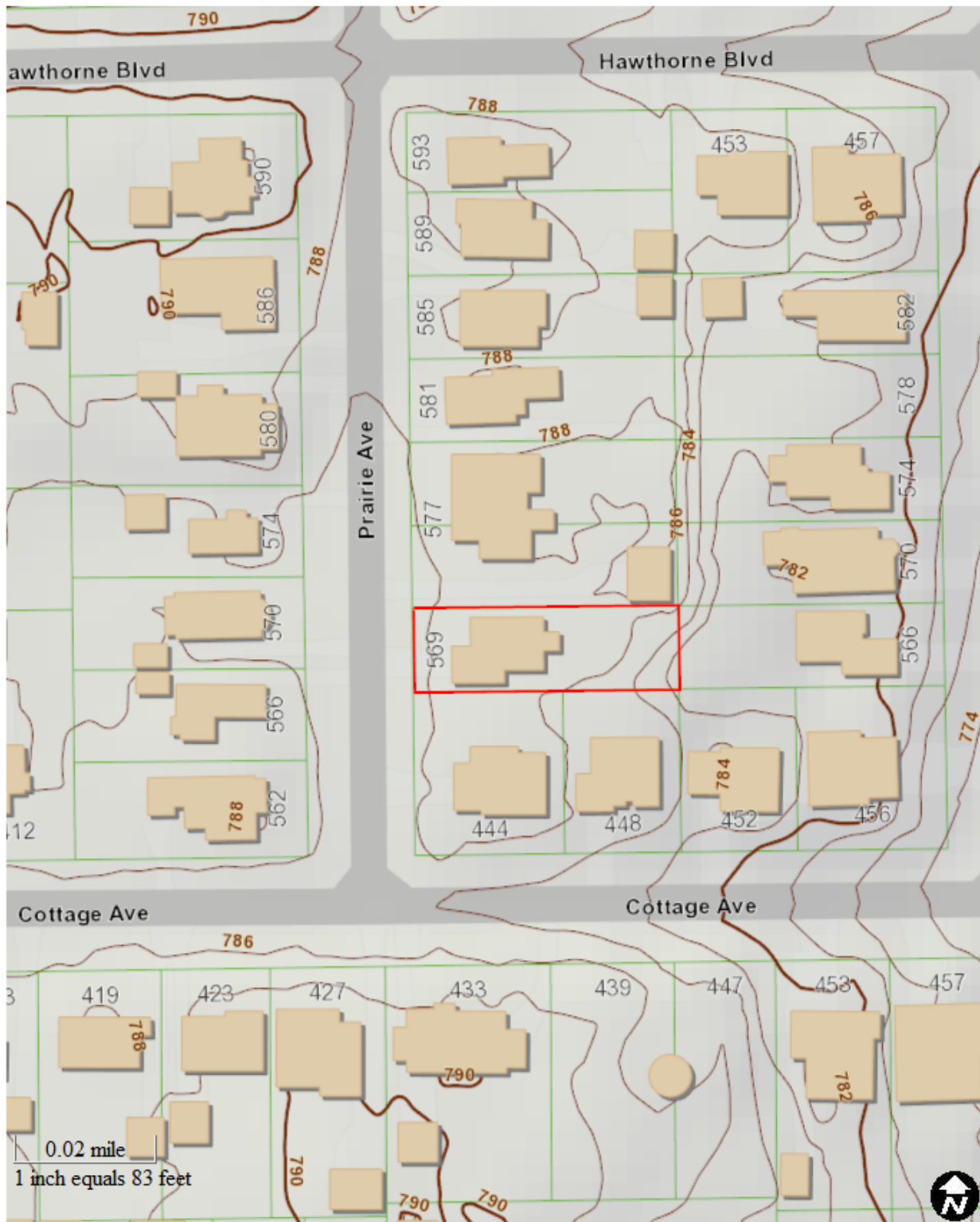
Map created on February 26, 2018.

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2 ft Contour Map



Map created on February 26, 2018.

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NOTICE OF PUBLIC HEARING

John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this variation on **March 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(E)1 to allow the construction of a one story addition resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20% on a lot with a two story home.
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:

OF LOT 1 IN HAWTHORNE PLACE, BEING A SUBDIVISION OF LOTS 7, 8, & 9 IN RATHBUN'S RESUBDIVISION AND OF LOTS 1 & 3 IN BLOCK 5, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID HAWTHORNE PLACE RECORDED FEBRUARY 1, 1995 AS DOCUMENT NO. R95-12442, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-301-012

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 at (630) 469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\PRAIRIE\569 Prairie\PUBLIC NOTICE.doc



Village of Glen Ellyn

350 ft Foot
from
569 Prairie Avenue

C.1.m

HAWTHORNE BLVD

WESTERN AVE

PRAIRIE AVE

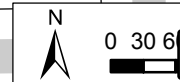
PLEASANT AVE

COTTAGE AVE

PLEASANT AVE

ANTHONY ST

- 569 Prairie Avenue
- 350 ft Buffer from 569 Prairie Avenue
- Parcels within 350 ft



Packet Pg. 34

Attachment: Location Map for Public Hearing Notice (3194 : 569 Prairie Avenue - LCR Variation to Allow

NORDAHL, TIMOTHY & ELAINE
OR CURRENT OWNER
589 WESTERN AVE
GLEN ELLYN IL 60137

DAVIT, JAMES & CHRISTINE
OR CURRENT OWNER
585 WESTERN AVE
GLEN ELLYN IL 60137

MC GEE, MARILYN H
OR CURRENT OWNER
575 WESTERN AVE
GLEN ELLYN IL 60137

ROSSUM, EARL F
OR CURRENT OWNER
408 COTTAGE AVE
GLEN ELLYN IL 60137

FELD, CHRISTINE & TRA OM
OR CURRENT OWNER
412 COTTAGE AVE
GLEN ELLYN IL 60137

EGGERS, JASON M
OR CURRENT OWNER
590 PRAIRIE AVE
GLEN ELLYN IL 60137

BREDFELDT, THOMAS C & S L
OR CURRENT OWNER
586 PRAIRIE AVE
GLEN ELLYN IL 60137

HINDSLEY, SCOTT
OR CURRENT OWNER
580 PRAIRIE AVE
GLEN ELLYN IL 60137

BERRY, BRENDEN & AMY
OR CURRENT OWNER
574 PRAIRIE AVE
GLEN ELLYN IL 60137

DENNEY, ELLIOTT & PATRICIA
OR CURRENT OWNER
570 PRAIRIE AVE
GLEN ELLYN IL 60137

CLEMENTS, DENNIS J
OR CURRENT OWNER
566 PRAIRIE AVE
GLEN ELLYN IL 60137

MC KINSTY JR, THOMAS & L
OR CURRENT OWNER
562 PRAIRIE AVE
GLEN ELLYN IL 60137

DANEK, M & S KARONES
OR CURRENT OWNER
593 PRAIRIE AVE
GLEN ELLYN IL 60137

SHELLADY, MARK
OR CURRENT OWNER
589 PRAIRIE AVE
GLEN ELLYN IL 60137

BUELL, EDWARD S
OR CURRENT OWNER
585 PRAIRIE AVE
GLEN ELLYN IL 60137

MILLER, TIMOTHY & PAULA
OR CURRENT OWNER
581 PRAIRIE AVE
GLEN ELLYN IL 60137

RIDINGER, TIMOTHY & PAMELA
OR CURRENT OWNER
577 PRAIRIE AVE
GLEN ELLYN IL 60137

SNYDER, JOHN & JEAN O
OR CURRENT OWNER
569 PRAIRIE AVE
GLEN ELLYN IL 60137

PIUMR, JAMES & JAMIE
OR CURRENT OWNER
444 COTTAGE AVE
GLEN ELLYN IL 60137

DEAN, FORREST A & KAREN L
OR CURRENT OWNER
448 COTTAGE AVE
GLEN ELLYN IL 60137

DILLARD, WILLIAM & J
OR CURRENT OWNER
452 COTTAGE AVE
GLEN ELLYN IL 60137

WALCH, DAMIAN
OR CURRENT OWNER
456 COTTAGE AVE
GLEN ELLYN IL 60137

SCHLESSER, MICHELE C
OR CURRENT OWNER
566 PLEASANT AVE
GLEN ELLYN IL 60137

CORNELL, KELLY
OR CURRENT OWNER
570 PLEASANT AVE
GLEN ELLYN IL 60137

COONEY, MICHAEL S & AMY M
OR CURRENT OWNER
574 PLEASANT AVE
GLEN ELLYN IL 60137

KUNKEL, RYAN & KRISTINA
OR CURRENT OWNER
578 PLEASANT AVE
GLEN ELLYN IL 60137

MOORHEAD, DAVID & DAYNE
OR CURRENT OWNER
582 PLEASANT AVE
GLEN ELLYN IL 60137

THOMPSON, CHRISTOPHER & J
OR CURRENT OWNER
453 HAWTHORNE BLVD
GLEN ELLYN IL 60137

KING, AARON & JESSICA
OR CURRENT OWNER
457 HAWTHORNE BLVD
GLEN ELLYN IL 60137

HAQUE, RIAZ UL
OR CURRENT OWNER
465 HAWTHORNE BLVD
GLEN ELLYN IL 60137

BENNETT, BRUCE & JENNIFER
OR CURRENT OWNER
469 HAWTHORNE BLVD
GLEN ELLYN IL 60137

BROWN, MARK & REBECCA
OR CURRENT OWNER
583 PLEASANT AVE
GLEN ELLYN IL 60137

JOHNSON, LARRY K
OR CURRENT OWNER
579 PLEASANT AVE
GLEN ELLYN IL 60137

ALLSOPP, MARY F
OR CURRENT OWNER
575 PLEASANT AVE
GLEN ELLYN IL 60137

AMBLER, CHRISTIAN D
OR CURRENT OWNER
464 COTTAGE AVE
GLEN ELLYN IL 60137

SCHOENING, DAVID & ROSE
OR CURRENT OWNER
470 COTTAGE AVE
GLEN ELLYN IL 60137

TRUAX, MICHAEL & LINDA
OR CURRENT OWNER
409 COTTAGE AVE
GLEN ELLYN IL 60137

DUNNEBACK, TIMOTHY & M
OR CURRENT OWNER
413 COTTAGE AVE
GLEN ELLYN IL 60137

LUCAS, NATHAN A & LAURIE
OR CURRENT OWNER
419 COTTAGE AVE
GLEN ELLYN IL 60137

BLOHM, MARGARET & LEROY
OR CURRENT OWNER
423 COTTAGE AVE
GLEN ELLYN IL 60137

TANNER, JAMES L
OR CURRENT OWNER
427 COTTAGE AVE
GLEN ELLYN IL 60137

EVANS, MICHAEL & B WILKENS
OR CURRENT OWNER
459 COTTAGE AVE
GLEN ELLYN IL 60137

THOMAS, SUSAN ELLEN
OR CURRENT OWNER
465 COTTAGE AVE
GLEN ELLYN IL 60137

MORTON JR, ROBT J & JOAN
OR CURRENT OWNER
420 ANTHONY ST
GLEN ELLYN IL 60137

RISNER, JAMES
OR CURRENT OWNER
424 ANTHONY ST
GLEN ELLYN IL 60137

HECHT, CHAD K & AMY M
OR CURRENT OWNER
428 ANTHONY ST
GLEN ELLYN IL 60137

ZYBKO, JEROME
OR CURRENT OWNER
432 ANTHONY ST
GLEN ELLYN IL 60137

MURIN, SCOTT & ELIZABETH
OR CURRENT OWNER
438 ANTHONY ST
GLEN ELLYN IL 60137

SEXTON, JULIE
OR CURRENT OWNER
442 ANTHONY ST
GLEN ELLYN IL 60137

VOCCIA, JOSEPH H & CAROL
OR CURRENT OWNER
448 ANTHONY ST
GLEN ELLYN IL 60137

LITTLEHALE, D & G FROMAN
OR CURRENT OWNER
454 ANTHONY ST
GLEN ELLYN IL 60137

SITLEY, STEPHAN
OR CURRENT OWNER
436 ANTHONY ST
GLEN ELLYN IL 60137

DU MERER, JOHN & REBECCA
OR CURRENT OWNER
453 COTTAGE AVE
GLEN ELLYN IL 60137

CORONELLI, THOMAS & E
OR CURRENT OWNER
457 COTTAGE AVE
GLEN ELLYN IL 60137

VILLAGE OF GLEN ELLYN
OR CURRENT OWNER
535 DUANE ST
GLEN ELLYN IL 60137

MEAGHER, CHARLES & K
OR CURRENT OWNER
433 COTTAGE AVE
GLEN ELLYN IL 60137

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Published in Daily Herald March 9, 2018 (4495172)

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 March 9, 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 # 4495172



Attachment: Certificate of Publication (3194 : 569 Prairie Avenue - LCR Variation to Allow the Construction of an Addition)