



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, September 8, 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 August 11, 2026, Zoning Board of Appeals meeting minutes.
- D. New Business**
 - 1) Public Hearing — 531 Fairview Avenue
 - 2) Public Hearing — 761 Glenbard Road
- E. Other Business**
- F. Chairperson's Statement**
- G. Trustee Liaison's Report**
- H. Staff Report**
- I. Adjournment**

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



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

Meeting 9/8/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-680)

DOC ID: 2026-680

Review and Approval of the August 11, 2026, Zoning Board of Appeals meeting minutes.

Statement of the Issue:

Review and Approval of the August 11, 2026, Zoning Board of Appeals meeting minutes.

Analysis:

Review and Approval of the August 11, 2026, Zoning Board of Appeals meeting minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the August 11, 2026, Zoning Board of Appeals meeting minutes.

Attachments:

1. Draft 8-11-26 ZBA Minutes

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, August 11, 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, Christine McKnight, Craig Pavlich, Noureen Lakhani Matthew Jones, Peter Kelly, and Chairperson Chip Miller

Absent: Board Member Todd Buckton

Also in attendance: Daniel Harper, Planning Manager, Robert Duncan, Village Trustee, and Laura Musgraves, Acting 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 July 14, 2026, Zoning Meeting Minutes

Member Pavlich moved to open the Public Hearing on 416 Spring Avenue, Member McKnight seconded the motion and the motion passed by voice vote.

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

Sworn in Daniel Harper, Planning Manager for the Village of Glen Ellyn and David Firchau of Firchau Construction CWC, Inc.

D. New Business

1. Public Hearing – 416 Spring Avenue

Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the construction necessitated zoning variation (CNZV) request for 416 Spring Avenue.

The petitioner, David Firchau of Firchau Construction cwc Inc., representing the owners of the property at 416 Spring Avenue, has applied for a zoning variation to allow a deck that was built with a setback of twenty-four feet and six inches (24'-6") from the west property line in lieu of the required thirty feet (30'-0").

The deck that has been built encroaches on the front-yard setback. He explained the timeline of events: On June 8, 2026, the first set of plan review comments were returned to Mr. Firchau. He was advised that his drawing needed to be made to scale. On June 24, the permit was approved. Mr. Harper stated that submitted plans that are not to scale is not unusual for deck and shed projects, which is why the permit was approved. A field inspection was made regarding the setback on June 10. Revisions were submitted by the applicant on June 26. On July 7, a field inspection by inspector Sam Syracuse identified that the setback was not correct. On July 10, Mr. Harper went on site to measure the setback and verified this.

Mr. Harper stated that the plan did not meet the 30-foot setback in reality of construction. In a visual depiction, the portion of the deck that was in violation of the setback was pictured. It encroaches 4 feet 6 inches into the setback. Overall site and scale were approved as submitted, but during a concrete pre-pour inspection the footings were 4 and a half feet in violation of the setback. Mr. Firchau was informed of this by inspector Syracuse, but Mr. Firchau stated that it is threatening to rain and he must move forward. Mr. Syracuse responded that he would be doing so at this own risk.

The Petitioner requests 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 setback twenty-four feet and six inches (24'-6") from the front yard property line in lieu of the required setback of thirty feet (30'0").

Following attachments were all presented to the Members:

Aerial Map
Zoning Map
Site Plan
Deck Drawing
Letters of Support

Member Questions:

Member Pavlich asked about the drawing and if the line was not drawn correctly. Mr. Harper stated yes.

Member Kelly asked if the boundary survey incorrectly showed the setback line. Mr. Harper responded no and clarified this point. Member Kelly asked if the contractor was aware, and Mr. Harper answered yes.

Member Jones asked if the deck was moved to the south of the property, would it be compliant with code. Mr. Harper responded yes because it cannot be in the side-yard setback.

Chairperson Miller asked Mr. Firchau to address the Board, saying the Board is looking for hardships or special circumstances that support the variation request.

On paper, not on a prepared visual for display on a screen, Mr. Firchau showed the Board a rendering of the setback lines. He stated that he was confused as to which line was which and the work was not done intentionally.

Mr. Firchau stated that the deck was built with intention of having stairs on Hill Avenue. The inspector came out and discovered the stairs. Mr. Firchau stated that many properties on Hill Avenue in Glen Ellyn are in violation of setbacks, practically the whole block.

Mr. Firchau said that regarding the setback on Hill Avenue, Hill Avenue is not the front of the house. Hill Avenue, not Spring Avenue. If that were changed, the setbacks would be different. There are new townhomes on the side lot. There are no utilities. The golf course handles any flooding issues. No one will build in the side lot. He said that there is no problem with where it is at or what it is doing. There are no doors on that side of the house, so it is nice to have a deck there. They have a fenced in yard, and the home matches the neighborhood and enhances everything. The neighbors support this project.

Mr. Firchau stated that he had a project at 285 Main Street in 2025 in which cisterns were a problem. Underground cisterns became a problem with this project, and he is trying to work with the Building Department on it.

Member Pavlich asked Mr. Firchau if he had photographs of the cisterns. Mr. Firchau had photographs but did not prepare them for display in a presentation so he had to show the Board members the photos on his personal iPhone. He stated that he could email them to Mr. Harper. Mr. Firchau mentioned that contractors don't know that cisterns are there until the ground is broken. He stated that he didn't know they were cisterns and thought perhaps it was an old underground swimming pool because there was so much concrete.

Member Pavlich asked about the location of the cistern during the digging and Mr. Firchau showed a photograph on his iPhone. Member Pavlich stated that it answered his question.

Mr. Firchau stated that if he had not changed the location of the stairs, we wouldn't be here. There is a retaining wall near the side of the house, so one would think that's the setback. If the retaining wall was not there, no one would think anything of it.

Mr. Firchau stated that every house on the block is closer than theirs. He doesn't know how the Village considered all the other lots on Hill Avenue in the past. It was long ago and setbacks have changed drastically. The zoning is all the same but every project is different. The zoning needs to be configured in each situation.

Mr. Firchau stated that he doesn't think the deck interferes with anything. There are no sewer issues, no utility issues. The homeowners have a dog and kids, and they love the side lot.

Member Jones asked how far along the construction of the deck was when he discovered it was non-complaint. Mr. Firchau stated that when it was just about done.

Member McKnight asked about the stairs being relocated after the cistern was found. Mr. Firchau explained he moved the stairs closer to Spring Avenue.

Mr. Firchau implied that no one from the Village stated that it was non-compliant and that the Building Department permitted the job. He stated that was not trying to get away with anything.

Chairperson Miller asked if there were any more questions from the Board.

Chairperson Miller stated that he was confused by Mr. Firchau's account because the footing inspection was on July 7 and that is when they discovered the error, but Mr. Firchau stated that it was "when it was just about done." He stated that Mr. Firchau continued to build out the stairs after the Village discovered it was non-compliant. In his view, Mr. Firchau finished the project after he was told to stop.

Mr. Firchau stated that at no time was he told to stop. He made a comment about the line drawings.

Chairperson Miller asked Mr. Harper to display the visual of the line drawings. He stated that the red line was added for illustration purposes. The solid black line was provided as the setback line in the second round of building permit review. The original submittal had no lines at all. Chairperson Miller asked about the line drawings on the second submittal.

Chairperson Miller asked Mr. Firchau how he measured that line. Mr. Firchau did not answer directly and stated that it was very confusing.

Mr. Harper stated no, staff at the Village added the line to the drawing and no one knows where it came from.

Member Kelly asked if it was submitted in the second submittal.

Mr. Firchau stated that he didn't know there was a second line.

Member Jones asked Mr. Firchau what had changed, from an engineering standpoint, after discovering the cistern. Mr. Firchau stated that he had to change the beam and a specific point so he could move it over. He stated that he talked to Mr. Harper about this, and then Mr. Syracuse came out for the pre-pour inspection.

Chairperson Miller stated that at that point the concrete hadn't been poured, and Mr. Firchau knew it was not compliant. He stated that in this scenario, it does not meet criteria #7 of the variation application "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" and therefore the hardship has not been established.

Mr. Firchau indicated that he felt the Planning Department "was OK with it" and there was some discussion about the conversation between Mr. Harper and Mr. Firchau.

Mr. Harper stated that Mr. Firchau was told that he would need to get field revision. Mr. Harper stated that he was not aware of the failed inspection at the time he had the conversation with Mr. Firchau.

Member Lakhani asked what will happen if the variation is not approved. No one answered this but Mr. Firchau commented that the problem surrounds Hill Avenue vs. Spring Avenue.

Member Pavlich asked what portion of the zoning code identifies the front yard as the front of house.

Mr. Harper read the definition of front yard in the zoning code, pointing out that Spring Avenue has less footage than Hill Avenue in the front yard, according to code. He also read the code definition of corner lot.

This raised a discussion of the parcel area and Mr. Harper stated that the lots are considered one parcel in this project.

Member Kelly stated that permits should be clear as to what lots are being permitted.

Member McKnight stated that hypothetically Spring Avenue is the front yard and Hill Avenue should not be permitted if it requires a different setback. Mr. Harper stated that staff's interpretation is that Hill Avenue is the front yard and Spring Avenue is the side yard.

Member Jones asked if the parcel was owned by someone else, would they have the ability to construct an accessory structure. Mr. Harper responded yes, if we were talking about the northern part of the property, but both lots are combined.

Chairperson Miller stated that it is just one PIN and one lot.

Chairperson Miller asked Mr. Firchau how he measured from the lot line. Mr. Firchau stated that he spaced it back from the curb and the fence line is the key. Even if the line changed, he considered it all the way to the curb. Mr. Firchau mentioned the retaining wall and disputed what the Village considered the front of the house.

Member Jones stated that that is why a zoning code is needed. He spoke to Mr. Firchau's earlier point that none of the homes on Hill Avenue follow code, saying we are talking about this code and this home, and he does not see the hardship.

Mr. Firchau stated that the Board is holding the homeowner's feet to the fire for not having access to his property.

Chairperson Miller stated that he didn't understand why Mr. Firchau would measure to the curb instead of to the lot line. He stated that that Mr. Firchau should have obtained a land survey.

Mr. Firchau asked why the Village is having an issue with the stairs being in the side lot. Board member Kelly stated that the reality is that Hill Avenue is the front yard.

Mr. Firchau stated that there are variations all over Glen Ellyn and this should be the least of their worries.

Member Kelly stated that it is our job to see if this project meets the definition of hardship and if there is hardship. In this case, he isn't seeing it. He asked Mr. Firchau what he would have done differently if he knew right away about the cisterns. Mr. Firchau stated that he would not have taken the job.

Mr. Firchau stated that he takes pride in his work and the homeowners don't need to go through this. He spoke at length about his work in the Village but did not address the code issues nor the hardship issue.

Member Kelly asked for clarification from Mr. Firchau. The cisterns notwithstanding, after the initial review, he was told that Hill Avenue is the front yard and there is an encroachment. He asked what Mr. Firchau would have done from a design perspective.

Mr. Firchau stated that he still would have moved the stairs.

Mr. Harper stated that it isn't just the stairs that are non-conforming. Now the deck is non-conforming.

Member Jones asked if they could move the stairs to comply. Mr. Harper stated no, the setback of the deck would be nonconforming. Stairs are not required.

Chairperson Miller asked if there were any other questions for the petitioner.

There was brief discussion about the front of the house being defined as Hill Avenue or Spring Avenue, and the odd shape of the lot.

Chairperson Miller asked if there were any other questions. Seeing none, he asked the homeowners if they had any comments. The homeowners, Eric and C. Wagner Smevold, were present at the meeting with their daughter. Mr. Smevold stated that he considered Spring Avenue to be the front of the house. He gave a brief history of the yard, including an old deck and the trees on the property.

Member Pavlich asked about the original deck. Mr. Smevold described it and stated that it was very small.

Chairperson Miller asked if there were any other questions for the Smevolds.

Member Jones asked if they would be willing to get rid of the stairs to keep the deck. Mr. Smevold stated that he would do whatever what was asked of him, but he didn't see the negative value of the stairs.

Member Pavlich presented the Findings of Fact. Member Kelly moved to close the public hearing, Member (TBD) seconded the motion, and the motion passed by unanimous voice vote. The public hearing was closed.

Deliberation

Member McKnight stated that this is tricky because it is a CNZV. She thinks some of the issues are the irregular-shaped lot and the under-sized back yard. She stated that there is minimal impact on adjacent properties, so she will recommend approval. She

recommended the Village consider a fine against the contractor because the ZBA has had prior experience with a deck that required a variation with the same contractor. CNZV is a problem in the Village and the ZBA should send a message.

Member Pavlich stated that this case is a good example of why the ZBA exists and lots do not always fit neatly into the zoning code. The construction was entered in good faith, and they were challenged with a huge lot with setback limitations. Overall, there is minimal impact on the community, so he will vote in favor.

Member Jones stated that the cisterns created a challenge, but the contractor wouldn't have changed the structure of the deck, and it still would not have met code. When the contractor was faced with the location of the stairs, he could have consulted with the Village ahead of time and we would not be in this situation. The contractor is not asking for permission; he is asking for forgiveness and I say no.

Member Lakhani is in favor of the variation request, but she agreed with Member McKnight that the contractor should be fined because of the CNZV, and he poured the concrete at his own risk. Despite that, the permit was entered in good faith, and she will vote to approve.

Member Kelly asked if the petitioner could request a variance to change the lot assignments, and Mr. Harper stated that he has never been asked that question. Member Kelly stated that he agreed with the points made by Member Jones. This is an appeal of the building official's interpretation. The factors that favor approval outweigh those that are unfavorable. Even though he felt conflicted about the non-compliance issues, he was leaning toward approval.

Chairperson Miller stated that the alleged difficulty has not been addressed by the applicant, and the lack of hardship leads him to vote no. He asked for a motion to vote on the variance.

Member Pavlich asked Chairperson Miller why he thought there was no hardship. Member Pavlich stated that he thought the hardship was the shape of the lot and it was not caused by human miscalculations. Chairperson Miller stated that we are addressing the situation as it is now and it could have been avoided by consulting ahead of time with the building official, or by requesting a variation ahead of construction. Now it is construction necessitated and that is what he disagrees with.

Member Jones asked if someone in the Village would ask them to take down the structure.

Chairperson Miller asked if there were any other comments. Mr. Firchau wanted to make a comment, but Chairperson Miller did not allow it because the public hearing was closed.

Chairperson Miller asked for motion to vote on the variance request. Member Kelly motioned; Member Lakhani seconded the motion.

Member Pavlich presented the Findings of Fact. Member (TBD) motioned to approve the Findings of Fact, Member McKnight seconded the motion

Member Jones stated that the hardship is not stated that in the Findings of Fact. He asked Member Pavlich to add it and to read it again. Member Pavlich did so.

In a roll call vote, the Board passed with a vote (4) yes and 2 (no). The dissenting votes were Member Jones and Chairperson Miller.

E. Other Business

None

F. Chairperson's Statement

None

G. Trustee Liaison Report - Robert Duncan

- Village Strategic Plan review is in the process of finalizing
- Village Zoning Code work is continuing
- Budget review will begin in September

H. Staff Report

Mr. Mr. Harper stated that the following:

1. All recent variation requests were approved by the Village Board at their meeting on July 24, 2026
2. Downtown Park is being worked on. The pavilion will be smaller, and they are adding a playground
3. Special Use Permit for Dutch Bros. at 750 Roosevelt Road was approved, and demolition of the old Danby Station restaurant will begin
4. The Plan Commission will convene a special meeting on August 13, 2026, to discuss the Zoning Code. They will be asked to evaluate use terms and definitions and to review a Comprehensive Use Table of all of Glen Ellyn zoning districts.
5. Current planning projects include the expansion of Ace Hardware at 485 Roosevelt Road and the Methodist Church property conversion.

Chairperson Miller asked if the aforementioned projects will be on the agenda for consideration at the next ZBA meeting. Mr. Harper stated that possibly, but we have no formal submittals at this time.

Member Pavlich asked if the ZBA will convene a special meeting to discuss the Zoning Code, and Mr. Harper stated yes, when there is something substantial to discuss.

Chairperson Miller asked if staff would poll the ZBA about possible meeting dates ahead of time and expressed great interest in the zoning code discussion. Mr. Harper stated yes.

Member Jones asked if the ZBA will be able to make recommendations regarding the zoning code. Mr. Harper stated that we are fine-tuning the language and once there is a complete draft ready, it will be reviewed by the ZBA.

Member Jones asked if the current zoning code review examines side yard setbacks, and Mr. Harper stated yes. Member Jones commented that front yard lot size can affect the construction of a garage, essentially allowing the construction of a large garage with a house next to it.

Member Pavlich encouraged one of the ZBA members to attend the Plan Commission meeting on Thursday. Although he wanted to attend, his schedule would not allow it.

I. Adjournment

Member Kelly made a motion to adjourn the meeting. Member Pavlich seconded the motion, and the motion passed by voice vote at 8:39 p.m.

Laura Musgraves



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

Meeting 9/8/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID
2026-678)

DOC ID: 2026-678

Public Hearing — 531 Fairview Avenue

Statement of the Issue:

James W. Crooker (Petitioner), the owner of the property at 531 Fairview Avenue, has applied for zoning variations to allow for a shed to encroach into the required front yard setback.

Analysis:

REQUEST: The Petitioner requests approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)(4)(a) to allow for a shed to be located closer to the front property line than the principal structure on the lot.
2. Section 10-5-5(B)(4)(30) to allow for a shed to be setback ten feet (10'-0") from the front property line in lieu of the required setback of thirty feet (30'-0").

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 August 20, 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: There is no zoning history associated with the property.

PERMIT HISTORY:

Year	Permit No.	Type
2023	20230106	Foundation Stabilization
2022	20221994	Radon Mitigation
2020	20240493	Sunroom Addition

2012	20121475	Driveway & Apron Replacement
2007	B27454	Sewer Connection
2006	B25780	Porch Reconstruction
2004	B24641	Storm sewer Connection
2003	B22368	Fence
1996	B15805	Three Seasons Room Addition
1991	B12537	Sewer Repair
1981	B6435	Two-story Addition
1963	8963	Porch Repair
1958	6610	Garage
1957	6241	Porch
1956	5490	New Single-Family Residence

PROJECT SUMMARY:

The Petitioner has applied for a variation to allow for a 64-square foot shed to be located ten feet (10'-0") from the front property line in lieu of the required front yard setback of thirty feet (30'-0") in the R2 Residential District. Because the property fronts two non-intersecting streets, the property lines bordering N. Parkside Avenue and Fairview Avenue are both classified as front lot lines per the Village Zoning Code. As a result, the required yard area along Parkside Avenue is considered a front yard and does not allow for accessory structures to be located in the yard. The applicant consequently seeks relief from Section 10-5-4(A)(4)(a), which requires that no accessory structure shall be located closer to the front property line than the principal structure on the lot.

The applicant reports in their petition that the practical difficulties lie in their unique lot shape and condition as a property fronting two non-intersecting streets, as the portion of their property that

they utilize as a backyard is considered a front yard by definition. The applicant states that their uncommon peninsular lot shape does not allow for a functional rear yard to construct an accessory structure that conforms to zoning requirements. It is stated within the application narrative that the proposed variations will not negatively affect the surrounding properties, and a row of Arborvitaes will be located between the proposed structure and North Parkside Avenue. The proposed shed will be located 5 feet from the south property line constituting the side yard.

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 petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variations 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. Existing Plat of Survey
5. Proposed Site Plan
6. Shed Specifications Sheet



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: 8/11/2026

Application No: 2026-0051

Name of Applicant: James W Crooker

Address of Applicant: 531 Fairview Avenue Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: James & Heidi Crooker

Address of Owner: 531 Fairview Ave Glen Ellyn, IL 60137

Contacts:

Type	Name	Address	Phone	Email
Petitioner	James W Crooker	531 Fairview Avenue Glen Ellyn, IL 60137		
Web Administrator	James W Crooker	531 Fairview Avenue Glen Ellyn, IL 60137		
	James & Heidi Crooker	531 Fairview Ave Glen Ellyn, IL 60137		
Parcel Owner				

Property Address: 531 Fairview Ave

Project Name: Web Project

Project Description: I need a variance on our back yard, which, by village zoning, is zoned as a front yard because of North Parkside Ave, is considered a front yard. We would like to put up a storage shed in the corner of the backyard, 8' from the neighboring property line and 13' from the village property line.

Legal Description of Property:

LOTS 1 IN RUEFFER'S SUBDIVISION OF LOT 32 IN E.W. ZANDER'S COUNTRY HOMES
ADDITION TO GLEN ELLYN, IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT OF SAID RUEFFER'S SUBDIVISION RECORDED ON MAY 23, 1955, AS DOCUMENT NUMBER 758014, IN DUPAGE COUNTY, ILLINOIS.

Zoning:	R2, Single Family Residential District
Lot Dimensions:	155' x 120' x 22' x 163' x 36'
Lot Area:	11992
PIN:	05143080010000

Present Use: Single-Family Residential

Estimated Date to Begin New Use/Construction: 10/1/2026

Narrative Statement:

We would like to ask for a variance in the back of our dwelling which faces North Parkside Ave on the southeast of our property. Village of Glen Ellyn, Illinois, a storage shed is classified as an accessory structure. It is limited to a maximum area of 150 square feet, a ridge height of 15 feet, and an eave height of 12 feet. Sheds are restricted to storage use only and cannot be placed in a required front or corner side yard.

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:

Because of the way this property is zoned (we technically have 'front yard' wrapping around our property on 3 sides. This is a hardship as to erect an accessory structure, we would be denied on the basis that we do not currently have a back yard.

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:

By approving a variance on this particular property, we can erect an accessory structure that, like the majority of residential properties in this village, have a backyard neighbor. Having said backyard neighbor, we could yield to the 8' distance from both a backyard neighbor and the side neighbor (which we currently have, and plan on abiding by the 8' distance from their property line).

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

By having a variance accepted, not only can a storage shed (accessory structure) be erected (8' x 8') in the back corner of our property, but when it comes to rebuilding our deck (in the same new 'back yard,' the deck would be included in said variance as well. The property will still have both a front yard facing Fairview Ave, and a side 'front yard' facing Main Street.

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:

There are certainly a small number of residential lots in Glen Ellyn that are built on a peninsula, essentially fronting 3 streets that come together at a more/less 5 stop-sign corner. This change in variance can certainly outlive if not my spouse and I, but will continue on long after the property changes hands over the next 125 years.

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:

If/when a petition is circulated to all neighbors within 350 feet of 531 Fairview Ave, there are perhaps 2, 3 tops, of homeowners who agree that erecting a storage shed (accessory structure) behind our Arborvitaes would not change much of anything on this property. By placing the storage shed (accessory structure) in the southeast corner 8' from our only neighbor and 13' from the sidewalk in front of North Parkside Ave, our residential property would have a touch more privacy from said sidewalk.

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:

We are not, I repeat not, erecting our Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed Garden Shed with any desire to make money out of the property in question. We whole-heartedly support the neighborhood lemonade stands that set up on the corner of North Parkside, Main Street and Fairview Ave, but these lemonade stands, which, last I checked donated some of their lemonade cash to local charities, has absolutely nothing to do with this beautiful Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed Garden Shed (accessory structure).

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.

Not one person, currently living, recently passed, or as a child who may someday grow up to live at 531 Fairview Ave, has presented an interest, either through an attorney or casually overheard at neighborhood block parties, in seeing this variance be accepted for their own personal, and might I add, sinister reasons.

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

Granting this variation will not, and I'm quite confident on this statement, will be detrimental to the public welfare or subject any casual dog walkers, out-of-work jugglers or aging, grief-stricken individual who continues to mourn for the passing of their spouse of 60 years. If anything, this beautiful Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed Garden Shed (accessory structure) might provide a smile as said dog-walker, out-of-work juggler or aging Glen Ellyn resident continuing to grieve for their spouse or a happy curiosity of who (whom?) had the bright idea to install this storage shed (accessory structure).

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

Erecting this beautiful Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed Garden Shed (accessory structure) will NOT: impair any adequate supply of air to the adjacent property as the adjacent property's dwelling is parallel with our house, which is closer to the front of the property than is North Parkside Ave.

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.

Per the manufacturer's risk factors, There is no exact statistical probability assigned specifically to an Outdoor Living Today Sun-shed Garden Shed catching fire, but overall outdoor storage shed fire risks are low and heavily dependent on human use, local environment, and maintenance rather than the kit itself. There will be absolutely zero flammable or hazardous materials stored in this shed (accessory structure).

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. Impairing the

public health, safety, comfort, morals or general welfare of the inhabitants of the Village by this variance would or should not ever stand up in this particular village variance.

There may be a touch of accessory structure envy, but this is more to do with the natural beauty of this beautiful Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed than anything else. Furthermore, Cedar's natural aroma provides a calming, spa-like scent that reduces stress, promotes relaxation, and naturally repels pests like moths and mosquitoes without harsh chemicals. In fact, one manufacturer of cedar sheds (accessory structures), claims cedar supports aromatherapy and is very powerful. It is used to treat a number of health conditions. In addition, it is also an excellent building material.

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

We are confident that by accepting this slightly expensive village variance, that more and more families who are looking to purchase new or existing homes in Glen Elly might drive along North Parkside Ave, slow down to admire the storage shed (accessory structure) and be convinced this is where they want to raise little Lotus and Cypress. (They may even want to name their soon-to-be-born son Cedar as an homage to this beautiful storage shed (accessory structure) they noticed peeking through the 7'25" arborvitaes separating this recently changed variance of this property across from Sunset Pool.

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

The only risk of an increase in traffic that may occur by passing this variance is a slow increase of village officials from neighboring townships that see this historic and long-overdue variance as a way to bring new life to these unicorn properties and attract more young families to seek out these rare, and highly sought-after lots.

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

The only nuisance that this proposed variance would cause or generate might be a slight congestion of dog walkers, the above mentioned out-of-work jugglers (we really need more circus acts out in the world today) and mom's and their strollers - just how many people would stop and admire is hard to project, but I'd be willing to go in halvesies on a 5-year projection with a top-rated and village-certified firm that specialized in erecting beautiful Canadian-made, 8 ft. W x 8 ft. D Cedar Wood Sun-shed Garden Shed (accessory structure) and how much foot traffic would increase crossing the street not at the stop sign and how

many cars would be parked along North Parkside Ave to see what all the gawking was about.

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

Public expenditures? I'll have my lawyer get back to you on this one.

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

I need to think about this - "minimum variation that will make possible the reasonable use of the land, building or structure." We're talking about a slight variance for what a normal person would accurately identify as our backyard - elegantly framed by Zippity's Zurich poly-steel no-dig fence, designed to keep dogs and children safely contained, while also enhancing the look of our yard and a row of emerald green arborvitaes.

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

Dear Commission, as luck would have it, when we moved from our house of 20 years at 805 Highview Ave (another wonderful corner property, this one built in 1917 and so adorable I couldn't part with it so now it is a beautiful Glen Ellyn rental), who knew a 5 stop-sign property would be so adorably dysfunctional. We love this property, and we've taken great care (credit is due to Ms. Heidi Braun Crooker, wanted in more than 5 states for her green-thumb love-and-leave-em properties (I couldn't resist). Seriously, this adorable shed (accessory structure), made of Canadian cedar, with cute little window boxes and a Mr. Ed door (an American television sitcom produced by Film-ways that aired in syndication from January 5 to July 2, 1961, and then on CBS from October 1, 1961, to February 6, 1966). My only neighbor who is Pro-Shed (accessory structure), is the only dude old enough to know what the hell a "Mr. Ed door" is in the first place. Anyway, please let mama have her shed, we're getting tired of looking at in the driveway.

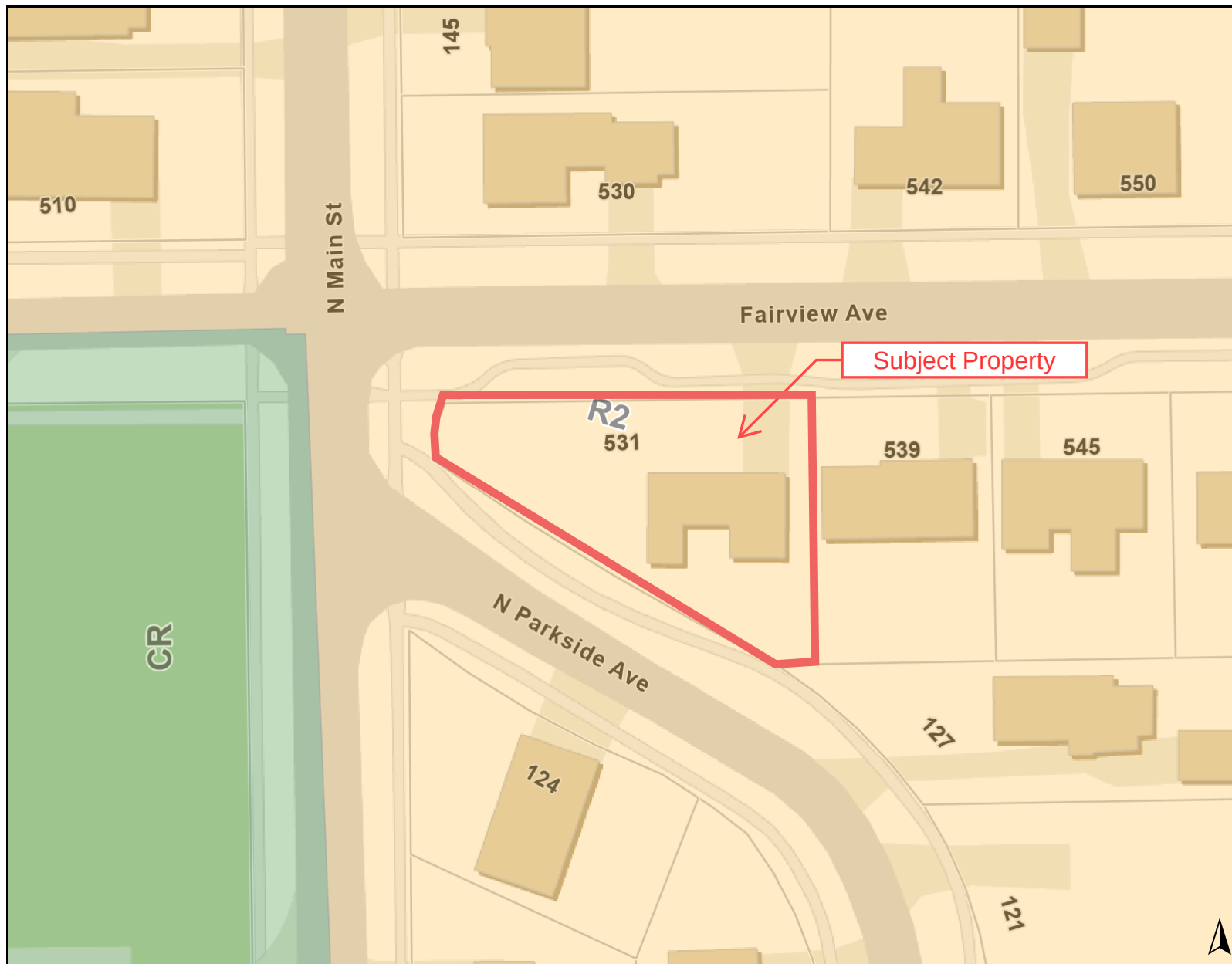
**Legend**

0 100 200
ft

Print Date: 8/27/2026**Notes**

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GIS Consortium | Zoning Map - 531 Fairview Avenue



Legend

Zoning and Development

Zoning

CR: Conservation/Recreation

District

R2: Single Family Residential District

0 100 200
ft

Print Date: 8/27/2026

Notes

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Natalie Jordan

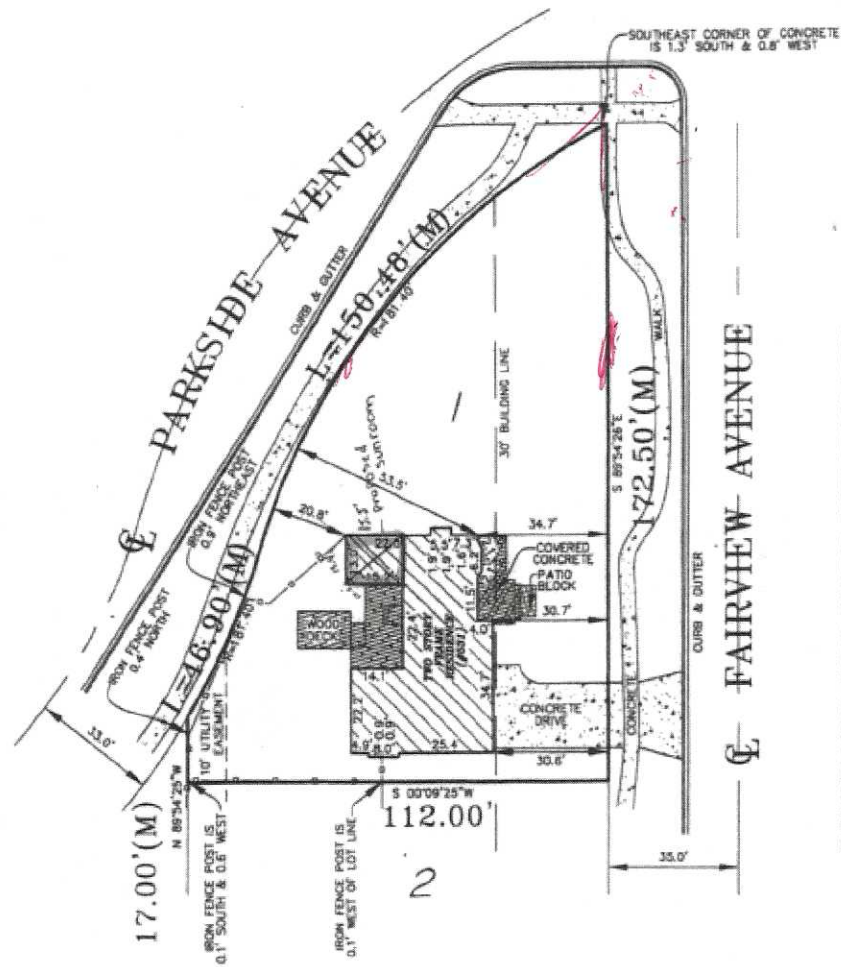
MAX BROWN
Anagnost

PLAT OF SURVEY

OF

LOT 1 IN RUEFFER'S SUBDIVISION OF LOT 32 IN E. W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RUEFFER'S SUBDIVISION RECORDED ON MAY 23, 1955 AS DOCUMENT NUMBER 758014, IN DUPAGE COUNTY, ILLINOIS.

FILE
COPY



REVIEWED FOR CODE COMPLIANCE

☒ APPROVED - NEW SUNROOM ON EXISTING FOUNDATION
☐ AS NOTED
☐ FOUNDATION ONLY

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

Date 6/11/2020 permit No. 20200493

By [Signature]
FINAL INSPECTION REQUIRED FOR ALL PROJECTS
CALL 630-547-5250

LEGEND

- (R/M) - RECORD / MEASURED
- L - ARC LENGTH
- R - RADIUS
- CH - CHORD

AREA = 13,040 SQ. FT.
MORE OR LESS



SCALE: 30'

PREPARED FOR: ROSEMARIE MOORE (ATTORNEY AT LAW)
JOB ADDRESS: 531 FAIRVIEW AVENUE, GLEN ELLYN, IL
JOB NO.: 13-09-0120

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 27TH DAY OF SEPTEMBER, 2013.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF OCTOBER, 2014

[Signature]
IES No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

☒ - "X" IN BOX INDICATES THE HORIZON DRAINED PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

Natalie & Jason

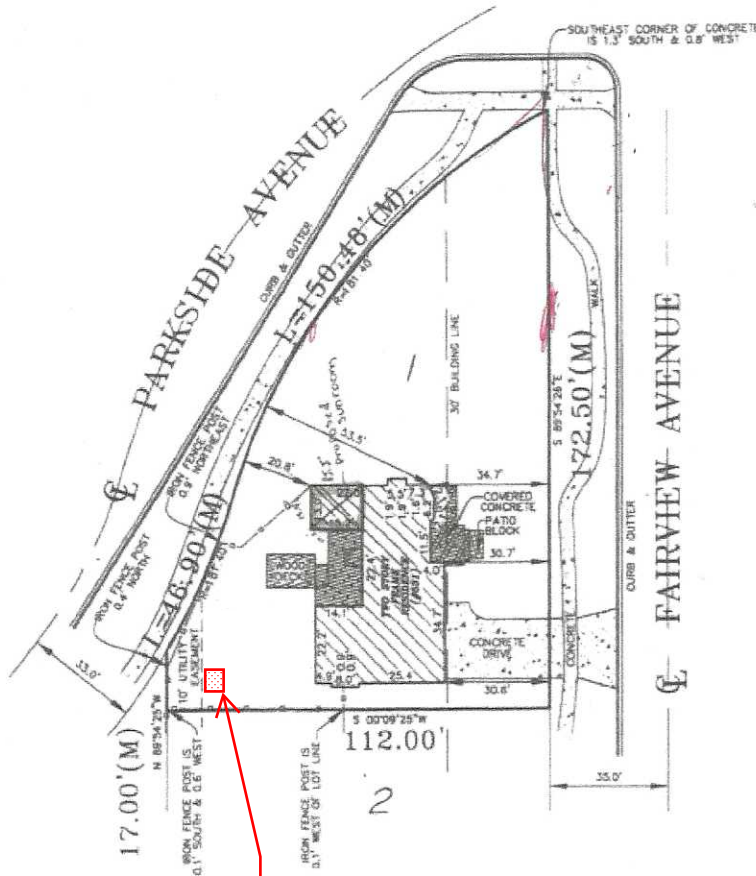
MAX BROWN
ANALYST

PLAT OF SURVEY

OF

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FILE
COPY



REVIEWED FOR CODE COMPLIANCE

APPROVED - NEW SUNROOM ON

AS NOTED

FOUNDATION ONLY

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Date: 6/11/2020 Permit No. 20200493

BY: [Signature]
FINAL INSPECTION REQUIRED FOR ALL PROJECTS

CALL 630-547-5250

Proposed Shed Location

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 13,040 SQ. FT.
MORE OR LESS



PREPARED FOR: ROSEMARIE MOORE (ATTORNEY AT LAW)

JOB ADDRESS: 331 FAIRVIEW AVENUE, GLEN ELLYN, IL

JOB NO.: 13-09

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 303

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 27TH DAY OF SEPTEMBER, 2013.

(STATE OF ILLINOIS)
(COUNTY OF ILL.) SS

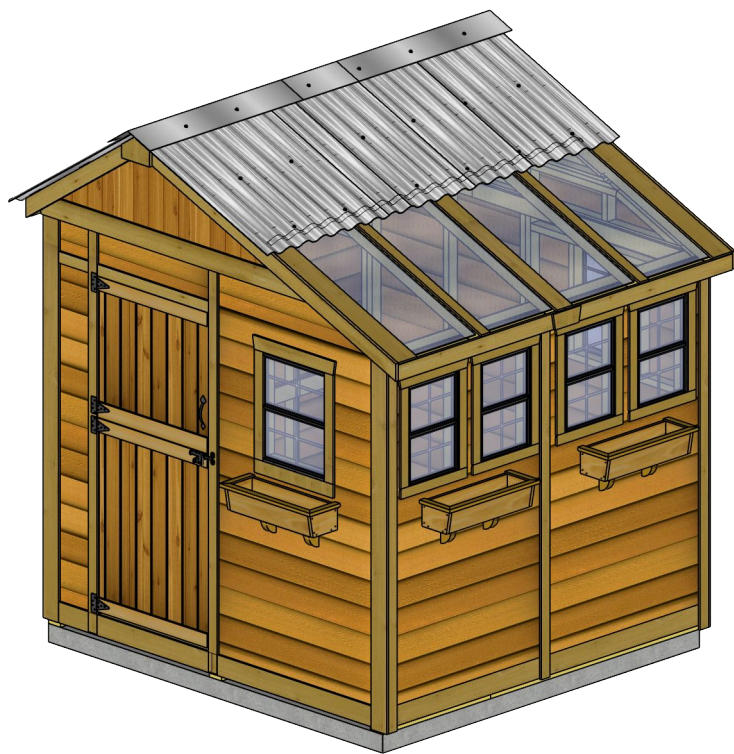
NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF OCTOBER, 2014

[Signature]

95 No. 2823
LICENSE RENEWAL DATE: 30 NOVEMBER 2014

☒ - "X" IN BOX INDICATES THE MERIDON DRAIN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREIN REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



Use it as a greenhouse to get an early start on your growing season, transform it into a hobby house or retreat, or use it as a simple storage solution.

Kit Includes:

- 6 Functional Windows with Screens & Locks
- 31" Dutch Door
- 16" Deep L-Shaped Full-Wall Work Bench
- 3 Polycarbonate Translucent Roof Panels
- Western Red Cedar Construction
- 4 Flower Boxes
- Lap Sided Cedar Wall Panels
- 379 Cu. Ft. Storage Capacity
- Panelized For Quick Assembly
- Hardware Included (screws and nails).

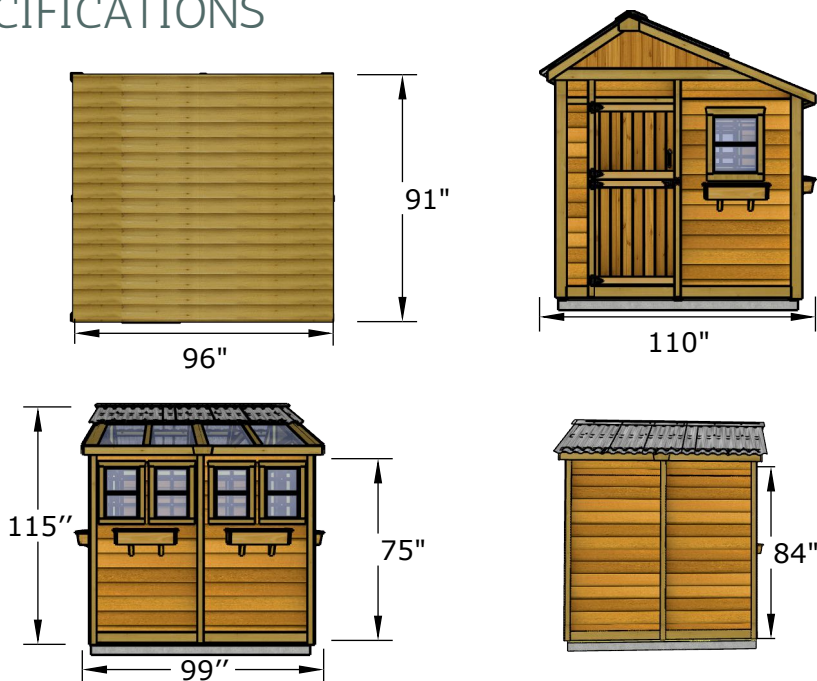
Item# SSGS88-BASE-LAP

**Revised:
March 27, 2025**

SPECIFICATIONS

- A: Floor Footprint = 96" wide x 91" deep
 B: Overall Width Incl. Roof Overhang = 110"
 C: Overall Depth Incl. Roof Overhang = 99"
 D: Overall Height Incl. Floor & Roof = 115"
 E: Outside Rear Wall Width = 75"
 F: Outside Front Wall Width = 84"
 G: Interior Width Frame to Frame = 91"
 H: Interior Depth Frame to Frame = 87"
 I: Interior Height from floor = 102"
 J: Large Window Size (2) = 18 1/4" wide x 22 1/2" high
 K: Small Window Size (4) = 14" wide x 21" high
 L: Door Dimensions = 31 1/2" wide x 72" high

Shipping Pkg#1 Size: 88"w x 52"d x 42"h
Shipping Weight: = 1180 lbs





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

Meeting 9/8/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

AGENDA ITEM (ID
2026-683)

DOC ID: 2026-683

Public Hearing — 761 Glenbard Road

Statement of the Issue:

Russel Schulz (Petitioner), the property owner at 761 Glenbard Road, has applied for a zoning variation to allow for a shed to be constructed with a rear yard setback of 31 feet in lieu of the required rear yard setback of 40 feet for an accessory structure built within 10 feet of the principal structure.

Analysis:

REQUEST: The Petitioner requests approval of a variation from Section 10-5-4(A)(4)(b) of the Zoning Code to allow for a shed to be constructed with a rear yard setback of 31 feet in lieu of the required rear yard setback of 40 feet for an accessory structure built within 10-feet of the principal structure in the R2 Zoning District.

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

PUBLIC NOTICE: Notice of the public hearing was published in the August 20, 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: There is no zoning history associated with the property.

PERMIT HISTORY:

Year	Permit No.	Type
2021	20212464	Electrical Service
2015	20150332	Roof
2003	B22443	Deck

1985	B8542	Fence
1981	B6535	Deck
1981	B6482	Fence
1980	B6198	Demo/New Building

PROJECT SUMMARY:

The Petitioner has applied for a variation to allow for a shed to be constructed on an existing patio adjacent to the rear of the home. The proposed location is setback 31 feet from the rear property line, but due to the proximity of the proposed shed location to the principal structure, the shed would be required to be setback 40 feet from the rear property line to conform with the Village Code. The lot is currently improved by a detached single-family home in the R2 Zoning District and all surrounding lots are also single-family residential uses in the R2 Zoning District. The principal structure is nonconforming as the home is in the required rear-yard setback. Therefore, a zoning variation would be required to place the shed in the rear yard within 10 feet of the principal structure. If the applicant were to revise the proposed location to be beyond 10 feet from the principal structure, the shed could be placed as near as 4.4 feet from the rear property line, and 8.8 feet from the side property line. However, according to the homeowner, they would not be able to utilize the existing concrete pad at the rear of the home. By seeking the variation, the homeowner is requesting to utilize the existing hardscape in the homeowner's preferred location, while also mitigating the impact of new impervious surface and reducing the setback of the proposed shed structure from adjacent properties.

Within the applicant's narrative, they discuss the practical difficulties or hardship associated with the conditions of the home on the lot, specifically that the required placement of the shed outside a 10-foot utility easement but also 10-feet away from the principal structure requires the shed to be placed centrally in the rear yard which limits the utility of the rear yard as a whole, and requires the shed to be constructed in a location with less utility than the desired location on the existing concrete pad.

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 petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists for the requested variations 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. Communication with Property Owner at 163 Hedge Court
6. Communication with Property Owner at 769 Glenbard Road



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: 8/7/2026

Application No: 2026-0035

Name of Applicant: Russell C Schulz

Address of Applicant: 761 Glenbard Road Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: Russell & Karen Schulz

Address of Owner: 761 Glenbard Glen Ellyn, IL 60137

Type	Name	Address	Phone	Email
Petitioner	Russell C Schulz	761 Glenbard Road Glen Ellyn, IL 60137		
Web Administrator	Russell C Schulz	761 Glenbard Road Glen Ellyn, IL 60137		
	Russell & Karen Schulz	761 Glenbard Glen Ellyn, IL 60137		
Parcel Owner				

Property Address: 761 Glenbard Rd

Project Name: Web Project

Project Description: Install a commercially available 7x7 Storage Shed on Existing Concrete Pad adjacent to house in side-yard, as described in building permit application "BNLWGY", Permit # 2025-1641-ASTR; i.e., at least 30 ft from the east lot line, but less than the 40 ft. that the Permit Team indicated is required by zoning code.

Legal Description of Property:

Parcel Property Index Number 05-23-227-017

Zoning: R2, Single Family Residential District

In feet: Lot Width, North Side 141.32; Lot Width, South Side 124.28;

Lot Dimensions: Lot Depth, N Lot Line to S Lot Line 88.0

Lot Area: 11686

05232270170000

Present Use: Residence; Trapezoidal Area in which shed would be allowed by code: Play area & green space & runoff absorption; Concrete Pad proposed for shed location: Open-air storage

Estimated Date to Begin New Use/Construction: 10/1/2026

Narrative Statement:

Specific section(s) of the Zoning Code from which variation is sought: According to the staff comment letter from the Permit Team in response to the above-referenced building permit application, "Per Section 10-5-4(A)(4)(b) of Village Code, accessory structures less than ten feet from the principal structure must observe the same required setbacks as the principal structure on the zoning lot.

Staff analysis shows that the proposed shed is approximately setback 31-feet from the rear property line in lieu of the required 40-feet."

Variation requested: Allow the shed to be located not less than 30 ft. from the east lot line (as shown in the building permit application), in accordance with 10-4-8. (D) Minimum yard and lot requirements: 4. Corner side yard setback: (a) Thirty feet except (b) On a parcel with a nonconforming lot width..., where part (b) does not apply because the lot, which measures 124.28 ft (at its minimum) by 88 ft, is in conformance with 10-4-8. (D) Minimum yard and lot requirements: 8. Lot width:(b) Corner lot: 80 feet. and 9. Lot depth: 110 feet.

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:

Not an issue.

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:

Not an issue.

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

Installing a storage shed on the existing pad adjacent to the house would affect the character of the neighborhood less than installing it in the area in the middle of the end/corner side yard would have. Compare image "ShedOnPadFrom761Sidewalk.pdf", showing that locating a shed adjacent to the house blends in well, with "ShedInYardFrom761Sidewalk.pdf", showing that a shed in the permitted middle section of the yard would stick out like a sore thumb and would interfere with use of the end-yard for outdoor activities as shown in "YardFrom761SidewalkWithoutShed.jpg"

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:

As I understand it, the only code-compliant area in which a storage shed could be located would be within the trapezoidal area delineated by extension of the front of the house; 20 ft. from both the lot lines; and 10 ft. from our house. That would put the shed in the middle area of that yard (see attachment "761 Glenbard Rd_PlatOfSurvey_AreasPermittedForShedPerCode.pdf"), which is aesthetically unattractive to us and also to the owners of the adjacent lots. (See attachments "InputFromOwnersOfAdjacentLotsRegardingShed_769GlenbardRd.pdf" and "InputFromOwnersOfAdjacentLotsRegardingShed_163HedgeCt.pdf".)

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:

Admittedly the conditions upon which the petition for variation is based might be applicable to similar corner lots, because the focus of this application is to seek relief from provisions of the existing zoning code that impose hardship on owners of lots such as ours. However, the conditions upon which this petition is based would not be applicable generally to other property within the same zoning district, because in general lots are not corner lots, or, if corner lots, some have the houses configured and situated such that a shed could be located adjacent to the house and within the setback constraints.

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:

Not applicable to this application; this would not materially affect the value of the 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.

Not applicable to this application; adjacent to the house would be the best location for a storage shed regardless of the existing concrete pad upon which we would install the shed.

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.

Same as response to "Standard #4".

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

Same as response to "Standard #4".

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 material and equipment that would be stored in the shed is the same as, or similar to that which is stored in garages (lawn & landscaping equipment & fuel & batteries for same), so the hazards associated with the contents are the same or less.

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.

We believe that a common-sense evaluation supports our contention that this variation will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

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

The owners of the adjacent lots support locating the shed adjacent to the house. See attachments "InputFromOwnersOfAdjacentLotsRegardingShed_769GlenbardRd.pdf" and "InputFromOwnersOfAdjacentLotsRegardingShed_163HedgeCt.pdf".

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

It seems evident that installing a shed in this area will not affect traffic.

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

Sheds are allowed by the building code. Regarding the location of the shed, please refer to the response to "Standard #12".

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

It seems evident that installing a shed in this area will not result in an increase in public expenditures, considering the Reimbursement of Fees for processing this application.

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

Standard #16 does not appear to be relevant to this application.

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

Essentially, considering that the zoning code would allow a storage shed to be installed in the middle area of the east-end yard, and that those potentially most affected (owners/occupants of adjacent lots and owners/occupants of the subject property) consider the location adjacent to the house to be preferable, logically installation adjacent to the house should be allowed. (I do not know why there are two copies of each of the attachments that I uploaded via the "Submit General Document(s)" feature. I believe that I only executed that one time.)

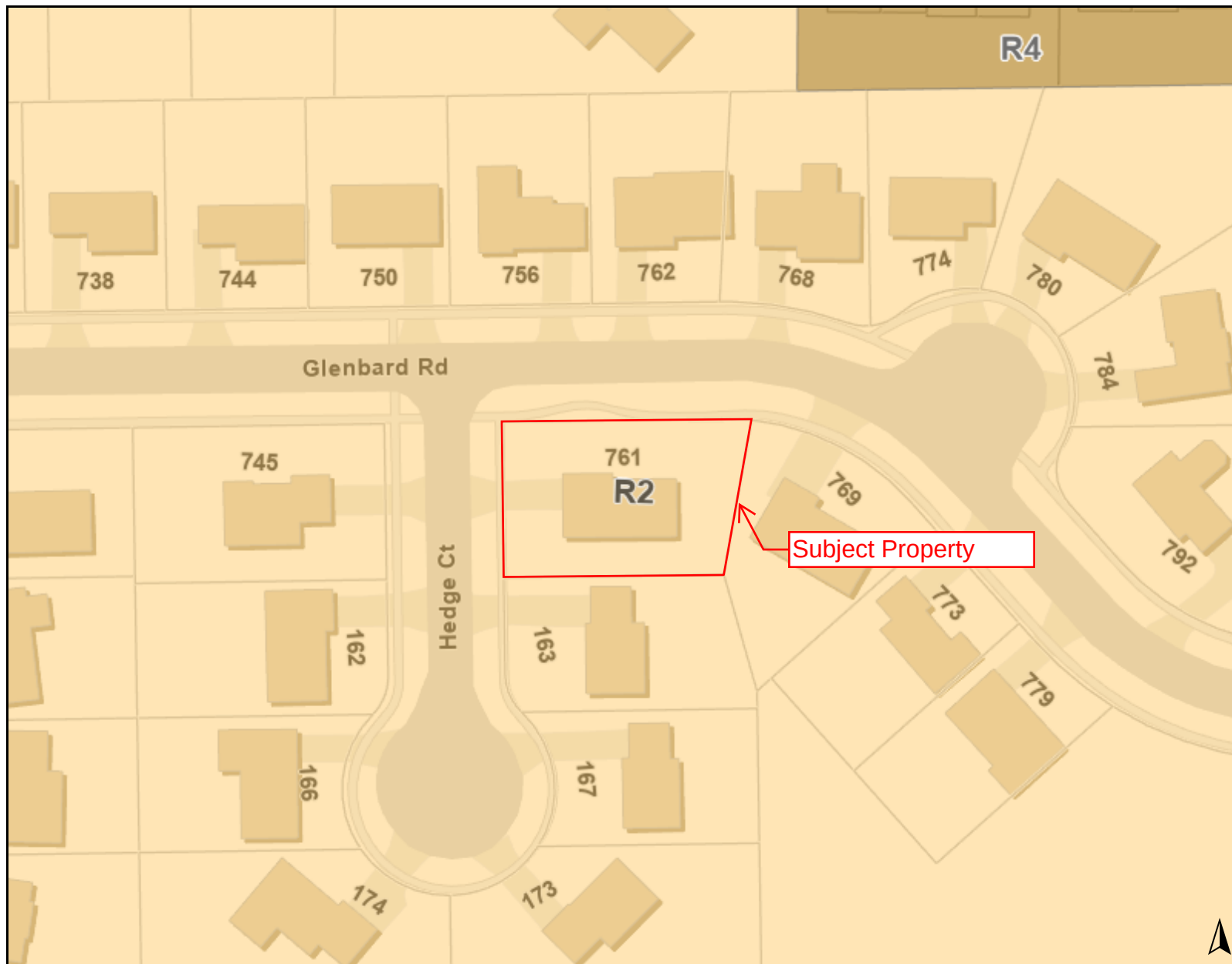


0 50 100
ft

Print Date: 9/2/2026

Notes

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Legend

Zoning and Development

Zoning

- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 9/2/2026

Notes

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28 FT BLACKTOP

COURT



66

ROAD



Russell Schulz <rscschulz@gmail.com>

Re: Request for Input from Owners of Adjacent Lots Regarding Zoning Variation for Shed1 message

Scott Waldbusser <scottwaldbusser@gmail.com>

Thu, Jun 4, 2026 at 3:12 PM

To: Russell Schulz <rscschulz@gmail.com>

Hi Russ-

To your questions below:

1. I have no reservations Or issues with you locating a storage shed on your existing concrete pad next to your home.
2. Requiring you to In the code compliant trapezoidal area in the middle of does not seem to make sense to me. I can not imagine why anyone would recommend that.
3. I am fine with you putting a shed wherever you prefer, as I don't believe either line of sites, or the presence of a shed would make our experience un appealing in any way.

On Wed, May 20, 2026 at 11:11 AM Russell Schulz <rscschulz@gmail.com> wrote:

Hi, Scott, following up, would you please reply via email with your input pertaining to our application for a Zoning Variation to request relief from the requirements of the Zoning Code, with the objective of allowing us to install a 7 ft wide x 7 ft deep x 8.5 ft tall storage shed on the existing concrete pad at the east end of our house, adjacent to the south edge of the house & stairs to the deck. To us, that would be the best location for a storage shed even if there were no concrete pad already there.

In your reply, would you please indicate:

1. Any issues or reservations you have regarding the location of the storage shed on the existing concrete pad, adjacent to the house.
2. Your opinion regarding the idea of putting a storage shed in the "cod-compliant" trapezoidal area toward the middle of the east yard (described further below).
3. In which of the two areas described above you would prefer to see a storage shed on the corner lot adjacent to your lot.

I plan to include the email containing your input with our application for Zoning Variation.

Attached to this email are the following pdf files containing details for the shed and the lot areas in question:

"761GlenbardRd-7x7StorageShed-ConstructionPlan.pdf": Includes an illustration of the proposed shed.

"761 Glenbard Rd_PlatOfSurvey_ShowingAdditionOf7x7Shed.pdf": Shows shed area on existing concrete pad.

"761 Glenbard Rd_PlatOfSurvey_AreasPemittedForShedPerCode.pdf"

According to my understanding of the code, for structures within 10 ft. of the house, the allowed area for the shed would be 40 ft. from our east lot line. The house itself is 39 ft from the lot line at the SE corner, and 44.5 ft at the NE corner. The gas meter near the NE corner of the house would prevent locating a storage cabinet there. (Thus, the code discriminates against corner lots: In contrast, for your interior lot, this provision of the code would allow a storage shed within 10 ft of your house, and as far east as 40 ft from your east lot line, which corresponds approximately to in line with the east end of our house.)

As I understand it, the only code-compliant area in which a storage shed could be located would be within the trapezoidal area delineated by extension of the front of the house; 20 ft. from both the lot lines; and 10 ft. from our house. That would put the shed in the middle area of that yard, which seems aesthetically unpleasant to us.

From the discussions I have had so far with the Glen Ellyn Community Development Department so far, it sounds

like a Zoning Variation stands a good chance of being approved.

If you have any questions or would like any more information, please don't hesitate to contact me!
(Note: I sent essentially this same email to Todhunters.)

Thank you for your time & effort!
Sincerely,
Russ Schulz



Russell Schulz <rscschulz@gmail.com>

Re: Input from Owners of Adjacent Lots Regarding Zoning Variation for Shed

1 message

Bill Todhunter <wtodhunter@gmail.com>

Wed, May 20, 2026 at 8:03 AM

To: Russell Schulz <rscschulz@gmail.com>

Hi Russ,

Thank you for sending over the information and drawings regarding the proposed shed location and zoning variation request.

After reviewing the layout and proposed locations, I do not have any issues or reservations regarding placement of the shed on the existing concrete pad adjacent to the house and stairs. In my opinion, that location makes the most practical and aesthetic sense for the property, especially considering the existing pad is already there.

As for the alternative "code-compliant" trapezoidal area in the middle of the east yard, I personally think that location would be less visually appealing and would appear more intrusive within the yard space.

Between the two options, I would strongly prefer to see the shed located on the existing concrete pad adjacent to the house rather than in the middle area of the yard.

Overall, the proposed shed appears reasonable for the lot and I do not have any objection to the variation request.

Best regards,

Bill Todhunter
769 Glenbard Rd. Glen Ellyn
708-655-1616

On Tue, May 19, 2026 at 10:31 PM Russell Schulz <rscschulz@gmail.com> wrote:

Hi, Bill, following up from yesterday, would you please reply via email with your input pertaining to our application for a Zoning Variation to request relief from the requirements of the Zoning Code, with the objective of allowing us to install a 7 ft wide x 7 ft deep x 8.5 ft tall storage shed on the existing concrete pad at the east end of our house, adjacent to the south edge of the house & stairs to the deck. To us, that would be the best location for a storage shed even if there were no concrete pad already there.

In your reply, would you please indicate:

1. Any issues or reservations you have regarding the location of the storage shed on the existing concrete pad, adjacent to the house.
2. Your opinion regarding the idea of putting a storage shed in the "cod-compliant" trapezoidal area toward the middle of the east yard (described further below).
3. In which of the two areas described above you would prefer to see a storage shed on the corner lot adjacent to your lot.

I plan to include the email containing your input with our application for Zoning Variation.

Attached to this email are the following pdf files containing details for the shed and the lot areas in question:

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According to my understanding of the code, for structures within 10 ft. of the house, the allowed area for the shed would be 40 ft. from our east lot line. The house itself is 39 ft from the lot line at the SE corner, and 44.5 ft at the NE

corner, The gas meter near the NE corner of the house would prevent locating a storage cabinet there.

As I understand it, the only code-compliant area in which a storage shed could be located would be within the trapezoidal area delineated by extension of the front of the house; 20 ft. from both the lot lines; and 10 ft. from our house. That would put the shed in the middle area of that yard, which seems aesthetically unpleasant to us.

From the discussions I have had so far with the Glen Ellyn Community Development Department so far, it sounds like a Zoning Variation stands a good chance of being approved.

If you have any questions or would like any more information, please don't hesitate to contact me!
(Note: I will send this same email to Walbussers.)

Thank you for your time & effort!
Sincerely,
Russ Schulz