

**MINUTES**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, March 10, 2026 at 7:00 PM**  
Glen Ellyn Civic Center  
Galligan Board Room  
535 Duane Street

**A. Call to Order and Roll Call**

Roll was called.

Present: Board Members, Matthew Jones, Todd Buckton, Christine McKnight, Noureen Lakhani, Peter Kelly, and Craig Pavlich

Absent: Chairman Chip Miller

Also in attendance: Daniel Harper, Planning Manager; Robert Duncan, Village Trustee and Adriana Ohl Zamora, Recording Secretary.

Member Buckton nominated Member Jones for the role of acting chairperson for the night; motion was seconded by Member Kelly. Motion to approve Member Jones as acting Chairperson for the meeting passed by voice vote.

Acting Chairperson Jones called the meeting to order at 7:00 PM. Acting Chairperson Jones explained the advisory nature of the Zoning Board of Appeals (ZBA) and its process for deliberation and recommendation. He described the Public Hearing protocols and announced that the meeting was being recorded.

**B. Public Comment (non-agenda items)**

None

**C. Approval of January 13, 2026 Meeting Minutes**

**Motion to Approve January 13, 2026, minutes by Member Kelly, Member Buckton seconded the motion and the motion passed by voice vote.**

**Member Buckton moved to re-open the Public Hearing on 485 St. Charles Road, Member Kelly seconded the motion and the motion passed by voice vote.**

**D. New Business**

1. Public Hearing-485 St. Charles Rd.

*Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the following variation request for 485 St. Charles Rd.*

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

Juan Rivera, the petitioner and owner of the property at 485 St. Charles Road, has applied for a zoning variation to accommodate a proposed detached garage that would be nine hundred (900) square feet in lieu of the maximum allowed six hundred and sixty (660) square feet for detached garages. Petitioner requests approval for the following Zoning Code variation: Section 10-5-5-B(4) (15) to allow a nine hundred (900) square foot detached garage in lieu of the maximum allowed six hundred and sixty (660) square feet for detached garages.

Property is zoned R2 Residential District and improved with existing two-story single-family home. Home was zoned upon annexation to the Village in 1992.

The proposed garage would meet all other zoning requirements regarding height, setbacks and yard and lot coverage. The proposed height of the garage is seventeen feet and ten inches (17'-10"). The maximum allowed garage height for properties between 66' in width and 90' in width is twenty-two feet (22'-0"). The proposed garage is setback nineteen feet and seven inches (19'-7") from the side property line and ten feet and four inches (10'-4") from the rear property line. The proposed total lot coverage on the property is 18.62% and the proposed garage occupies 19% of the required rear yard area. Due to the scale of the proposed garage, the building permit would require a Site Development Grading plan and a drywell would likely be needed to offset stormwater requirements.

View of garage was shown to all present Members, including the aerial map and zoning map.

***Member Questions:***

Member Jones asked about the sewer and annexation, and Member Pavlich asked for current garage footprint.

Daniel responded by confirming the following:

- Annexation was part of 1982 highland annexation; he reported that he did not know if the properties in Village paying unincorporated sewer rate.
- Current Garage is 440 square feet.

*Sworn in, Petitioner Juan Rivera*

Petitioner stated that his existing garage is falling apart and is dangerous and close to neighbor's property. He wants to build new materials and within code to store 3 vehicles which includes a work truck.

The existing garage is non-conforming, I want to build a garage that is conforming, all vehicles will be in garage.

Members asked about petitioners work truck and they stated that it is not permitted by Glen Ellyn to have it parked on street; they asked about the size and inventory of truck as it relates to where it is stored.

Petitioner stated that his truck is 16ft box, cannot fit in regular garage. His business is not 24hr service, he reports that his inventory is not all stored in truck, he has a storage for his inventory.

He added that storage cannot be provided in home as it is about an 800 sq feet home.

Member Pavlich asked if you were to build allowed garage how does that limit you?

Petitioner Rivera stated that he can only park one car and I have two children, that is a lot of bikes and toys.

**Member McKnight moved to close the public hearing, Member Kelly seconded the motion, motion passed by unanimous vote.**

Deliberation

Member Jones- I grew up in that area, working class area of Glen Ellyn, in my tenure we have never denied a garage. Neighbors can park commercial vehicles in streets that belongs to county, sidewalk will never go anywhere, looking at Stacy Woods on Geneva they take care of parkway, on St. Charles they do not. This part of Glen Ellyn is unique and different. Section is forgotten by County, Milton Township and the Village. Sewer line has been offered to Village from County but Village has not taken over and these residents have been paying higher rates due to this, they have no street signs, street lights, and they are paying Glen Ellyn taxes but they are not reaping any benefits. In this neighborhood there are roughly nine houses. Members listed the various homes in the area with the different garage sizes that each home has. Five Corners just granted the Historical Society the ability to keep a garage without a principal structure. Exceptions for garages in that neighborhood. Parents and neighbors are in favor of the garage. People in that area do not move, they said "give the guy the garage". For that reason, I am in favor and will be voting yes

Member Buckton- what is salience of sewer, what does it have to do with garage? Garage is definitely falling down. 660 sq feet is the code in the Village, but I cannot vote for this.

Member Jones- The property was forced to incorporate into Village, if he was in county, he would be getting garage.

Member Kelly- he is incorporated in Glen Ellyn, forced annexation- hands are tied to no action of his own, forced annexation makes things tough, hardships can't drive from issues not tied to topography of land.

Member Jones- we have used lot shape as a condition in the past.

Member Kelly- that is not the case here. Shape of lot has no bearing of request for variance.

Member Pavlich- when was the property purchased? House purchased subject to rules of Glen Ellyn. We have approved garages to the limit of 660 sq feet. I am supportive, but I don't think I have seen a hardship that makes me think we need to grant a variance.

Petitioner Juan- state that the home was purchased in 2014.

Member McKnight- I struggle to see and meet the zoning code and would be inclined to vote to recommend denial.

Member Lakhani- looking at code, it's a bit of struggle to figure out why we would approve this. I am not in support of this either.

Member Jones- asked Mr. Harper what can be done in this situation to assist petitioners.

Daniel Harper, stated that petitioner can attach an attached garage which is air conditioned and would be allowed to build a garage this size, would be a side load garage.

Member Jones- building on east side, would he need a variance?

Mr. Harper- He would not be expanding an existing nonconforming condition; I don't think it would require a variation.

Member Pavlich- stated that petitioner could propose alternative designs that do work with zoning code, that shows an effort.

Mr. Harper stated that existing nonconforming dwelling can do a class one or class two addition; there is a way as an attached addition to the home. Maximum garage area, you get 150 square feet bonus for shed plus one more accessory structure, 1,000 square feet total.

Findings of Fact; Property was forced into annexation in 1992, home purchased in 2014 after annexation. We heard from Chairman Jones, only variation requested was for sq footage of garage.

**Member McKnight recommended denial based on findings of facts, Member Kelly seconded the motion; motion passed by voice vote (5) yes 1(no)**

#### **E. Other Business**

None

#### **F. Chairperson's Statement**

None

#### **G. Trustee Liaison Report- Robert Duncan**

Getting done with strategic planning, E-bike ordinance, banning any use on sidewalk and under the age of 16. Scooters are separate. Scooters not allowed on sidewalks, not allowed under 18 years of age.

#### **H. Staff Report**

Planning Manager Daniel Harper- Stated the following:

1. 445 Stagecoach Run- submitted for building permit.
2. 654 Duane St have submitted for building permit.
3. 189 East Rd. not seen application, Village did approve.
4. 466 Sunset Court- approved by Village board.
5. 863 Highview- withdrew application, reduced size of sun porch.

Hosting small group sessions for Zoning group rewrite project, have invited professional architects and designers, public input processes in Spring and Summer. Started with Zoning Code analyses.

Historic grant project going very well, two grant applications- March 19, HBC speaking of Metra Station commemorative plaquing.

Application for Glow Salon, looking to move locations. Primarily a wedding and special event boutique.

Preapplication with Plan Commission for Dutch Bros. Drive thru Coffee at side of Danby Station, have received first full package which is in review, maybe be seeing in May.

**I. Adjournment**

**Member Kelly made a motion to adjourn the meeting. Member Buckton seconded the motion and the motion passed by voice vote at 8:10 PM**

Respectfully submitted,  
Adriana Ohl-Zamora