



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, June 9, 2026
7:00 PM
Civic Center, Galligan Room

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

- A. Call to Order**
- B. Public Comment**
- C. Approval of the Minutes**
 - 1) Review and Approval of the May 12, 2026, Zoning Board of Appeals Meeting Minutes
- D. New Business**
 - 1) Public Hearing - 113 S. Parkside Avenue
 - 2) Public Hearing - 565 Hill Avenue
 - 3) Public Hearing - 253 Anthony Street
- E. Chairperson's Statement**
- F. Trustee Liaison's Report**
- G. Staff Report**
- H. Adjournment**

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



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

Meeting 6/9/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-432)

DOC ID: 2026-432

Review and Approval of the May 12, 2026, Zoning Board of Appeals Meeting Minutes

Statement of the Issue:

Review and Approval of the May 12, 2026, Zoning Board of Appeals Meeting Minutes

Analysis:

Review and Approval of the May 12, 2026, Zoning Board of Appeals Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the May 12, 2026, Zoning Board of Appeals Meeting Minutes

Attachments:

1. DRAFT May 12, 2026 Zoning Board Minutes

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, May 12, 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, Todd Buckton, Christine McKnight, Craig Pavlich, and Chairperson Miller

Late: Peter Kelly arrived at 7:15 pm

Absent: Board Members, Matthew Jones, and Noureen Lakhani

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

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

B. Public Comment (non-agenda items)

None

C. Approval of April 14, 2026 Zoning Meeting Minutes

Motion to Approve April 14, 2026 minutes by Member Buckton, Member Pavlich seconded the motion and the motion passed by voice vote.

Member McKnight moved to open the Public Hearing on 285 N. Main St. Member Buckton seconded the motion, and the motion passed by voice vote.

Sworn in Daniel Harper, Planning Manager for the Village of Glen Ellyn, Daniel Frahm, Associate Planner for the Village of Glen Ellyn, Charles and Emily Price, Petitioners 285 N. Main St., Tim Nelson, Petitioner representing Kevin McCarthy (Owner) 593 Lee St., Johnathan Lantz, Petitioner 635 Carolyn Drive

D. New Business

1. Public Hearing - 285 N. Main St.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the following variation request for 285 N. Main St.

The petitioners Charles and Emily Price, the owners of the property at 285 N. Main Street, have applied for a zoning variation to allow a deck that was built with a setback of five feet and six inches (5'-6") from the south property line in lieu of the required 6-foot, 6-inches (6'-6"). The subject property is zoned R2 Residential District and improved with an existing single-family home. There is a cistern located underneath the deck which caused the shift of the deck.

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

1. Section 10-5-5(B)(4)(8) to allow for a deck to be set back five feet and six inches (5'-6") from the interior side yard property line in lieu of the required setback of six feet and six inches (6'-6").

The deck was permitted for construction per permit #20250283 on 4/21/2025. The original deck permit was approved for the construction of a new rear yard deck with a conforming side yard setback of six feet and six inches (6'-6"). According to the applicant, during the construction of the deck in May and June of 2025, the construction team discovered a previously undocumented cistern structure underneath the old deck that was being replaced. According to the applicant, the cistern's location made it structurally infeasible to install four of the concrete piers as originally designed. In order to avoid undermining

the cistern and to maintain proper structural support for the deck, the contractor relocated the affected piers to what he deemed to be the nearest feasible structural position.

Following attachments were all presented to the Members:

Aerial Map
Zoning Maps
Approved Deck Plan and Deck Construction Photo
Site Plan
Letter of Support

Member Questions:

Chairperson Miller asked who provided the photo with framing and at what stage the need for variance was discovered.

Mr. Harper responded that the photo was provided to Village and the need for variance was discovered at the very end of the project, not at the footing inspection. At the time, the deck was about 90% completed.

Petitioner Keaton Price, the homeowner, explained that during excavation, it was discovered that there was a cistern underneath the deck. To avoid disruption to the structure, the contractor moved footings of the deck, causing an 11-inch move. He added that the neighbors to the south provided a letter of support.

Members asked the homeowner the following questions:

1. What was the cistern used for?
2. When the cistern was discovered, what was the through process?
3. What percentage of the deck is complete?

Petitioner Price stated that his house was built in 1925, and when they pulled back dirt, the cistern seemed to be non-functional. He was not informed until the framing inspection, and they asked the inspector to come back and discuss what the right path was. He added that since footings were poured and they were at the second inspection, they decided to move forward. The deck is currently 90% complete per last inspection.

Member Pavlich added that the house was built in 1925, and the construction of the principal structure predates current setbacks. The deck is substantially aligned with the house now. He shared a photo of the finished deck, which he took on his cell phone, showing that it is aligned with the original setback of the home.

Member Buckton moved to accept Findings of Fact, and Member McKnight seconded the motion. The motion passed by unanimous vote.

Deliberation - (Member Kelly did not participate in deliberation, as he arrived late @ 7:15pm)

Member Buckton explained what a hardship is and how as homeowners, they have all been in positions where they have encountered a hardship with a new build/construction project. He is in favor of this variance and is voting yes.

Member McKnight added that she would be voting yes due to the cistern, which is a hardship.

Member Pavlich stated that he will be voting yes due to the unforeseen cistern that was discovered.

Chairperson Miller will be voting no because he would like to have this go to Village Board. He noted that it's important that they see these types of cases.

Member McKnight recommended approval of the variation based on findings of facts, and Member Buckton seconded the motion. The motion did not pass by vote (3) yes and 1 (no).

Member Buckton moved to open the Public Hearing on 593 Lee St. Member McKnight seconded the motion, and the motion passed by voice vote.

2. Public Hearing 593 Lee Street

Sworn in, Jordan Frahm, Associate Planning for the Village of Glen Ellyn, introduced the following variation request for 593 Lee St.

Petitioner Tim Nelson, representing Kevin McCarthy, the owner of the property at 593 Lee Street, has applied for two zoning variations to allow for a two-story addition to an existing residence. The petitioner is requesting a side yard setback of 4 feet, 4 inches (4'-4") in lieu of the required 6 feet, 6 inches (6'-6") and requesting a lot coverage ratio of 30.1 percent in lieu of the required 20 percent. The subject property is zoned R2 Residential District and improved with an existing one-story single-family home.

The petitioner, Tim Nelson, and the homeowner, Kevin McCarthy, are proposing an 81-square foot first-story near the front entrance of the home and an 831-square foot vertical second-story addition in the rear yard. The second-story addition is completely above the existing first-story footprint. However, the home is legally nonconforming with regard to both the side yard and rear yard setbacks. The existing rear yard setback is thirty four feet and two inches (34'-2") and complies with the exemption for vertical additions found in the Village Code Section 10-4-1(N)(2), which allows for a vertical addition over the existing foundation walls at a setback that does not encroach greater than thirty feet (30'-0"). The existing side yard setback of four feet and four inches (4'-4") is beyond the exemption for vertical additions found in the Village Code Section 10-4-1(N)(2), which would allow for a vertical addition of existing foundation walls at a setback that does not exceed a side yard setback of four feet and six inches (4'-6").

The proposal would also require a variation from the maximum lot coverage ratio of 20 percent. One-story homes in the Village of Glen Ellyn are permitted to have a maximum lot coverage ratio of 35 percent. The existing home has a current lot coverage ratio of 27.5 percent and is conforming to one-story lot coverage requirements. However, by constructing a vertical addition as proposed, the home would be subject to the maximum lot coverage ratio for two-story homes. Any vertical addition would require zoning relief, as the existing lot coverage ratio is above 20 percent. The applicant is seeking a lot coverage ratio of 30.1 percent in lieu of the required 20 percent.

Within the applicant's narrative, practical difficulties are described regarding the nonconforming area and lot width. The vertical addition would allow for an increase in floor area without increasing the footprint of the home and the proposed addition will not worsen existing setbacks. The applicant notes within the application narrative that the proposal will not alter the essential character of the locality and that the granting of the variances will "not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood."

The petitioner requests approval of variations from the following sections of the Glen Ellyn Zoning Code:

1. Section 10-4-8(D) to allow for a setback of four feet, four inches (4'-4") from the side property line in lieu of the required minimum setback of six feet, six inches (6'-6").
2. Section 10-4-8(E) to allow for a lot coverage ratio of 30.1 percent in lieu of the required maximum lot coverage ratio of 20 percent.

Following attachments were all presented to the Members:

Aerial Map
Zoning Maps
Plat of Survey
Building Elevations
Site Plan
Opposed Correspondence

Member Questions:

Member Pavlich clarified with Associate Planner Jordan Frahm that the lot is about 50 feet by 130 feet average, with non-conforming total area around 6418 square feet. He asked if in order to build, they would need a variation.

Mr. Frahm confirmed that it was indeed correct.

Mr. McCarthy, the homeowner, stated that the purpose of the project is to solely build forever home. They have lived in this home for six years and have had their first baby with plans for more. The house has become tight. Their only choice is to build up because of the side yard and rear yard setbacks. The objections come from the neighbor that backs up to them. He stated that they are just talking about 2 inches, and they have 46 feet between their homes. With the rear yard, there is already a code exception for their lot size.

Mr. McCarthy said that the Village stated values, what is best for the community. He hopes that the Members have read the letters of support and that the community has already informed the Members of what is best for the community by reading those letters. They have no front door, which makes it difficult for first responders to locate front door. For safety issues, someone

could hide and cause harm. Their architect is from Geneva, and they would like to maintain the charm of Lee Street and are very happy to live on Lee Street.

Member McKnight asked what the practical difficulty or hardship is.

Mr. Nelson responded that it is the lot size, which causes them to build up and ask for a variance for the side yard.

Member Buckton asked for the total square footage of the additions.

Mr. Nelson stated that it is 800 square feet. The 2nd floor will have 3 bedrooms, a bathroom, and a laundry and small desk area (loft). Currently, the home is a 2-bedroom. The front entrance is created to be more of a vestibule with a covered entry and visible front entrance from the street, as the only entrance is on the side of the house. The garage will stay unchanged.

Member Pavlich asked what the original construction date was.

Mr. McCarthy stated it was about 1952.

Member Pavlich asked if presumably, lots of this size were allowed to be plotted in 1952, presumably?

Mr. Harper responded that typically, about 10% of the lot width was the required setback, and no zoning history was found on this property.

Member Miller asked if they looked at other options to minimize this.

Mr. McCarthy stated that the side yard setback is at their rear, so their homes are 46 feet (46'-0") away. They want to minimize impact and retain of aesthetic charm of Lee Street.

Martin Didera is sworn in, the resident of 735 Crescent Blvd. He stated that he is the neighbor that is perpendicular to Mr. McCarthy's residence. He appreciates the point and understands the growing family. However, in the hardship guidelines, it specifically states that one's family size cannot be included as a hardship. He said that when you look into the other homes, they are essentially about 80 feet (80'-0") away from each other, now he will be 46 feet (46'-0") away from this home. He states that the need of a front door does not necessitate an addition.

He stated that he has worked on a project with Mr. Nelson, and while he appreciates that he is an award-winning architect, it does not mean this is a great project. He said that he has concerns, but rather than address his concerns, the homeowner went around to their neighbors to get their support. This is not about a popularity contest; it is about following the zoning rules. By doing this, they are creating higher density.

Brandy Wilson, an architect and neighbor, is sworn in. She stated that she, too, is an award-winning architect and shares the northeast side of the lot. She lives in a ranch and had to significantly downsize. She said that if she did an addition, she would keep in mind the current setbacks. She noted that it's a tight lot and her yard is deep. She didn't want to shoot down what they were proposing and wanted to be realistic and compassionate. She thought of light and bearings in the diagram she created. It's important to know that a centralized addition would look better and didn't know why they would want to push their addition to the rear of their house. She said that a more balanced and central design should be looked at that is considerate of their neighbors. Density is something to consider here. Every project she has worked on has a budget and has to follow the code, and they will not be able to do the addition without a lot coverage variance. It's a matter of pulling the home in, some offsets would have gone a long way.

Member Buckton wants to confirm that all the things she had mentioned do not refute the fact that the lot coverage ratio goes out the window when you put on a second story.

Member Pavlich said that this lot is such that nothing can be done on this house without a variance. He asked if she would consider being in support of a variance, just not this design.

Ms. Wilson said yes since she understands building and construction. In this situation, she said that the homeowners have to be more considerate. By doing those diagrams today, it spoke to her that by putting the addition in the back, they are causing obstruction to 3 homes.

Member Pavlich asked the homeowner in which year the home was purchased.

Homeowner responded that the home was purchased in June 2020.

Member Pavlich moved to accept Findings of Facts that includes 13 in-favor letters and 3 opposing letters. Member Buckton seconded the motion, and motion passed by unanimous vote.

Member Kelly moved to close the public meeting, Member McKnight seconded the motion, and the motion passed by unanimous voice vote.

Deliberation

Member McKnight stated that the hardship is not met in this case.

Member Buckton said that he is very torn on this one, and without a variation they cannot do anything and must keep home the way it is. He also listened to positive and negative comments about the project. If they let this property do it, then everyone else will look at this property and say, "if they did it why can't I?". He said he cannot say yes on this.

Member Kelly stated that he is firmly on the fence on this. This is the product of a legal non-conforming lot size, but he has to balance that with the neighbor's comments absent the opposition, he would be inclined to say yes. He asked if Mr. Harper was aware of any similar requests for variances that are similar to this.

Member Pavlich said that on 12/10/2024, they heard a similar case, 654 Essex Rd. In that case, they did find in favor of the owner to give them a variance. That is the only time they had a case like this.

Member Miller said his whole neighborhood has lots your size. When his neighbor's house almost burned down completely, they all had discussions with her about her new build. They were all involved in that process because it was a big deal. He said, "We are all neighbors here, we all have a process to follow." He said they have a couple of options, they can table this and can come back with a new design, or they can vote and go to the board and try them.

Motion to table the New Business at 593 Lee Street for the July 14, 2026, Zoning Board of Appeals Meeting. The motion passed by unanimous vote (5) yes.

Member McKnight moved to open the Public Hearing on 635 Carolyn Drive, Member Buckton seconded the motion, and the motion passed by voice vote.

3. Public Hearing - 635 Carolyn Drive

Lindsay and Johnathan Lantz (Petitioners), owners of the property at 635 Carolyn Drive, have applied for a zoning variation to allow a rear yard setback thirty-two feet and nine inches (32'-9") from the rear yard property line in lieu of the required minimum setback of forty feet (40'-0"). The subject property is zoned R2 Residential District and improved with an existing single-family home.

The Petitioners have applied for a variation to the minimum rear yard setback requirement of 40 feet (40'-0") to construct a two-story addition to the rear of the existing home. This proposed rear addition would add 178 square feet to the existing building area of 1,842 square feet for a total building area of 2,059 square feet (including bonuses for the proposed front porch, existing backyard shed, and the removal of the existing rear bay window). The proposed building area meets the maximum allowable lot coverage ratio at 19.9 percent. The proposed addition has living area on first floor, mud room, and 2-story addition to the home. The floorplans are presented at the meeting, but no floorplans were shown online for the 1st and 2nd story. Staff encouraged the applicant and architect to expand with a 2nd floor over the existing home, within the footprint. However, the applicant and architect opted to go for a variation instead. 7 emails in support and 1 email opposing were received.

The Petitioners state that they are requesting the variation due to the non-rectilinear shape of the lot due to its location on a cul-de-sac, which presents difficulties in satisfying setback requirements for the proposed addition. The Petitioners are requesting consideration of the unique lot shape, and state that the design and placement of the existing single-story residence with attached garage are unique to this lot and not generally applicable to other properties within the same zoning district.

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

1. Section 10-4-8(D)(2) to allow for a rear yard setback thirty-two feet and nine inches (32'-9") from the rear yard property line in lieu of the required setback of forty feet (40'-0").

The following attachments were all presented to the Members:

Aerial Map
Zoning Maps
Plat of Survey
Building Elevations
Site Plan
Letters of Support

Member Questions:

Member Kelly asked when the home was built.

The home was built in 1973, per the homeowner

Chairperson Miller asked if Mr. Harper had a topographical map. Mr. Harper said that they did not in this presentation. Regarding storm water, this would most likely trigger the need for a dry well component. If a variation was approved and they submitted a building permit, it would go through that approval process for storm water requirements.

Member Pavlich noted that the existing home currently complies with all setbacks. Mr. Harper noted that there is just a little bit non-conforming on the front yard setback. The overall lot area is 10,356 square feet, the total square footage is 1,842 square feet after bonuses that they receive, which are conforming to the 20 percent.

Member Buckton asked if there was an issue with the lot coverage. He noted that an email that came in opposition called into account lot coverage ratio done by village.

Mr. Harper stated that he did some investigation, but a plat of survey was done by a professional lot surveyor and correlated with what was submitted by architect. His feeling is that the lower lot area number came from DuPage County. In cases like this, they defer to professional surveyors.

Mr. Harper explained that the area highlighted in red on the front elevation shows where the addition is located on the floorplan. The floorplans are not included on the packet online. Nothing exceeds current height.

Mr. and Mrs. Lantz state that they have lived in Glen Ellyn for 13 years and are requesting to improve their living area to make it more functional for family, which includes a mud room and kitchen modernization. Their home layout has not been updated in over 50 years, and due to the cul-de-sac curve, their home sits back farther in lot, limiting the construction. Their architect, Mark Kollias, is also in attendance.

Member Pavlich states that the Zoning Code says that the property in question cannot yield a reasonable return and that the plight of the owner is due to unique circumstances. He asked what is unique to this home that drives the variation.

Mark Kollias, their architect, is sworn in. He stated that the position of house is locked in front and side. They would try to go back if they could, and their choice was to bump out the rear to achieve that. However, since they are locked in between two lines, going up on top of the garage is an option.

Member Buckton stated that since setback comes into play, the widest part is where family room has an 8-foot (8'-0") addition and asks if they maybe looked at four feet (4'-0").

Mr. Kollias said cutting down in half will shrink living space, and they didn't want to push the 20 percent. They figured it would be just the rear yard setback to consider.

Member Kelly asked how they would respond to their neighbor and if there are any other alternatives that they have considered on the design. The four-foot buildout is part of an existing patio, so they would be covering an existing impervious area, and there are lots of trees in the backyard for privacy.

Mr. Lantz stated that one might see a little bit more as you get closest to the fence and that the storm water in their yard drains very well. Some of the drained water comes from their neighbors' homes, and all of the construction is on impervious ground in terms of water.

They also stated that they had just heard about the opposition yesterday, so they have not had time to discuss and reply to the opposing neighbor.

Kevin Wenta, Mr. and Mrs. Lantz's neighbor, is sworn in. He said that he would 100 percent approve an addition over the garage, but the real issue for them is that the house is up 6 feet (6'-0"), and their gutter dumps water to the south. He said that they are 30 feet (30'-0") up against the fence, so there is only about 10 feet (10'-0") available, and the addition will be overlooking their home. He stated that there is no hardship and that they can easily go above the garage.

Member Pavlich said that what he clearly observes is that storm water is a concern in this case.

Mr. Wenta said yes, and that they are right in their backyard already, where they can just go right above the garage.

Mr. Harper added that initially, when it was brought to the Village, they determined that there was available room to expand square footage if that was the goal. They communicated that with the architect, but the objectives of the property owner were not achieved through their plan, so the homeowner decided to move forward with requesting the variance.

Member Pavlich moved to accept Findings of Fact to include 8 letters of support and 1 opposing letter. Member Buckton seconded the motion, and the motion passed by unanimous vote.

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

Deliberation

Member Kelly stated that majority of the opposition stems from water drainage, and storm water ordinance was not created until 1991. That particular issue was left to Village to adjudicate. There is nothing that they have control over. He will be inclined to vote yes

Member Buckton stated that the cul-de-sac is a weird shape. They have a letter of opposition, the homeowner has a beautiful backyard, but he can see what is going on with their neighbor's concern. He noted that an administrative variation was not what they are looking for. He is going to vote no. In terms of water, that is not their purview.

Member McKnight says she is also inclined to vote no and sees no practical hardship.

Member Pavlich says they had a similar case, and in that case, and the board did approve of the variation. They do not deal in precedent, and this falls into that gray area of concern. This is not a super ridiculous request and will not impact the community significantly. He doesn't think there is a strong case for hardship. The lot is unique in shape, but it gives them other options to explore. He thinks he will be voting yes.

Chairperson Miller said he struggles with hardship and unique circumstances and that water is an issue. He stated that the homeowners can postpone, or they can vote and go before the board. He does not feel that there is a hardship and is planning on voting no.

Motion to table meeting until July 14, 2026 by Member Buckton seconded by Member Pavlich. The motion passed by unanimous vote (5) yes (0) no.

E. Other Business

None

F. Chairperson's Statement

Members of the Village Board of Trustees have requested that ZBA meeting minutes be provided that are relevant to the cases they will be deliberating at Village Board meetings. What is preventing them from being provided?

Mr. Harper stated that there is discussion on whether it is appropriate to provide draft meeting minutes as part of official agenda packets for the trustees and that he is awaiting directions from village administrators.

Trustee Duncan stated that Village Attorney Paul can look into approving but that he would also work with Paul to get to a resolution.

G. Trustee Liaison Report - Robert Duncan

- The two garage requests were both denied on Main St. and St. Charles.
- There should be better clarity and direction regarding what constitutes a hardship. Providing that clarity is really going to minimize folks that come in. To educate the community on this would be a good idea.

- The big project on the horizon is replacing the Public Works building. Initial discussions are taking place about where to do it and what it will look like. They are looking to move south of Lambert Lake. It will increase square footage and accessibility to vehicles.

Mr. Harper added that when residents have variances come up, he sits with the petitioners to discuss what constitutes hardship and provides guidance.

H. Staff Report

Mr. Harper stated the following:

1. In June, there are variations for:
 - a. 113 S. Parkside
 - b. 565 Hill Ave.
 - c. 253 Anthony St.
2. Village Board on May 26th, a butterfly mural and 250th celebration history center mural are proposed
3. HPC awards presented for projects
4. AAC is looking at reviews of existing appearance guidelines
5. Plan Commission meeting there will be a presentation with a preliminary recommendations report by ZoneCo this month May 28th at 7pm
6. Dutch Bros application for a Special Use Permit in June
7. Consideration of the Metra Station in July or August

I. Adjournment

Member Kelly made a motion to adjourn the meeting. Member McKnight seconded the motion and the motion passed by voice vote at 9:35 pm.

Respectfully submitted,
Adriana Ohl-Zamora



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

Meeting 6/9/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-431)**

DOC ID: 2026-431

Public Hearing - 113 S. Parkside Avenue

Statement of the Issue:

Brian Prignano (Petitioner), representing the owners of the property at 113 S. Parkside Avenue, has applied for a zoning variation to allow a side yard setback of six feet and four inches (6'4") from the interior side yard property line in lieu of the required minimum setback of six feet and six inches (6'6") and to allow a lot coverage of 23.53% in lieu of the maximum allowed lot coverage of 20%.

Analysis:REQUEST: The Petitioners request approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)(3) to allow for a side yard setback six feet and four inches (6'4") from the interior side yard property line in lieu of the required setback of six feet and six inches (6'6").
2. Section 10-4-8(E)(1) to allow a lot coverage of 23.53% in lieu of the maximum allowed lot coverage of 20%.

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

PUBLIC NOTICE: Notice of the public hearing was published in the May 21, 2026, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property. Please note that the application was advertised with a proposed lot coverage variation of 25.4% based on the initial submittal by the applicant. The applicant's statements in their application reflect this original lot coverage request. However, revised plans have since been submitted and recalculated to reflect a requested lot coverage of 23.53%.

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

PERMIT HISTORY:

Year	Permit No.	Type
2023	20230200	Roof Replacement
2022	20221584	Driveway Replacement
2014	20141162	Fence
1988	B10284	Deck
1987	B9612	Detached Garage

1987

B9601

New Single-Family
Residence

PROJECT SUMMARY:

The Petitioners have applied for variations to the minimum side yard setback requirement and lot coverage requirement to construct a one-story addition to the rear of the existing home. This proposed rear addition would add 254 square feet to the existing building area of 1,401 square feet for a total building area of 1,709 square feet, resulting in a lot coverage ratio of 23.53 percent (including a 140 square foot bonus for the existing front porch and a 498 square foot bonus for the detached garage). The proposed building area requests a variation of 3.53 percent above the maximum allowable lot coverage ratio at 20 percent. The second variation is to allow a side yard setback of six feet and four inches (6'-4") in lieu of the required side yard setback of six feet and six inches (6'-6"). The applicant has reported that this is to maintain the existing setback line of the north wall of the existing structure.

The Petitioner states that they are requesting the variations due to the existing condition of the residence being located in the 500-year floodplain. This condition prevented a basement from being constructed within the home. The Petitioners are requesting consideration of this condition, and they state that because basement space cannot be utilized, typical residential functions such as storage and recreation must be accommodated within the first-floor footprint. The proposed 254 square foot one-story addition increases lot coverage to 23.53% to provide space that would normally be located below grade. The petitioner states that without the requested variation, the property would be unable to reasonably accommodate these typical residential functions due to the floodplain restriction.

Due to the proposed addition being located in the 500-year floodplain, the request was reviewed by the Village's development engineer consultant, who has stated that the proposed addition likely will interfere with the overland drainage patterns that currently exist on the property and that, if the variations were granted, the building permit submittal would need to show that stormwater can continue to flow in the same general path to the south. All usable space added to the existing building must be elevated, floodproofed, or otherwise protected so that the lowest entry is at least two feet above the base flood elevation to prevent surface stormwater from entering. Any floodproofing measures must operate without human intervention and must be certified by a professional engineer.

Per the Zoning Code, a practical difficulty or particular hardship cannot be self-created. A zoning variation runs with the land indefinitely and should be considered only if the property is unique in its particular physical surroundings, shape or topographical conditions specific to the property involved and would bring a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

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

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

Attachments:

1. Application - Zoning Variation
2. Aerial Map
3. Zoning Map
4. Contour Map
5. Flood Hazard Zone Map
6. Plat of Survey
7. Site Plan
8. Floor Plan
9. Building Elevations



VILLAGE OF GLEN ELLYN

**Zoning Variation
Application Packet**

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

APPLICATION FOR ZONING VARIATION

Date Filed: 4/7/2026

Application No: 2026-0013

Name of Applicant: Bryan Prignano

Address of Applicant: 1114 IRVING AVE WHEATON, IL 60187

Property Interest of Applicant: Owner Representative

Name of Owner: Louis Prignano

Address of Owner: 812 Crescent St Ofc Wheaton, IL 60187

Type	Name	Address	Phone	Email
Petitioner	Bryan Prignano	1114 IRVING AVE WHEATON, IL 60187		
Web Administrator	Bryan Prignano	1114 IRVING AVE WHEATON, IL 60187		
Parcel Owner	Louis Prignano	812 Crescent St Ofc Wheaton, IL 60187		

Property Address: 113 S Parkside Ave

Project Name: Web Project

Project Description: Construction of a 254 square foot one-story addition to the existing single-family home to provide storage and exercise space. The property is located in a regulated floodplain, which prevents construction of a basement, requiring these typical basement functions to be accommodated within the first-floor footprint. The addition increases lot coverage from 21.9% to 25.4% while maintaining all required setbacks.

Legal Description of Property:

LOT 9 IN BLOCK 3 IN VILLAGE LINKS RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1976 AS DOCUMENT R76-07880 IN DUPAGE COUNTY, ILLINOIS

Zoning: R2, R2, Single Family Residential District
 Lot Dimensions: 58.1 X 125.0
 Lot Area: 7262
 : 05231290030000

Present Use: 2 Story Single Family Home

Estimated Date to Begin New Use/Construction: 7/15/2026

Narrative Statement:

The applicant requests a variation from the lot coverage requirements of the Zoning Code of Glen Ellyn, which limits lot coverage to 20%. The proposed project results in 25.4% lot coverage.

The existing home currently has approximately 1,589 square feet of first-floor lot coverage. The proposal includes a 254 square-foot one-story addition, increasing the total first-floor building footprint to approximately 1,844 square feet.

The addition will be used for storage and an exercise area, functions that would typically be located in a basement; however, a basement cannot be constructed due to the property's location within a regulated floodplain. The property was originally developed under zoning regulations that permitted up to 25% lot coverage. In 1989, the Village reduced the allowable lot coverage to 20%, creating a more restrictive standard after the home was built and limiting the ability to make reasonable improvements that would have previously been permitted.

The applicable floodplain mapping was updated after 1988 to include the property. Prior to that update, the property was not fully located within the mapped floodplain. As a result, the property is now subject to floodplain regulations that restrict construction of a basement, further limiting typical residential use.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

The property is located within a floodplain, which prevents the construction of a basement. Because basement space cannot be utilized, typical residential functions such as storage and recreation must be accommodated within the first-floor footprint.

The existing home currently has 1,589 square feet of first-floor lot coverage (21.9%). The proposed 254 square foot one-story addition increases lot coverage to 25.4% to provide space that would normally be located below grade.

Without the requested variation, the property would be unable to reasonably accommodate these typical residential functions due to the floodplain restriction.

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

The home is located within a floodplain, which prevents the construction of a basement. In most homes, basement space provides storage and recreational areas that contribute significantly to the functional value of the property.

Because the property cannot utilize basement space, these functions must occur within the first-floor footprint. Without the requested variation allowing 25.4% lot coverage, the home would be limited to 21.9% coverage (1,589 square feet) and would lack space typically provided below grade, placing it at a disadvantage compared to similar homes in the neighborhood.

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

The hardship is due to the property's location within a floodplain, which prevents the construction of a basement. Most homes rely on basement space for storage and recreational uses.

Because the property cannot utilize below-grade space, these typical functions must be accommodated within the first-floor footprint. This condition is unique to the property and not common to most other properties within the same zoning district.

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

The property is in a floodplain, which prevents the construction of a basement. This physical condition limits the ability to place typical residential storage and recreational space below grade.

Because these functions must instead be accommodated within the first-floor footprint, strict application of the 20% lot coverage limit would prevent reasonable use of the property. The requested variation allowing 25.4% lot coverage addresses this limitation and reflects a hardship caused by the property's physical conditions rather than a mere inconvenience.

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

The hardship is primarily due to the property's location within a regulated floodplain, which prevents the construction of a basement. Most properties in the zoning district are not subject to this restriction and are able to utilize basement space for storage and recreation.

Because this property cannot use below-grade space, these functions must be accommodated within the first-floor footprint, making the impact of the 20% lot coverage limit uniquely restrictive for this parcel.

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

The purpose of the requested variation is not to increase financial return but to allow reasonable use of the property. Because the property is located within a regulated floodplain, a basement cannot be constructed.

The proposed 254 square foot one-story addition will provide storage and exercise space that would typically be located in a basement. The property will remain a single-family residence, and no additional units, bedrooms, bathrooms, or plumbing are proposed.

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

The hardship was not created by the applicant or any current owner of the property. The limitation arises from the property's location within a regulated floodplain, which restricts the construction of a basement.

These conditions existed prior to the applicant's ownership and are the result of natural site conditions and applicable regulations, not actions taken by the applicant.

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

Granting the requested variation will not be detrimental to public welfare or injury to nearby properties. The proposal is for a modest 254 square foot one-story addition to an existing single-family home.

The addition will comply with all required setbacks, including the 40-foot rear yard setback, and will follow all applicable building and floodplain regulations. The property will continue to be used as a single-family residence, and no additional density or plumbing is proposed.

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

The proposed 254 square foot one-story addition will maintain all required setbacks, including the 40-foot rear yard setback, and will not increase building height.

Because the addition is modest and single-story, it will not impair the supply of light and air to adjacent properties.

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

The proposed 254 square foot one-story addition will comply with all applicable building and fire safety codes and maintain all required setbacks, including the 40-foot rear yard setback.

Because the addition is modest in size and does not change the use of the property, it will not increase hazards to the property or adjacent properties.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

The proposed 254 square foot one-story addition will not impair public health, safety, comfort, or general welfare. The property will remain a single-family residence, and the project will comply with all required setbacks and building codes.

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

The proposed 254 square foot one-story addition is modest in size and consistent with surrounding single-family homes. The project maintains all required setbacks and will not alter the character of the neighborhood and therefore will not diminish nearby property values.

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

The property will remain a single-family residence, and the proposed 254 square foot one-story addition does not change the use or occupancy of the home. Therefore, the project will not increase traffic congestion on nearby streets.

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

The proposed 254 square foot one-story addition will maintain the existing single-family residential use and comply with all zoning and building requirements. The modest addition will not generate noise, activity, or other conditions that would create a nuisance for neighboring properties.

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

The proposed 254 square foot one-story addition will not change the use or density of the property. No additional bathrooms or plumbing are proposed, and the project will rely on existing utilities and public infrastructure. Therefore, it will not result in increased public expenditure.

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

The requested variation represents the minimum relief necessary to allow reasonable use of the property. The proposal includes a modest 254 square foot one-story addition, increasing lot coverage from 21.9% to 25.4%.

This limited increase is necessary to provide storage and exercise space that would typically be located in a basement, which cannot be constructed due to the property's location within a regulated floodplain.

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

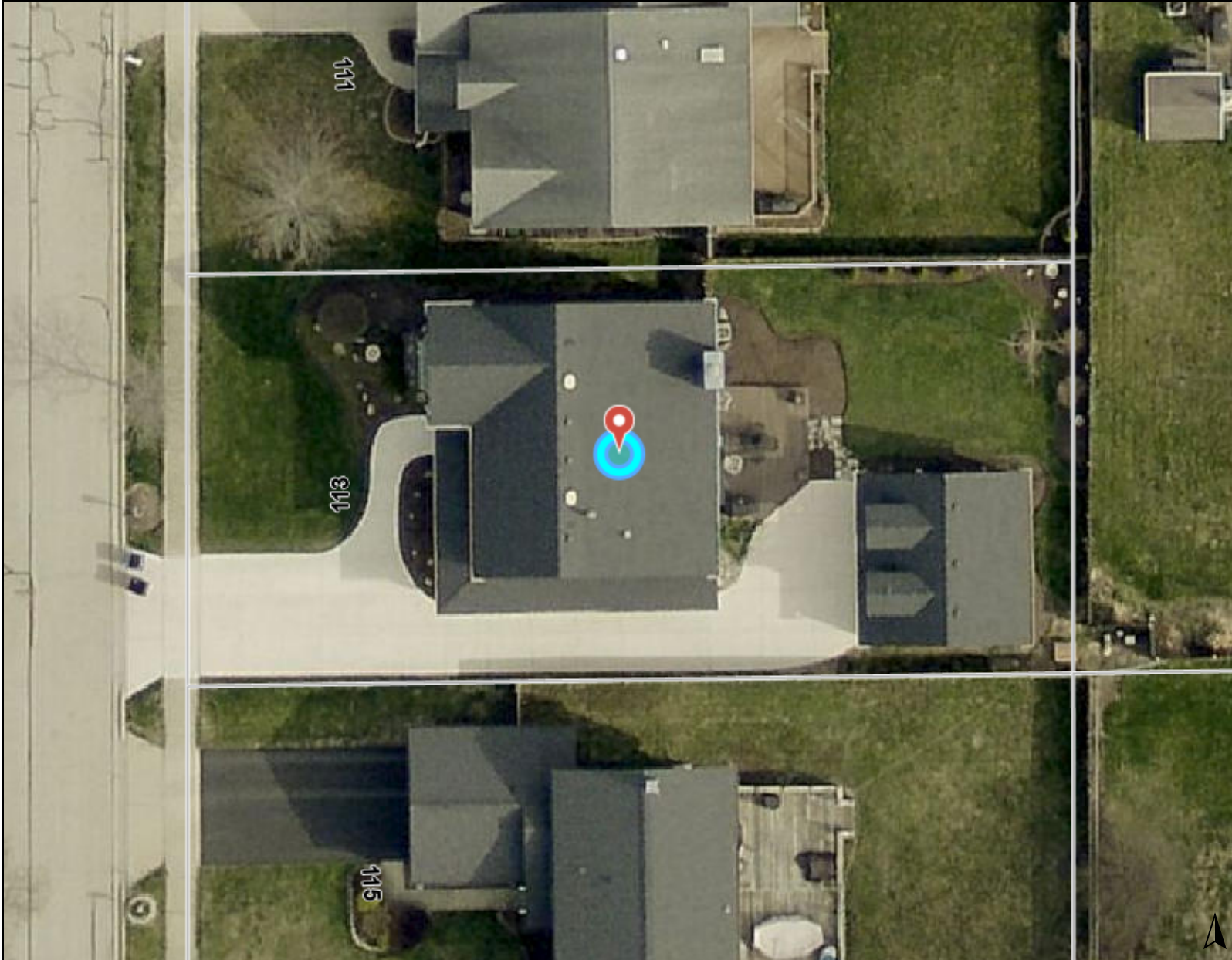
The property is located within a regulated floodplain, which prevents construction of a basement. The request is for a modest 254 square foot one-story addition for storage and exercise space that would typically be located below grade.

The existing home has 1,589 square feet of first-floor lot coverage (21.9%), and the proposal increases coverage to 25.4%.

All required setbacks will be maintained, including the 40-foot rear yard setback.

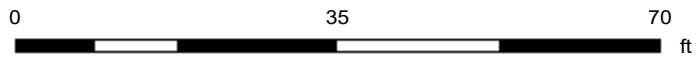
The property will remain a single-family residence, with no additional bathrooms or plumbing proposed.

The applicant believes the request represents reasonable and minimal relief necessary due to the floodplain constraint affecting the property.



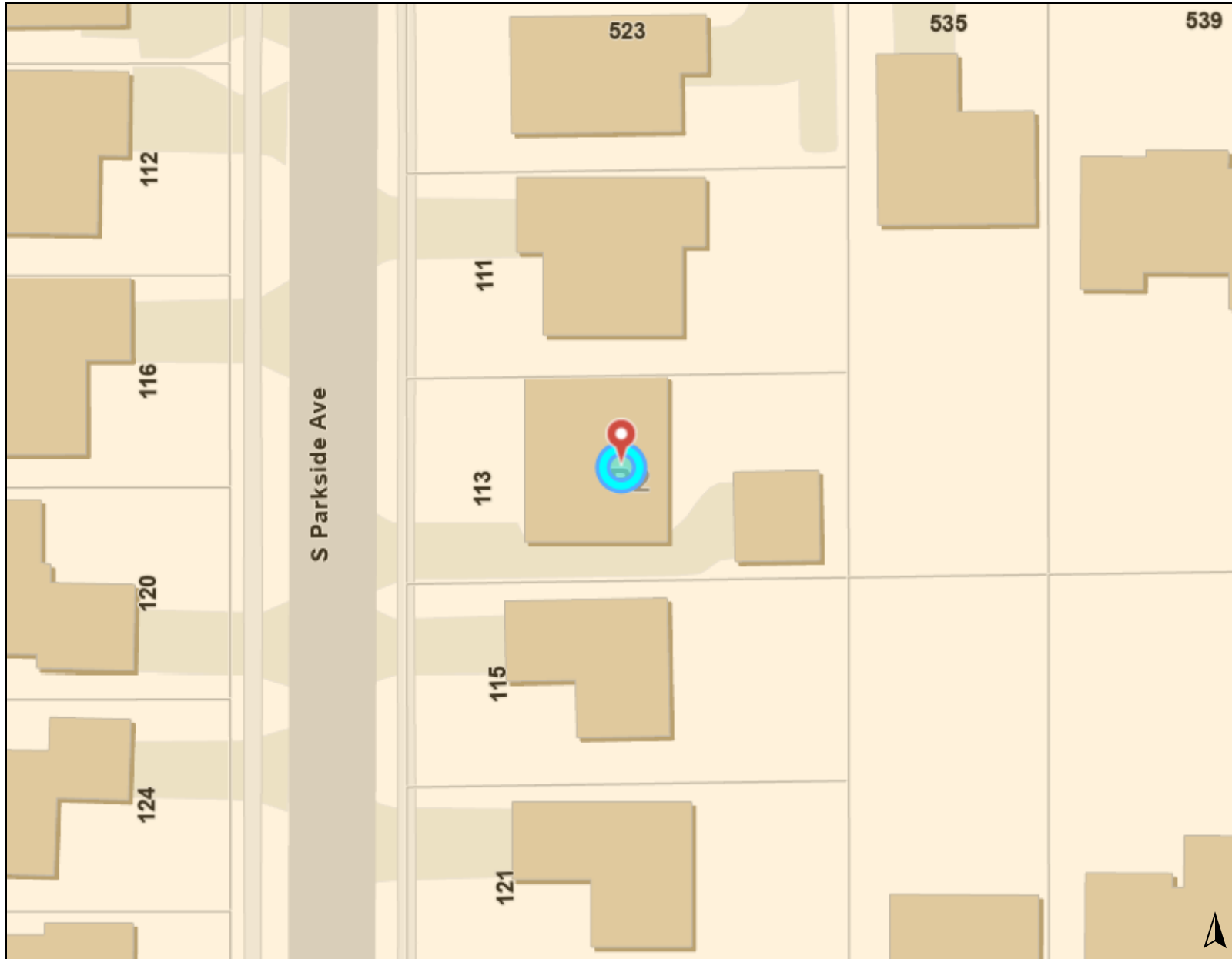
Legend

Notes



Print Date: 6/1/2026


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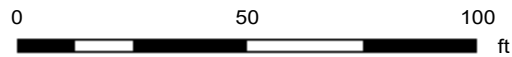


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Zoning and Development

Zoning

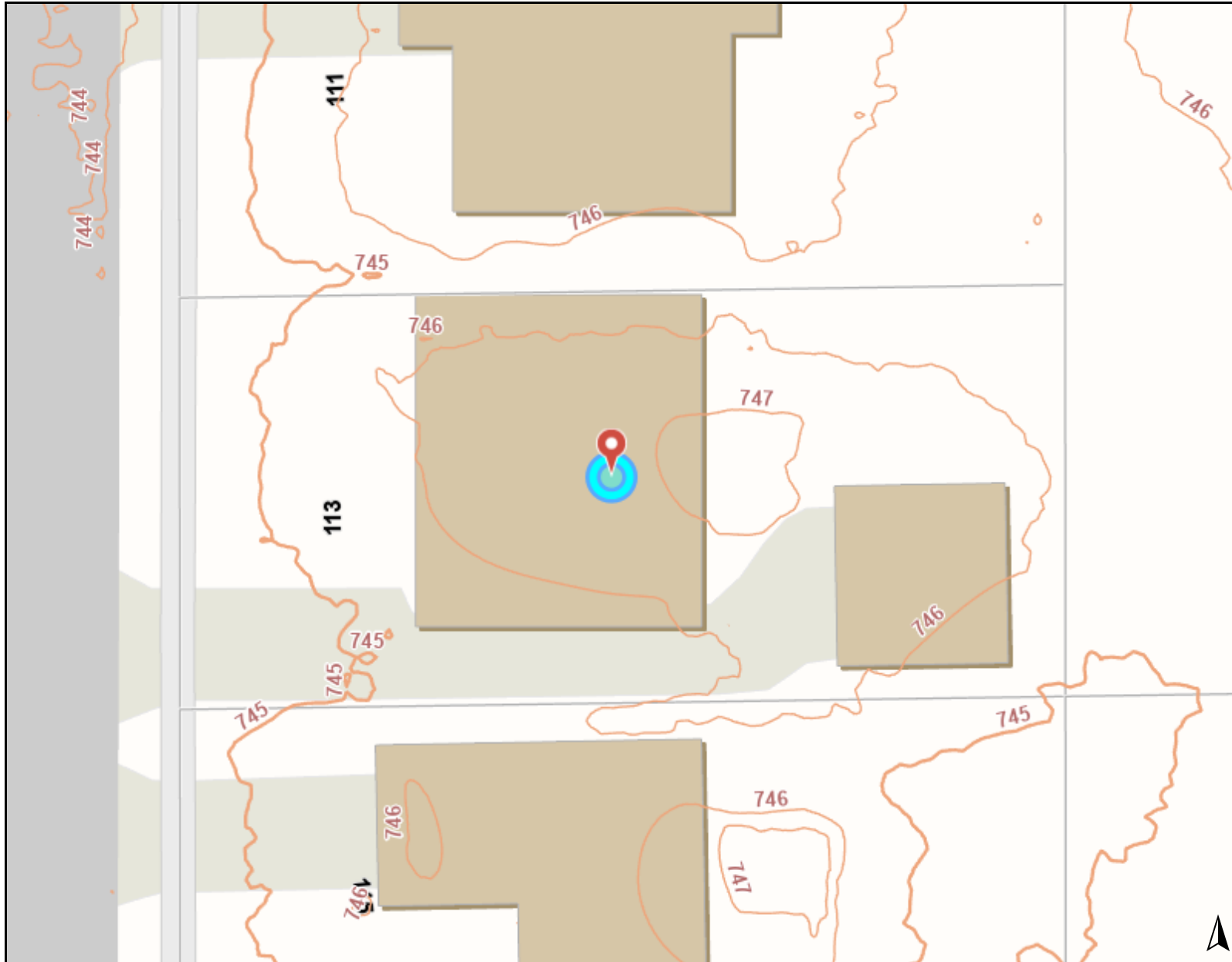
 R2: Single Family Residential District



Print Date: 6/1/2026

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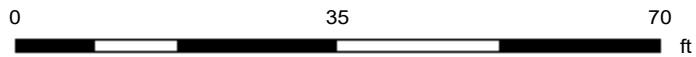


Legend

DuPage County

DuPage County Contour 2022

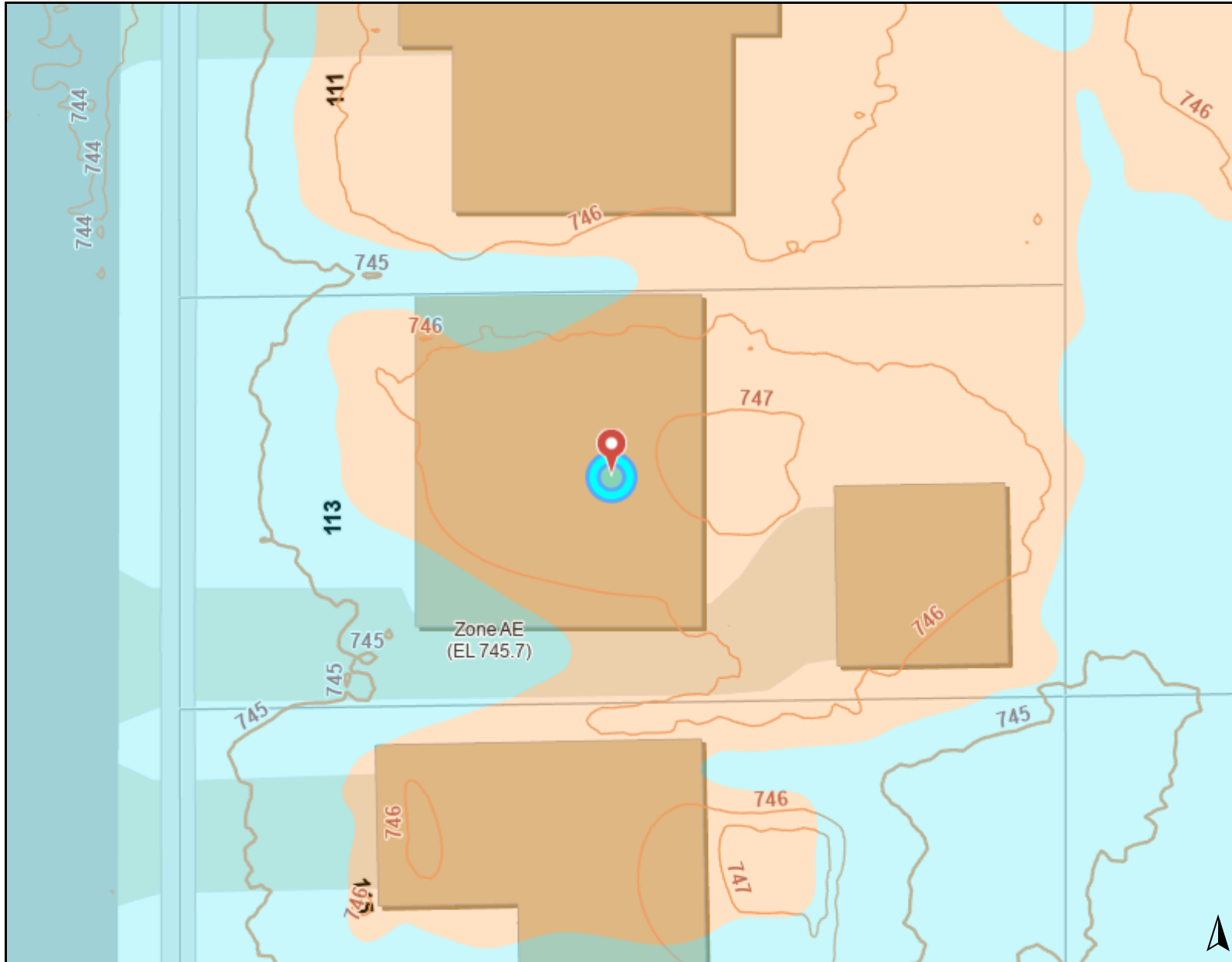
- Contour Line, Intermediate
- Contour Line, Major



Print Date: 6/1/2026

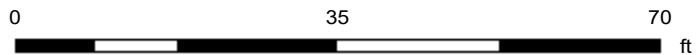
Notes

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Legend

- Federal Emergency Management Agency
- Flood Hazard Zones
 - 0.2% Annual Chance Flood Hazard
- DuPage County
- DuPage County Contour 2022
 - Contour Line, Intermediate
 - Contour Line, Major



Print Date: 6/1/2026

Notes

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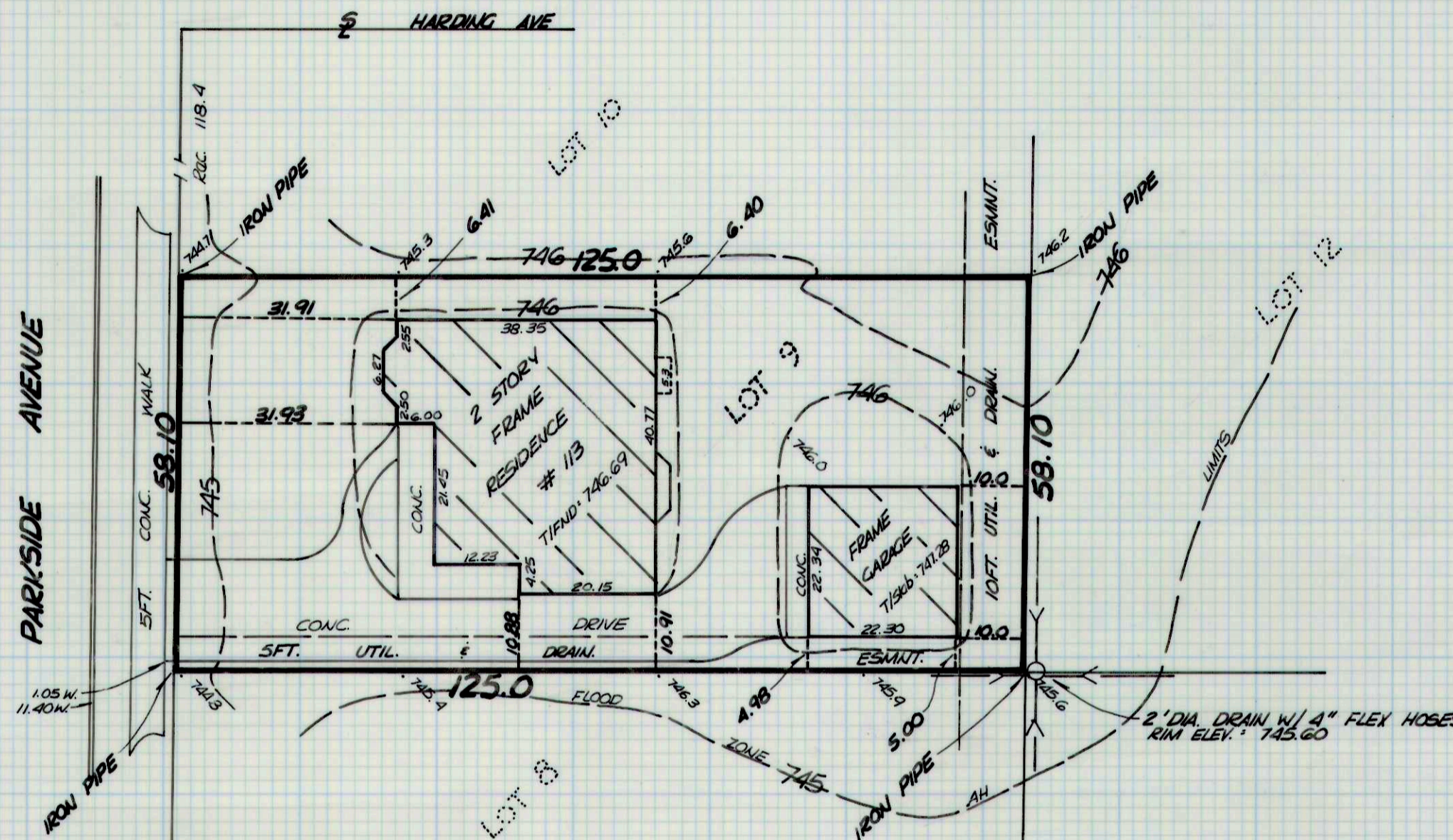
OCCUPANCY SURVEY

GENTILE and ASSOCIATES, INC.

registered land surveyors

354 N. ARDMORE AVE.
VILLA PARK, IL. 60181
(312) 530-0780

LOT 9 IN BLOCK 3 IN VILLAGE LINKS RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1976 AS DOCUMENT R76-07880 IN DUPAGE COUNTY, ILLINOIS.
COMMONLY KNOWN AS: 113 PARKSIDE AVE., GLEN ELLYN, IL.



BENCHMARK: SQUARE CUT IN THE TOP AND EAST END OF A RETENTION POND CONC. CONTROL STRUCTURE NEAR THE N.E. END OF THE VILLAGE LINKS GOLF COURSE ± 150' WEST & 340' SOUTH OF INTERSECTION OF MAIN ST. & PERSHING AVE. ELEV. = 744.23'

JOB BENCHMARK IS CROSS NOTCH IN BOLT ON HYDRANT AT CORNER OF PARKSIDE AVE. & HARDING AVE. ELEV. = 745.93'

Base Scale : 1 inch = 20 feet

Distances are marked in feet and decimal parts thereof

Ordered by : LOU BRIGNANO

Checked by : WJW

Surveyed by : JG mb

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE . FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED , CONTRACT AND ZONING ORDINANCE .

Order No. 86-5266-B-88

I DO HEREBY CERTIFY THAT THE LOT GRADING HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED PLANS FOR GRADING AND THAT ANY DEVIATION FROM THOSE PLANS WILL NOT ADVERSELY AFFECT THE FUNCTIONING OF THE DRAINAGE SYSTEM.

DATED AT GLEN ELLYN, ILLINOIS, THIS _____ DAY OF _____, 19 _____

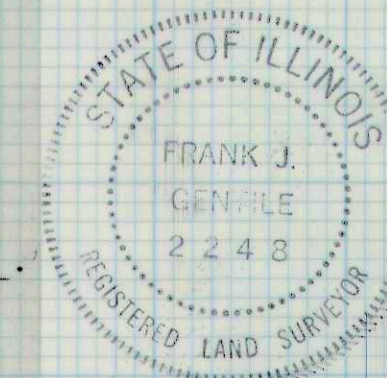
ILL. REG. ENGR. 62-22902

STATE OF ILLINOIS S.S.
COUNTY OF DU PAGE

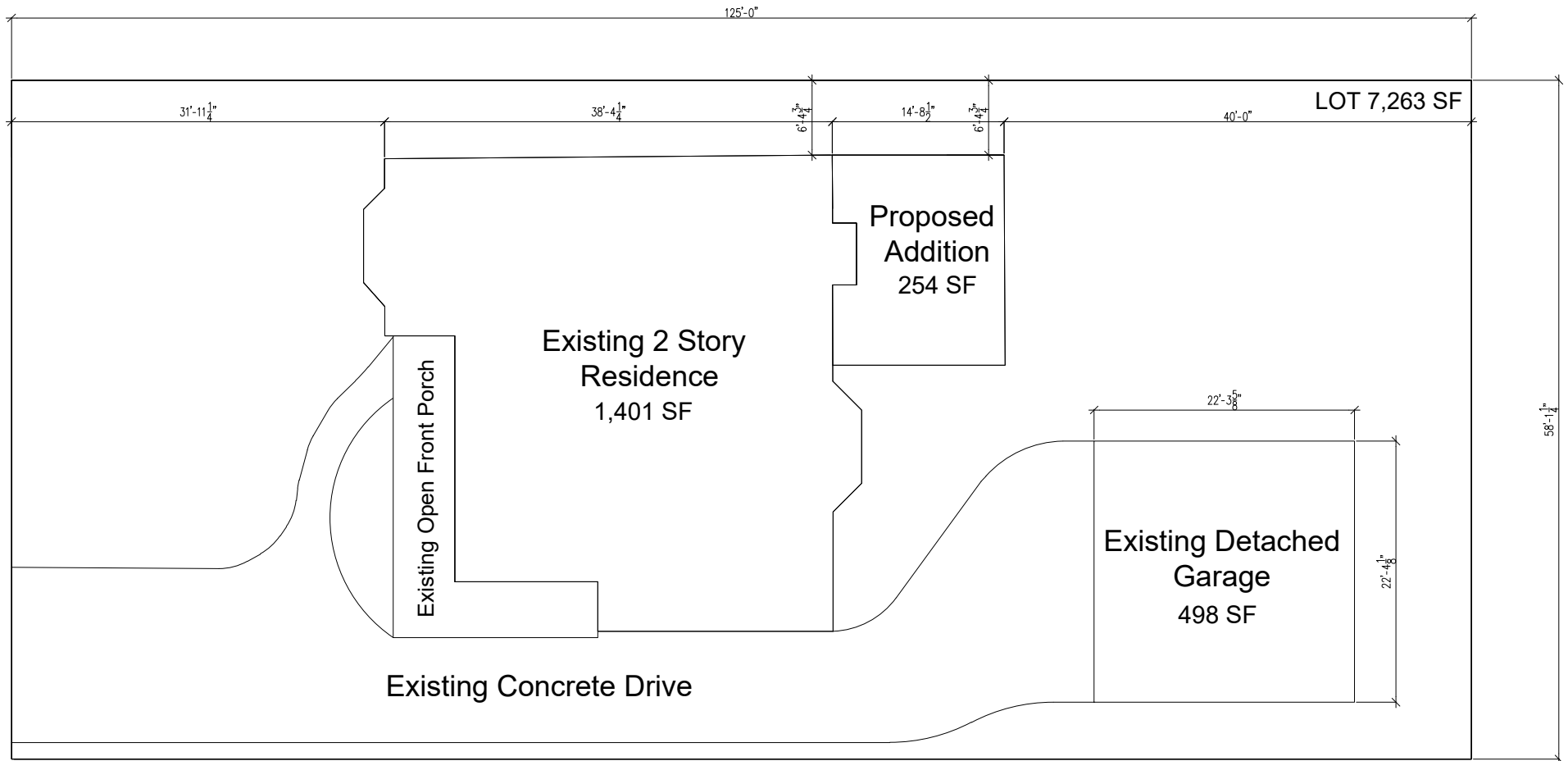
I, FRANK J. GENTILE HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE , AT AND UNDER MY DIRECTION , OF THE PROPERTY DESCRIBED ABOVE , AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY .

by : MAV 28 A.D. 19 88

by : Frank J. Gentile
ILLINOIS REGISTERED LAND SURVEYOR NO. 2248

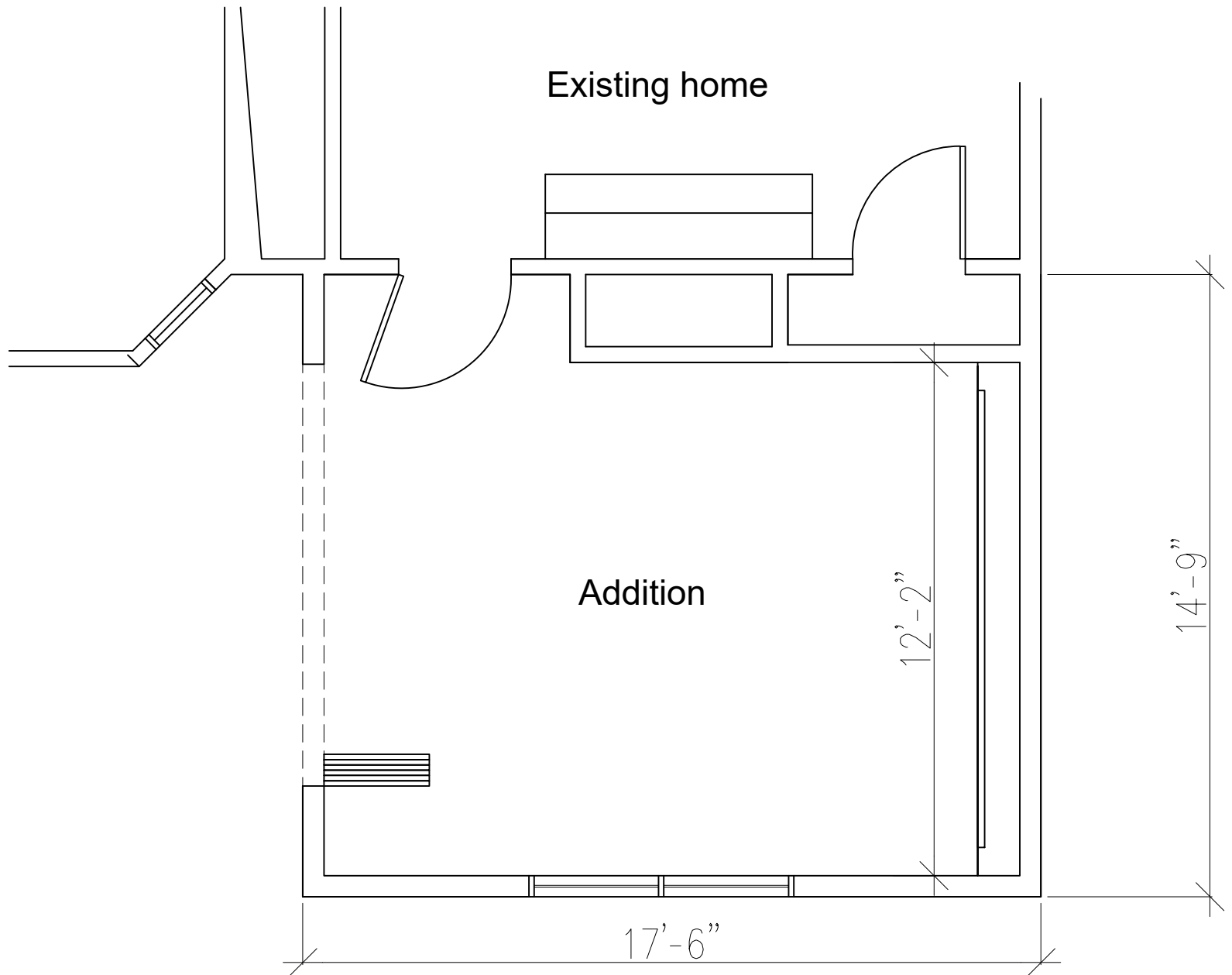


Site Plan
113 S Parkside



Existing Home: 1,401 sf
 Front Porch with 140 sf Bonus Applied: 54 sf
 Proposed Addition: 254 sf
 Proposed lot coverage: 1709 sf
 Lot Area: 7263 sf
 Proposed Lot Coverage: 23.53%









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

Meeting 6/9/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID
2026-433)

DOC ID: 2026-433

Public Hearing - 565 Hill Avenue

Statement of the Issue:

Daniel Simoneit (Petitioner), representing the owners of the property at 565 Hill Avenue, has applied for a zoning variation to allow an interior side yard setback of five feet and six inches (5'-6") in lieu of the required setback of ten feet and three inches (10-3").

Analysis:REQUEST: The Petitioners request approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)(3) to allow an interior side yard setback of five feet and six inches (5'-6") in lieu of the required setback of ten feet and three inches (10-3").

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

PUBLIC NOTICE: Notice of the public hearing was published in the May 21, 2026, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property. A letter of support from the eastern neighbors of 571 Hill Avenue was submitted as part of the application. The letter is located in the attachments for review.

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

PERMIT HISTORY:

Year	Permit No.	Type
2023	20230578	Basement Finish Out
2023	20230128	HVAC and Boiler Replacement
2020	20201212	Indoor Plumbing
2020	20200651	House and Garage Roof
2016	20162118	Garage Roof
1996	B16511	Detached Garage
1980	B6221	Boiler Replacement

PROJECT SUMMARY:

The Petitioners have applied for a variation to the minimum side yard setback requirement to construct a one-story addition to the rear of the existing home. The applicant has reported that this is to maintain the existing setback line of the east wall of the existing structure. The applicant is requesting consideration of the property shape that flares wider behind the front property line, which creates a larger required side yard setback and that the proposed addition is inline with the existing home which has an existing nonconforming setback of six feet (6'-0"). This proposed rear addition would add 671 square feet to the existing building area of 1,306.91 square feet for a total building area of 1,978 square feet. The proposed addition would raise the proposed lot coverage ratio of the property from approximately 7.5% to 11%.

Per the Zoning Code, a practical difficulty or particular hardship cannot be self-created. A zoning variation runs with the land indefinitely and should be considered only if the property is unique in its particular physical surroundings, shape or topographical conditions specific to the property involved and would bring a particular hardship upon the owner as distinguished from a mere inconvenience.

Budget Impact:**Contribution to Strategic Plan****Action Requested:**

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

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

Attachments:

1. Application - Zoning Variation
2. Aerial Map
3. Zoning Map
4. Plat of Survey
5. Site Plan
6. Floor Plan
7. Building Elevations
8. 565 Hill Rendering
9. 565 Hill Existing Photos
10. 565 Hill Avenue - East Neighbors Support Letter



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 4/29/2026

Application No: 2026-0019

Name of Applicant: Daniel J Simoneit

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

Property Interest of Applicant: Owner Representative

Name of Owner: Matthew & Sarah Coe

Address of Owner: 565 Hill Ave Glen Ellyn, IL 60137

Contacts:

Type	Name	Address	Phone	Email
Petitioner	Daniel J Simoneit	864 Woodland Avenue Glen Ellyn, IL 60137		
Web Administrator	Daniel J Simoneit	864 Woodland Avenue Glen Ellyn, IL 60137		
Parcel Owner	Matthew & Sarah Coe	565 Hill Ave Glen Ellyn, IL 60137		

Property Address: 565 Hill Ave

Project Name: Web Project

Project Description: New 1-story addition to the south side of the existing 2-story single family private residence

Legal Description of Property:

THE NORTH 1/2 OF LOT 1 AND ALSO THAT PART OF LOT 2 DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 180 FEET TO THE SOUTH LIE OF THE NORTH 1/2 OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF HILL AVENUE, 15 FEET; THENCE NORTHERLY 179 FEET, MORE OR LESS, TO THE LACE OF BEGINNING, ALL IN BLOCK 5 OF TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH 1/2 OF

SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIFIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOILET ROAD), ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 IN BOOK 6 OF PLATS, PAGE 15, AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLIONIS.

Zoning: R2, R2, Single Family Residential District
Lot Dimensions: N: 100.00 x E: 178.76 x S: 115.00' x W: 180.00'
Lot Area: 19200
: 05141180010000

Present Use: Single Family Private Residence

Estimated Date to Begin New Use/Construction: 7/6/2026

Narrative Statement:

We are seeking a variation to:

10-4-8. - R2 RESIDENTIAL DISTRICT

(D) MINIMUM YARD AND LOT REQUIREMENTS

3. Interior side yard: Minimum Interior Side Yard Setback: Each side yard shall be 6.5 feet or 10% of the lot width, whichever is greater

We are requesting: An interior side yard setback of 5'6" in lieu of the required 10% lot width equaling 10'3 3/8".

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:
 1. The existing home is currently non-conforming in regards to the interior side yard setback overlay
 2. The existing home was built in 1921 prior to the adoption of the current code
 3. The lot is not a typical rectangular interior lot - it is parallelogram corner lot
 4. The rectangular home was built slightly off of being parallel to the east property line

5. The existing home is justified to the east side of the lot - thus the only route of expansion is limited to the south rear yard.

6. The code requires 10'0' offset from the existing detached garage - good design required as much as possible

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

Per the Plat of Survey, the lot area equals 19,200 sf and yields a developable lot coverage of 3,840 sf. The original house (1,306.91 sf) plus the new addition (671.09 sf) totals 1,978.00 sf of coverage. The proposed Lot Coverage ratio equals only 10.30% on a property that that is allowed 20% per current code. Thus.... this variation request is not being made in the effort to yield a return, reasonable or not. This request is being made in the effort to enhance an existing home and improve the owner's quality of life.

The interior side yard variation request is being made due to the unique circumstances created not by the homeowners but by the following:

1. Zoning that was adopted +/- 81 years after the home was constructed
2. Unique property boundary shape - the a-typical flair outward on both the east and west property line creates an over 100-foot lot width that results in a 10'3 3/8" interior side yard set back
3. Unique eastern justification of the structure that "as it sits" is existing as non-conforming
4. The homes expansion is limited to the south rear and interior side yard

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 are attempting to renovate/update this classic Glen Ellyn home so that it will remain on the property under the same ownership for another 20 years.... if not more.

4. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the

applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The home was constructed in 1921 and sits currently in its original condition in its original footprint. Both the “one of a kind” irregular shape of the property and the unique placement of the home on the corner lot property create hardship and limits the opportunity to expand the home in only one direction - to the south and thus into the east interior side yard. The hardship would be to modify/renovate/update the existing home and not replace the sub-standard foundation-less 3-season (unheated) enclosed room that was sold to the Coe’s in a state of neglect and decline.

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

The petition for variation is based on unique conditions on a unique corner lot site on a unique style home. It is fair to assume that this 2-story private residence is one-of-a-kind in the village and will continue to be upon completion of the proposed interior renovation + 1-story addition.

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

There are no partners. The property is privately owned by the Coe’s. There is no other person/s having any interest in our property.

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

This home is the Coe’s principal residence and hopefully their forever home. They are trying to renovate a home that will be only 457 sf larger than what currently exists while modernizing/upgrading it to a 2026 lifestyle. This is not a flip for resale.

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

None expected at this time. We are seeking a single variation. We are proposing a modest 671 sf addition over the 200 sf footprint of the (to be removed) one story addition that upon

its completion will partially exceed the required interior side yard setback by 57 3/8". This is only 6 1/4" more than what has currently existed for over 105 years.

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

The proposed addition is only 1 story and upon completion will have zero impact on the adjacent/surrounding 2-story neighbors.

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

None expected at this time. The closest adjacent/neighboring/east property will still be separated by more than approximately 20 feet.

11. Provide evidence that the proposed variation will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

None expected at this time. We believe that upon approval and completion of our proposed project that we will be greatly improving the property and thus the welfare of the neighborhood and the Village of Glen Ellyn.

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

None expected at this time. We believe that upon approval and completion of the proposed project that we will be greatly improving the Coe's property and thus improving neighborhood property values.

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

This project will have zero impact on any traffic whatsoever.

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

None expected at this time.

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

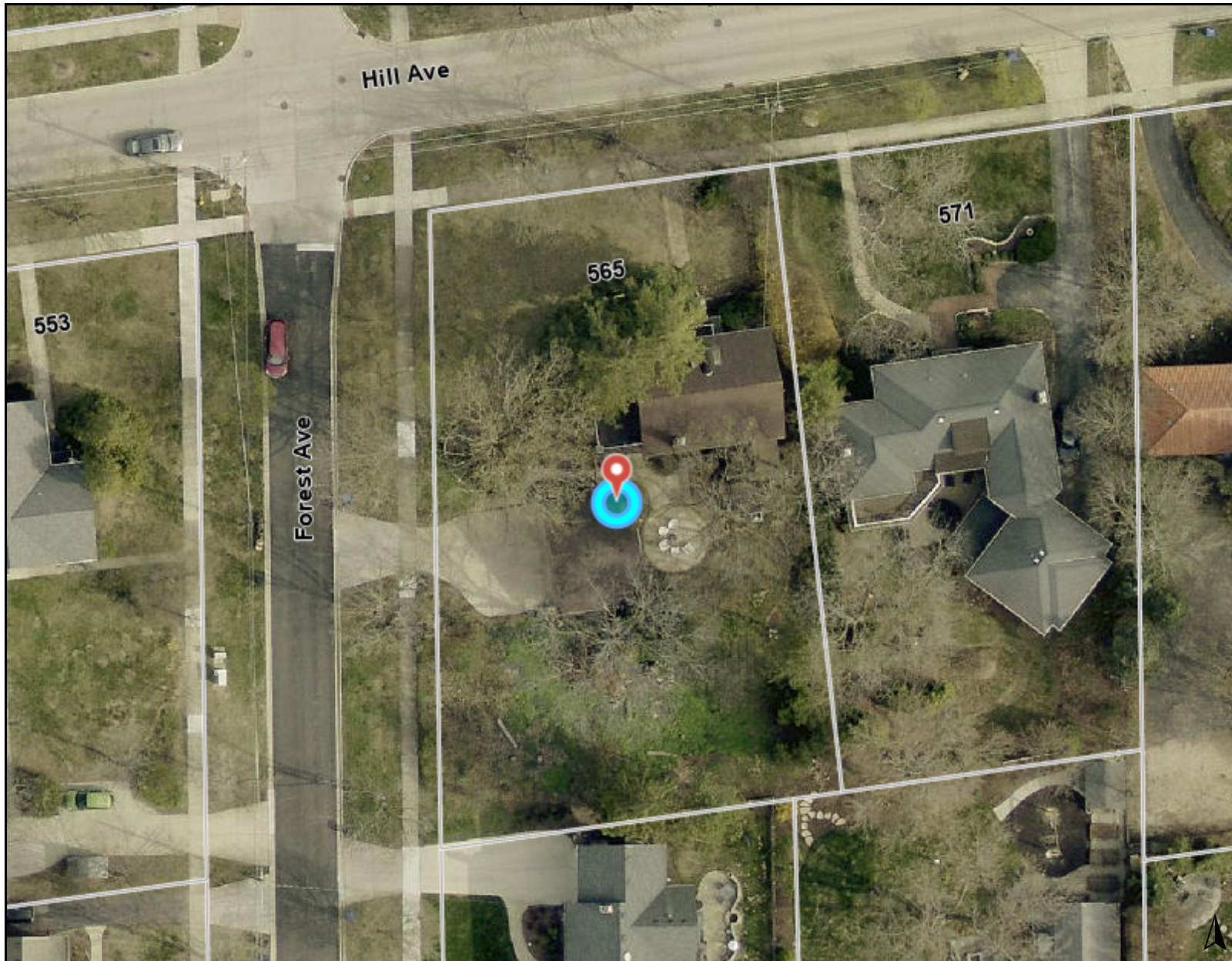
None expected at this time.

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

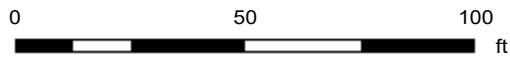
The footprint of the encroachment is an elongated triangle with a blunt tip that measures 4'9" at the deepest point of encroachment and tapers back down the long leg of the triangle to the house yielding only 78.33 sf of additional coverage over the side yard setback (please refer to attached graphic).

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

To make this home renovation and addition a success, we have explored multiple schemes and footprints in the effort to create an excellent solution on a large yet challenging site. The result is an encroachment on an oversized interior side yard of 10'3 3/8". The 5'6" setback at the encroachment's deepest inset would only be 1'0" less than the Glen Ellyn minimum or 6'6" and again is only 6 1/4" deeper than the conditions that have existed since 1921 - well before the adoption of the current code.



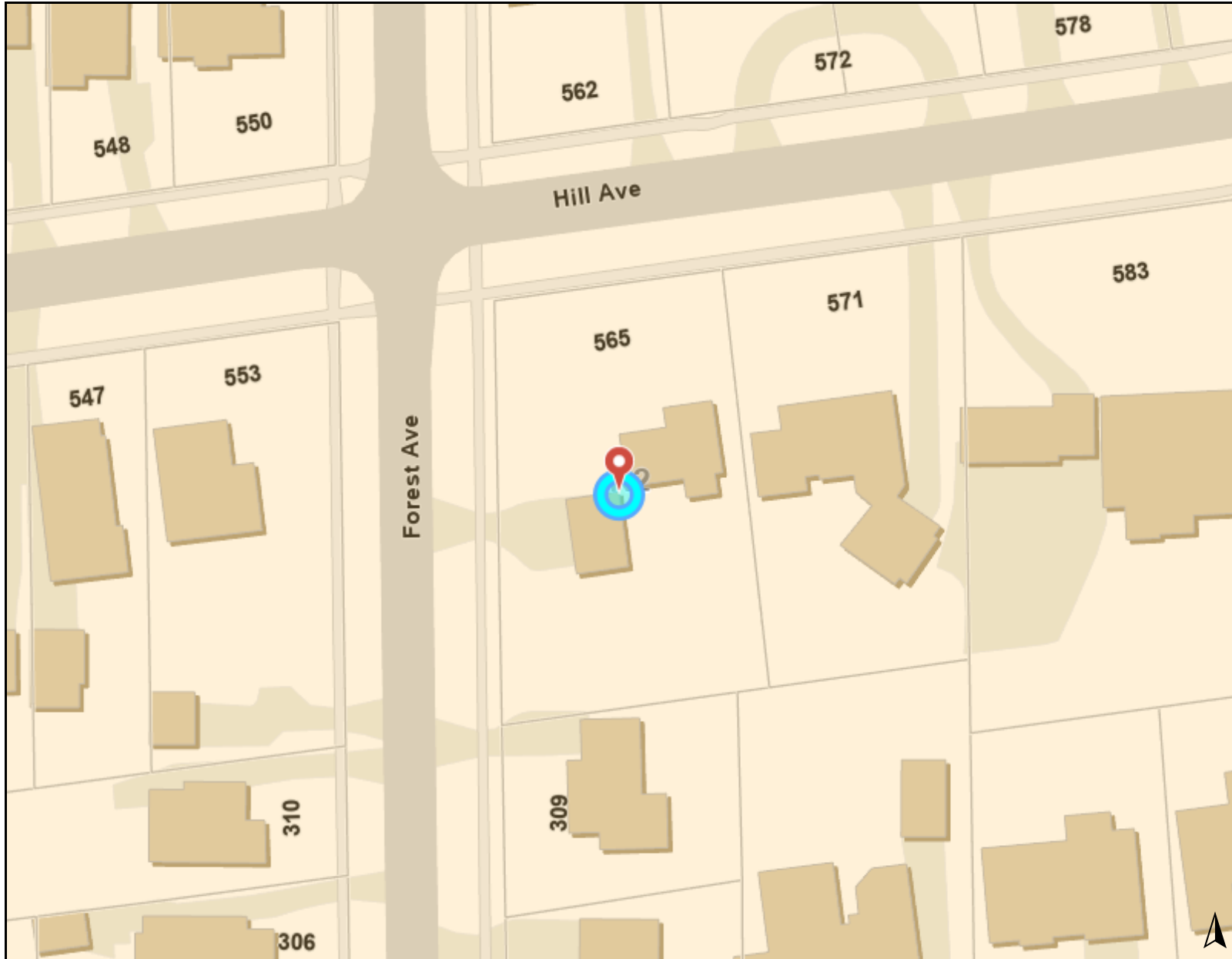
Legend



Print Date: 6/2/2026

Notes


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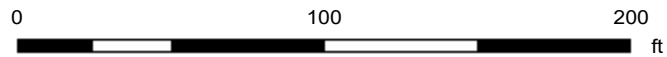


Legend

Zoning and Development

Zoning

 R2: Single Family Residential District



Print Date: 6/2/2026

Notes

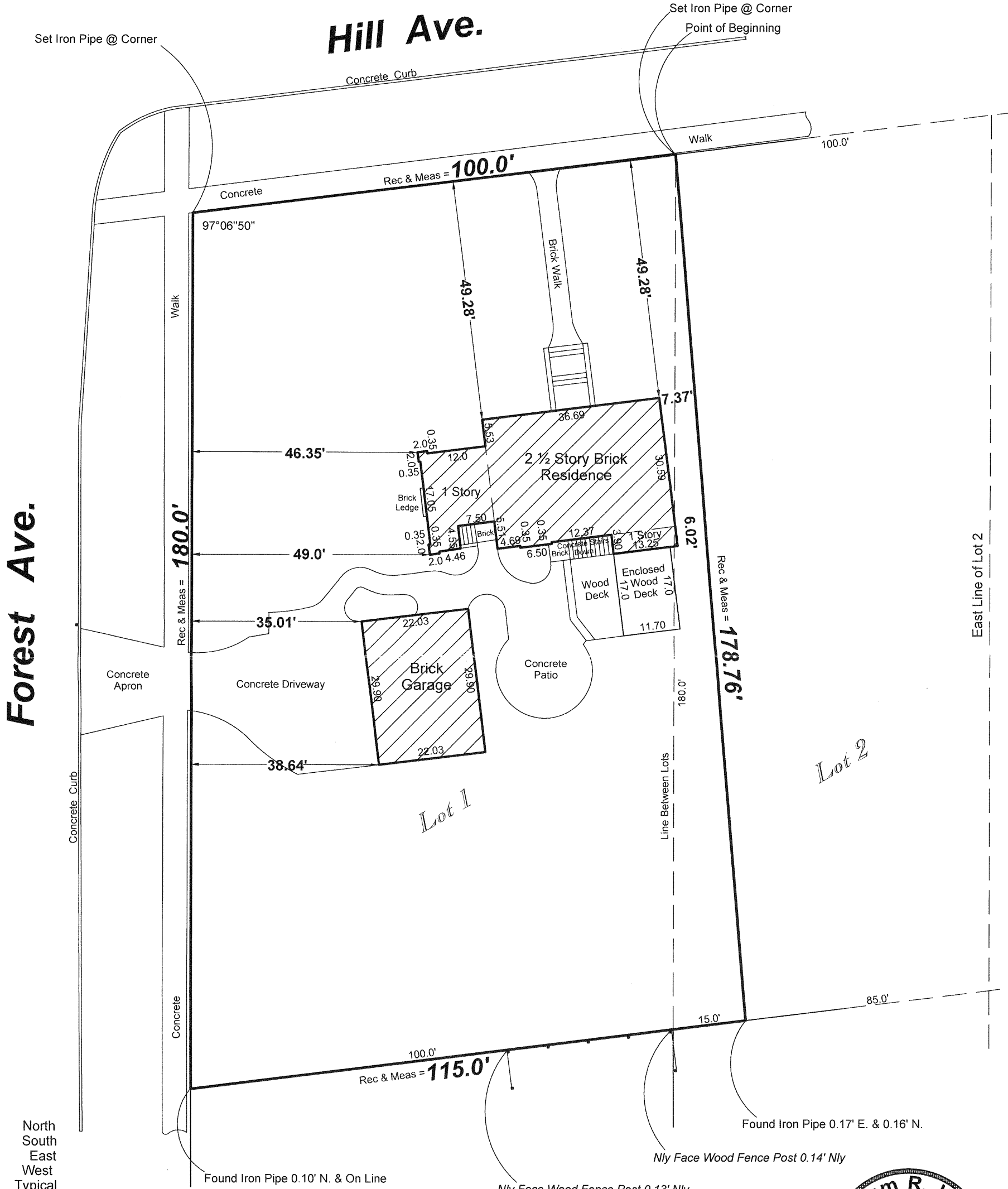
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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

Plat of Survey

Central Survey, LLC, 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
 Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

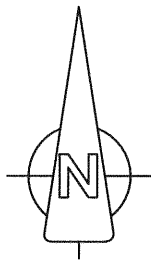
Legal Description

The North ½ of Lot 1 and also that part of Lot 2 described by beginning at the Northwest corner of said Lot 2 and running thence South along the West line of said Lot 2, 180 feet to the South line of the North ½ of said Lot 2; thence East parallel with the South line of Hill Avenue, 15 feet; thence Northerly 179 feet, more or less, to the place of beginning, all in Block 5 of Turner and McClean's Subdivision of the Northerly 460 feet of that part of the North ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, lying South of Hill Avenue (formerly Gardner Bridge Road) and West of Glen Ellyn Avenue (formerly Joliet Road), according to the plat thereof recorded March 18, 1905 in Book 6 of Plats, Page 15, as Document 83929, in DuPage County, Illinois
 Commonly Known as: 565 Hill Avenue, Glen Ellyn, Illinois
 Area of Land Described: 19,200 Sq. Ft.



- Legend**
- N. = North
 - S. = South
 - E. = East
 - W. = West
 - (TYP) = Typical
 - Rec = Record
 - Meas = Measure
 - St. = Street
 - Ave. = Avenue

Decimal/Inch Conversions		
0.01' = 1/8"	0.08' = 1"	0.58' = 7"
0.02' = 1/4"	0.17' = 2"	0.67' = 8"
0.03' = 3/8"	0.25' = 3"	0.75' = 9"
0.04' = 1/2"	0.33' = 4"	0.83' = 10"
0.05' = 5/8"	0.42' = 5"	0.92' = 11"
0.06' = 3/4"	0.50' = 6"	1.00' = 12"



NOTES: *Property corners were staked per customer.
 *AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 22 Feet.

Ordered By: Neil Kaiser

Order Number: 565B

State of Illinois)
) S.S.
 County of Cook)

Dated this 9th day of December 2022

William R. Webb P.L.S. #2190 (exp.11/30/2024) Professional Design Firm Land Surveying LLC (#184.005417)



This professional service conforms to current Illinois minimum standards for a boundary survey.

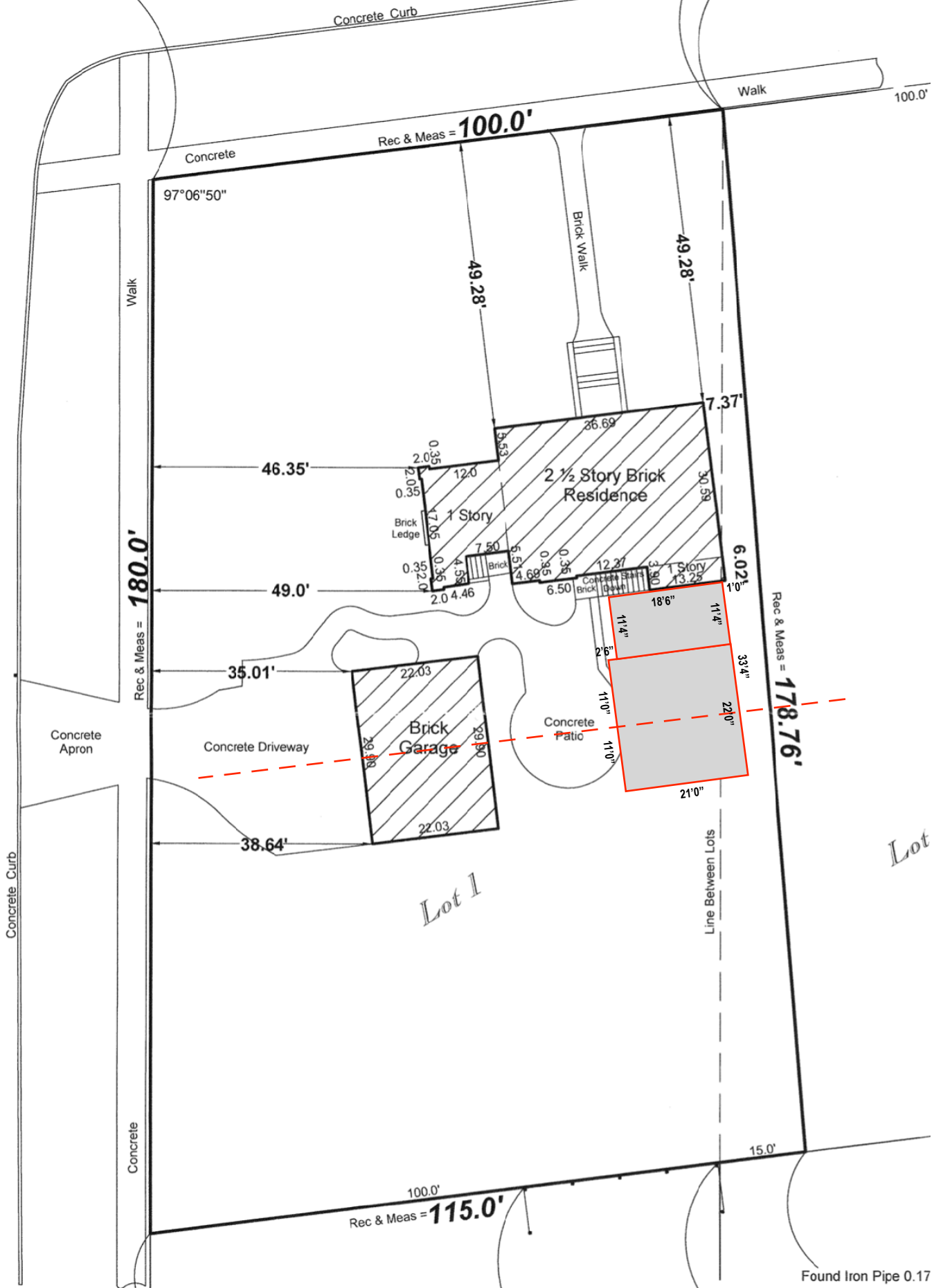
William R. Webb

Hill Ave.

Set Iron Pipe @ Corner
Point of Beginning

Set Iron Pipe @ Corner

Forest Ave.



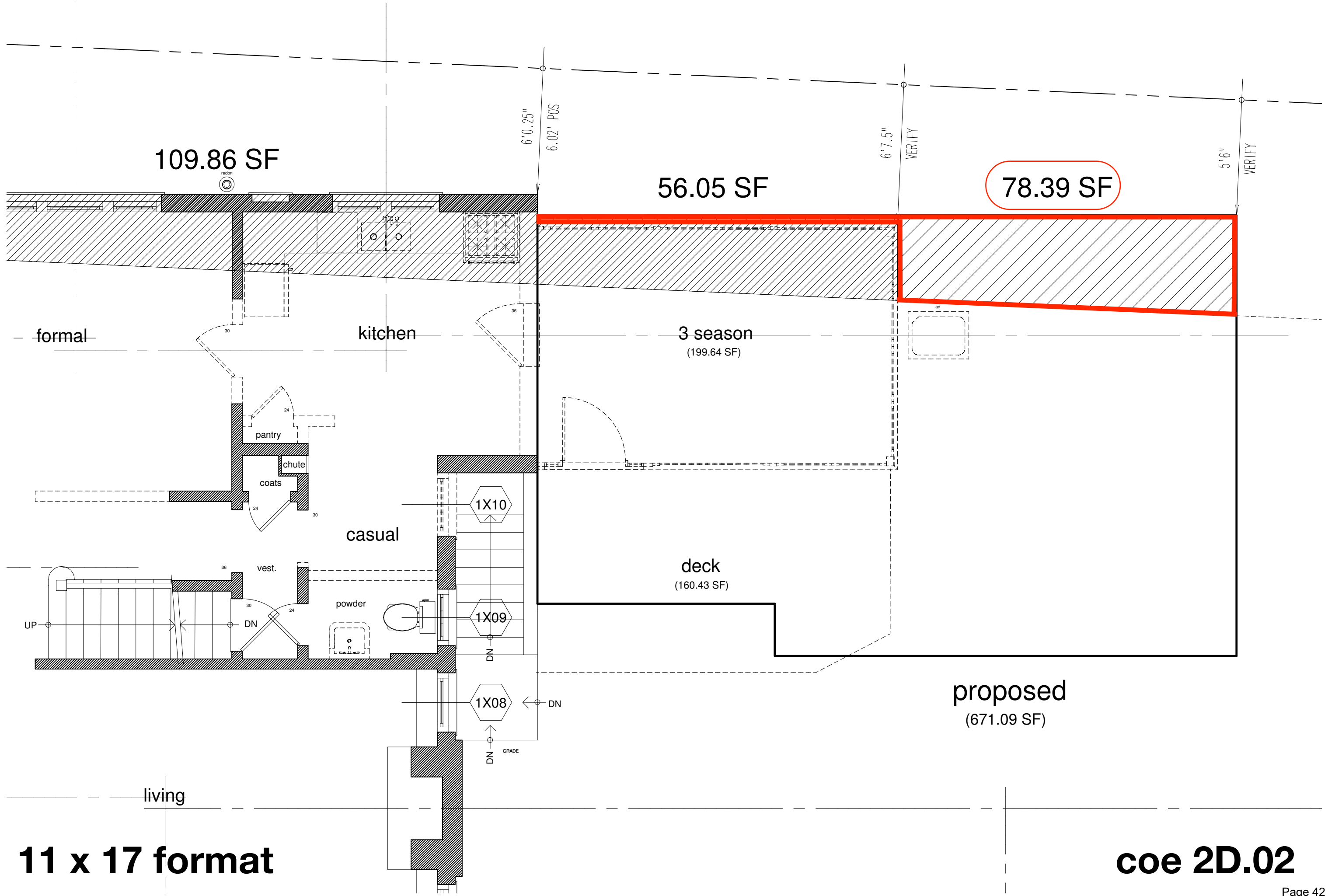
North

565 Hill Avenue - site plan

Found Iron Pipe 0.17

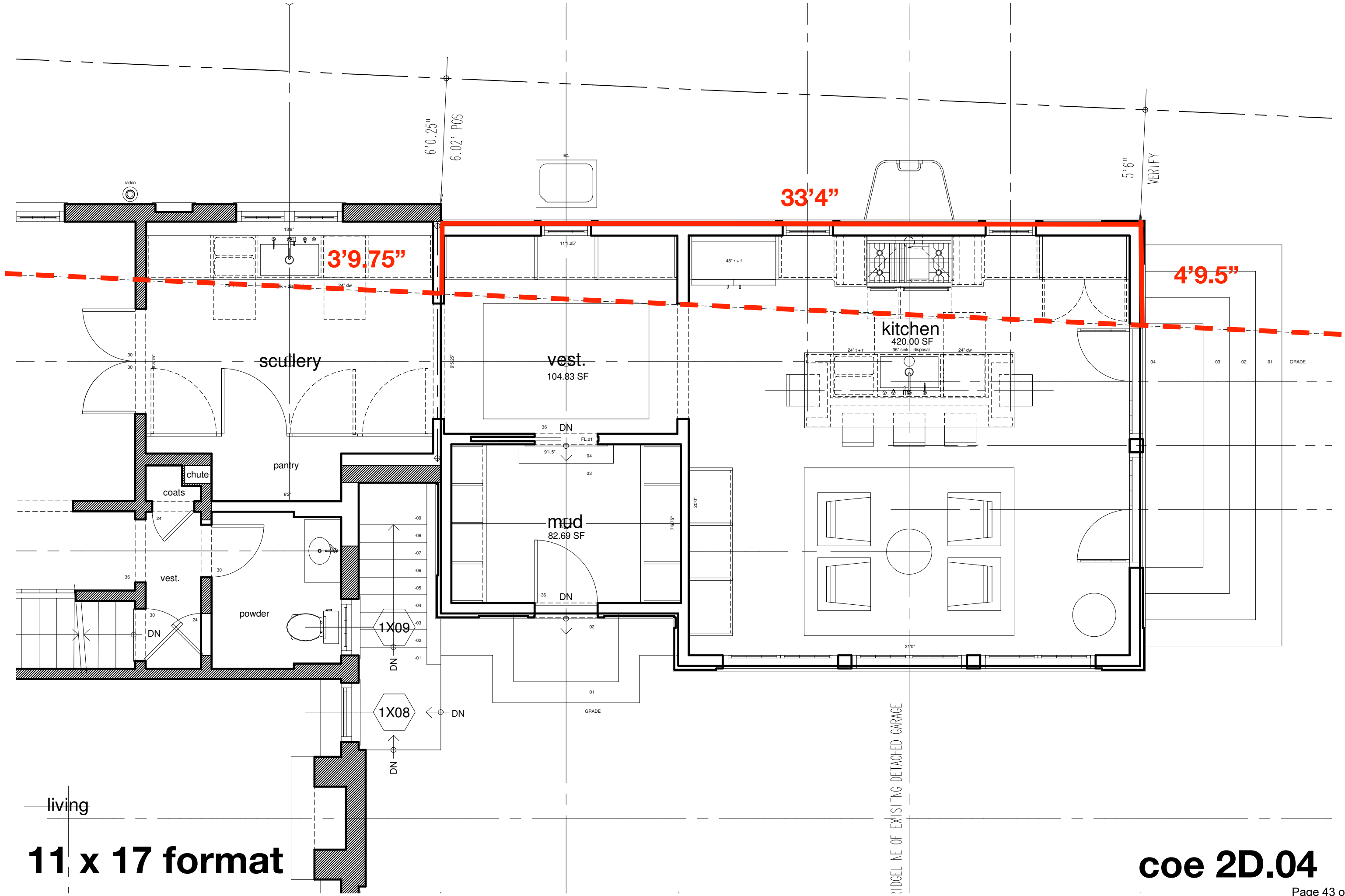
Nly Face Wood Fence Post 0.14' Nly

Nly Face Wood Fence Post 0.13' Nly



11 x 17 format

coe 2D.02



11 x 17 format

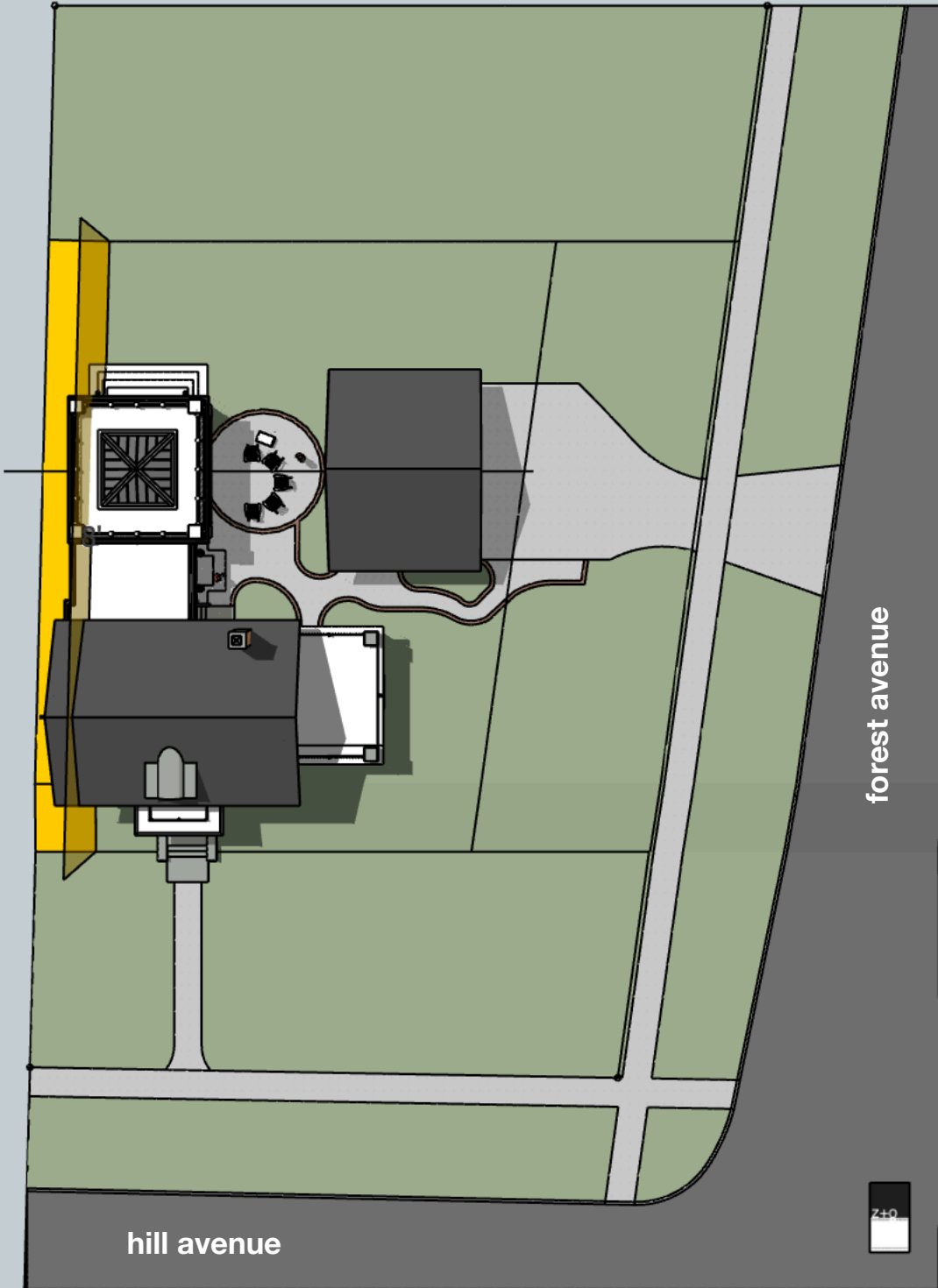
coe 2D.04

coe.02 - 1 story addition study.08
ZVR: 2026-04.14

S

E

W



hill avenue

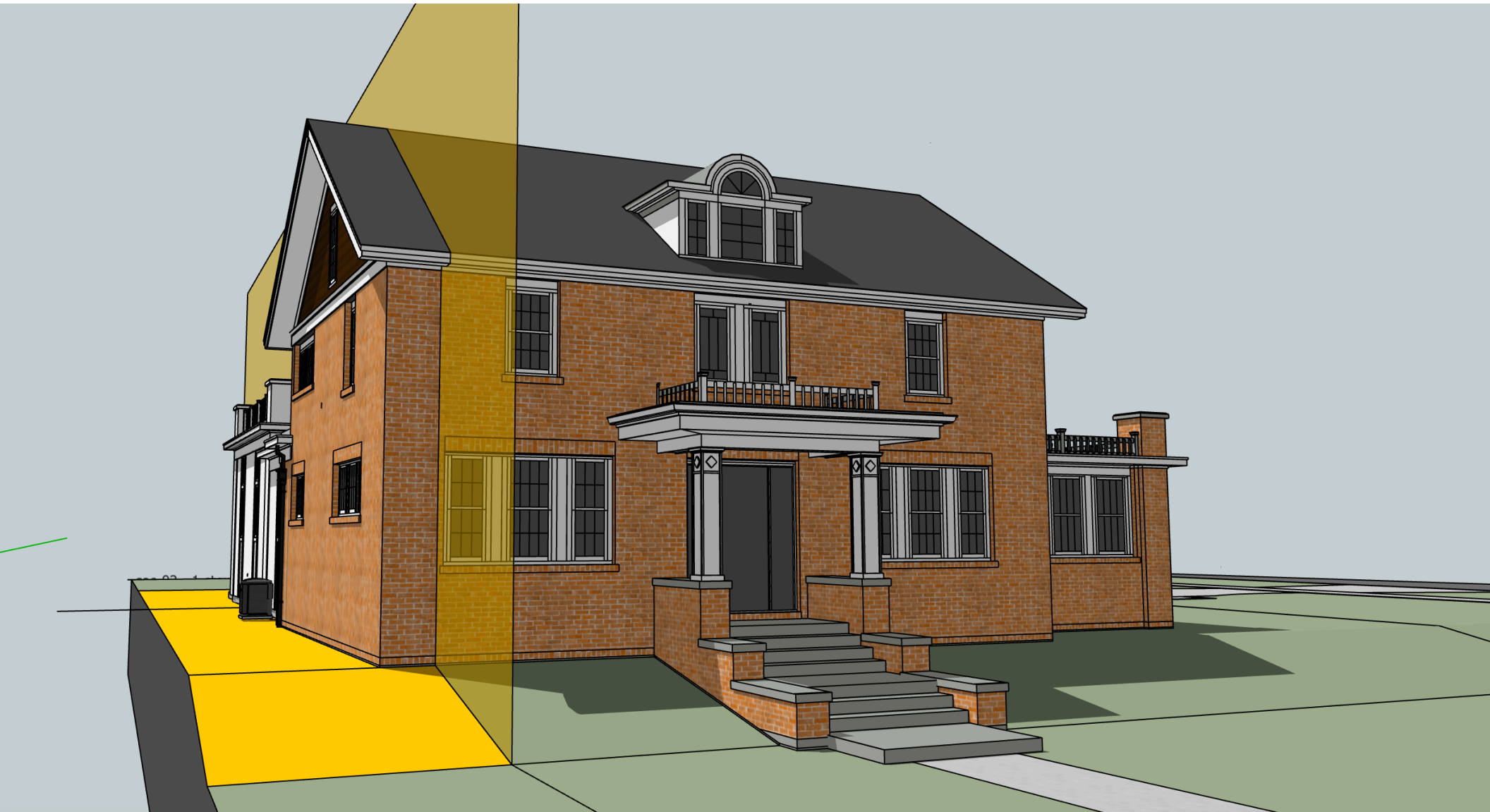
forest avenue

Z+0

N

site

coe 3D.01



north / front elevaton



west / rh side elevaton w/ detached garage

coe 3D.03



west / rh side elevation w/o detached garage

coe 3D.04



view between home + detached garage - new "front" door

coe 3D.05

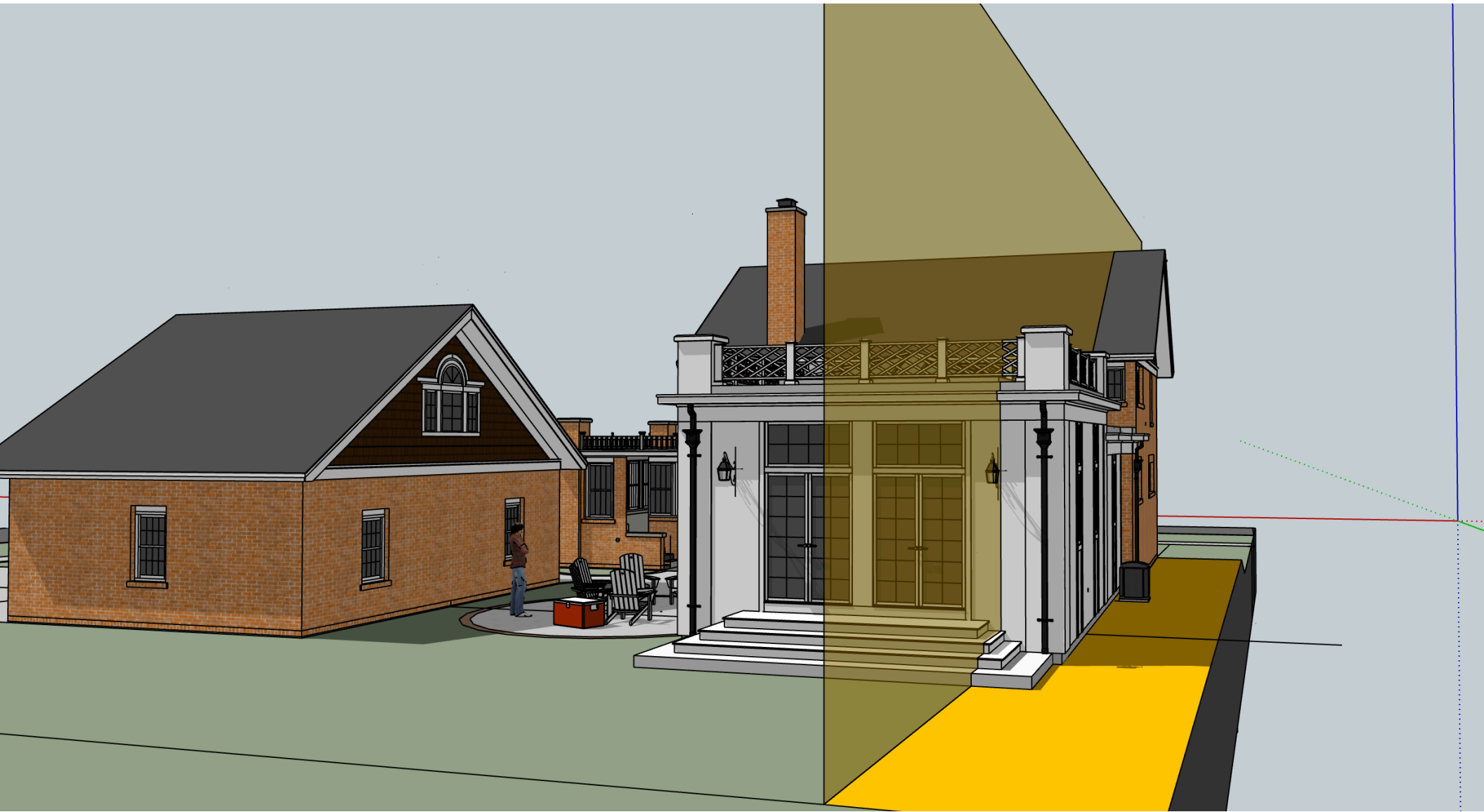


view looking northeast



south / back elevation

coe 3D.07



view looking north



view looking northwest

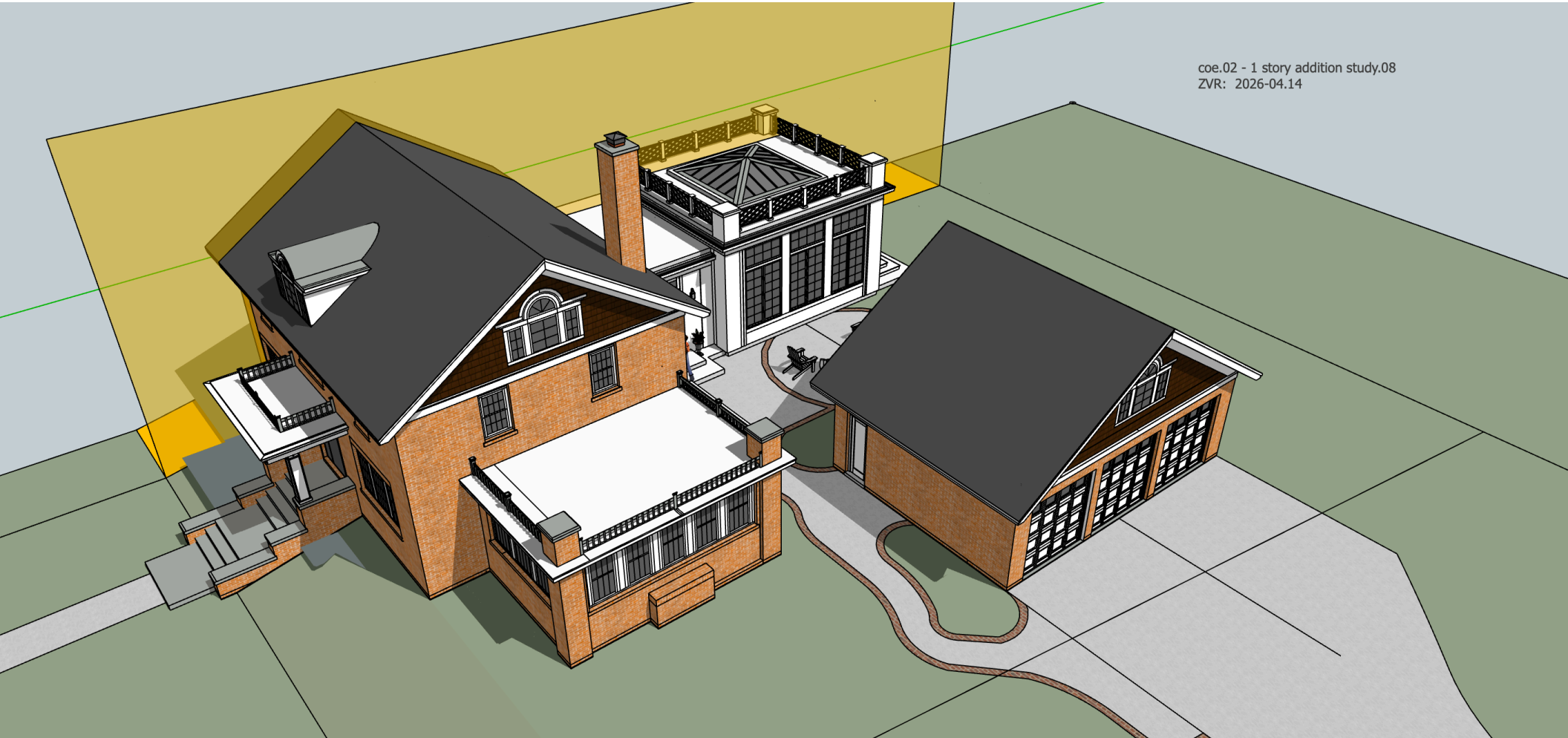
coe 3D.09



east / lh side elevation

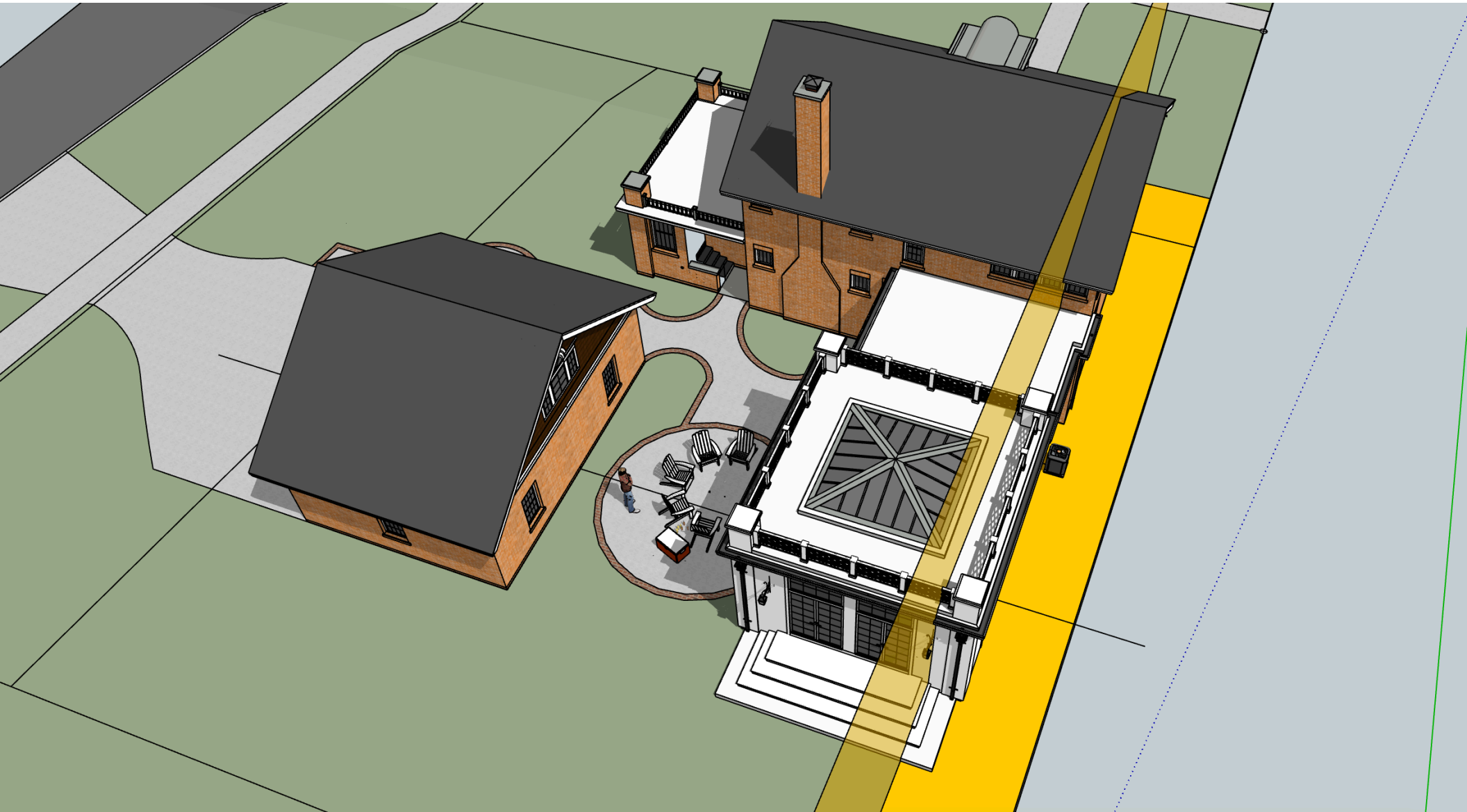
coe 3D.10

coe.02 - 1 story addition study.08
ZVR: 2026-04.14



aerial view looking southeast

coe 3D.11



aerial view looking northwest













April 28, 2026

Village of Glen Ellyn Zoning Board of Appeals
525 Duane Street
Glen Ellyn, IL 60137

RE: Letter of Support for Zoning Variance – 565 Hill Ave

Dear Members of the Zoning Board,

We are writing as the homeowners of 571 Hill Ave to express our full support for the variance request submitted by our neighbors, Matthew and Sarah Coe, for their upcoming renovation project.

Since moving to our home in 2024, we have come to deeply value the historical elements that define this neighborhood. We are very pleased that the Coe's have chosen to preserve and renovate an older home rather than pursuing a tear-down and new construction. We believe this approach protects the character of our community.

As the neighbors who would be most directly impacted by this project, we appreciate that Matthew and Sarah shared their proposed plans with us. Regarding the requested 5'6" side yard setback, we are comfortable with the variance as it remains consistent with the current setback from the property line. Given that the expansion is limited to a single story, we do not believe it will have any negative impact on our property or the surrounding space.

We are excited to see the final result and respectfully ask the Zoning Board to approve this variance. Thank you for your consideration.

Sincerely,



Connor & Janel O'Brien

571 Hill Ave
Glen Ellyn, IL 60137



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

Meeting 6/9/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-434)**

DOC ID: 2026-434

Public Hearing - 253 Anthony Street

Statement of the Issue:

Scott McDonald (Petitioner), representing the owners of the property at 253 Anthony Street, has applied for a zoning variation to allow an accessory structure less than ten feet from a principal structure to be setback six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven foot (7'-0") side yard setback.

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

1. Section 10-5-4(A)(4)(b) to allow an accessory structure less than ten feet from a principal structure to be setback six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven foot (7'-0") side yard setback.

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

PUBLIC NOTICE: Notice of the public hearing was published in the May 21, 2026, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: The property was granted a variation in 1991, per Ordinance 3847-2, to allow the existing front porch of the home to continue to extend 7.65 feet into the required 30 foot front yard setback and to remain attached to the home as the land was subdivided. The property was designated a Glen Ellyn Local Landmark by the Village Board of Trustees in 2013 per Ordinance 6183. The property owner will need to seek approval to the alteration of the structure by the Historical Preservation Commission if the requested variation requested is granted by the Village Board of Trustees.

PERMIT HISTORY:

Year	Permit No.	Type
2025	2025-1490-RFGT	Roof and Gutters
2016	20160016	Kitchen Remodel
2013	20130243	Fence
2011	20111019	Exterior Drain Tile

2009	20090555	Front Porch Alteration
1997	B17154	Deck
1996	B15789	Sewer Repair
1993	B14118	Sewer Service Repair
1934	B63	Alteration

PROJECT SUMMARY:

The Petitioners have applied for a variation to the minimum side yard setback requirement for an accessory structure less than ten feet from a principal structure to be setback six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven-foot (7'-0") side yard setback. The applicant has proposed an addition to the rear of the home that would meet all other zoning requirements. However, the proposed addition to the existing residence would be located approximately 6 feet 2 inches from the existing detached garage. This changes the required setback for the detached garage as provided in Section 10-5-4(A)(4) of the Zoning Code. Additionally, Section 10-4-1(I) of the Zoning Code requires that no existing building or structure shall be enlarged, altered, reconstructed, converted or relocated in such a manner as to conflict or further conflict with the bulk requirements of this title for the zoning district in which such building or structure is located. The proposal of the rear building addition would present a conflict with the required setbacks for detached accessory structures.

Per the Zoning Code, a practical difficulty or particular hardship cannot be self-created. A zoning variation runs with the land indefinitely and should be considered only if the property is unique in its particular physical surroundings, shape or topographical conditions specific to the property involved and would bring a particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

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

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

Attachments:

1. Application - Zoning Variation
2. Aerial Map
3. Zoning Map
4. Site Plan

5. Building Elevations
6. Variation Ordinance No 3847
7. Local Landmark Ordinance No 6183



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 5/7/2026

Application No: 2026-0026

Name of Applicant: Scott Macdonald

Address of Applicant: 35 E Division St Villa Park, IL 60181

Property Interest of Applicant: Owner Representative

Name of Owner: McLain TR, Jake Thomas &

Address of Owner: 253 Anthony St Glen Ellyn, IL 60137

Type	Name	Address	Phone	Email
Petitioner	Scott Macdonald	35 E Division St Villa Park, IL 60181		
Web Administrator	Scott Macdonald	35 E Division St Villa Park, IL 60181		
Parcel Owner	McLain TR, Jake Thomas &	253 Anthony St Glen Ellyn, IL 60137		

Property Address: 253 Anthony St

Project Name: Web Project

Project Description: Seeking a variance on the side yard setback to an existing garage for 2.4".
From 7'-0" to 6'-9.6".

Legal Description of Property:

LOT 1 IN SCRIPTURE PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN BLOCK 3 OF ROBERTON'S SEVENTH ADDITION TO GLEN ELLYN IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS

Zoning: C4, R2, Single Family Residential District
Lot Dimensions: 70' X 166'
Lot Area: 11620
: 05104080180000

Present Use:

RESIDENTIAL R2

Estimated Date to Begin New Use/Construction: 8/10/2026

Narrative Statement:

To Whom It May Concern,

I am writing to request a zoning variation for the property located at 253 Anthony Street, Glen Ellyn, Illinois (PIN 05-10-408-018), which is zoned R2 Single-Family Residence District.

The subject property is uniquely situated, as it is flanked on both sides by publicly owned school and park land, resulting in no adjacent residential structures.

Pursuant to Title 10, Chapter 5, Section 10-5-4(A)(4)(b) of the Glen Ellyn Code of Ordinances, accessory structures located less than ten (10) feet from a principal structure are required to comply with the same setback requirements as the principal structure. The proposed addition to the existing residence will be located approximately 6 feet 2 inches from the existing detached garage, thereby triggering this provision.

Accordingly, the applicable standard becomes the interior side yard requirement for the principal structure, as outlined in Section 10-4-8(D)(3), which requires a minimum side yard of six feet six inches (6'-6") or ten percent (10%) of the lot width, whichever is greater. Given the subject lot width of 70 feet, the required side yard setback is 7 feet.

The existing detached garage, as documented on the recorded plat of survey, is located approximately 6.8 feet (6 feet 9.6 inches) from the side property line. This results in a minor encroachment of approximately 2.4 inches into the required setback.

We respectfully request approval of a variation to allow the existing garage to remain in its current location.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

It is impractical to move the existing garage 2.4". It would also be detrimental to the houses aesthetic to step the addition back further than it already is to retain a 10' gap between the addition and the garage.

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

It would be financially not viable to move the garage as part of this addition.

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

Allowing the garage to remain in it's current location will maintain the aesthetics from the public right of way.

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

n/a

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

Due to the nature of this property allowing this variance will not be applicable to other properties. The properties flanking the subject property are publicly owned school/park land.

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

The purpose of this variation is to make it financially viable for the homeowner to create an addition to their home and make it a more livable space for their family. It is not in the pursuit of making money. This addition is not being proposed for a spec construction to be put out for a real estate sale.

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

The hardship was created by the parties who owned the property when the garage was originally constructed. This was not the current owners.

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

The main justification for greater side yard setbacks is for fire protection (generally). Due to the nature of the property (being flanked by open park/school land) there is no threat of a fire spreading to adjacent structures.

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

Properties directly adjacent are non-developed park and school land.

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

The main justification for greater side yard setbacks is for fire protection (generally). Due to the nature of the property (being flanked by open park/school land) there is no threat of a fire spreading to adjacent structures.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

The main justification for greater side yard setbacks is for fire protection (generally). Due to the nature of the property (being flanked by open park/school land) there is no threat of a fire spreading to adjacent structures. In addition, the owner is prepared to provide gypsum boards on the interior surfaces of the garage to provide greater fire resistance.

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

The garage is existing and allowing it to remain will not decrease or diminish any property values. Allowing the owner to provide the addition will only increase the potential value of the subject property which typically increases adjacent property values.

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

This project will not increase occupancy nor change any traffic flows.

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

This is a private residence and allowing this variance will not affect any other adjacent properties, as it will also mostly be not visible from the street.

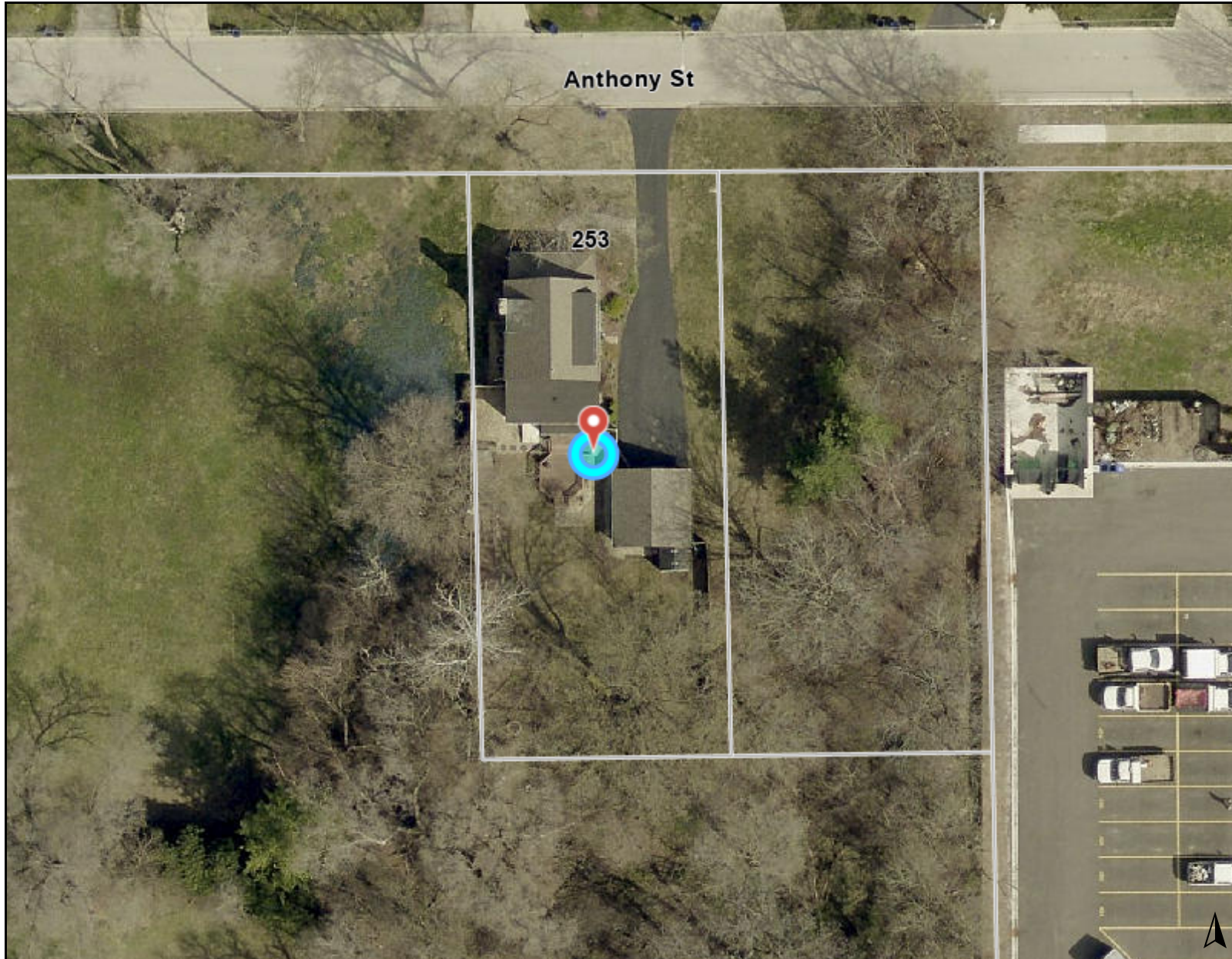
15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

This project is neither asking for nor will create a burden on the public. it is a private residence.

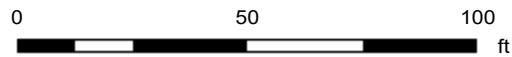
16. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

We are asking for a variance of only 2.4" which will bring the garage just into compliance. We are not seeking to extend the garage structure beyond its current limits.

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



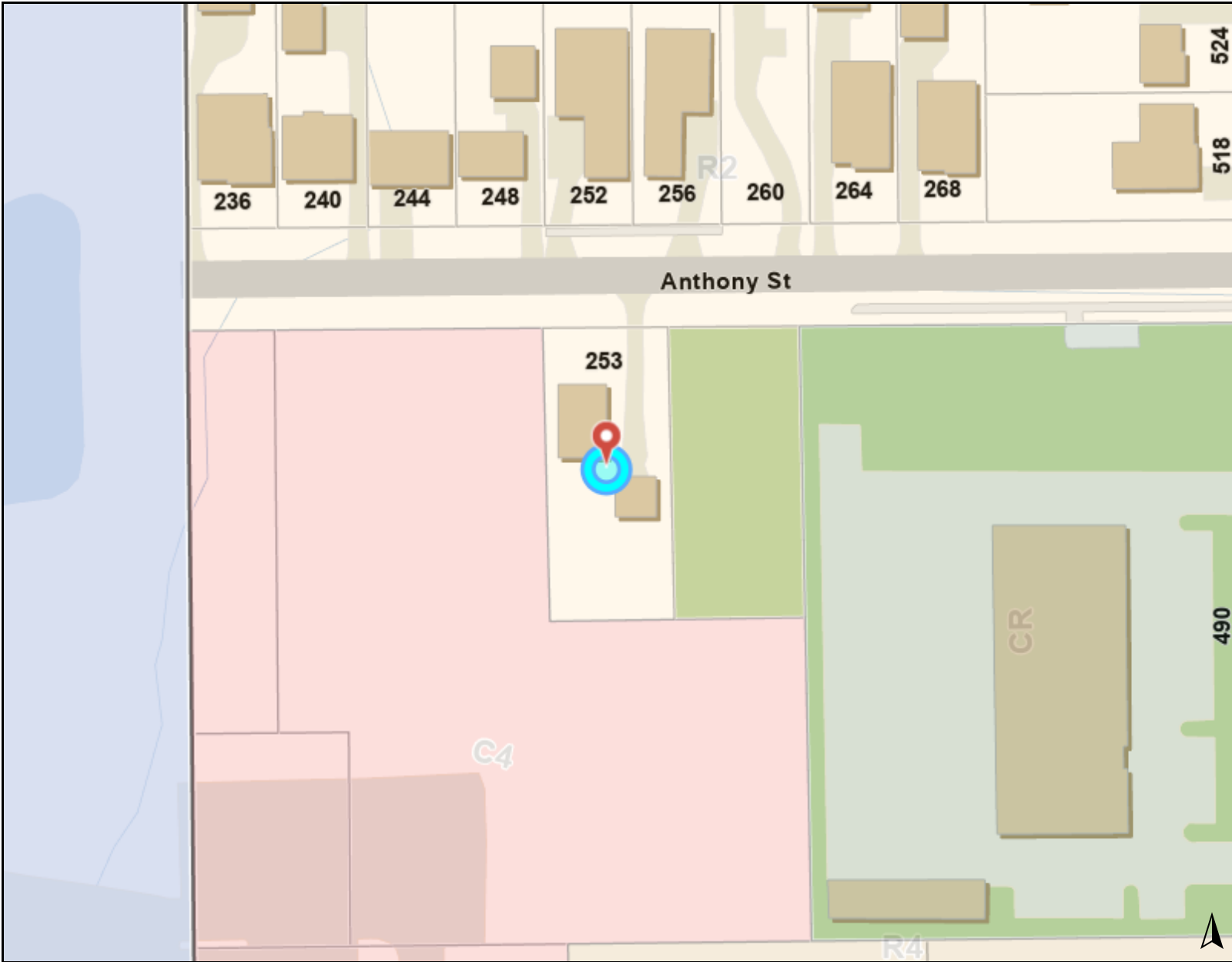
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Print Date: 6/2/2026

Notes

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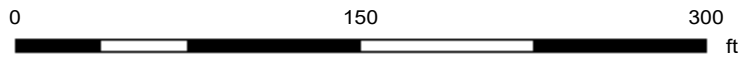


Legend

Zoning and Development

Zoning

- C4: Office District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District



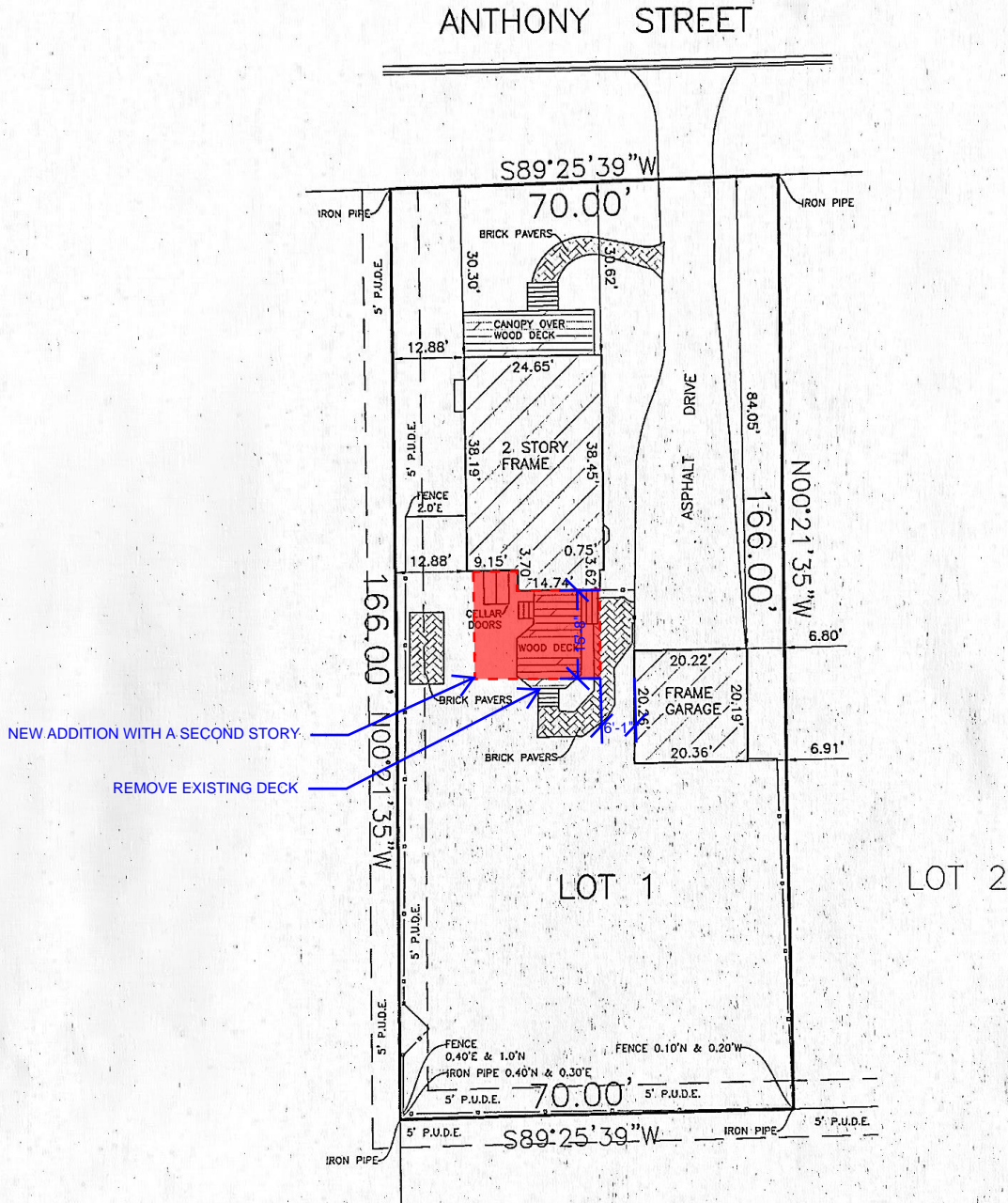
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TOM W. ATKINS P.L.S. PLAT OF SURVEY

LOT 1 IN SCRIPTURE PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991 AS DCOUMENT R91-101194, IN DuPAGE COUNTY, ILLINOIS.



ALL DISTANCES IN FEET AND DECIMAL
 SCALE: one inch = 20 feet
 FILE NO. TA3128
 ORDERED BY: _____
NOVI & NOVI, LLC
 ADDRESS: 253 ANTHONY STREET
GLEN ELLYN, ILLINOIS

NOTE: ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON.
 COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.



STATE OF ILLINOIS }
 COUNTY OF MCHENRY } SS.
 I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.
 CERTIFIED AT MCHENRY, ILLINOIS THIS 18th DAY OF OCTOBER, 2017

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
 MY LICENSE EXPIRES NOVEMBER 30, 2018

DUKE consulting, llc.

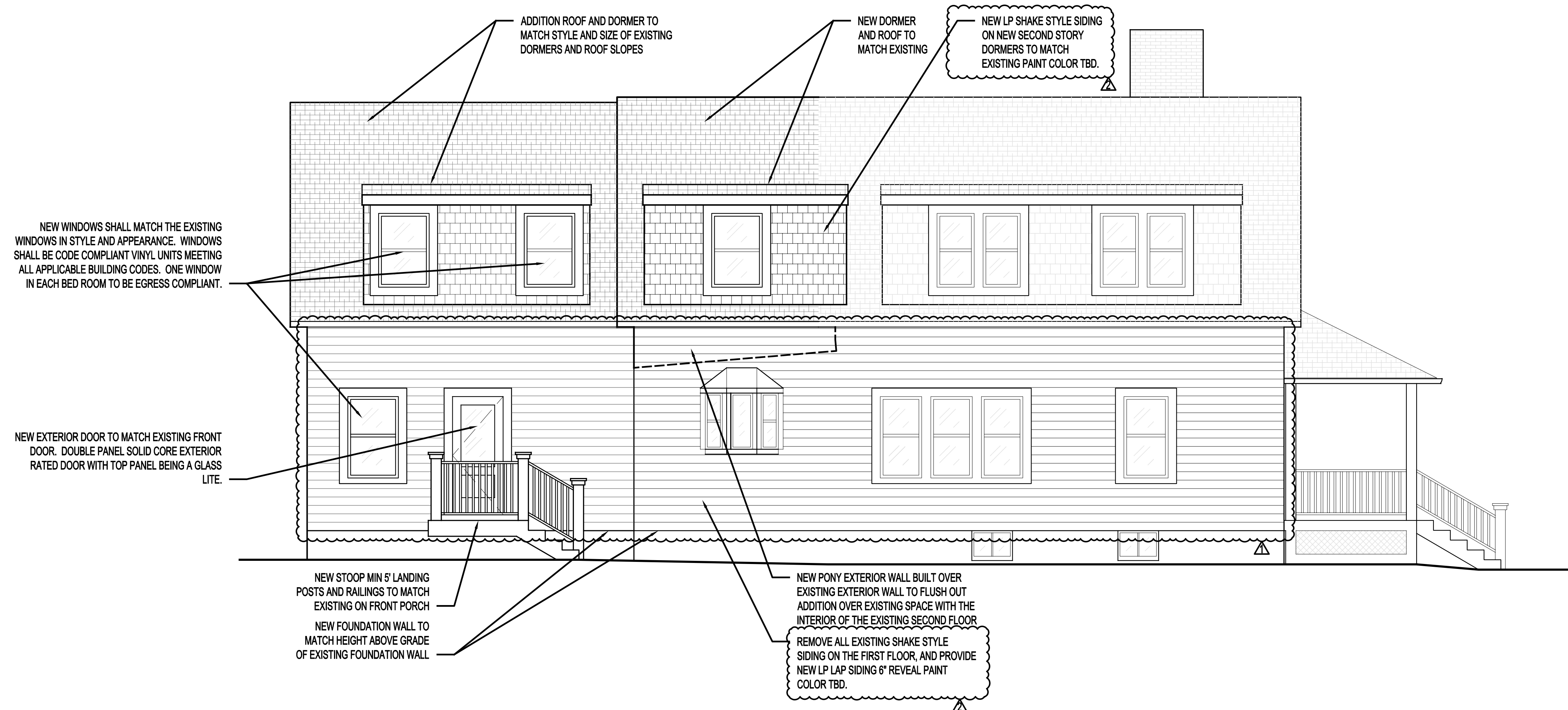
35 E Division St.
Villa Park, IL 60181
p: 630.991.7574

REVISIONS:	DATE:
D.D. DOCUMENTS	03/07/2026
D.D. REV #1	03/16/2026
D.D. REV #2	04/21/2026
PERMIT SET	
REVISION #1	
REVISED PERMIT SET	
ISSUE FOR CONSTRUCTION	
ISSUE FOR PERMIT REVISION	
ISSUE FOR PERMIT REVISION	



A EXISTING EAST ELEVATION

SCALE
1/2"=1'-0"



B NEW EAST ELEVATION

SCALE
1/2"=1'-0"

.Monica IL Stamp.bmp

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WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

EAST
ELEVATIONS

DRAWN BY
SM

CHECKED BY
MM

JOB NUMBER

26001

SHEET NAME

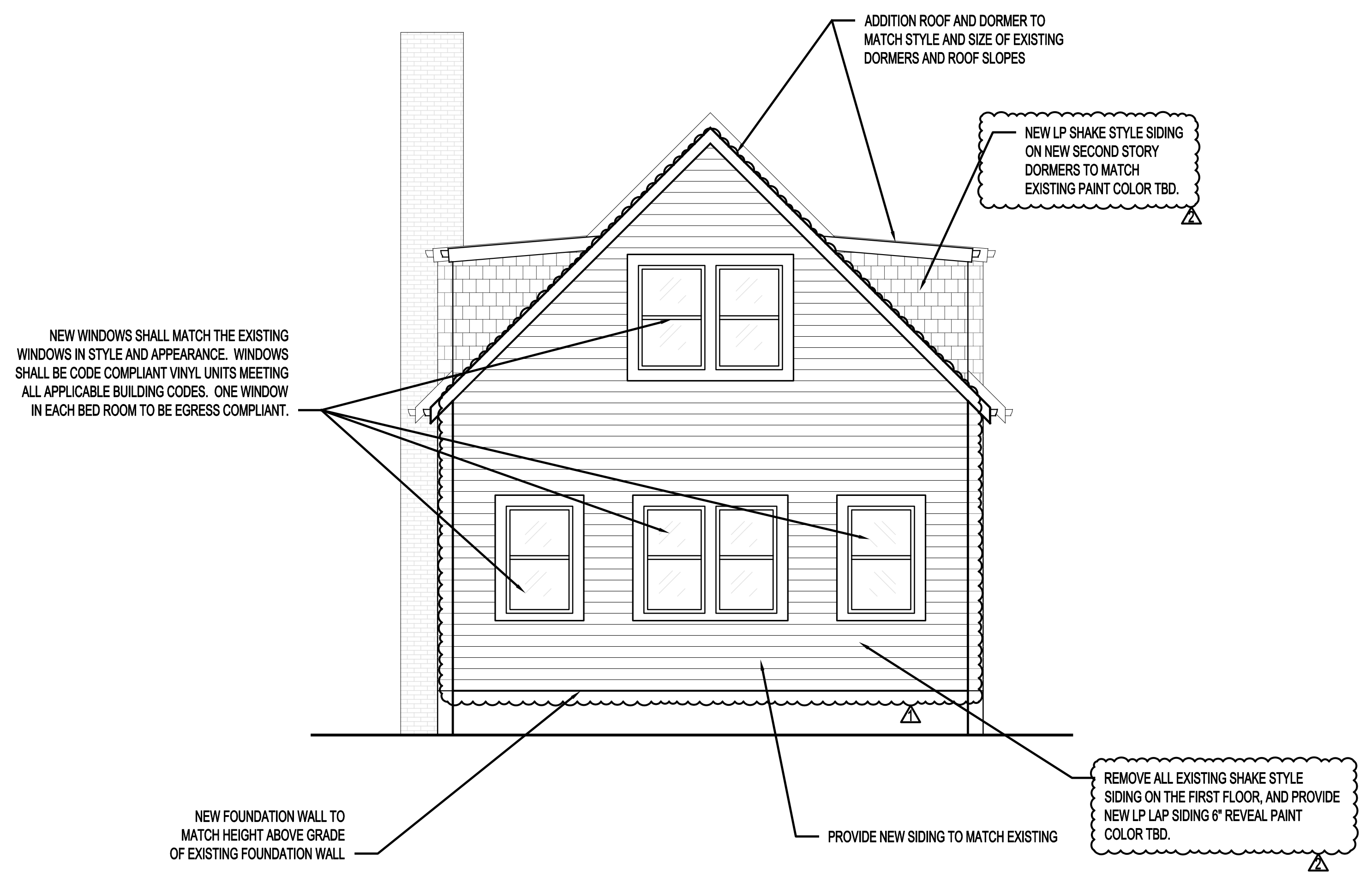
A3.0



REVISIONS:	DATE:
D.D. DOCUMENTS	03/07/2026
D.D. REV #1	03/16/2026
D.D. REV #2	04/21/2026
PERMIT SET	
REVISION #1	
REVISED PERMIT SET	
ISSUE FOR CONSTRUCTION	
ISSUE FOR PERMIT REVISION	
ISSUE FOR PERMIT REVISION	

A EXISTING SOUTH ELEVATION

SCALE
1/2"=1'-0"



B NEW SOUTH ELEVATION

SCALE
1/2"=1'-0"

Monica L. Stamp.bmp

THE ABOVE DRAWINGS AND SPECIFICATIONS AND IDEAL DESIGN AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF THIS OFFICE AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN THE CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THIS OFFICE. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

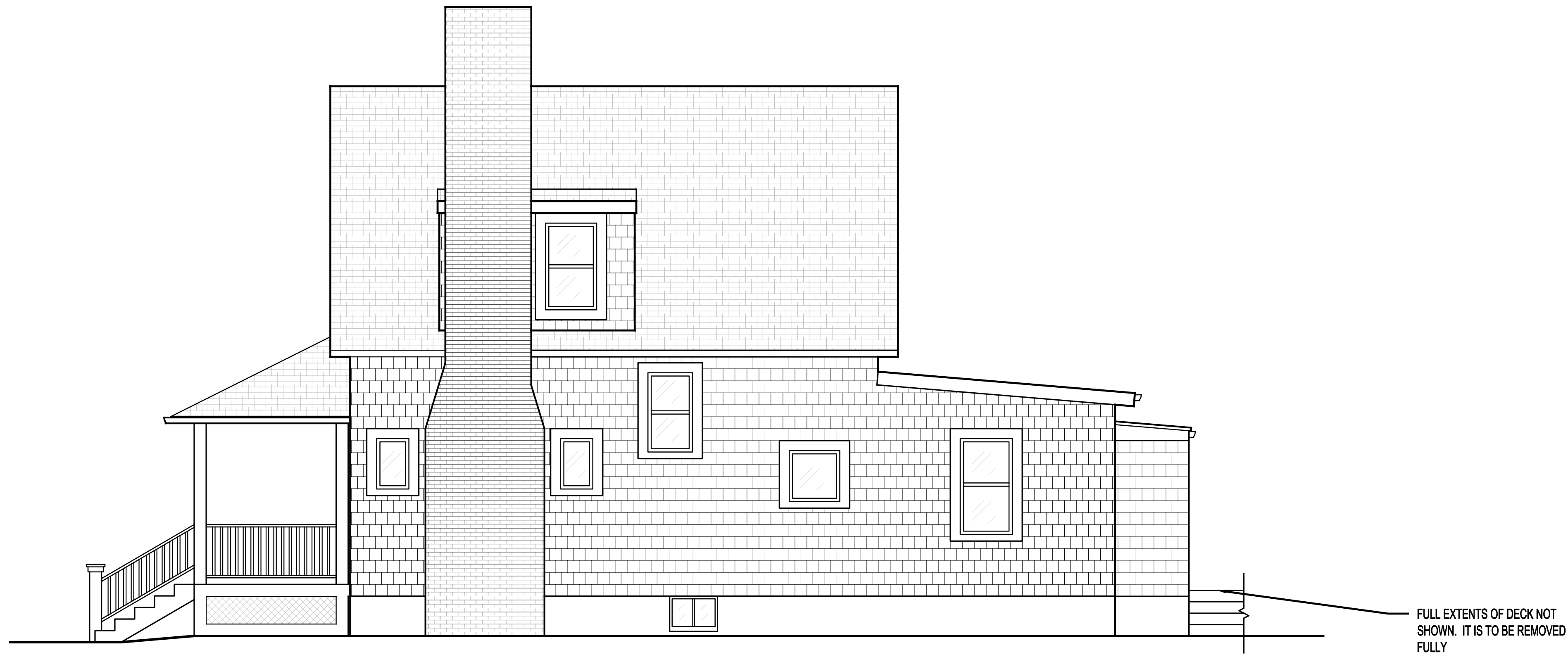
WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

SOUTH ELEVATIONS

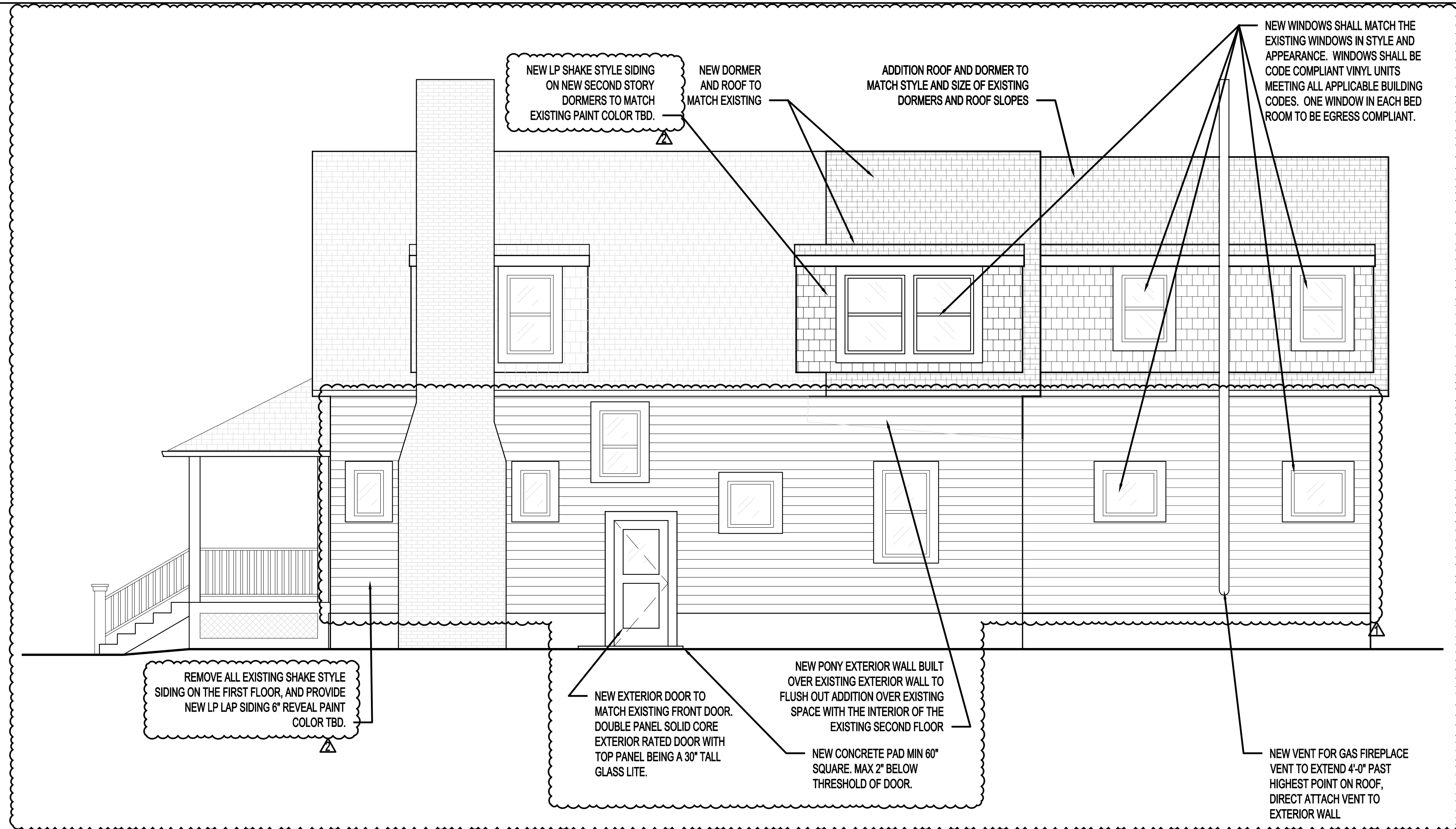
DRAWN BY	SM
CHECKED BY	MM
JOB NUMBER	26001
SHEET NAME	

3.1



A EXISTING WEST ELEVATION

SCALE
1/4"=1'-0"



C NEW WEST ELEVATION - OPTION #2

SCALE
1/4"=1'-0"

DUKE consulting, llc.

35 E Division St.
Villa Park, IL 60181
p: 630.991.7574

REVISIONS:	DATE:
D.D. DOCUMENTS	03/07/2026
D.D. REV #1	03/16/2026
D.D. REV #2	04/21/2026
PERMIT SET	
REVISION #1	
REVISED PERMIT SET	
ISSUE FOR CONSTRUCTION	
ISSUE FOR PERMIT REVISION	
ISSUE FOR PERMIT REVISION	

.Monica IL Stamp.bmp

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McLAIN HOUSE
253 ANTHONY ST
GLEN ELLEN, IL

WEST
ELEVATIONS

DRAWN BY
SM

CHECKED BY
MM

JOB NUMBER

26001

SHEET NAME

3.2

ORDINANCE NO. 3847-2

AN ORDINANCE GRANTING A VARIATION FROM
THE FRONT YARD REQUIREMENTS OF
ZONING ORDINANCE NO. 3617-Z FOR PROPERTY
COMMONLY KNOWN AS 253 ANTHONY STREET

WHEREAS, Scripture Press Publications, Inc., as the owners of property commonly described as 253 Anthony Street, Glen Ellyn, Illinois, and legally described as follows:

THE EAST 143.5 FEET OF LOT 7 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950 IN DU PAGE COUNTY, ILLINOIS

P.I.N. 05-10-408-005

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for one variation from the strict application of Section 10-4-5-(D)1 of the Glen Ellyn Zoning Code, Ordinance No. 3617-Z, to permit the existing front porch to continue to extend 7.65 feet into the required 30 feet front yard and to remain attached to the home at the subject location as the land is resubdivided; and

WHEREAS, following due and proper notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted

a public hearing on May 14, 1991, at which the petitioners presented evidence, testimony, and two (2) exhibits in support of the variations requested, and no persons appeared in favor, and no persons in opposition thereto; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Zoning Board of Appeals adopted findings of fact and recommended that the requested variances be granted in its Report and Recommendation dated May 14, 1991, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn find that the variation would not alter the essential character of the locality; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcript of and the exhibits presented at the aforesated public hearing and have considered the findings of fact and recommendation of the Glen Ellyn Zoning Board of Appeals;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

SECTION ONE: The Report and Recommendation of the Glen Ellyn Zoning Board of Appeals, Exhibit "A" appended hereto, is hereby accepted, and the findings of fact and conclusions set forth in the preamble above are hereby adopted as the findings of

fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees concur in the recommendation of the Glen Ellyn Zoning Board of Appeals and grant one variation from the strict application of Section 10-4-5(D)1 of the Glen Ellyn Zoning Code, Ordinance No. 3617-2, to permit the existing front porch to continue to extend 7.65 feet into the required 30 feet front yard and to remain attached to the home at the subject location as the land is resubdivided for property commonly known as 253 Anthony Street, Glen Ellyn, Illinois, and legally described as follows:

THE EAST 143.5 FEET OF LOT 7 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1908 AS DOCUMENT 94950 IN DU PAGE COUNTY, ILLINOIS

P.I.N. 05-10-408-005

SECTION THREE: The Building and Zoning Official is hereby authorized and directed to issue building and occupancy permits for the subject property, consistent with the variations granted herein, provided that all conditions set forth hereinabove have been met and all other applicable laws and ordinances are complied with.

SECTION FOUR: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

SECTION FIVE: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Ordinance.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 19___, on first reading, second reading not being requested.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8th day of July, 1991, on second reading, with second reading having been requested on the 24th day of June, 1991.

AYES: Wark, Downing, Frank, Belkum, Pappal, Scanlon

NAYES: - - -

ABSENT: - - -

William D. Lunde, Inc.
Village Clerk of the Village of
Glen Ellyn, Illinois

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 8th day of July, 1991.

Arthur C. Angrier
Village President of the Village of
Glen Ellyn, Illinois

ATTEST:

William D Lunde
Village Clerk of the Village of
Glen Ellyn, Illinois

Published in pamphlet form and posted on the 9th day of July
1991.

William D Lunde
Village Clerk of the Village of
Glen Ellyn, Illinois

REPORT AND RECOMMENDATION
OF THE
GLEN ELLYN ZONING BOARD OF APPEALS
ON THE PETITION OF
SCRIPTURE PRESS PUBLICATIONS PROPERTY
AT 253 ANTHONY STREET

TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE
OF GLEN ELLYN, ILLINOIS

Scripture Press Publications, Inc., owner of 253 Anthony Street, filed a petition requesting a variation from the front yard setback requirements in the R2 Zoning District to allow a single-family home and attached porch to remain intact after subdividing the property in order to create another buildable parcel.

The petition was referred to the Zoning Board of Appeals to conduct a public hearing thereon pursuant to the Zoning Ordinance. The Zoning board of Appeals set the date of the hearing for May 14, 1991 and it was held as scheduled. Notice of the hearing was published in The Glen Ellyn News on April 24, 1991. Written notice was sent to the property owners within 250 feet of the subject property. A sign announcing that there would be a public hearing concerning this site was also placed on the property.

The Zoning Board of Appeals issued the following report and recommendation.

I. Report

- A. Location - The property in question is located on the south side of Anthony Street and is commonly known as 253 Anthony. It is approximately 200 feet east of the Village corporate limits. The subject property is zoned R2. A single-family home and detached garage are located on the parcel.
- B. Characteristics of the Surrounding Area - The property immediately to the west of the home is also owned by Scripture Press. This property is vacant and is zoned C4, Office. The Frank Johnson Center, owned by the Glen Ellyn Park District, is located to the east of the subject property, and is zoned R2. The north side of Anthony is fully developed with single-family homes within the R2 Zoning District. The Scripture Press office building is located southwest of the subject property.

The area is characterized by relatively narrow and deep residential lots. The neighborhood contains many mature trees.

- C. Variation Requested - A 22.35 front yard exists because a home (and attached porch) exists on the subject property. The petitioner is seeking a 7.65 foot variation from the required front yard setback of 30 feet in the R2 Zoning District. This variation request varies from the standard requirement by 25.5%. The variation is being sought because the petitioners wish to subdivide their property in order to create another buildable lot in the R2 Zoning District immediately east of the existing home. Section 10-4-1(I) requires that all zoning lots resulting from such a division meet all of the bulk requirements of the zoning district in which the lot is located.
- D. Public Hearing - Mr. Philip P. DiCicco, 253 Anthony Street presented testimony and evidence as the petitioner representative. No one was present to speak in favor of or in opposition to the petition.

The following exhibits were presented at the public hearings:

Exhibit One - The Application for Variation packet filed on April 4, 1991 by Scripture Press Publications Inc.

Exhibit Two - A Scripture Press Publication Resubdivision plat prepared by Webster, McGrath & Ahlberg, Ltd. and dated March 14, 1991.

- E. Zoning Board of Appeals Findings of Fact - Staff's testimony was found as fact.

Testimony indicated that no one has complained about the existence of the front porch.

Testimony indicated that the neighborhood's character would not be affected if the porch were allowed to remain.

Testimony by the petitioner representative indicated that he is the current resident of the home and that he plans on continuing to live there.

Testimony indicated that 253 Anthony is the only residence west of Kenilworth on the south side of Anthony.

Report and Recommendation
Scripture Press Publications Property
Page 3

Staff testified that the proposed lot to the east of the subject property must meet a 30 front foot yard setback.

II. Recommendation

The Zoning Board of Appeals recommends approval of the request for a variance that would allow an existing residence to maintain a 22.35 foot front yard setback when the property is divided for purposes of creating another buildable lot in the R2 Zoning District. The resulting variation would be a total of 7.65 feet.

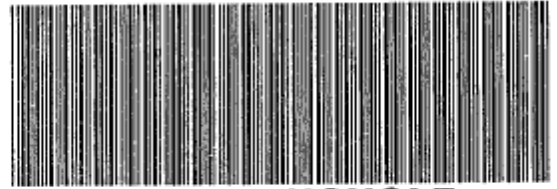
A hardship would exist for the property owners if they were required to remove the front porch of the existing house in order to meet the required 30 foot front yard setback. This circumstance is unique because the house and porch have already been maintained in their current location for approximately 50 years. The character of the neighborhood would remain unchanged if the variation is granted.

Upon roll call to recommend approval, Commissioners Freer, King, Koch and Acting Chairman Fina voted "yes". Motion carried 4 - 0.

Respectfully submitted,



Joel G. Fina, Acting Chairman
Zoning Board of Appeals
Date of Hearing: May 14, 1991



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

FEB.06,2014

12:27 PM

OTHER

05-10-408-018

008 PAGES

R2014-010756

Village of Glen Ellyn

Ordinance No. 6183

An Ordinance Designating the Property
at 253 Anthony Street, Glen Ellyn, IL
as a Glen Ellyn Local Landmark

60137

Adopted by the
President and Board of Trustees
Of the
Village of Glen Ellyn
DuPage County, Illinois

This 12th day of November, 2013.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 13th
Day of November, 2013.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137

**An Ordinance Designating the Property
at 253 Anthony Street, Glen Ellyn, IL
as a Glen Ellyn Local Landmark**

Whereas, James and Helen Elliott, owners of the property commonly known as 253 Anthony Street ("Property"), Glen Ellyn, DuPage County, Illinois, and legally described as follows:

Lot 1 in Scripture Press Publications Resubdivision, being a Resubdivision of part of Lot 7, in Block 3, of Robertson's Seventh Addition to Glen Ellyn, in the East Half of Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat of said Scripture Press Publications Resubdivision recorded August 7, 1991 as Document R91-101194, in DuPage County, Illinois.

P.I.N.(s): 0510408018

has submitted a written request for Village of Glen Ellyn Historic Landmark Designation for the property at said address in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, Glen Ellyn Historic Preservation Commission conducted a public hearing on October 24, 2013, during which evidence, testimony, and exhibits were presented in support of the request for Landmark Designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing, the Glen Ellyn Historic Preservation Commission recommended that the property be officially designated as a historic and architectural landmark, as set forth in its Report and Recommendation dated November 4, 2013, a copy of which is appended hereto as "Exhibit A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the aforementioned public hearing and have considered the Report and Recommendation of the Glen Ellyn Historic Preservation Commission and find that the property

satisfies one or more of the criteria for designation as a Glen Ellyn landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code;

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Report and Recommendation of the Glen Ellyn Historic Preservation Commission, attached hereto as Exhibit "A", is hereby accepted, and the findings and conclusions set forth therein and in the preamble below are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the property located at 253 Anthony Street in Glen Ellyn, DuPage County, Illinois, as a Glen Ellyn Local Landmark.

Section Three: The property is hereby determined to be a Glen Ellyn Local Landmark because it satisfies the following criteria set forth in Section 2-13-3(A) of the Glen Ellyn Village Code:

- A. The property is an example of Gable Front Cottage Architecture built between 1890 and 1910.
- B. The property is an outstanding and unique example of the style of architecture in which it was built.

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the October 24, 2013 Historic Preservation Commission public hearing including the documents listed below, which are referenced herein as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

- A. Historic Landmark Nomination Form
- B. Picture of the home on the property
- C. Copy of the notice of the Public Hearing

Section Five: By virtue of its satisfying the criteria specified herein, the property is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Historic Preservation Commission is authorized and directed to send a certified copy of this Ordinance and a summary report of the effects of designation to the owners within ten (10) days of the passage of this Ordinance, and the Village Clerk is authorized and directed to file or cause to be filed a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

Section Seven: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

Section Eight: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 12th day of November, 2013, on first reading, second reading not being requested.

Ayes: Trustees Clark, Elliott, Fredberg, Ladene, McBurney and O'Shea.

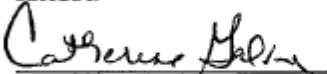
Nays: Ø

Absent: Ø

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 12th day of November, 2013.


Village President of the Village
of Glen Ellyn, Illinois

Attest:


Village Clerk of the Village
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 13th day of November 2013.)

REPORT AND RECOMMENDATION
OF THE GLEN ELLYN
HISTORIC PRESERVATION COMMISSION
ON THE REQUEST OF JAMES AND HELEN ELLIOTT
FOR THE DESIGNATION OF THE PROPERTY
LOCATED AT 253 ANTHONY STREET
AS A HISTORIC LANDMARK

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATE: November 4, 2013

Background. James and Helen Elliott ("Petitioners"), property owners of 253 Anthony Street ("Property"), filed a petition to have their home designated as a Glen Ellyn Historic Landmark on September 10, 2013. On September 26, 2013, pursuant to the testimony and facts presented by the Petitioner, the Glen Ellyn Historic Preservation Commission granted preliminary determination of landmark designation to the Property. In accordance to the Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (#3825), a public hearing was held before the Historic Preservation Commission on Thursday, October 24, 2013. The Historic Preservation Commission heard testimony, and issues the following Report and Recommendation to the Village Board.

I. **Report:**

A. **Request.**

The Petitioner is requesting landmark designation for their property located at 253 Anthony Street, Glen Ellyn, Illinois.

B. **Exhibits.**

The following materials were submitted for review prior to the Historic Preservation Commission meeting:

Exhibit 1: Historic Landmark Nomination Form received on September 10, 2013 from the Petitioner for the Property along with submittals.

Exhibit 2: Notice of Public Hearing published in the October 9, 2013, edition of the Daily Herald.

Exhibit 3: Minutes from the September 26, 2013, regular Historic Preservation Commission meeting.

Exhibit 4: Minutes from the October 24, 2013, regular Historic Preservation Commission meeting.

C. **October 24, 2013 Public Hearing.**

The Commission reviewed the landmark designation of the home at 253 Anthony Street by reviewing the nomination form, pictures of the property, and additional property information.

D. Public Comment.

No members of the public spoke in favor or opposition of the request.

E. Discussion.

Commissioner Wilson stated the application was filed on the basis of the following criteria:

1. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
2. Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;
4. Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous.
5. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

II. Recommendation -- On a motion made by Commissioner Wilson and seconded by Commissioner Christiansen, the Historic Preservation Commission recommends the Village Board approve the landmark designation for the property located at 253 Anthony Street. The motion carried with a vote of five (5) "Yes," zero (0) "No".

Respectfully submitted,

Leland Marks, Chairman
Historical Preservation Commission

Date of Meeting: October 24, 2013

Present: Commissioners Christiansen, Fisher, Loftus, Wilson, Chairman Marks and Student Commissioner Davis

Excused: Commissioners Manak, Rasnic, Schreiber, Saliamonas

Also Present: Trustee Liaison McGinley, Administrative Intern Keenan, Recording Secretary Solomon

NOTICE OF PUBLIC HEARING BEFORE THE GLEN ELLYN HISTORIC
PRESERVATION COMMISSION

An application has been received by the Historic Preservation Commission to consider the property at 253 Anthony Street for designation of historic landmark status under the Village of Glen Ellyn Historical and Architectural Landmark Preservation Ordinance (Ordinance #3825-VC).

This property is being considered for designation of landmark status for the following reasons:

1. Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village of Glen Ellyn.

Before the Glen Ellyn Village Board can consider the application, the Historic Preservation Commission must conduct a public hearing. The Historic Preservation Commission will consider the application at a public hearing on **Thursday, October 24, 2013 at 7:30 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject property is legally described as follows:

Lot 1 in Scripture Press Publications Resubdivision, being a Resubdivision of part of Lot 7, in Block 3, of Robertson's Seventh Addition to Glen Ellyn, in the East Half of Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, according to the plat of said Scripture Press Publications Resubdivision recorded August 7, 1991 as Document R91-101194, in DuPage County, Illinois.

P.I.N.(s): 0510408018

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Administration Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to Kristen Schrader, Assistant to the Village Manager, 630-547-5205.

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 24 hours in advance of the meeting.

Kristen Schrader,
Assistant to the Village Manager

Published in Daily Herald



CERTIFICATION

I, Catherine Galvin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6183, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 12th day of November 2013, and that the same was signed and approved by the President of said Village on the 12th day of November 2013.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 12th day of November, 2013.

Catherine Galvin

Village Clerk

CORPORATE SEAL