



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, May 22, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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

A. Call to Order

B. Approval of Draft Minutes from ZBA Public Hearings on March 13, 2018, March 27, 2018 and April 10, 2018

1. March 13, 2018 Zoning Board of Appeals Draft Minutes
2. March 27, 2018 Zoning Board of Appeals Draft Minutes
3. April 10, 2018 Zoning Board of Appeals Draft Minutes

C. Agenda Item 655 Pleasant Avenue - Public Hearing

1. A Public Hearing to consider the recommendation of zoning variations to allow alterations and additions to a non-conforming principal structure on the property located at 655 Pleasant Avenue

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s) - June 12, 2018 - Public Hearing for 864 Bemis Road

F. Adjournment

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



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

Meeting: 05/22/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3331)

DOC ID: 3331

March 13, 2018 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes 03-13-18 (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
MARCH 13, 2018

The meeting was called to order by Acting Chairperson John Micheli at 7:00 p.m. ZBA Members Matthew Jones, Chip Miller, Reed Panther, Thomas Whalls and student Madeleine Greenleaf were present. ZBA Members Gregory Constantino and Chairperson Rick Garrity were excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Acting Chairperson John Micheli explained the procedures of the Zoning Board of Appeals.

ZBA Member Whalls moved, seconded by ZBA Member Jones, to approve the minutes of the February 27, 2018 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Three items were on the agenda for the properties at 462 Stagecoach Run, 616 Euclid Avenue and 645 Forest Avenue.

PUBLIC HEARING - 462 STAGECOACH RUN

A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-5(B)4: TABLE #11 - TO ALLOW THE REPLACEMENT OF AN EXISTING SOLID WOOD FENCE TO BE BUILT AT A HEIGHT OF 6 FEET IN LIEU OF THE MAXIMUM PERMITTED FENCE HEIGHT OF 4 FEET AND 33-1/3% OPEN FOR FENCES CLOSER TO THE STREET THAN THE PRINCIPAL STRUCTURE. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Paul and Julie Nickoley, owners)

Staff Presentation

Village of Glen Ellyn Associate Planner Kelly Purvis was present to speak on behalf of the zoning variation being requested for 462 Stagecoach Run by the petitioners, Paul and Julie Nickoley. Ms. Purvis stated that the property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows: 1. Section 10-5-5(B)4: Table #11 – to allow the replacement of an existing solid wood fence to be built at a height of 6 feet in lieu of the maximum permitted fence height of 4 feet and 33-1/3% open for fences closer to the street than the principal structure. 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that 462 Stagecoach Run is a through lot which has essentially two front yards—one that fronts on the south side of St. Charles Road just west of the Euclid Avenue intersection and also on Stagecoach Run. She stated that the property is in the R2 zoning

district and the land use immediately surrounding the subject property is R1 and R2 single family residential and unincorporated DuPage County residential properties. She also stated that a notice of the public hearing was published in the February 23, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. Ms. Purvis stated that Village records indicate that building permits were issued for a new single-family home in 1988, a fence in 1989, a basement remodel in 1998, a fence (not along St. Charles Road) in 2002, grading/impervious surface/patio in 2011 and a new roof in 2012. She also stated that no previous variations have been granted for the subject property.

Ms. Purvis stated that the subject single-family home at 462 Stagecoach Run was constructed as part of a new single-family home development called the Stacy Woods Subdivision in 1990. She stated that the fence permit for the property was applied for in 1989 so it can be inferred that it was constructed as part of the overall development of the subdivision. She added that this would explain why most of the surrounding properties have the same 6-foot solid fence backing up to St. Charles Road. She also stated that the property is a through lot, having two front yards which face St. Charles Road and Stagecoach Run. She stated that the Zoning Code requires all fences closer to the street than the principal structure on a lot to be no taller than four (4) feet and 33-1/3% open. She also stated that the zoning code provides an exemption to this rule for through lots provided that the fence be positioned four (4) feet inside the property line which would interfere with the large trees and landscaping located there. She stated that the area should be maintained with viable shrubs planted four (4) feet on center on the outside of the fence. Ms. Purvis stated that the petitioners would lose approximately 10% of their rear yard and mature trees and landscaping if they were to relocate the fence four (4) feet from the rear property line. She also stated that since the same kind of fence placement surrounds the development, this would look strange to have this fence moved four (4) feet in. She added that a 4-foot fence height might look out of character for the neighborhood.

Ms. Purvis stated that the petitioners are proposing to reconstruct the existing solid wood fence which runs approximately 120 feet along St. Charles Road. She added they are requesting a variation only for the portion of the fence that runs along St. Charles Road in the exact same location; all other parts of the fence will meet the standards of the Zoning Code and will be four (4) feet high and 33-1/3% open.

Ms. Purvis stated that some other variances similar to this one have been granted in the Village. She showed an examples of a recent approvals in the Stacy's Woods Subdivision and on Avon Court with similar conditions.

Responses to Questions from the ZBA

Ms. Purvis explained for ZBA Member Greenleaf that only one public hearing notice placard is placed on a property, and the Village is not required to put out another placard on through lots.

Ms. Purvis responded to ZBA Member Micheli that it is her understanding that the petitioner and nearby neighbors did not need variations to construct their 6-foot tall fences, as it is was part of their development. It is possible that the code was interpreted differently at the time these fences were constructed. She added that the verbiage in the Zoning Code at the time is almost exactly as it looks today. ZBA Member Miller stated one of the petitioners' neighbors applied for a variation for a fence in the area approximately five (5) years ago. Ms. Purvis replied, that is correct.

Petitioners' Presentation

Paul Nickoley, owner of the property at 462 Stagecoach Run, Glen Ellyn, Illinois, spoke on behalf of his variation request. He displayed some photos that look across St. Charles Road at the shadow box fence at the rear of his property. He added that the design of the fence is such that one can see somewhat through the fence. He displayed a photo of his fence as it currently exists and stated that it is dilapidated and a new fence is needed. Mr. Nickoley displayed a photo of his back yard to the east and stated that his back yard is 40 feet deep from the back of his house to the property line. He stated there is not much space in the rear yard and his patio extends approximately three-quarters of the way to the rear lot line. He stated that some trees are within the 4-foot line from the property line where the fence would have to come back to if they were to move it four (4) feet from the property line and some of the trees would need to be removed if the fence was replaced.

Mr. Nickoley stated that his hardship and practical difficulty as a homeowner is that the fence is in disrepair and needs to be fixed. He added that a fence that is four (4) feet tall and one-third open would result in a loss of privacy for his family. He stated that behind the fence is a sidewalk and then St. Charles Road. He added that there is a security issue with children and pets in their yard that requires a fence and that their fence is also a visual and auditory buffer from traffic on St. Charles Road. He stated that St. Charles Road has two (2) lanes and a 35 m.p.h. speed limit although cars often exceed that speed limit. He stated his family would lose 10% of the space in their yard if the fence was moved in four (4) feet and that that large trees would also need to be removed which would change the character of the neighborhood. He also stated that the fence runs right along the property line.

Mr. Nickoley stated that changing the location of his fence would change the aesthetics of the area and would not match other fences along St. Charles Road. He stated that his fence is in the worst condition of all of the fences in the neighborhood. He also stated that bringing the fence down to four (4) feet would be a hardship and would change the essential character of the neighborhood.

Responses to Questions from the ZBA

Mr. Nickoley responded to ZBA Member Panther that he would install a shadow box fence as

chosen by his association to keep the fence consistent. Mr. Nickoley responded to ZBA Member Greenleaf that he plans on having a gate in the fence in order to maintain the outside parkway area. Mr. Nickoley responded to ZBA Member Jones that the association mows the parkway and agreed with ZBA Member Jones that some nearby areas, especially to the west, are not well maintained. Mr. Nickoley responded to ZBA Member Panther that his family uses the area of the yard where the trees are located. ZBA Member Jones felt that the petitioners could live with a 4-foot fence, however, Mr. Nickoley stated he would be able to see cars go by from his house with a 4-foot fence. Mr. Nickoley responded to ZBA Member Jones that he would not mind if there was a 6-foot fence across the street from his house due to its distance. Mr. Nickoley also responded to ZBA Member Whalls that they would like to install a 6-foot high fence that will match his neighbors' fences.

Persons in Favor of or in Opposition to the Variation Request

Juan Carlos Hernandez, 485 St. Charles Road, Glen Ellyn, Illinois stated he lives near Stagecoach. He stated that the boys who mow the lawn in the summer do a great job, however, in the spring, fall, and winter garbage collects on the parkway in the area that no one does anything about. His concern is that if the petitioner puts his fence up, will garbage continue to be in the area. Mr. Hernandez stated there is no fence on his side of the street and the yards are clean. He added that there will be a clean yard but a dirty street on the west side of the street. Mr. Hernandez also stated that when utility trucks service the poles in the area, it is sometimes wet outdoors and a mess is left behind. Acting Chairperson Micheli suggested that he contact the Village to have that taken care of. Mr. Hernandez also stated that some of the fences in the area are rotting.

ZBA Member Miller stated that Mr. Hernandez should deal with the association or Village to solve the garbage problem. ZBA Member Jones stated that the road is a County road. Ms. Purvis stated that someone from Village code enforcement could review this situation, however, the road is a County right-of-way so she is not certain whose responsibility it is to maintain the parkway. She added that this situation will be looked into.

Trustee Senak thanked Mr. Hernandez for coming to this public hearing and expressing his concerns.

Findings of Fact

ZBA Member Panther stated that Paul and Julie Nickoley, owners of 462 Stagecoach Run, are requesting approval of a variation from the Glen Ellyn Zoning Code, Section 10-5-5(B)4: Table #11 – to allow the replacement of an existing solid wood fence to be built at a height of 6 feet in lieu of the maximum permitted fence height of 4 feet and 33-1/3% open for fences closer to the street than the principal structure. ZBA Member Panther stated that Mr. Nickoley explained that there is an existing 6-foot tall shadow box fence at the rear of his property that is

in a state of disrepair. He stated that would cause the existing vegetation and trees to be removed if the fence was recessed four (4) feet which would be a loss of 10% of usable space in his rear yard. ZBA Member Panther stated that the proposed fence would match the fences in the surrounding neighborhood. Juan Carlos Hernandez, 485 St. Charles Road, Glen Ellyn, IL, stated that there is poor maintenance along the St. Charles right-of-way and staff will forward that information to the responsible Village parties.

ZBA Jones moved, seconded by ZBA Miller, to accept the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

ZBA Member Panther was in favor of the variation request for a 6-foot fence as it would match the character of the neighborhood and there is a precedent for that height. He also stated that he would prefer to see the shadow box style of fence. He added that the subject fence was permitted at the time of construction.

ZBA Member Greenleaf stated she was in favor of the variation request as long as the petitioners maintain the area behind the fence.

ZBA Member Jones was against this variation request. He stated he has been driving up and down St. Charles Road since he was 16 years old and that road has never been maintained since the subdivision went in. He also stated that the sidewalk is never shoveled, leaves are never raked and a canyon effect is being created. He also stated that the petitioner is cutting himself off from the other residents in the neighborhood. He stated that on the inside of Stacy Woods, there is not a fence running down the lots that are not through lots so it is not a characteristic of every back yard. He felt that one of the reasons the code was changed was to have an aesthetic view of the area for others in the area. He stated that a 4-foot fence would allow a certain amount of privacy and security and having plantings would help as well. ZBA Member Jones stated that if the fence is not moved back four (4) feet, the County will not allow anyone to plant between the sidewalk and fence even though there might be two (2) feet there. He stated if one goes farther down St. Charles Road to Stagecoach, they have alternating fences and plantings to provide screening. He stated St. Charles is much different as Geneva is a much wider road.

Acting Chairperson Micheli was also against this variation request. He stated the canyon effect is a serious issue in that area and it is garbaging the area. He added that the character of the neighborhood is being destroyed and most houses do not have 6-foot fences. However, recognizing that there are houses with 6-foot fences, he stated there could be a compromise in which a 5-foot shadow box fence could be built and required to have a door so that their property can be maintained. ZBA member Micheli stated that we don't really know how these fences came to be constructed. Ms. Purvis responded to ZBA Member Micheli that the fence

was permitted by the Village as she had a building permit and no variance had been requested or granted. Ms. Purvis stated that she feels the code was being interpreted differently at that time so maybe they did not consider the rear yard the same as the front yard, in terms of the fence being closer to the street than the principal structure. She added that she believes the Village was aware of what they were allowing at that time and responded to Acting Chairperson Micheli that she does not feel a mistake was made regarding the fence around the entire subdivision. She also stated that a variation was not granted for the fence, therefore, the code may have been different for fences at that time. ZBA Member Micheli asked Ms. Purvis to show what part of the code could have been interpreted differently, that would have allowed the construction of this fence. Ms. Purvis read from the code: Section B, Height, No. 3 – Six (6) foot maximum for a fence located no closer to the street than the principal structure on the lot. She felt that it was possible that this was interpreted as the front yard only.

ZBA Member Whalls was in support of the proposed fence. He stated that a hardship is the speed limit of the cars driving through that area, which is typically more than 35 mph. He also stated the fence is a pre-existing condition and should be allowed. He also stated that the subject fence should match others in that area.

ZBA Member Miller was in favor of the proposed fence. He stated that what the ZBA is talking about saying no to is being put on one homeowner and that they are now going to change the character of the neighborhood by making his fence shorter and bringing it in and 10 percent of useful space is being taken away because the Village does not like the aesthetics. He added that even though the fence has been this way since the house was purchased, all of the neighbors are going to keep their taller fences until they decide to replace them. ZBA Member Miller stated he guarantees that the neighbors' fences will get much worse because no one will want to take their fence down and lose 10% of their yard. He added that there will be fences in that area that will look terrible for the next ten years. ZBA Member Miller stated the purpose of the ZBA is to consider variations to the code. He felt that it seems silly that the character of the neighborhood would be changed because the ZBA does not want the area to be a "tunnel" which it has been for many years. In response to Acting Chairperson Micheli, ZBA Member Miller asked if he would like to live in a neighborhood where one fence looks different than all the others and all of the other fences will deteriorate and fall down. Acting Chairperson Micheli stated he wants the fences in that area to become 5 feet tall, of a shadow box style and have a door in the rear so they can walk outside to pick up trash.

ZBA Member Jones moved, seconded by ZBA Member Whalls, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Whalls, that having considered the application of Paul and Julie Nickoley of 462 Stagecoach Run to allow a zoning variation for the

reconstruction of a 6-foot solid wood fence along their property line adjacent to St. Charles Road, the Zoning Board of Appeals hereby adopts the findings of fact per the petitioners' application packet and presented by the petitioners at the March 13, 2018 Zoning Board of Appeals public hearing as well as the findings and deliberations of the Zoning Board of Appeals and recommends approval of the requested variation from Section 10-5-5(B)4: Table #11 of the Zoning Code to allow the construction of a 6-foot tall wood fence in lieu of the maximum permitted height of 4 feet and 33-1/3% open fencing closer to the street than the principal structure with the following conditions: The project shall be constructed in substantial conformance with the plans as submitted with the additional requirement that the fence be a wood shadow box style with a gate and based on testimony presented at the March 13, 2018 public hearing of the Zoning Board of Appeals, including hardships or special conditions that the homeowner would lose approximately 10% of their rear yard and many mature trees if the fence was moved four (4) feet, changing the size of the fence or the location would change the neighborhood character and the petitioners would have a loss of privacy and security.

The motion did not carry with three (3) yes votes and two (2) no votes as follows: ZBA Members Miller, Whalls and Panther voted yes; ZBA Member Jones and Chairperson Micheli voted no.

AMENDMENT TO MOTION

Acting Chairperson Micheli moved, seconded by ZBA member Jones, to amend the motion to require the fence to be no taller than 5 (five) feet.

The motion did not carry with one (1) yes vote and four (4) no votes as follows: Acting Chairperson Micheli voted yes; ZBA Members Jones, Miller, Panther and Whalls voted no.

PUBLIC HEARING – 616 EUCLID AVENUE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(D)3 – TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION ON THE REAR OF A HOME RESULTING IN A SIDE YARD SETBACK OF APPROXIMATELY 5.67 FEET IN LIEU OF THE REQUIRED 6.5 FOOT SIDE YARD SETBACK REQUIRED. 2. SECTION 10-8-6(B)3 – TO ALLOW A CLASS II ALTERATION TO A NON-CONFORMING STRUCTURE WHERE THE SIDE YARD SETBACK OF THE ADDITION WILL NOT MEET THE REQUIREMENTS OF THE ZONING CODE. 3. SECTION 10-8-4(E)1 – TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION ON A RESIDENCE RESULTING IN A LOT COVERAGE RATIO OF APPROXIMATELY 20.3% IN LIEU OF THE MAXIMUM PERMITTED LOT COVERAGE OF 20% FOR A TWO-STORY STRUCTURE. 4. SECTION 10-4-8(F)1 – TO ALLOW THE CONSTRUCTION OF A TWO-STORY ADDITION TO AN EXISTING RESIDENCE THAT WILL RESULT IN AN EAVE HEIGHT OF 23.5 FEET IN LIEU OF THE MAXIMUM PERMITTED EAVE HEIGHT OF 22 FEET. 5. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Todd and Kelly Phillips, owners)

Staff Report

Associate Planner Kelly Purvis was present to speak on behalf of the zoning variations being requested for 616 Euclid Avenue by the petitioners, Todd and Kelly Phillips. Ms. Purvis stated that the variations being requested are as follows: 1. Section 10-4-8(D)3 – to allow the construction of a two-story addition on the rear of a home resulting in a side yard setback of approximately 5.67 feet in lieu of the required 6.5-foot side yard setback required. 2. Section 10-8-6(B)3 – to allow a Class II Alteration to a non-conforming structure where the side yard setback of the addition will not meet the requirements of the Zoning Code. 3. Section 10-8-4(E)1 – to allow the construction of a two-story addition on a residence resulting in a lot coverage ratio of approximately 20.3% in lieu of the maximum permitted lot coverage of 20% for a two-story structure. 4. Section 10-4-8(F)1 – to allow the construction of a two-story addition to an existing residence that will result in an eave height of 23.5 feet in lieu of the maximum permitted eave height of 22 feet. 5. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that the subject property is an interior lot located in the R2 zoning district on the west side of Euclid Avenue between Hawthorne Boulevard and Linden Street. She also stated that the zoning and land use immediately surrounding the subject property is R2 Single Family Residential. She stated that notice of the public hearing was published in the February 23, 2018 Daily Herald, mailed to properties within 250 feet of the subject property and a placard was placed on the property. No Village records were found relating to the granting of any zoning variations for the subject property and building permits for a new furnace, electrical service, new garage, sewer repair, pump/drain tile, sewer line replacement/backflow valve and patio/front walk have been issued for this property.

Ms. Purvis stated that the petitioners are proposing to construct a two-story addition on their home which was constructed in 1925 to the standards of the 1923 zoning code. She stated that at that time, the Village required the side yard setback to be 10% of the lot width. She added that 616 Euclid Avenue was platted as a 57-foot wide lot and would have been required to have a side yard setback of 5.7 feet. She also stated that today's code requires a side yard setback of 6.5 feet or 10% of the lot width, whichever is greater. She stated that the north side yard is 8 inches short of meeting the requirement, causing the home to be non-conforming. The Zoning Code prohibits additions to non-conforming parts of a structure and also limits the amount of additions and alterations permitted to a non-conforming structure. Ms. Purvis displayed the area of the proposed addition and stated that part of the addition will be an extension of the west elevation of the home and will match the north and south wall lines of the existing structure. Ms. Purvis stated that since the wall lines of the home are not exactly parallel to the side lot lines, the addition will encroach two more inches into the required side yard on the

north side of the building (the non-conforming side).

Ms. Purvis stated that the Phillips home is currently 1,497 square feet and the first and second floor additions to the home will add 1,983 square feet to the home resulting in a Class II addition which is permitted in the Zoning Code. She stated that in order to add a second story addition to the home, the entire roof will be removed. She added that the total exterior wall and roof area of the existing structure that will be altered will be 1,755 square feet (of the 3,043 square feet of existing surface area) resulting in a Class II alteration which is not permitted. She then displayed a drawing of the petitioners' proposal. Ms. Purvis stated that a Class II addition is allowed on a non-conforming property, however, a Class II alteration is not permitted. She also stated that in order to construct the addition as proposed, the petitioners will require a .3% variation from the lot coverage ratio requirement of 20%. She added that bonuses have been applied for 500 square feet of the garage area and 140 square feet of the covered front porch. Ms. Purvis stated that an eave height variation will also be required due to the style of the construction and the existing ceiling height of the first floor of the home. She added that the petitioners will need a variation to allow an eave height of 23 feet 6 inches in lieu of the maximum eave height of 22 feet permitted on a lot of this width. She stated that in order to comply with the code, the ceiling on the second story of the home would have to be lowered to 6 feet 6 inches. She also stated that the proposed ridge height of 31 feet 9 inches is in compliance with the requirements of the Zoning Code.

Ms. Purvis stated that a number of the petitioners' neighbors were in support of the variance requests and she displayed a map indicating neighbors in support of the subject requests. She also stated that an adjacent property owner came into the Planning and Development Department and expressed support for this project and felt the addition would improve the home while retaining the character of the neighborhood and of the streetscape.

Petitioners' Presentation

Todd and Kelly Phillips, 616 Euclid Avenue, Glen Ellyn, IL and Marc Kollias, architect, 25W767 Durfee Road, Wheaton, Illinois spoke on behalf of the subject variation requests.

Ms. Phillips stated her family lives in a nonconforming structure and they are requesting some variations to their home. She stated that their house was built in 1925 when the codes were different than they are now. She stated that the north side of their home is eight (8) inches too close to the property line. She stated that due to the nonconformity, they are limited in their alteration and are asking for a variation so that they can add onto the rear of their home and add a full second story as the existing second story is partial. She added that the alteration limitations would not be there without the nonconformity. She added that their second request is the north side setback, adding that they would like to continue the wall on the north side and the addition off the back on the second story to maintain that wall line. She added that made sense aesthetically for the neighborhood and their neighbors to the north also felt

that addition made sense. Ms. Phillips stated that regarding the interior of their home, they are trying to maintain the character and charm of their existing structure and just add to it to meet their family's needs. She stated that if they had to come in by the room they are adding onto in the rear, there would be a one-foot jut-in on the wall on the north side which would be difficult. Ms. Phillips stated their house is 4-1/2 feet above grade and adding a second story full height would not allow the window and the headers to fit without an eave height variation. She added that her neighbors to the rear are also in agreement with the proposal. Ms. Phillips stated that the proposed lot coverage is a small percentage, they are trying to stay within the footprint of their home as much as possible and are maintaining the stairs. She stated they very much want to continue to live in their home and the new changes will add charm and will fit in with the neighborhood.

Responses to Questions from the ZBA

ZBA Member Miller asked if the stairs could be moved. Architect Marc Kollias responded that bearing walls throw everything off so they would be required to do much more work in order to move the stairs. He stated they are adding to the stairs at the top and that is where the height issue comes in. He added that if they moved the stairs, they might as well knock down the house and start over. Acting Chairperson Micheli asked why they cannot have a proper eave and simply curve the interior. Mr. Kollias responded he would not be able to get windows in at the standard head height and fit in a header. Mr. Kollias responded to ZBA Member Jones that the porch floor is usually set 4-6 inches below the house floor. Mr. Kollias also stated that if they built the house new, they would have to drop the entire house closer to the ground. ZBA Member Miller asked if the windows were made shorter, would there be a life safety hazard because of egress and Mr. Kollias responded yes, adding that he needs so many square feet of clear opening in the rooms and they cannot be too close to the floor without fall protection. ZBA Member Miller stated that the current first floor eave height is close to the neighbors but Mr. Kollias was not sure which neighbors ZBA Member Miller was referring to. Mr. Phillips added that regarding the houses to the north and south, the front eaves are very similar to where the Phillips are currently and on the back side, they both added a second story which is much higher.

Persons in Favor of or in Opposition to the Variation Requests

No persons spoke in favor of or in opposition to the variation requests.

Findings of Fact

ZBA Member Panther stated that Todd and Kelly Phillips, the owners of the subject property at 616 Euclid Avenue, are requesting variances from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)3 – to allow the construction of a two-story addition on the rear of the home resulting in a side yard setback of approximately 5.67 feet in lieu of the required 6.5-foot

side yard setback required. 2. Section 10-8-6(B)3 – to allow a Class II Alteration to a non-conforming structure where the side yard setback of the addition will not meet the requirements of the Zoning Code. 3. Section 10-8-4(E)1 – to allow the construction of a two-story addition on a residence resulting in a lot coverage ratio of approximately 20.3% in lieu of the maximum permitted lot coverage of 20% for a two-story structure. 4. Section 10-4-8(F)1 – to allow the construction of a two-story addition to an existing residence that will result in an eave height of 23.5 feet in lieu of the maximum permitted eave height of 22 feet. 5. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Panther stated this property is an interior R2 lot with no prior variances granted. He stated that the existing lot is 57 feet wide with a 5.7 foot wide side yard to the north. He added that the subject property is not in conformance with the zoning code. ZBA Member Panther stated that the proposed ridge height of the subject property would be in compliance with the code.

ZBA Member Panther stated that the owners, Todd and Kelly Phillips, and their architect, Marc Kollias, stated that the hardship for the property is the nonconforming side yard. He added that they would like to extend the walls to the north for aesthetic reasons. He added that the stairwell elevation and location is part of the reason for the need for an eave variation and the additional .3% lot coverage.

ZBA Member Jones moved, seconded by ZBA Member Whalls, to approve the findings of fact. The motion carried unanimously by voice vote.

ZBA Member Jones moved, seconded by ZBA Member Miller, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

ZBA Member Whalls stated he had no issues with the requested variations whatsoever and appreciated that several people signed their petition. He stated he liked the project although he had minimal issues with the eave height. ZBA Member Micheli stated he had no issues with the project except for the eave height. He stated he is concerned that the house has designs that will stand out and look out of place and that the Village has eave height rules for a reason. He stated there is no reason the house could not be built to the eave height as required and possibly synthetic reasons are being created for why a 6-foot-6-inch wall and an 8-foot ceiling height would have issues with windows. ZBA Member Michel stated he believed cost is a factor. He added he does not see a hardship or practical difficulty related to the eave. ZBA Member Jones stated he is in favor of these variation requests. He stated he is fine with the

side yard. ZBA Member Panther stated he is generally supportive of the variation requests. He stated that the lot width is driving everything and created the hardship with the side yard setbacks and eave height. He stated he was most concerned about the .3% over on the lot coverage ratio. ZBA Member Miller stated he does not like being over on the lot coverage ratio but would approve this request.

Trustee Liaison Senak stated that the petitioners' home is beautiful and he appreciated the ZBA supporting the petitioners' efforts to improve their home instead of tearing it down. ZBA Member Jones moved, seconded by ZBA Member Whalls, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Jones, to recommend approval of variations to allow a two-story addition to be constructed on the non-conforming home of Todd and Kelly Phillips located at 616 Euclid Avenue based on the findings of fact in the petitioners' application packet and as presented by the petitioner at the March 13, 2018 public hearing and that the Zoning Board of Appeals recommend approval of variations from the Zoning Code as follows: From Section 10-4-8(D)3 to allow a side yard setback of 5.67 feet in lieu of 6.5 feet, from Section 10-8-6(B)3 to allow a Class II alteration to a non-conforming structure where the addition will not meet the side yard setback on the north side of the property, from Section 10-8-4(E)1 to allow the construction of a 2-story addition resulting in a lot coverage ratio of 20.3% in lieu of the maximum permitted lot coverage ratio of 20% and from Section 10-4-8(F)1 to allow the construction of a two-story addition to the structure which will result in an eave height of 23.5 feet in lieu of the maximum permitted eave height of 22 feet based on the conditions that the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the March 13, 2018 public hearing of the ZBA. ZBA Member Miller stated that the recommendation for approval is based on the hardships and special circumstances, that the eave height would be an egress life safety issue if it had to conform, and in conformance with the code, the stairs would need to be moved which would make the addition cost prohibitive and cheaper to tear down the home.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Miller, Jones, Panther, Whalls and Acting Chairperson Micheli voted yes.

PUBLIC HEARING – 645 FOREST AVENUE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-8-6(B)3 – TO ALLOW A CLASS III ALTERATION TO A SINGLE-FAMILY DWELLING THAT IS NONCONFORMING DUE TO ZONING BULK CONTROL REGULATIONS WHERE THE ADDITIONS TO THE STRUCTURE WILL BE APPROXIMATELY 13.5 FEET AND 18.25 FEET FROM THE PROPERTY LINE, IN LIEU OF THE 30-FOOT CORNER SIDE YARD SETBACK REQUIREMENT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE

PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Craig and Ann-Marie Cudzilo, owners)

Staff Report

Associate Planner Kelly Purvis stated that the petitioners for the project at 645 Forest Avenue are Craig and Ann-Marie Cudzilo, the owners. Ms. Purvis stated that the property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows: 1. Section 10-8-6(B)3 to allow a Class III Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback requirements. 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that the subject property is a corner lot located in the R2 zoning district on the southeast corner of Linden Street and Forest Avenue. The land use immediately surrounding the subject property is R2 single-family. Ms. Purvis stated that the notice of public hearing was published in the February 23, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. She also stated that Village records indicate that there were no prior variations granted for this property. Ms. Purvis stated that building permits have been issued for an addition in 1948, a new garage in 1949, electrical services in 1964 and 1980 and a new asphalt driveway in 2010.

Ms. Purvis stated that the petitioners are proposing to construct a two-story addition as well as an attached garage addition to their home. They will be adding approximately 1,000 square feet, including the attached garage, to the first floor and 1,150 square feet to the second story. She stated that a portion of the new additions to the home will encroach into the non-conforming corner side yard setback, adding that encroachments to the new additions will be equal to or less than the existing corner side yard setback encroachments. Ms. Purvis added that the property owners recently demolished a detached garage as depicted on the plat of survey and have since constructed a two-car detached garage as shown on the current conditions site plan.

Ms. Purvis stated that the subject home was constructed in 1923 to the standards of the 1923 zoning code. She stated that at that time, the side yards were required to be 10 percent of the lot width regardless of the size of the lot, including corner lots. As 645 Forest Avenue is 100 feet wide, it is required to have a 10-foot corner side yard setback. She added that the current code requires a minimum of 30 feet for a corner side yard setback which makes the house at 645 Forest Avenue a nonconforming structure. She also stated that the Village Code limits the amount of alterations and additions to nonconforming structures and does not allow additions to non-conforming parts of a structure. Ms. Purvis stated that the addition built on the existing

home in 1948 was built on a cinder block (CMU) foundation and the petitioners' architect has stated it would not be adequate to support the proposed second story addition to the home. Ms. Purvis stated that the petitioners have suggested that the existing addition also created some unsafe level changes where it connects to the original structure and there are issues with staircases where the addition connects to the home. Ms. Purvis stated that removal of the existing addition will bring the alteration of the home to a Class II category at 74.9 percent and added that a Class II alteration is prohibited on a non-conforming structure. She stated that because the alteration is very close to a Class III alteration, staff is suggesting that the petitioners request a variance to allow a Class III alteration to avoid any issues during construction.

Ms. Purvis stated that the petitioners are requesting a Class III addition to their home where the additions will not meet the setback requirements of the zoning code and will be 13-1/2 feet and 18-1/2 feet from the corner side property line in lieu of the 30-foot requirement. She also displayed elevations of the subject property. Ms. Purvis displayed a map indicating neighbors in support of the subject requests.

Questions to Staff from Zoning Board of Appeals

Ms. Purvis responded to ZBA Member Miller that the only existing non-compliance is the corner yard side yard and that distance does not change with the addition. Ms. Purvis responded to ZBA Member Jones that a requirement for a Class III addition would be sidewalks, however, if the Village did not want sidewalks in this area, the petitioners would pay a fee-in-lieu of. She added that if the petitioners ultimately applied for a Class II alteration, sidewalks would not be required.

Petitioners' Presentation

Craig Cudzilo, the owner of 645 Forest Avenue, and Architect Steve Poteracki, Studio 1 Architects, 1105 Burlington Avenue, Western Springs, IL, spoke on behalf of the subject variation request.

Mr. Cudzilo stated that his family has lived in Glen Ellyn since 2006 and moved into their current home approximately one year ago. He stated that there are multiple issues with the home including uneven stairs which have caused accidents. The proposed addition cannot be built onto the house because of the dirt crawl space underneath and a portion of the foyer floor is being held up by a 50-year old car jack. Mr. Cudzilo stated that every staircase in his home has a different pattern and tread depth and this needs to be repaired as multiple falls have occurred. He stated that they would like the architectural design of their home to fit into the neighborhood.

Persons in Favor of or in Opposition to the Variation Requests

Sherry Shonkwiler, 646 Park Boulevard, Glen Ellyn, Illinois asked how close to the lot line the detached garage that is not yet built will be. Ms. Purvis responded it is 18 feet from the corner side yard setback. Mr. Poteracki also responded that the code permits a 5-foot setback and the garage will be pushed back an additional 3 feet from the house so it will be a total of 8 feet from the rear property line. Ms. Purvis explained for Ms. Shonkwiler that the petitioners need 5 percent of the lot width from the property line for a detached garage. At Acting Chairperson Micheli's request, Ms. Purvis explained what the setbacks on the detached garage would be. Ms. Purvis added that the garage conforms to the code and does have a larger footprint than the previous garage.

Trustee Liaison Senak thanked the petitioner for his service to the country. He also stated he appreciated the petitioners preserving their existing home. He also stated that a sidewalk may be required by the Village whether or not a resident wants it.

Findings of Fact

ZBA Member Panther stated that Craig and Ann-Marie Cudzilo, the petitioners, of 645 Forest Avenue are requesting a variance from the Glen Ellyn Zoning Code, Section 10-8-6(B)3, to allow a Class III Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback requirements. He stated that the subject property is a corner lot and is zoned R2 Single Family Residential. He added that no prior variances have been granted for this property. ZBA Member Panther stated that the house is a non-conforming structure due to a 10-foot setback requirement in the side yard that was in place at the time of construction. He stated that the removal of an existing addition changes the requirement to a Class II alteration, however, the petitioners are bumping it up into a Class III alteration in the event that becomes necessary. He stated that the corner side yard setback will continue to remain at 13.5 feet.

ZBA Member Panther stated that Craig Cudzilo, the owner, and Architect Steve Poteracki spoke on behalf of the variation request. Mr. Cudzilo would like to save an older property in town, however, the existing stairway layouts are hazardous. He also stated that the existing foundation cannot be used for a second floor addition.

ZBA Panther stated that Sherry Shonkwiler of 646 Park Boulevard, Glen Ellyn, IL requested clarifications regarding the new detached garage's setbacks.

ZBA Member Jones moved, seconded by ZBA Member Whalls, to accept the findings of fact. The motion carried unanimously by voice vote.

ZBA Member Whalls moved, seconded by ZBA Member Miller, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

ZBA Member Panther stated he generally was supportive of what is being proposed as the angles of the property make the layout of the lot difficult. He stated the home is parallel to the street, but not the lot lines. He stated the changes will improve safety in the home. ZBA Member Greenleaf was in favor of the proposed variation request. ZBA Member Jones stated that he is not in favor of putting a sidewalk in that goes nowhere. ZBA Member Whalls felt the proposal is a great project. ZBA Member Miller was pleased that the petitioners are restoring the home and will improve the character of the neighborhood. Acting Chairperson Micheli also supported the proposed project.

ZBA Member Jones moved, seconded by ZBA Member Miller, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Jones, that after considering the application of Craig and Ann-Marie Cudzilo for the zoning variation to allow a two-story addition and attached garage addition to be constructed on their non-conforming home located at 645 Forest Avenue, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioner at the March 13, 2018 Zoning Board of Appeals public hearing as well as the findings including the deliberations of the Zoning Board of Appeals and recommends approval of the requested zoning variation from Section 10-8-6(B)3 to allow a Class III alteration to a nonconforming structure where the additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback, subject to the conditions that the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the March 13, 2018 public hearing of the Zoning Board of Appeals and approved for the following special conditions: a mechanical jack is supporting the floor, the house has multiple life safety issues including poorly placed and uneven stairs, the house is on an odd-shaped lot, the foundation of the existing addition will not support a second floor and the new addition will save another home from being torn down.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Miller, Jones, Panther, Whalls and Acting Chairperson Micheli voted yes.

Staff Report

Ms. Purvis stated that variations are schedule for the next two ZBA meetings.

ZONING BOARD OF APPEALS

-17-

MARCH 13, 2018

Trustee Report

Trustee Senak stated that water main and sewer improvements for Roosevelt Road were recently approved by the Village Board. The Forest Preserve lease of Churchill Woods and the McKee House is moving up a year for fundraising. The Civic Center renovations are proceeding ahead. The Village Plan Commission is reviewing the Zoning Code. Park Boulevard will be relocated this summer. The Taylor Street underpass is progressing.

A motion was made to adjourn the meeting at 9:45 p.m. that carried unanimously by voice vote.

Submitted by:

Barbara Utterback
Recording Secretary

Kelly Purvis
Associate Planner

Attachment: Draft Minutes 03-13-18 (3331 : Draft Minutes March 13, 2018)



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

Meeting: 05/22/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3332)

DOC ID: 3332

March 27, 2018 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes 03-27-18 (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
MARCH 27, 2018

The meeting was called to order by Chairperson Rick Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Chip Miller, Reed Panther and student Madeleine Greenleaf were present. ZBA Member Thomas Whalls was excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Chairperson Garrity explained the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing regarding the property at 569 Prairie Avenue.

PUBLIC HEARING – 569 PRAIRIE AVENUE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-4-8(E)1 TO ALLOW THE CONSTRUCTION OF A ONE-STORY ADDITION RESULTING IN A LOT COVERAGE RATIO OF APPROXIMATELY 23.94% IN LIEU OF THE MAXIMUM PERMITTED LOT COVERAGE RATIO OF 20% ON A LOT WITH A TWO-STORY HOME. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(John Snyder and Jean Ostrander, owners)

Staff Presentation

Associate Planner Kelly Purvis stated that the petitioners, John Snyder and Jean Ostrander, are the owners of the property at 569 Prairie Avenue. She stated that they are requesting a variation from the Zoning Code as follows: Section 10-4-8(E)1 to allow the construction of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20% and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that the subject property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Cottage Avenue. She also stated that the property is in the R2 zoning district and the zoning and land use immediately surrounding the subject property is R2 single family residential. She stated that notice of the public hearing was published in the March 9, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. Ms. Purvis stated that permits were issued for a new single-family residence in 1996 and a fence in 1998 for the property. She also stated that as an amendment to the information in the packet ZBA members received, there have been 3 variations granted for this property. This was missed in the initial

review of the property, because it was developed as part of the Hawthorne Place Subdivision, a 12-lot single family subdivision. In total, the subdivision was granted 36 variations. She stated, 569 Prairie Avenue was granted 3 of those variations from the R2 zoning standards: a 50-foot lot width, a lot area of 8,000 square feet and a front yard setback of 25 feet. She showed a map of the subdivision and the subject property.

She stated that a standard lot that meets the requirements of the R2 zoning district could have up to 2,482 square feet of roofed over structures on the lot provided that bonuses for a detached garage and open front porch were applied. Ms. Purvis stated that on a lot of this size, 2,340 square feet of covered structures could be permitted on the lot if the bonuses were maximized. She added that the petitioners have indicated that they did not build a detached garage in the rear of the property due to the steep slope and grading which was designed to promote drainage for adjacent properties in the development. She stated that the subject residence is not eligible for a front porch bonus or a detached garage bonus and without applying any bonuses, the lot is permitted 1,600 square feet of roofed over structures. She added that the proposed project is 1,916 square feet.

Ms. Purvis stated that the petitioners are requesting an increase in the lot coverage limitation of the zoning code to allow the construction of a one-story addition on the rear of their home and she displayed the floor plan and elevations of the home. She stated they would like to reorganize parts of their first floor to allow for a more open floor plan. She added that as part of the proposed project, the existing breakfast nook would be demolished and in its place a 304-square foot living room would be added onto the house.

Ms. Purvis added that the petitioners included in their packet a petition in support of the proposed project with eight (8) of their neighbors' names listed. She displayed a map showing the adjacent property owners in support of the variation request.

Questions from the Zoning Board of Appeals

ZBA Member Greenleaf asked about water drainage on the property and Ms. Purvis explained that the Village Stormwater Engineer will review any project where more than 300 square feet of area is being disturbed for conformance with the stormwater ordinance.

Petitioners' Presentation

John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, and Rick Rearick, the petitioners' Architect, 155 N. Park Boulevard, Glen Ellyn, IL, were present to speak on behalf of a variation request for a one-story addition on the rear of the petitioners' home.

Mr. Snyder stated that the subdivision has water drainage issues and that water flows down and creates a problem for 566 Prairie Avenue. He stated that in order to make the area viable,

a developer installed a sewer on the corner so that water will drain off. He also stated that they cannot build on the eastern third of their lot due to a great deal of rock wall located there. He also pointed on a map to an area where a drainage easement exists at the rear of the property which would also prevent him and his wife from constructing a detached garage. Using a map on the projector, he showed how water flows on his property. He added that their garage is attached which makes the lot coverage challenging and that they could build the addition they are proposing if the garage was detached and they could take advantage of that bonus.

Mr. Snyder stated that their hardship is that their lot is undersized with a narrow width. He also stated that they are adding only one story—not two stories—to their home which is small. He also stated the addition will not impact their neighbors who are supportive of the proposed addition. He also stated that their patio is pervious and those bricks will be replaced once construction is completed.

Ms. Ostrander stated that they are the original owners of the subject home. She also stated that they would like to change the design of their home to better meet their needs. She stated that they built the home they could afford when they purchased the property, but had intended to add onto their home, knowing that they could build to the 25% lot coverage ratio, however, the code changed before they were able to build their addition. She also stated that they would have to tear their house down in order to detach the garage and receive that bonus. Mr. Snyder stated that the addition would be constructed on a flat part of the lot and would not interfere with the drainage.

Additional Questions/Comments from the Zoning Board of Appeals

ZBA Member Jones asked if any homes in the subject area have detached garages, and Ms. Ostrander responded that one house did. ZBA Member Micheli asked if there was any way the petitioners could build a detached garage on the property and Ms. Purvis replied no, not with the existing home on the lot. ZBA Member Miller stated that the floor area ratio of the home is currently is .38, the allowed amount is .40 (per the Ordinance approving the subdivision) and the proposed new project amount is .41. ZBA Member Miller stated that variations were required for the subject subdivision, including three (3) for the subject property. The ZBA voted against the entire subdivision. He stated that the petitioners were aware of all of the constraints on the property when they chose to build on it. He asked the petitioners what their new hardship is. Rick Rearick, the petitioners' architect, responded the zoning change. ZBA Member Miller stated that the neighbors in that area wanted larger lots and were concerned about density. The ZBA voted against the whole subdivision. ZBA Member Jones stated that he drove through the neighborhood and most houses in the neighborhood have attached garages.

ZBA Member Constantino asked if the proposed plan could be reduced to minimize the variation. Mr. Snyder replied that he would need to discuss this further with his architect. Ms. Ostrander added that she did not want a long narrow room created because of a reduction in

the size of the plan and she wanted the space to be useful. She also stated that what they would like to build is minor relative to what they thought they could do to improve their home. The petitioners added that they have no intention of moving and they are making these improvements to their home to make it more livable. Mr. Snyder reiterated that he and his wife are not zoning experts, they got caught up by the change in the zoning code.

Persons in Favor of or in Opposition to the Variation Request

No persons spoke in favor of or in opposition to the variation request.

Findings of Fact

ZBA Member Constantino stated that John Snyder and Jean Ostrander, owners of the property at 569 Prairie Avenue, are requesting approval of a one-story addition on the rear of their home resulting in a lot coverage ratio of approximately 23.94% in lieu of the maximum permitted lot coverage ratio of 20%. The property is an interior lot located on the east side of Prairie Avenue between Hawthorne Boulevard and Prairie Avenue in the R2 zoning district. The zoning and land use immediately surrounding the subject property also is R2 single family residential. ZBA Member Constantino stated that three (3) variations were granted for the subject lot for a 50-foot width in lieu of the required 66-foot width, an 8,000 square foot area in lieu of the required 8,712 square feet and a front yard setback of 25 feet in lieu of the required 30 feet. The larger development received a total of 36 variations. ZBA Member Constantino stated that when the lot coverage ratio was 25%, the petitioners' new home was constructed at 20.9%, however, the lot coverage ratio was thereafter reduced to 20%. He added that the petitioners cannot construct a detached garage on the subject property because of the slope in the rear yard and the drainage easement on the property and therefore cannot benefit from the lot coverage bonus for a detached garage. He also stated that as part of the project, the 65-square foot breakfast nook will be removed and 304-square feet of living space will be added for a net increase of 239 square feet. ZBA Member Constantino stated that their proposed project has the approval of their surrounding neighbors. He stated that a drainage plan would be required by the Village for this project if the variation were granted. Mr. Constantino stated that water drainage issues exist from the north to the south with swales running through the property and because of the slope and the grade, the owners cannot build on the east side which would affect drainage patterns. The rear third of the lot slopes down to the storm sewer so the owners cannot construct a garage in the rear of the lot.

ZBA member Jones moved, seconded by ZBA member Miller, to accept the findings of fact. The motion carried unanimously by voice vote.

Mr. Snyder asked to speak once more. He stated that this is one of the smaller lots in the subdivision. He stated that the proposed addition will improve the salability of the home. The

homeowners did not increase their lot coverage to 25% when it was code compliant due to the cost at that time.

Comments from the Zoning Board of Appeals

ZBA Member Micheli stated that there were no unique circumstances, practical difficulties or particular hardships regarding this variation request. He stated that variations are not allowed for financial gain. He stated that he does not see a basis on which to grant a variance.

ZBA Member Miller expressed sympathy for the petitioners, but stated that three (3) variations had already been granted and a garage could never have been built on that lot due to the drainage easement. He added that the ZBA had voted no to the original subdivision for this very reason - 12 substandard lots were created. With the limitation on the FAR expressed in the Ordinance, to reduce bulk on the lots, he stated he does not feel comfortable granting the variation.

ZBA Member Constantino was not in favor of the proposed variation request because no hardship or practical difficulty was demonstrated. He felt that an almost 24% lot coverage ratio was excessive.

ZBA Member Panther felt sympathetic and stated that substandard lots create challenges. He did not see a clear hardship for this property however.

ZBA Member Jones stated it would be nice if nonconformities were grandfathered, but they are not. He also stated that the lot coverage ratio had changed from 25% to 20% for a reason, so he was not supportive of this request.

ZBA Member Greenleaf was in favor of the variation request, however, wanted the petitioners to be sure that water did not impact the petitioners' neighbors if the variation is granted.

Chairperson Garrity stated that the ZBA had voted no on a similar project in the past and the Village Board overturned that vote. He told the petitioners that it did not look like the ZBA would give a positive recommendation, but they could take their chances with the Village Board.

The petitioners requested a few minutes to discuss their options. After a few minutes, they returned and stated that they would like to take their request before the Village Board.

ZONING BOARD OF APPEALS

-6-

MARCH 27, 2018

Motion

ZBA Member Miller moved, seconded by ZBA Member Micheli, to deny the variation request to allow a lot coverage ratio of 23.94% in lieu of the permitted 20% maximum lot coverage. The ZBA voted 6 yes – 0 no. Motion to deny carries.

Trustee Report

Trustee Liaison Senak provided a brief summary of Village information.

Chairperson Report

No chairperson report was given.

Staff Report

Ms. Purvis stated that one variation request was on the agenda for the next ZBA meeting.

The meeting was adjourned at 9:44 p.m.

Submitted by:

Barbara Utterback
Recording Secretary

Kelly Purvis
Associate Planner

Attachment: Draft Minutes 03-27-18 (3332 : Draft Minutes March 27, 2018)



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

Meeting: 05/22/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3333)

DOC ID: 3333

April 10, 2018 Zoning Board of Appeals Draft Minutes

ATTACHMENTS:

- Draft Minutes 04-10-18 (PDF)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
APRIL 10, 2018

The meeting was called to order by Chairperson Richard Garrity at 7:00 p.m. ZBA Members Gregory Constantino, Matthew Jones, John Micheli, Chip Miller, Reed Panther, Thomas Whalls and student Madeleine Greenleaf were present. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis, Plans Examiner Paula Moritz and Recording Secretary Barbara Utterback.

Chairperson Garrity described the procedures of the Zoning Board of Appeals.

On the agenda was a public hearing regarding the property at 614 Lenox Road.

PUBLIC HEARING – 614 LENOX ROAD

A REQUEST FOR APPROVAL OF CONSTRUCTION NECESSITATED VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED PERGOLA AND OUTDOOR KITCHEN TO REMAIN AT A DISTANCE OF 6.37 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET. 2. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED TRAMPOLINE TIMBERS TO REMAIN AT A DISTANCE OF 9.9 FEET FROM THE REAR PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET. 3. SECTION TABLE 10-5-5(B)4 RECREATIONAL EQUIPMENT TO ALLOW THE CONSTRUCTED FIRE PIT TO REMAIN AT A DISTANCE OF 16.5 FEET FROM THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 19.8 FEET.

(Brian and Christy Collie, owners, and Jamie Simoneit, Architect)

Staff Presentation

Associate Planner Kelly Purvis and Plans Examiner Paula Moritz, Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois were present to speak regarding the subject variation requests.

Ms. Purvis stated that construction necessitated variations are being requested for the property at 614 Lenox Road to allow recreational equipment to be closer to the property line than allowed. She stated that the owners of the property are Brian and Christy Collie who were present with their architect, Jamie Simoneit. She stated that the owners are requesting approval of construction necessitated variations from the Glen Ellyn Zoning Code as follows: 1. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed pergola and outdoor kitchen to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet. 2. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet. 3. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet.

Ms. Purvis stated that the property is an interior lot located in the R2 Zoning District on Lenox Road between Hawthorne Boulevard and Linden Street. The zoning and land use immediately surrounding the subject property is R2 Single-Family Residential and CR – Conservation Recreation. She added that notice of the public hearing was published in the March 22, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. Ms. Purvis stated that one previous variation to Section 10-5-5(B)4 was granted on January 17, 2017 to allow the construction of an attached rear porch with a rear yard setback of 36 feet 9 inches in lieu of the required minimum rear yard setback of 40 feet. She displayed a site plan of the subject property.

Ms. Purvis stated that the Collies' purchased the adjacent property north of their home at 618 Lenox Road in 2016 and consolidated the two lots after demolishing the structures on that lot. She stated that following the consolidation of the lots, the Collies' submitted a building permit application to construct a new detached garage, a breezeway and an addition which was a utility/mud room to the principal structure.

Ms. Purvis stated that during the plan review, the Village's Plans Examiner Paula Moritz granted approval of the plans for the detached garage and the addition but rejected the proposed breezeway since a part of it was attached to the principal structure in the manner of a porch and encroached into the required rear yard. She stated that the breezeway was omitted from the application for building permit while they applied for a zoning variation. She also stated that a building permit was issued once the breezeway was removed and all other plan review issues were resolved, allowing work to commence on the garage and addition. She stated that the petitioners were granted a variation for the breezeway in January of 2017 and resubmitted their application for this part of the project. Ms. Purvis displayed the approved plans and stated that the breezeway was removed from the scope of the plans. She also stated that the trampoline and fire pit met the code requirements on the set of approved plans, however, there was no kitchen or pergola on the plans.

Ms. Purvis stated that during an inspection of the detached garage which had begun construction, one of the Village inspectors noticed that the front terrace on the home was being re-constructed without a permit. She stated that the original building permit was amended and plans were submitted to include the front terrace in December 2016. She displayed the modified footprint of the front terrace. Ms. Purvis stated that in May 2017, a patio permit was applied for with the submittal of a landscape plan which was not dimensioned and did not provide adequate information for review. She added that a permit clerk accepted the landscape plan at which time the contractor stated he would provide more information so that the submittal could be reviewed. She added that nothing was reviewed as nothing had been submitted. She stated that in December 2017, it was noted that the patio, pergola and outdoor kitchen had already been constructed without review or approval of the plans. She provided photos that showed the outdoor kitchen, pergola, new patio area, wood timbers, trampoline area and fire pit in non-compliant locations.

Ms. Purvis stated that the Village's Plans Examiner issued a letter dated December 12, 2017 which noted the violations and asked that detailed dimensioned drawings be submitted that included setbacks. She stated it was noted that the trampoline and fire pit previously approved with the garage and addition also appeared to be constructed outside of their approved locations. She added that a review of the "as built" survey dated January 24, 2018 confirmed that the outdoor kitchen, trampoline and fire pit had been constructed too close to the property lines and also showed that the retaining walls on the lot had been reconstructed without review and approval. She displayed photos of the site and indicated the location of the property line and retaining walls. She added that staff's notes of the original review of the plans for the detached garage, breezeway and addition stated that the trampoline must adhere to the requirements for recreational equipment and must be placed at a distance of 10 percent of the lot width away from any property line. She added that the plans were amended and the trampoline was brought into compliance. She also stated that the fire pit was never an issue until construction.

Ms. Purvis stated that, as required by the construction necessitated variation ordinance, the petitioners submitted a timeline of events leading up to the construction necessitated variation request as well as some alternative solutions with cost estimates. She added that the cost of demolishing and removing the retaining wall, outdoor kitchen and trellis is estimated by the petitioners to be \$19,000 and the cost to disassemble and relocate those items would be \$38,000. She added that to relocate the trampoline pit into the side yard would be \$6,500. She also stated that to demolish and remove the fire pit and fill the void with and add patio furniture would be \$18,000 and to demolish and move it into a compliant location would be \$32,000. Ms. Purvis added that the petitioners' preferred solution is to have variances granted for all three of the recreational equipment accessory structures.

Questions to Staff from the Zoning Board of Appeals

ZBA Member Panther asked if the retaining walls were all right in their location and Ms. Purvis responded that the Village stormwater engineer has approved of the location for the retaining walls. She added that if the requested variances are recommended for approval by the ZBA, the Building Department will review the retaining walls to be sure they are structurally sound. Ms. Purvis responded to ZBA Member Jones that Jim Jergovan was the general contractor on the original application for the garage permit and on the patio permit application that was not resolved. ZBA Member Miller asked for verification that staff was not notified about the retaining walls, the kitchen or the pergola and Ms. Purvis agreed with that statement. She added that in December 2017, one of the Village building inspectors was at the site doing an inspection and noticed that a pergola, patio and kitchen had been constructed without the knowledge of the building department. Ms. Purvis stated that staff had never received a full application to review. Ms. Purvis verified for ZBA Member Jones that the petitioners would not have been able to build a garage if they had kept their property as two (2) separate lots and she added that the garage is almost entirely on their second lot.

Ms. Purvis also verified for ZBA Member Jones that the petitioners would not have not been able to construct the trampoline or fire pit if their property was two (2) separate lots. Ms. Purvis added that nothing is allowed on a lot without a principal structure.

Ms. Purvis responded to ZBA Member Micheli that staff works with Architect Jamie Simoneit on a regular basis and Ms. Moritz stated that staff sees Jim Jergovan in the office quite often applying for permits.

Petitioners' Presentation

Christy and Brian Collie, owners of the subject property, and Architect Jamie Simoneit of Z + O Architects, 864 Woodland, Glen Ellyn, Illinois spoke on behalf of the subject variation requests.

Architect Jamie Simoneit began by stating that Matt Culligan of Rolling Landscapes was the contractor at the subject property—not Jim Jergovan—and his scope of work included hardscape, patios, pavers, a fire pit, retaining walls and a trampoline pit. Mr. Simoneit stated he applied for permits for architectural work including the garage, breezeway and the addition. He added that the hardscape was separate from the architectural which is part of this disconnect.

Mr. Collie stated they had three (3) professional service firms providing support on his property and his expectation was that those firms would be working closely together to work through any issues. He stated that he and his wife are accountable for this project, however, having different contractors for the garage, driveway and front porch for the hardscape and landscape is partly why the ball was dropped.

Mr. Collie stated this is the beginning of the third year of work on their property and they are nearing completion of their project. He added that his family and the neighbors are looking forward to a summer void of any further disruption. Mr. Collie stated he is not experienced in construction and has been leaning on a team of experts to work together, however, that did not occur. He added that they have done nothing to try to undermine the process and had been unaware that they were not in compliance until December of 2017.

Mr. Collie stated that they purchased plans for the garage and driveway from a different company than Rolling Landscapes as the former company was too expensive. He also stated that Rolling Landscapes proposed a series of improvements that would dramatically improve the overall look and character of the project and he and his wife agreed to hire them. He stated that one of the improvements is that the trampoline is in the ground and concealed from sight. Mr. Collie stated that the design firm also proposed enhancements for the kitchen and fire pit, adding that the fire pit was set back a bit and a large hole was built to reduce the level of the

ZONING BOARD OF APPEALS -5- APRIL 10, 2018

structures for the neighbors. Mr. Collie stated that he and his wife mistakenly assumed they would receive plans that were in full compliance with local zoning requirements from Rolling Landscapes which was not the case.

Mr. Collie stated they received a variation for a covered walkway last February. He stated that on February 15, he had contacted his contractors asking if he needed any permits for the hardscaping or landscaping that was planned. He stated he received a reply from Rolling Landscapes stating they did not think that was necessary, therefore, based on the opinion of experts, the petitioners felt they were in a position to move forward.

Mr. Collie stated that Jim Jergovan was the driveway contractor and in order to build the driveway, the gas lines needed to be approved. He stated that an inspector from the Village came to the site and the gas lines were approved and no mention was made of the location of the gas lines.

Mr. Collie asked that the ZBA consider that everything done on their lot has been done with the intent to enhance the beauty of the yard and the surrounding community and to minimize the changes and blend them into the natural terrain. He added that the changes in no way impede access to the property from the police or fire departments in the event of an emergency. Mr. Collie stated he believes there is a bit of a disconnect in the code where the code previously allowed for the prior 2-story garage on the 614 property to be less than five (5) feet from the lot line yet it does not allow for an outdoor grill, trampoline or retaining wall which is less than 20 feet away to be on the prior 4-1/2 feet of a massive 600-foot garage. Mr. Collie also stated it would not have been an issue if the trampoline, kitchen or fire pit were put right in the middle of the side yard which seems inconsistent with the intent of the code. Mr. Collie stated that the measurement side as it pertains to the fire pit is to the retaining wall—not the actual fire pit. He stated that the actual circle that has the gas and the fire is beyond the 20 feet in question. He also stated that the retaining wall that holds back the slope of the property is actually where the measurement is to and he does not believe that the retaining wall is held to the same standards as the fire pit. Mr. Collie also stated that the trampoline is not secured in any way and is in a hole so the measurement is to the hole. He stated he could pick up the trampoline and move it to the side of the yard which is no different than yards with portable basketball hoops or portable hockey nets that are next to neighbors' driveways that remain there year round. He also stated that the trampoline will not be in that hole forever as his children will eventually no longer use it. He also stated that landscape timbers do not meet the definition of a recreational accessory structure. He stated that the measurements in front of the grill are to the pizza oven which is heavy but mobile.

Mr. Collie stated that he does not believe the code is written with 200 feet of frontage in mind and when one applies the code in the strictest sense, a hardship for his family is presented because they are prevented from realizing the full benefits and investment in their home as

Attachment: Draft Minutes 04-10-18 (3333 : Draft Minutes April 10, 2018)

others in Glen Ellyn are able to do. He stated they are confident that the additions and decisions they made are in the best interest of the community. He stated they believe they have created a more pleasant environment than the previous large garage and residence. He stated that some of their neighbors are present at this meeting to support the changes that have been made. Mr. Collie stated that any changes that would be required now will result in disruption and several changes will need to be made including drainage and gas lines. Mr. Collie concluded by stating that they did nothing that was inappropriate and will gladly right their mistakes by paying the fines and securing building permits.

Ms. Collie stated that the area where the trampoline is located is saturated so another reason for having the hole there is to have it be used as a drainage area. She added that there is a drain located there. She also stated she can use that area as a garden when the trampoline is no longer there.

Questions/Comments from the Zoning Board of Appeals

Ms. Collie responded to ZBA Member Whalls that the drain goes down to a slope. Ms. Collie responded to ZBA Member Panther that the pizza oven is wood burning. Mr. Collie responded to ZBA Member Jones that they did not have a general contractor for their work, adding that they had separate contractors for the different types of work. Mr. Collie also stated that lack of single point accountability was an issue. Mr. Collie responded to ZBA Member Jones that the initial plans for the front steps were based on a drawing from the Bruss firm and that they expanded the stairs to be in proportion with the house. Architect Simoneit added that he submitted drawings to the Village prior to that construction and adjustments were made in the field during the construction process. Mr. Simoneit responded to ZBA Member Micheli that a landscape architect designed the front entry, however, changes were never filed with the Village. ZBA Member Jones asked Ms. Moritz what happened with the terrace. Ms. Moritz responded that the front terrace changes came to the Village's attention when the foundation location survey was submitted and the foundation shown was a lot larger than what was approved. Mr. Simoneit was contacted by the Village to provide revised drawings and he responded that field changes were made to the terrace. Ms. Moritz confirmed for ZBA Member Jones that the foundation was constructed prior to submittal of the revised drawings. Mr. Collie responded to ZBA Member Micheli that the first time they heard about any infractions was in December. Ms. Purvis responded to ZBA Member Jones that a permit was never issued for the hardscape, landscape, the kitchen and fire pit.

ZBA Member Miller stated he believes that the petitioners did not make any of the changes for which they are requesting variations on purpose. He also clarified that the petitioners built the fire pit before the trampoline was installed. He stated that if in the future a resident comes

before the ZBA and states he forgot to get a permit but ZBA Member Miller does not believe him--how does he justify granting the Collies' request without opening Pandora's box? Mr. Simoneit responded that if they had known that these would be the final locations when they came for the first variation, they would have presented them at that time and he believes the ZBA would have approved them. ZBA Member Miller stated that ignorance of the law is not an excuse and he was not supportive of the variation requests. Mr. Collie stated that they lose half of their back yard because of the setback and does not feel that is the intent of the code. ZBA Member Micheli stated it is self-inflicted because of where they placed their home. ZBA Member Constantino asked why Matt Culligan of Rolling Landscapes was not at this meeting to explain what happened and Ms. Collie responded that he always pointed fingers back. Mr. Collie stated he had been told by Jim Jergovan that permits were not needed.

Mr. Simoneit verified for ZBA Member Micheli that the fire pit is not in violation of the code, however, the retaining wall is. Plans Examiner Paula Moritz stated that the way that the code is set up is that recreational equipment has a 10% setback (10% of the lot width). The walls around the fire pit are actually seat walls for the patio which requires a 10% setback. She added that retaining walls are different than seat walls. She also stated that retaining walls are allowed closer to the property line and are typically at the property line to transition between the two properties.

ZBA Member Constantino stated he has heard nothing regarding why the subject property is unique or if there is a hardship that warrants granting a variation request. He stated that he realizes there is a significant amount of money at stake, however, the ZBA's determination should not be based on monetary reasons alone. He stated he would like to know what the hardship and/or unique circumstances are. ZBA Member Constantino stated that the original diagrams showed the trampoline and fire pit to be outside of the setbacks, however, they were moved within the setbacks without asking for permission to do so. ZBA Member Constantino also stated that there is nothing in the plans regarding consideration of the pergola and the barbecue area which is very significant. Mr. Simoneit responded that if they had known the subject locations were the perfect places for the pergola, outdoor kitchen, trampoline and fire pit to be, they would have applied for variations at the same time as the other variation request. He stated that they are asking for the ZBA's approval regarding dealing with two different properties that had two different buildings on them which is unique in Glen Ellyn. He added it is unfortunate that this is a construction necessitated variation. He then displayed graphics and described the subject property before and after the merging of those properties. He added that the subject site has no flat land. He added that the house previously on the site was in violation of the side yard setback and was two stories tall.

Mr. Simoneit stated that the outdoor kitchen was a last-minute add-on by the landscaper who felt it was a better place to grill. He also stated that the landscaper felt that a better place for the trampoline would be in the ground where it could be used for drainage. Mr. Simoneit stated that the location of the fireplace in his original drawings was in a conforming location.

He stated he has sympathy for the Collies' and is at this meeting to help rectify this situation. He added that he felt a very creative designer on the job site started moving certain things around on the lot to their current locations and over-stepped some boundaries.

Mr. Simoneit stated that the changes that have been made to the site are huge improvements to what was previously located there, including natural light, access for everyone and proper drainage. He stated that the variation process is to allow permission to do something that does not conform to the code. He also stated that a precedent would not be established by allowing the subject variations because this property has extreme fall-off from the west to east off the back yard, nothing that has been built is obstructing anyone's view and there is a stockade fence in the rear. Mr. Simoneit stated that although permits were pulled, he believes that the person who made mistakes in the field was basing that on his knowledge of other codes in other communities. He stated that per the Village code, accessory structures are to be set back at 9.9 feet and that recreational is a sub-group of accessory structures with a different setback. He added that these setback errors were unintentional but not outside of any great norms. He also stated he does not believe the fire pit is an obstruction as it is flush in the ground. He also stated that the the fire pit is a retaining wall with a bench and is compliant on the subject property and a non-issue. He stated that the timber pit is also compliant and could remain as is if the Collies' moved the trampoline to the left.

Mr. Simoneit stated that when retaining walls in the rear crumbled as workers were excavating in a very tight location, they built a small kitchen in that area which is in violation by the interpretation that it is recreational equipment. Ms. Purvis responded to Mr. Simoneit that something is not in compliance when it does not meet the distance measured to the property line. Ms. Purvis stated that flush to the ground is not compliant and that what is compliant is that it meets the setbacks that are required. She added that the subject items are not in compliance just because they are not obstructions. She stated it is the distance that is measured from the property line that is what is not in compliance. She stated that the reason that the code sets recreational equipment ten percent (10%) of the lot line from any property line is so that the neighbors are not disrupted by recreational activity on an adjacent lot. Mr. Simoneit stated that the petitioners are seeking variations because their lot is abnormal as it is too wide.

Ms. Collie stated that a hardship for them is that if they have to re-do this project, they will have to re-drain. Ms. Collie added that if they have to make changes, their neighbors will have to suffer through another summer of construction and one of their neighbors is planning an outdoor wedding this summer. Mr. Collie added that they have significantly enhanced the area by creating open space and allowing light in

Persons in Favor or or in Opposition to the Requests

Jonathan Tennant, 622 Lenox Road, Glen Ellyn, Illinois stated he lives to the north of the subject

property and his property is nearest to the fire pit. He stated that the fire pit seems like it is quite a distance from his home, they have no issues with it and it looks great. He also stated that the petitioners have greatly improved the subject property since moving in.

Marianne Gigowski, 615 N. Park Blvd., Glen Ellyn, Illinois stated that she is directly to the west of the petitioners where she has lived for 20 years. She stated that the former garage built on the subject site was 4-1/2 feet from her back yard and took sunlight out of her back yard and she was very happy when the Collies' removed it. She stated that all of the improvements the Collies' have made are pretty and she and her husband are wholeheartedly behind those changes. She stated they are great neighbors and she believes they knew nothing about the non-compliant changes that were made on their property. She added that she was in favor of the variations because she does not want another summer of messy construction. Ms. Gigowski responded to ZBA Member Jones that she cannot see the pergola/kitchen from her house.

Jennifer Eldersveld, 623 N. Park Boulevard, Glen Ellyn, Illinois stated she lives in back of the trampoline and the new garage. She stated they could not be happier with the improvements the petitioners have made and added that everything done looks professional. She also stated she had no issues in her back yard from the new construction during a rainfall. She added if they are required to rip everything up to make changes, she may have issues so she is in favor of the changes as they exist.

Findings of Fact

ZBA Member Constantino stated that Brian and Christy Collie, the owners of 614 Lenox Road, are requesting construction necessitated variations from the Glen Ellyn Zoning Code involving the rear property line and the side yard property line and improvements that have been completed including a kitchen/pergola area in the rear setback, the location of a trampoline in the rear setback and a fire pit located in the side property line.

ZBA Member Constantino stated that Associate Planner Kelly Purvis and Plans Examiner Paula Moritz were present to speak regarding the subject variation requests. ZBA Member Constantino stated that the petitioner purchased the property to the north and demolished the 618 North Lenox house, consolidated the lots and obtained permits for a garage, a breezeway and a portion of a breezeway. He stated that the approved plans initially included a trampoline and fire pit which would have been outside the required setbacks and there was no kitchen area included on the approved plans. He added that it was not until December 2017 that a Village inspector noted the new kitchen and pergola and a violation letter was sent to the petitioners. ZBA Member Constantino stated that in May 2017 landscape plans were submitted with inadequate information and more details were required before the review and approval of a permit could occur. He stated that a fire pit and trampoline were installed contrary to the previously approved permits and the pergola and kitchen were not reviewed or approved nor

was there a permit issued prior to construction. He stated there were also some retaining walls reconstructed that were not in the original plans or permits.

ZBA Member Constantino stated that among the information and documents submitted per the request for the construction necessitated variations were estimates of the cost to demolish and remove or relocate the improvements in question which would cost tens of thousands of dollars. He added that the petitioners prefer to seek a variation as a solution rather than a demolition or relocation. ZBA Member Constantino stated that the retaining wall location had been reviewed and approved by a stormwater engineer although was not reviewed structurally by the department. ZBA Member Constantino stated that Jim Jurgovan was the original contractor for this project and Matt Culligan of Rolling Landscapes was responsible for the landscape and hardscape on the subject property. He stated that the department did not receive any requests for approval of the kitchen and pergola areas.

ZBA Member Constantino then stated that Brian and Christy Collie, the owners, and their architect, Jamie Simoneit, were present at this meeting. He stated that Mr. Collie stated that three (3) firms provided support for this project—the architect, general contractor and landscaper—and acknowledged that there was a lack of continuity and coordination among the contractors. He stated that the homeowners later found out that the procedures were not fully complied with. He also stated that the homeowners are not trying to cut corners or do work not in compliance and are now seeking to rectify the situation. He stated that plans were originally prepared by Bruss Architects, however, for a variety of reasons, the petitioners switched to Rolling Landscapes who created additional plans and designs and mistakenly assumed the plans were in compliance with the building and zoning codes. He stated that in February 2017, Mr. Collie asked his contractors if everything was in compliance and learned there were no issues, however, it was later learned there was no coordination among the contractors at that time. ZBA Member Constantino stated that the petitioners did not learn until December 2017 that there were issues. He stated the petitioners asked that the ZBA consider all that has been done to the property to enhance its beauty and provide access for the police and fire departments. He stated that the petitioners believe there is a disconnect in the code based upon what is or could be allowed regarding the location of the garage versus the three (3) improvements in question.

ZBA Member Constantino stated that the petitioners described how the trampoline is movable and it is apparently the hole in the ground that is not compliant. He stated that the fire pit is outside the setback although the retaining wall around the fire pit is within the setback. ZBA Member Constantino stated that the petitioners also indicated that a portion of the grill is portable, however, acknowledges that the pergola is not. He also stated that the petitioners do not feel a variance would create any problems for the subject property or the neighbors and if the variances are not granted, there will be additional costs and additional work, disruption of

the property and inconvenience. ZBA Member Constantino stated that Ms. Collie indicated that the area by the trampoline has a functional role and will help prevent flooding and improve drainage.

ZBA Member Constantino stated that, regarding setting precedent, the petitioners stated they are only seeking a variance to bring the site into compliance and are not seeking to set precedence. They believe that the 200 feet of frontage is inconsistent with the typical lot structure in Glen Ellyn, their lot does not affect access to emergency services and they are seeking to experience the full benefit of the property.

ZBA Member Constantino stated that Architect Jamie Simoneit believes this request is an anomaly and is a situation that truly needs a variance because it is atypical. He stated Mr. Simoneit believes this property is unique because there is no other property in town that has such a wide frontage. He stated that Mr. Simoneit said the pergola was a last-minute add-on and that the landscaper took it upon himself to make changes to improve the design in the yard. Mr. Simoneit also stated the lot is huge with no significant flat area which necessitates a different approach to the design. He believes the three (3) items improved upon were done by a designer and landscaper for the benefit of the property and not to avoid the permit process. ZBA Member Constantino stated that Mr. Simoneit believes the reasons for the variations are because the levels of the grade have been improved, the neighbors' light and views have been improved and there is sufficient emergency access. ZBA Member Constantino added that there is a difference of opinion by staff and the petitioners regarding whether or not the variation items are accessory structures or recreational equipment. ZBA Member Constantino stated that the petitioners believe that the fire pit cannot be seen from the ground and as recreational equipment may not need a variation. He added that the hole for the trampoline is a similar situation. ZBA Member Constantino stated that Ms. Purvis stated that the improvements are not compliant with setbacks.

ZBA Member Constantino stated that Jamie Simoneit said the 200-foot wide lot is unique in Glen Ellyn and would not create a precedent with regard to the setback variations. He added that the subject lot has larger restrictions than other lots due to its size and that the setbacks are larger than other lots in the area. He stated Ms. Collie added that a hardship would be that they would have to relocate drainage which would inconvenience the neighbors over the summer. ZBA Member Constantino stated that Mr. Collie then said they have improved the neighborhood and there was no intentional action on their part to avoid getting permits. He added that the neighbors seem to be happy with the outcome.

ZBA Member Constantino stated that John Tennant, 622 Lenox Road, Glen Ellyn, Illinois lives nearest to the fire pit. He believes that the petitioners' current improvements look much better than the prior improvements.

ZBA Member Constantino stated tht Marianne Gigowski of 615 Lenox Road in Glen Ellyn, Illinois lives at the property to the west of the petitioners and has been a 20-year resident there. She felt that the prior improvements were unacceptable and reduced light and air to her property. She stated that the current owners greatly improved the area and she does not want to suffer through another summer of construction. She added she is satisfied with the work that the petitioners have done.

ZBA Member Constantino stated that Jennifer Eldersveld of 623 N. Park Boulevard, Glen Ellyn, Illinois lives behind the trampoline and garage area. She is happy with the improvements and the manner in which they were constructed. She finds the views acceptable and has not experienced any drainage issues even when rains have been heavy. She stated that there could be possible adverse effects on drainage if anything was relocated. She also does not want another season of construction.

ZBA Member Micheli moved, seconded by ZBA Member Jones, to approve the findings of fact. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

Chairperson Garrity stated that he is in favor of the variation requests. He stated that if the petitioners had taken the trampoline out of the pit, there would have been no issue for the purposes of this meeting. He added it is serving a purpose and the neighbors behind the petitioner are happy with it. He also stated that most people would not even know it is there. Chairperson Garrity also stated that he can live with the fire pit and stated it is actually uncertain whether or not it is in violation. Chairman Garrity then stated that the kitchen is in violation but also has the most practical difficulties and particular hardships involved because of the retaining wall that is serving a purpose. He stated the petitioners have made that area nice by putting something there that will enhance the value of their home.

ZBA Member Miller stated that the petitioners have a beautiful home and property and although he felt bad for them, he felt some of these issues could have been built to code. He stated he also is struggling with the kitchen, the retaining wall and the pergola as the Village had no clue they had been built. He stated he needs to see more of a hardship as this is a construction-necessitated variation. He also stated he was very concerned about setting a precedent and was not in favor of this project. Chairperson Garrity added that the Village does not want to encourage outside vendors coming into town to do whatever they want because they do not know the rules. (Before the vote, ZBA Member Miller changed his mind and stated he would vote yes).

ZBA Member Micheli stated that this request is difficult because of how it got here and added that a ball was dropped regarding communications. He stated he does not believe the ZBA is an enforcement arm and did not feel the construction is within the ZBA's purview. Ms. Purvis

responded to ZBA Member Micheli that the standards are the same for variations and construction-necessitated variations. He stated he felt it is within the Village Board's purview to reject this type of request. He stated he sees a 200-foot lot and saw a practical difficulty in conforming to the rule so he was supportive of the petitioners' requests.

ZBA Member Jones stated he sees the fire pit as being poured wrong which created a unique situation. He stated if the ZBA was looking for a compromise, the easiest thing to do would be to move the trampoline forward so that it would be the least intrusive for their neighbors. ZBA Member Jones stated that regarding the kitchen, he saw the back yard as a hardship because it would not work if everything was flipped around. ZBA Member Jones stated that he is in favor of the variation requests.

ZBA Member Greenleaf stated that she felt the petitioners could find a middle ground, including moving the trampoline forward into a conforming area. She also felt that the kitchen should remain as is.

ZBA Member Panther stated he is supportive of the existing location of the trampoline. He stated he sees the confusion with the Village Code and the interpretation of the fire pit versus the retaining wall. He stated that technically where the wall is, people would still be sitting there around the fire pit which would be fine. ZBA Member Panther stated he struggled more with the outdoor kitchen area but was comfortable with it as it is tied in structurally with the retaining wall.

ZBA Member Whalls stated he has no issues with the side yard setbacks because the petitioner is being punished for having a wide lot. He also stated that adjacent neighbors spoke in favor of the requests. He stated that the trampoline is not an issue but the storm drain needs to be moved. He also was in favor of the fire pit and retaining wall.

ZBA Member Constantino stated he is very upset about the fact that the landscaper did this kind of work and spent this kind of money without permits but added that he did a good job. He stated he was most impressed that the neighbors most affected by the improvements have wholeheartedly approved of them and would not want any changes now. He recommended that the Village Board vote yes on these requests.

ZBA Micheli moved, seconded by ZBA Member Whalls, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Constantino, that after considering the application of Brian and Christy Collie and the testimony and evidence presented, the Zoning Board of Appeals recommends approval of the following variations: 1. Section Table 10-5-5(B)4

Recreational equipment to allow the constructed pergola and outdoor kitchen to remain at a distance of 6.37 feet from the rear property line in lieu of the required 19.8 feet. 2. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed trampoline timbers to remain at a distance of 9.9 feet from the rear property line in lieu of the required 19.8 feet. 3. Section Table 10-5-5(B)4 Recreational equipment to allow the constructed fire pit to remain at a distance of 16.5 feet from the side property line in lieu of the required 19.8 feet. He stated that after reviewing the findings of fact, the situation of the homeowners is unique due to the issues discovered while working on the retaining wall causing the location to be moved and the odd shaped size and topography makes it difficult to comply with the current code.

The motion carried unanimously with seven (7) yes votes as follows: ZBA Members Miller, Constantino, Jones, Micheli, Panther, Whalls and Chairperson Garrity voted yes.

Trustee Report

No Trustee report was given.

Chairperson Report

No Chairperson report was given.

Staff Report

No Staff Report was given.

ZBA Member Miller moved, seconded by ZBA Member Panther, to adjourn the meeting at 9:31 p.m. The motion carried unanimously by voice vote.

Submitted by:

Barbara Utterback
Recording Secretary

Kelly Purvis
Associate Planner



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

Meeting: 05/22/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3330)

DOC ID: 3330

A Public Hearing to consider the recommendation of zoning variations to allow alterations and additions to a non-conforming principal structure on the property located at 655 Pleasant Avenue

PETITIONERS: The petitioners are Tim and Jennifer O'Shea, parties interested in the purchase of 655 Pleasant Avenue. The owner of the property is Ray Whalen Builders, Inc.

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

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING/ USE: The property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue. The land use immediately surrounding the subject property is R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the May 7, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: Village records indicate that there were no prior variations granted for this

property.

**PERMIT
HISTORY:**

Village records indicate that the following permits have been issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1960	B7592	Electrical Service
1964	B9884	Front Porch Addition

**PROJECT
SUMMARY:**

Jennifer and Tim O'Shea are interested in purchasing the property at 655 Pleasant Avenue. They are proposing to update the house with a remodel and an addition for their family to move into. Alterations to the one-story house will include removal of the roof and the addition of a second story (approximately 1505 sf), demolition of the mud room at the rear of the home and the addition of a one-story screened room addition (approximately 231 sf) on the back of the house. The existing detached 2 car garage will be demolished and replaced with a detached 3 car garage (approximately 655 sf). The existing 12 foot wide front porch/entrance will be removed and a new front porch (approximately 297 sf) will be added, which will span the length of the front of the home (42.5 feet).

The existing structure is non-conforming to the corner side yard setback at 23.97 feet in lieu of the required 30 foot setback. There is also a bay window which encroaches an additional 1.77 feet (which will be removed) and a chimney which encroaches an additional 1.07 feet into the non-conforming side yard. In 1927, when the home was constructed, all side yards (including corner side yards) were only required to be 10% of the lot width (8 feet in this case). Today's Code requires a minimum of 30 feet for a corner side yard setback, making the home at 655 Pleasant Avenue a non-conforming structure. The Village Code limits the amount of alteration and addition to non-conforming structures and does not allow additions to non-conforming parts of a structure.

The proposed additions would match the existing wall line of the home, with an added 1.5 foot encroachment of the chimney. Chimneys are allowed to encroach up to 2 feet into the required setback (on a conforming structure), but due to the structure's non-conforming setback, the chimney will encroach further than permitted. Note, no part of the new structure will encroach further into the required side yard setback than the existing structure.

Since the entire roof of the structure will be removed to add the second story, the project will require a variation for a class II alteration to a non-conforming structure. The demolition of the mud room and bay window is factored into the calculation of the alteration class as well.

The addition is a class I and would be a permitted amount of added square footage to a non-conforming structure.

In order to move forward with the project as proposed the petitioners will need to be granted a variation to allow a class II alteration to the non-conforming home, where the additions will not meet the setback requirements of the Code and will be 23.97 feet from the corner side property line in lieu of the 30 foot requirement. A variation for the chimney encroachment to 22 feet 5-1/2 inches in lieu of the 28 feet permitted will also be required.

ZBA

ACTION:

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

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

ATTACHMENTS:

- Petitioners' Application
- Proof of Ownership
- Plat of Survey
- Existing Conditions: Floor Plan & Elevations
- Proposed Conditions: Site, Floor, Elevation & Garage Plans
- Neighborhood Petition in Support of Variances
- Relevant Sections of the Zoning Code
- Zoning Table
- Zoning & Location Map
- Aerial View
- 2' Contour Map
- Public Hearing Notice
- Location Map for Public Hearing Notice
- Mailing List for Public Hearing Notice

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

ATTACHMENTS:

- Petitioners' Application Packet (PDF)
- Proof of Ownership (PDF)
- Plat of Survey (PDF)
- Existing Conditions - Floor Plan & Elevations (PDF)
- Proposed Conditions- Site, Floor, Elevation, Garage Plans (PDF)
- Petition in Support (PDF)
- Relevant Sections of the Zoning Code (PDF)
- Zoning Table (PDF)
- Zoning & Location Map (PDF)
- Aerial View (PDF)
- 2 Foot Contour Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing List for Public Hearing Notice (PDF)

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

APPLICATION FOR VARIATION

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For the property at 655 Pleasant Ave. Glen Ellyn, IL 60137

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

You may attach separate sheets as needed to answer any of the following questions.

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

I. APPLICANT INFORMATION:

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

Name: Tim and Jennifer O'Shea

Address: 619 Euclid Ave. Glen Ellyn 60137

Home Phone No.: _____ Cell Phone No.: _____

Fax No.: _____

E-mail: jen@tjoshea.com, tim@tjoshea.com

Ownership Interest in the Property in Question:

Purchasing from Owner to build the proposed addition and renovation

CLEAR PAGE

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

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

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

Ray Whalen, rjw177@aol.com, 1-630-417-9306

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

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

YES ☐

NO ☒

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

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

YES ☒

NO ☐

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

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III. PROPERTY INFORMATION:Common address: **655 Pleasant Avenue Glen Ellyn IL. 60137**Permanent tax index number: **05-11-115-009**

Legal description:

attachedZoning classification: **R-2**Lot size: **80** ft. x **160** ft. Area: **12,800** sq. ft.Present use: **Single Family Residential**IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

The variations requested are for the following:

- (1) Section 10-4-8(D)4(a) to allow the construction of an addition resulting in a corner side yard setback of 23.97' in lieu of the req'd 30'-0" corner side yard setback
- (2) Section 105-5(B)4 Table #8 to allow a chimney to encroach in the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches (as shown on plans) in lieu of the permitted setback of 28 feet.
- (3) Section 10-8-6(b)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk control, where the addition to the non-conforming structure will not meet the corner side yard setback requirement.

Estimated date to begin construction: **Mid-Spring 2018**

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

Steven Poteracki, Studio 1 Architects, 1105 Burlington Avenue, Western Springs, IL. 60558

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

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

A. Standards Applicable to All Variations Requested:

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

The original placement of the home on the lot was code compliant when it was built creating the non-conformity now. This limits the amount of alteration and addition the structure.

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

OR

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

see attached

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 variations granting will allow the home owners to move forward with a design that will make the home up to date and enhance the neighborhood. The style of the home is a cape cod that is 1-1/2 story design. The proposed addition that will encroach into the the corner side yard is only going to be a 1 story structure. The house design is intended to flow with the style of the existing neighborhood.

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

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

**The topography of the site slopes to the east.....
The intent is to have this home blend in with the neighborhood and not cause major changes to the topography.**

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

A combination of the homes existing size, orientation and site grading make this variation request unique.

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

The petitioners plan on raising their family in the home.

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

All of the conditions are pre-existing and have not been created by the petitioners.

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

All forms of safety will be adhered to.

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6. Provide evidence that the proposed variation will not:

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

Being on a corner lot this project will not be cause any impairments to the light or air supplies.

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

No increased fire potential or other hazards will be increased.

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

The project will not impair the residence of the village.

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

The project intends to help increase values in the surrounding neighborhood.

- e. Unduly increase traffic congestion in the public streets and highway;

It shall not. There is ample parking on the property. The traffic patterns will not be altered by this project.

- f. Create a nuisance; or

No nuisances will be created due to this being a single family use in a single family neighborhood.

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- g. Results in an increase in public expenditures.

No increases to public expenditures.

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

The variations are the minimums to create a reasonable land use. The topography lends to the locations of the addition & therefore the request for a reduction in the corner side yard setback. It also makes sense to follow the existing line of the home straight back to keep the clean lines of the style. The side yard encroachment will be less than the existing because the bay will be removed which in turn adds to altered surface. The vertical (second story) addition is permitted per section 10-4-1(N)3 but the addition to the rear extends the footprint & requires the granting of variations.

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

The new addition that will encroach into the corner side yard will be kept at 1-story except over the existing home which will be 1-1/2 story style (cap cod).

The existing setback on the corner side yard is 23.97' which is equal to the setback that would be required if the lot width was .1' smaller ($79.9' \times 30\% = 23.97'$)

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

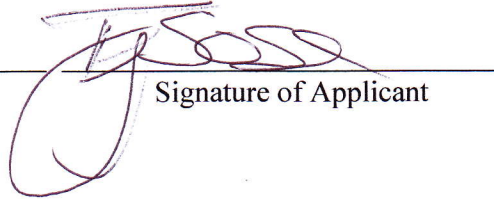
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I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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

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

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

<u>4-30-18</u>	<u>Jennifer O'Shea</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>4-30-18</u>	<u>Timothy S O'Shea</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Ray Whalen Builders, Inc. owner of the property described as:

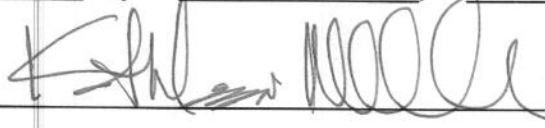
The South 80 feet of Lot 2 in Block 14, and that part of the west half of the vacated alley lying east of and adjoining said South 80 feet, in Glen Ellyn Addition to Prospect Park, being a subdivision in Section 11, Township 39 North, Range 10 east of the Third Principal Meridian, according to the plat thereof recorded June 11, 1890 as Document 42867, in DuPage County, Illinois. This Property is known as 655 Pleasant Avenue, Glen Ellyn, Illinois 60137

verify that Timothy S. O'Shea and Jennifer G. O'Shea is
duly authorized to apply and represent my interests for approval of an administrative zoning variation with the Glen Ellyn Village staff. Owner acknowledges that any notice given applicant is actual notice to owner.

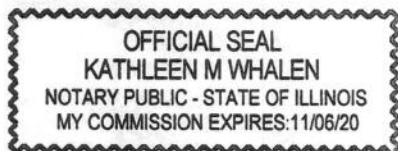

OWNER SIGNATURE

Subscribed and sworn to before me this

2nd day of March, 20 18



Notary Public



Ray Whalen Builders, Inc.
By: Raymond J. Whalen, President

PREPARED BY:

Mark T. Rodriguez
364 Pennsylvania
Glen Ellyn, IL 60137

MAIL TAX BILL TO:

Ray Whalen Builders, Inc.
P.O. Box 3380
Glen Ellyn, IL 60137

MAIL RECORDED DEED TO:

Dean Galanopoulos
340 W. Butterfield Road
Elmhurst, IL 60126

TRUSTEE'S DEED

Statutory (Illinois)

THE GRANTOR(S), Judith L. Thrall, Successor Trustee of the Ward L. Walhay Marital Trust A, under the Declaration of Trust dated April 20, 1995, of the City of Elmhurst, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s) and of every other power and authority the Grantor(s) hereunto enabling, does hereby CONVEY(S) AND WARRANT(S) unto the Grantee(s), Ray Whalen Builders, Inc., an Illinois corporation, of P.O. Box 3380, Glen Ellyn, Illinois 60137, all right, title and interest in the following described real estate situated in the County of DU PAGE, State of Illinois, to wit:

THE SOUTH 80 FEET OF LOT 2 AND THE WEST 1/2 OF VACATED ALLEY ADJOINING TO THE EAST OF SAID LOT IN BLOCK 14 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT NO. 42867, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number(s): 05-11-115-009

Property Address: 655 Pleasant Ave, Glen Ellyn, IL 60137

Subject, however, to the general taxes for the year of 2017 and thereafter, and all covenants, restrictions, and conditions of record applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 29 day of August, 2017

Ward L. Walhay Marital Trust A, under the
Declaration of Trust dated April 20, 1995

By: _____

Judith L. Thrall

Judith L. Thrall

Title: _____

Successor Trustee

	Village of Glen Ellyn	
	Real Estate Transfer Tax	
	020259	
	Sale \$	351,000.00
	Tax \$	1053.00
	Date	8-28-17 Initials CA

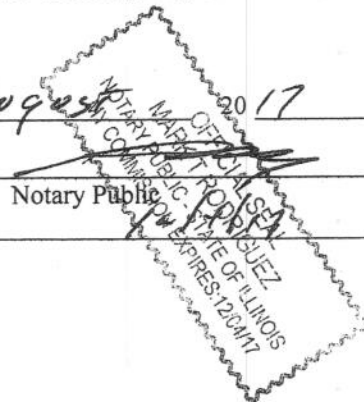
STATE OF Illinois)
COUNTY OF DuPage) SS

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Judith L. Thrall, Successor Trustee of the Ward L. Walhay Marital Trust A, under the Declaration of Trust dated April 20, 1995, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

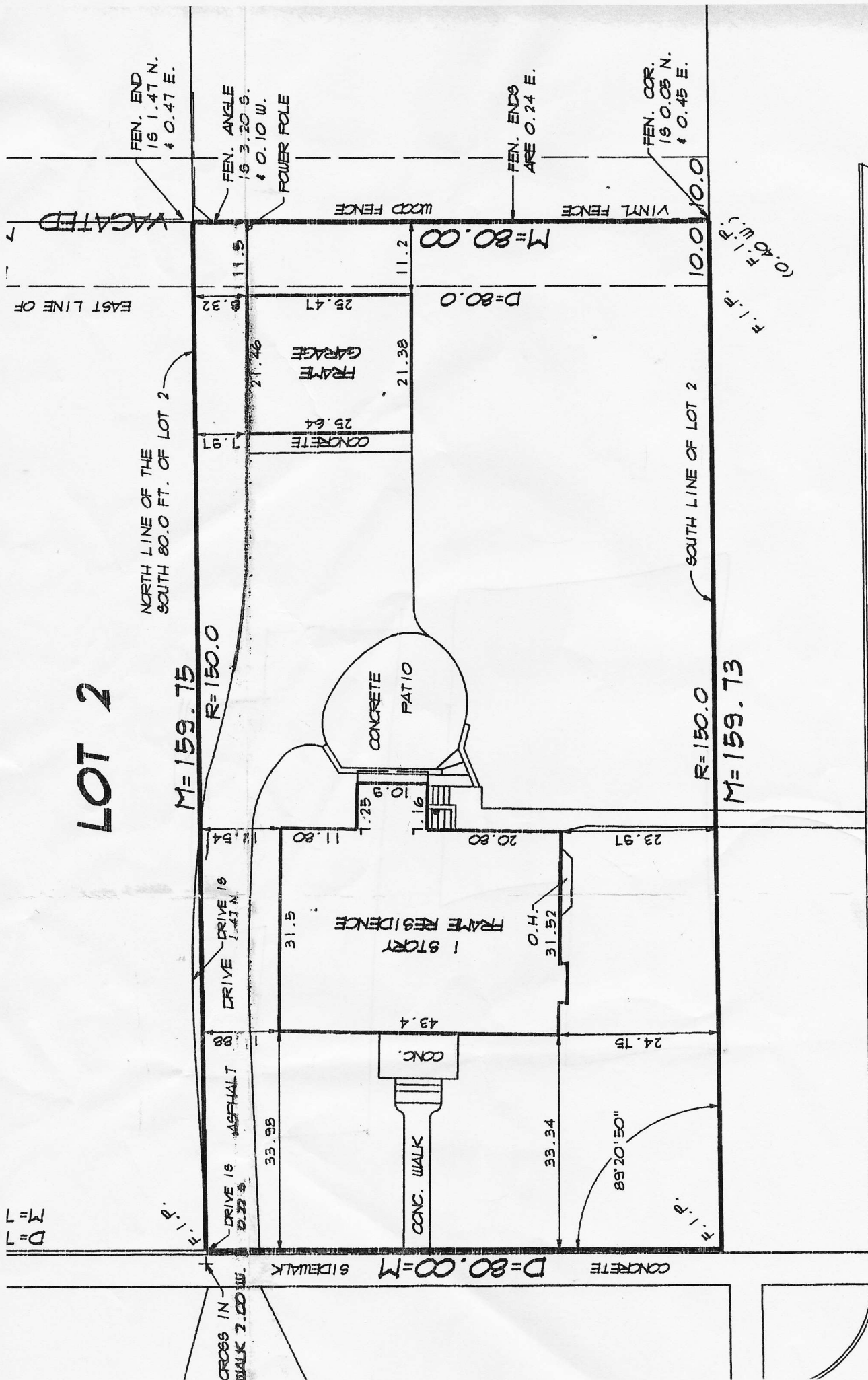
Given under my hand and notarial seal, this 29 day of August, 2017

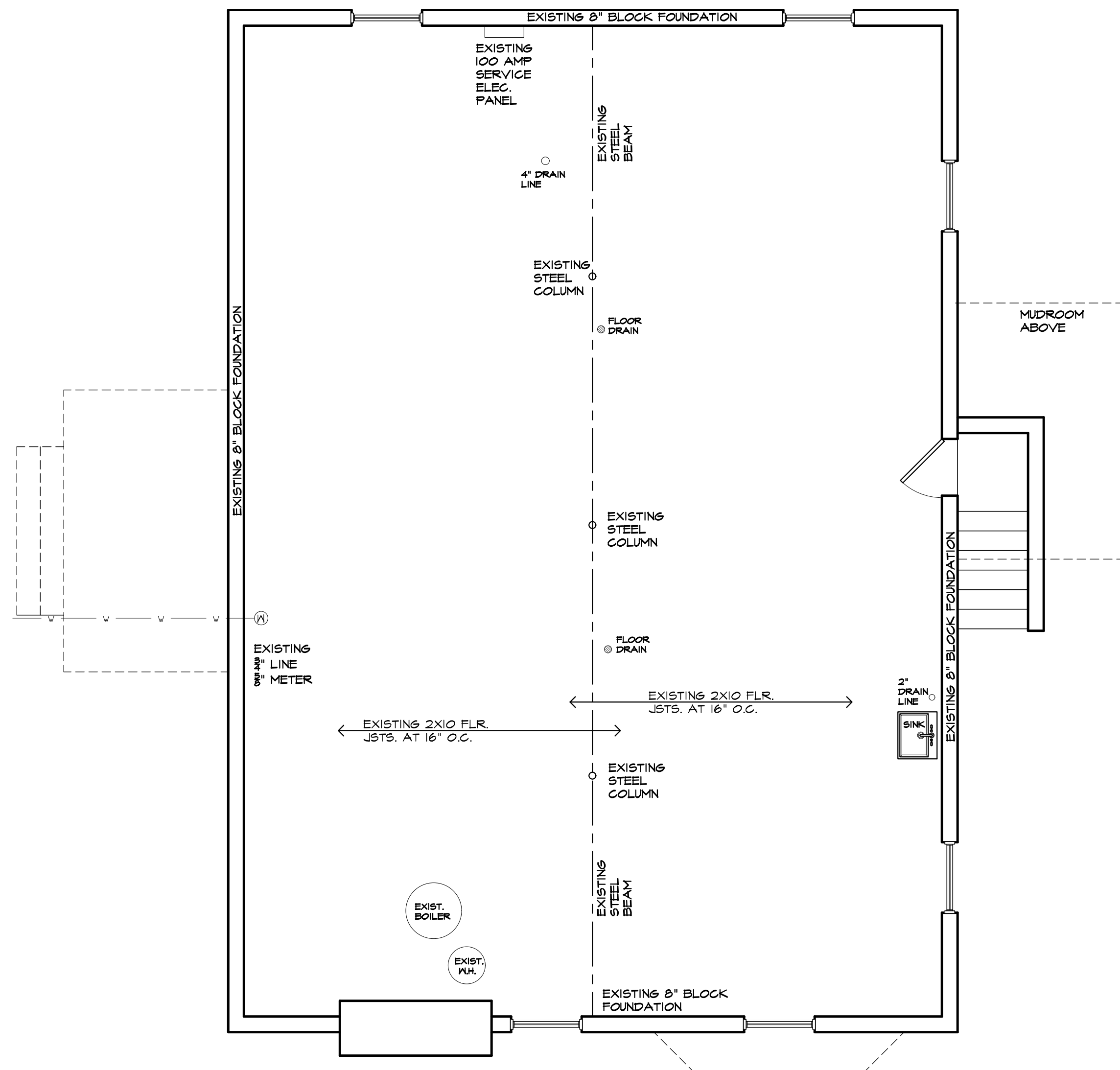
Notary Public

My commission expires: _____

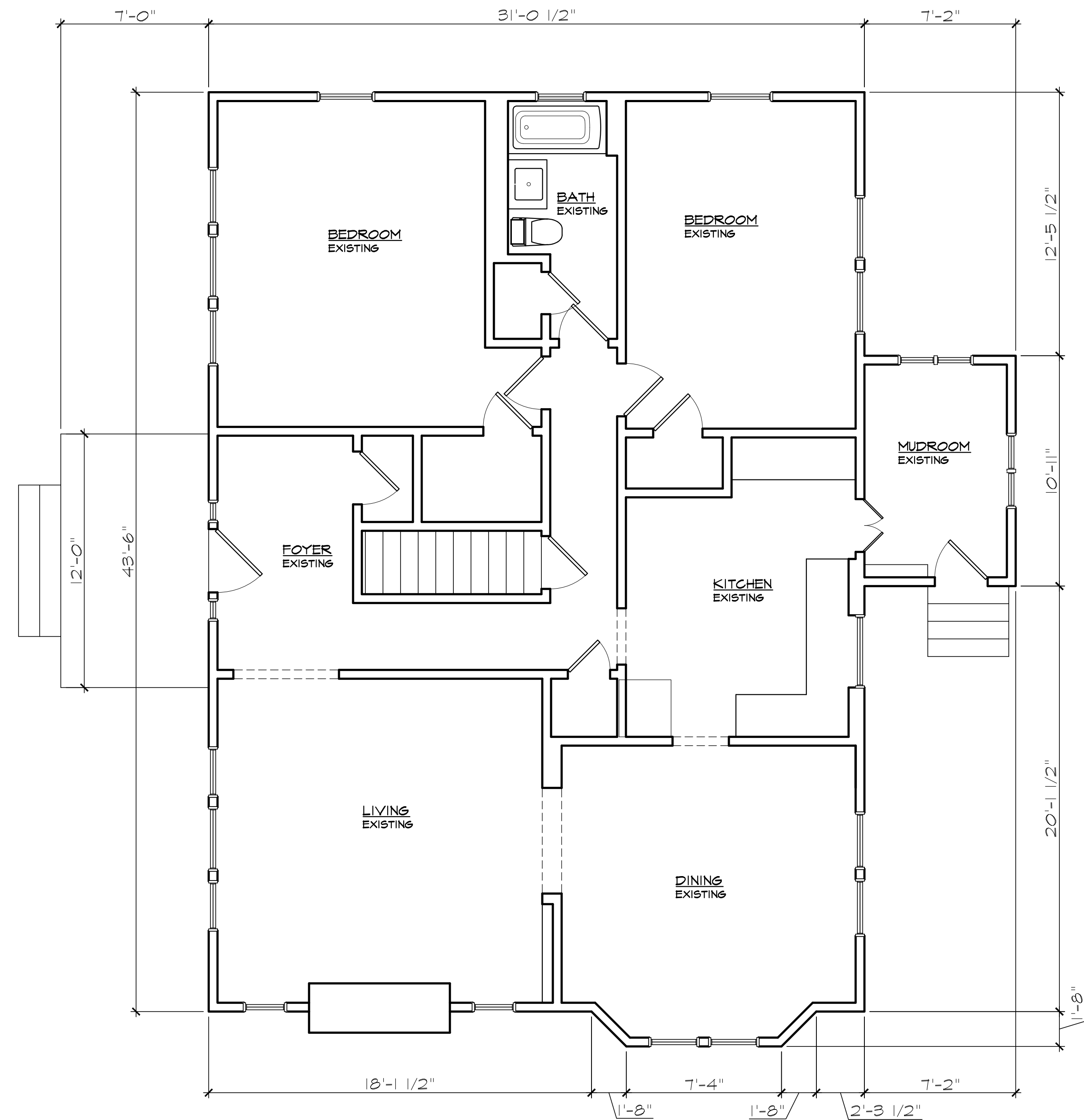


Attachment: Proof of Ownership (3330 : 655 Pleasant Avenue - Zoning Variations to allow additions and alterations to a non-conforming home)

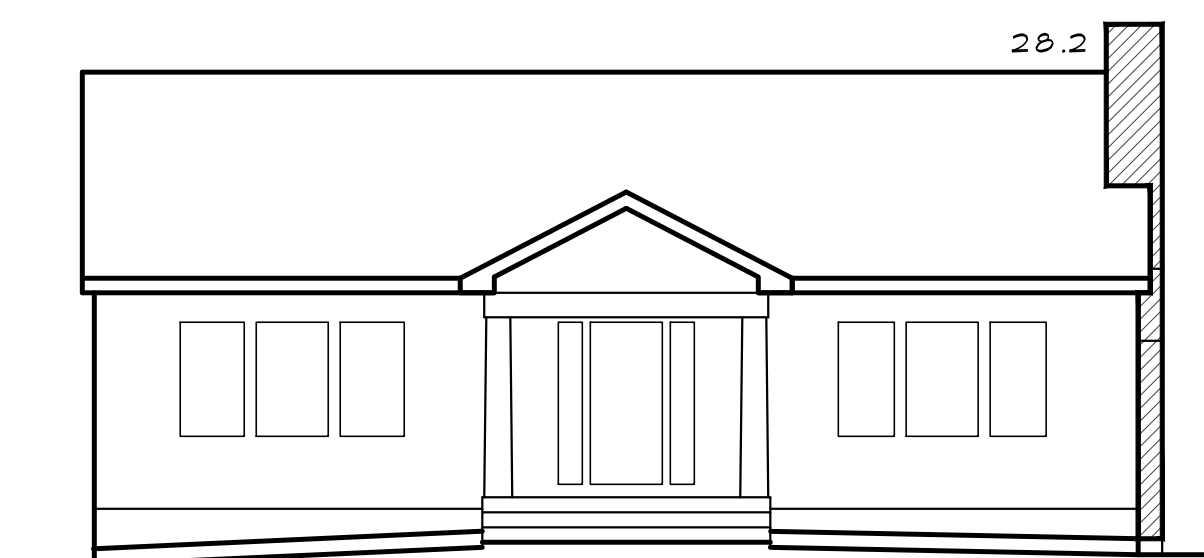




BASEMENT PLAN

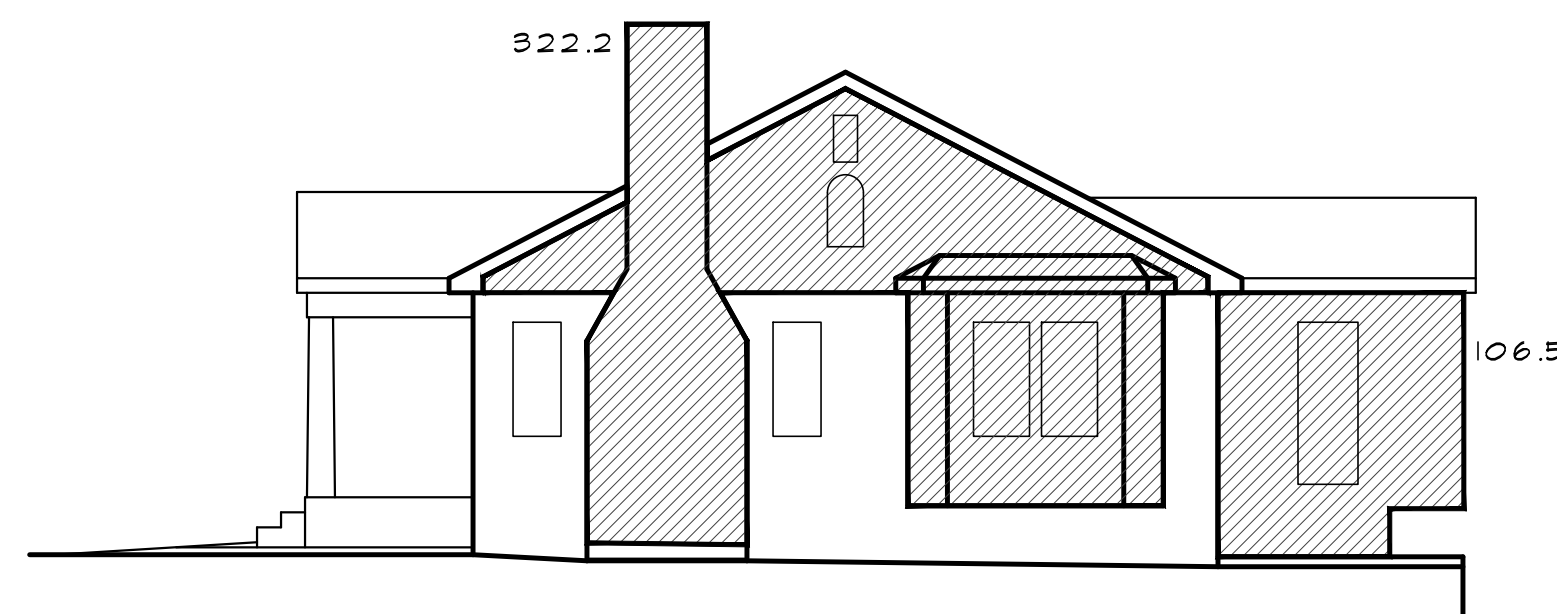
N
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN

N
SCALE: 1/4" = 1'-0"

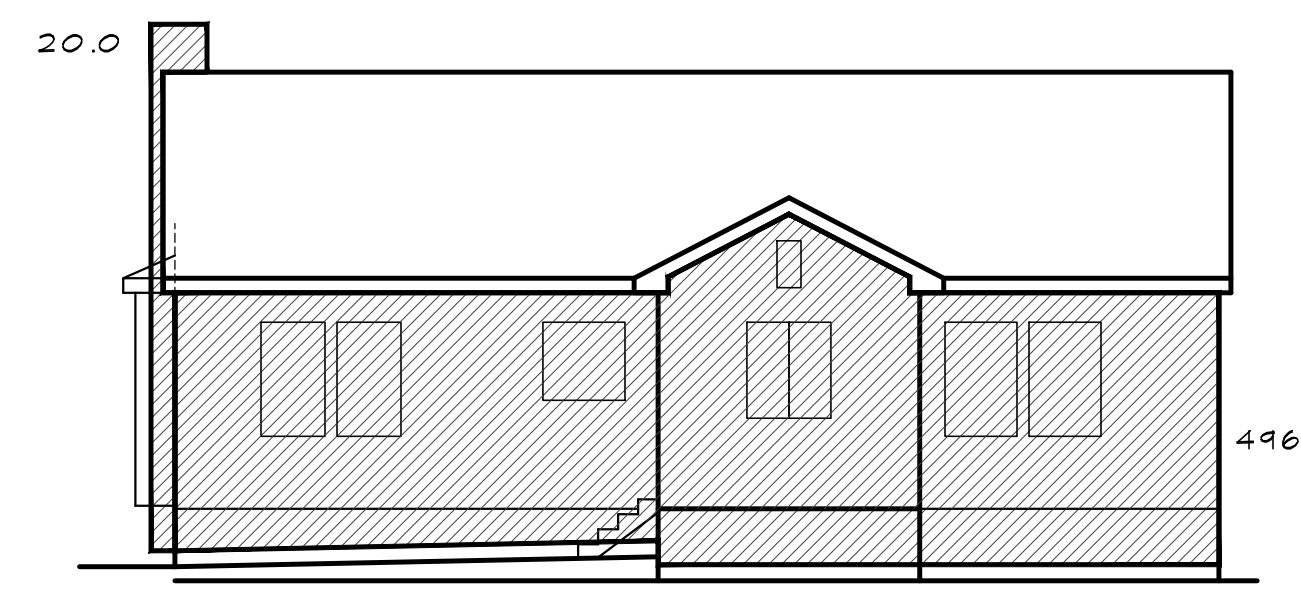
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Existing Total: 469.0
Existing Altered: 28.2

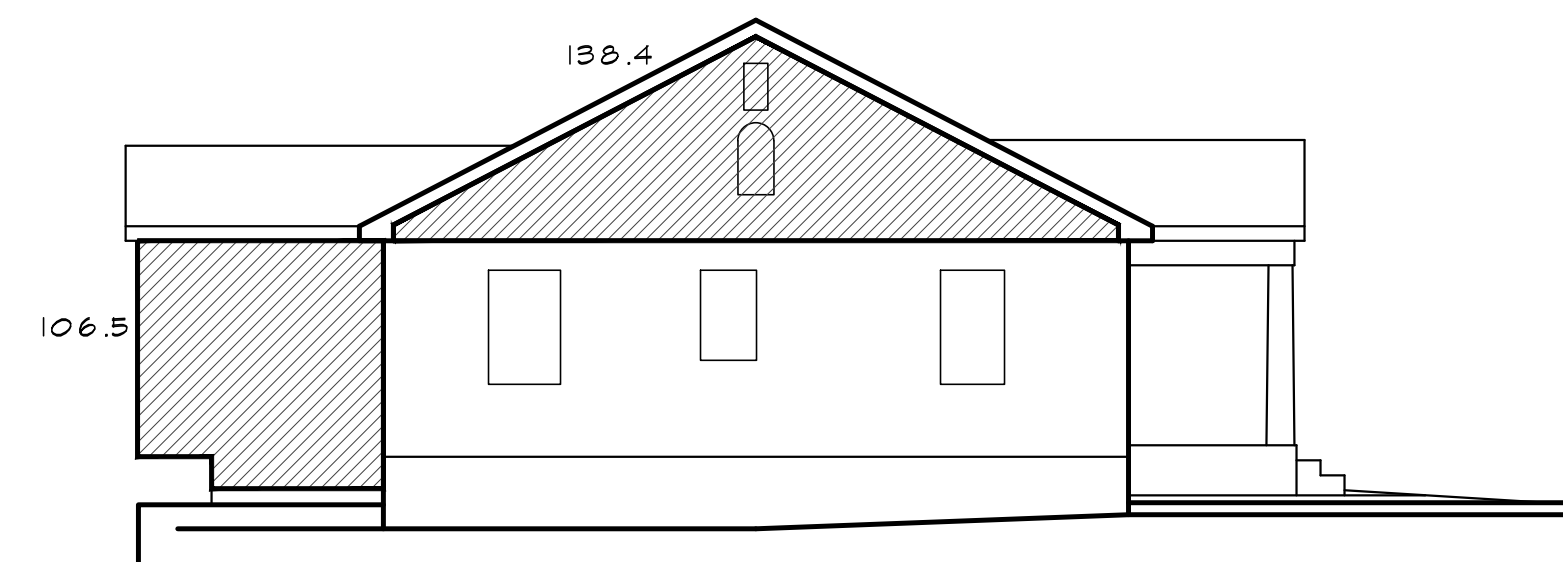
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Existing Total: 593.2
Existing Altered: 428.7

REAR ELEVATION

SCALE: 1/4" = 1'-0"

Existing Total: 516.7
Existing Altered: 516.7

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Existing Total: 587.5
Existing Altered: 244.9ILLINOIS LICENSE # 001/01871
EXPIRATION: 11-30-18
PROFESSIONAL DESIGN FIRM #:
184-004427
EXPIRATION: 04-30-19© 2018 STUDIO 1 ARCHITECTS, LTD.
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DATE MARCH 20, 2018
REVISIONS

PROJECT NUMBER 171248

SHEET NO.

EXIST.

P 708.783.1124
F 708.746.0640

studio1architects.com

THE O'SHEA RESIDENCE
PLEASANT AVENUE GLEN ELLYN, ILLINOIS

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

ILLINOIS LICENSE #: 001.017871
EXPIRATION: 11-30-18

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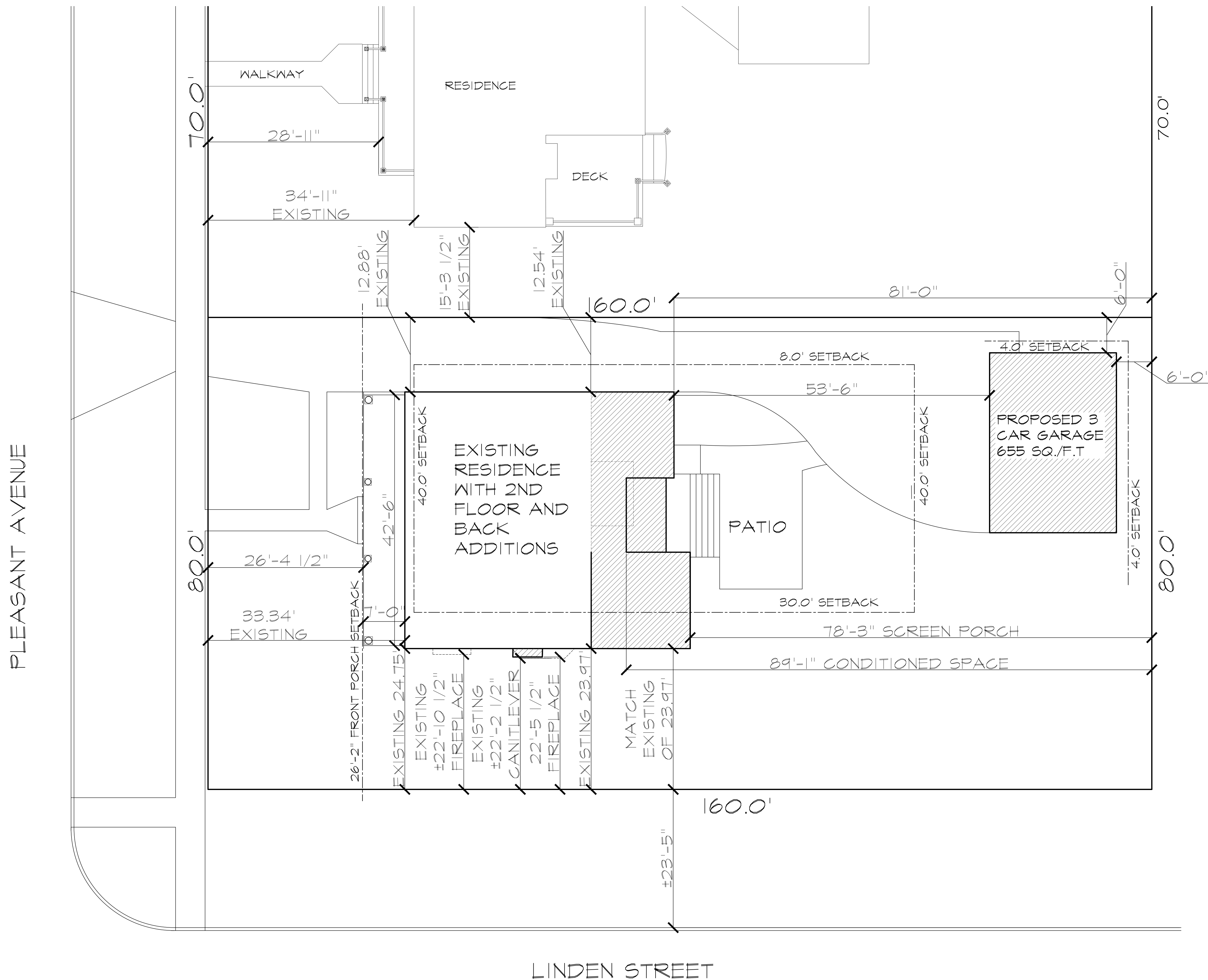
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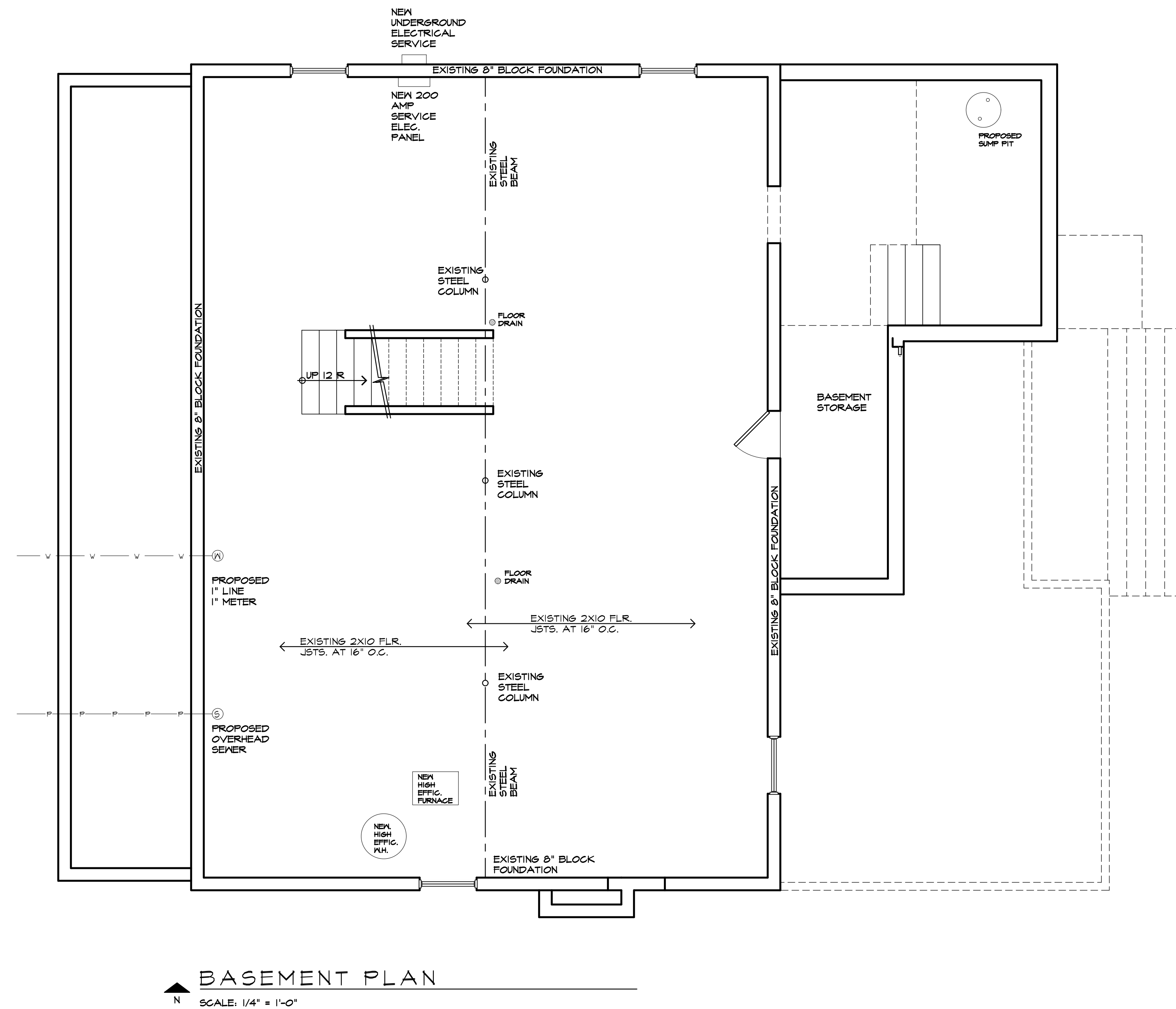
ISSUED FOR	VARIATION
DATE	MARCH 20, 20
REVISIONS	

PROJECT NUMBER 1712

SHEET NO.

A1.1





▲ BASEMENT PLAN
N SCALE: 1/4" = 1'-0"

THE O'SHEA RESIDENCE
PLEASANT AVENUE GLEN ELLYN, ILLINOIS

ILLINOIS LICENSE #: 001/01871
EXPIRATION: 11-30-18
PROFESSIONAL DESIGN FIRM #:
184-004427
EXPIRATION: 04-30-19

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ISSUED FOR	VARIATION
DATE	MARCH 20, 2018
REVISIONS	

PROJECT NUMBER 171248
SHEET NO.

A1.1



WEST ELEVATION

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

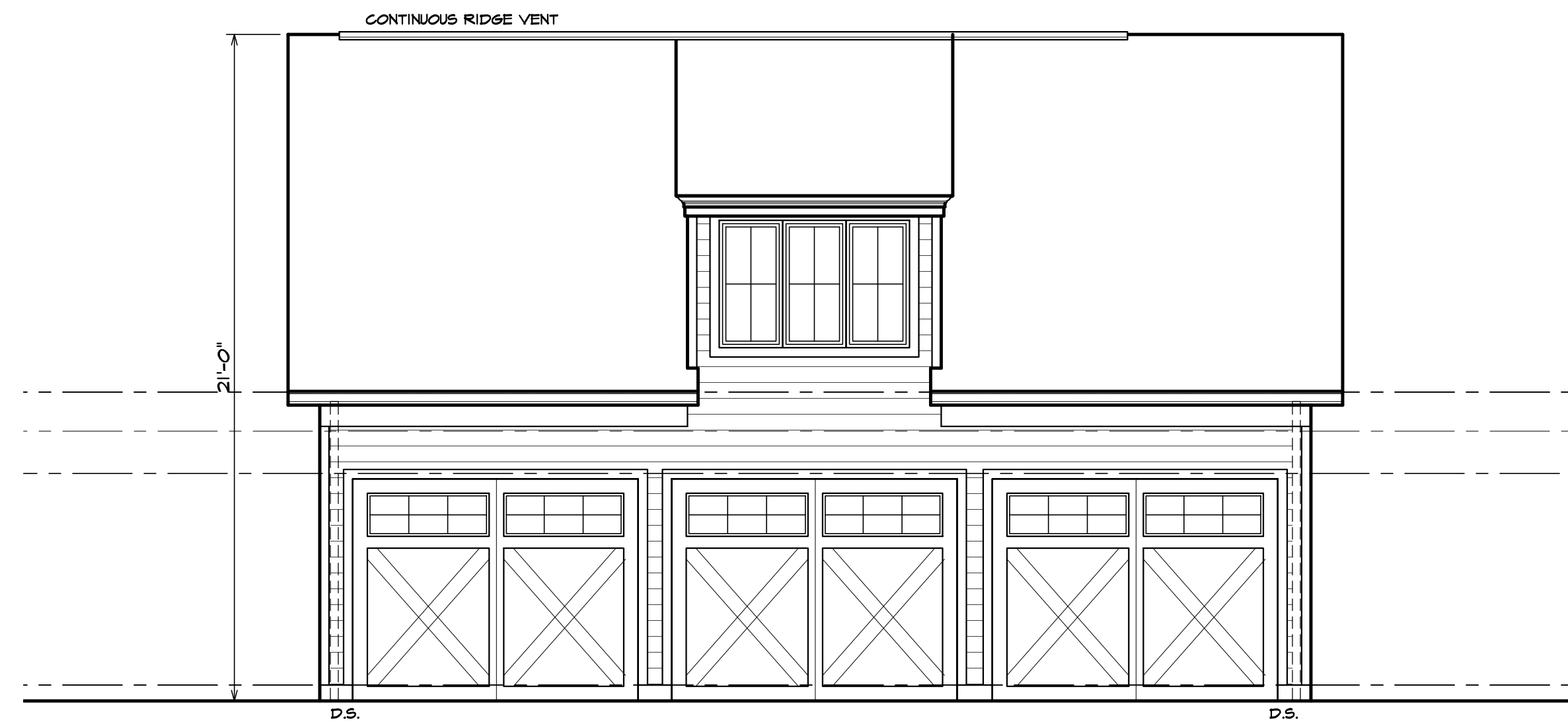


EAST ELEVATION

SCALE: 1/4" = 1'-0"

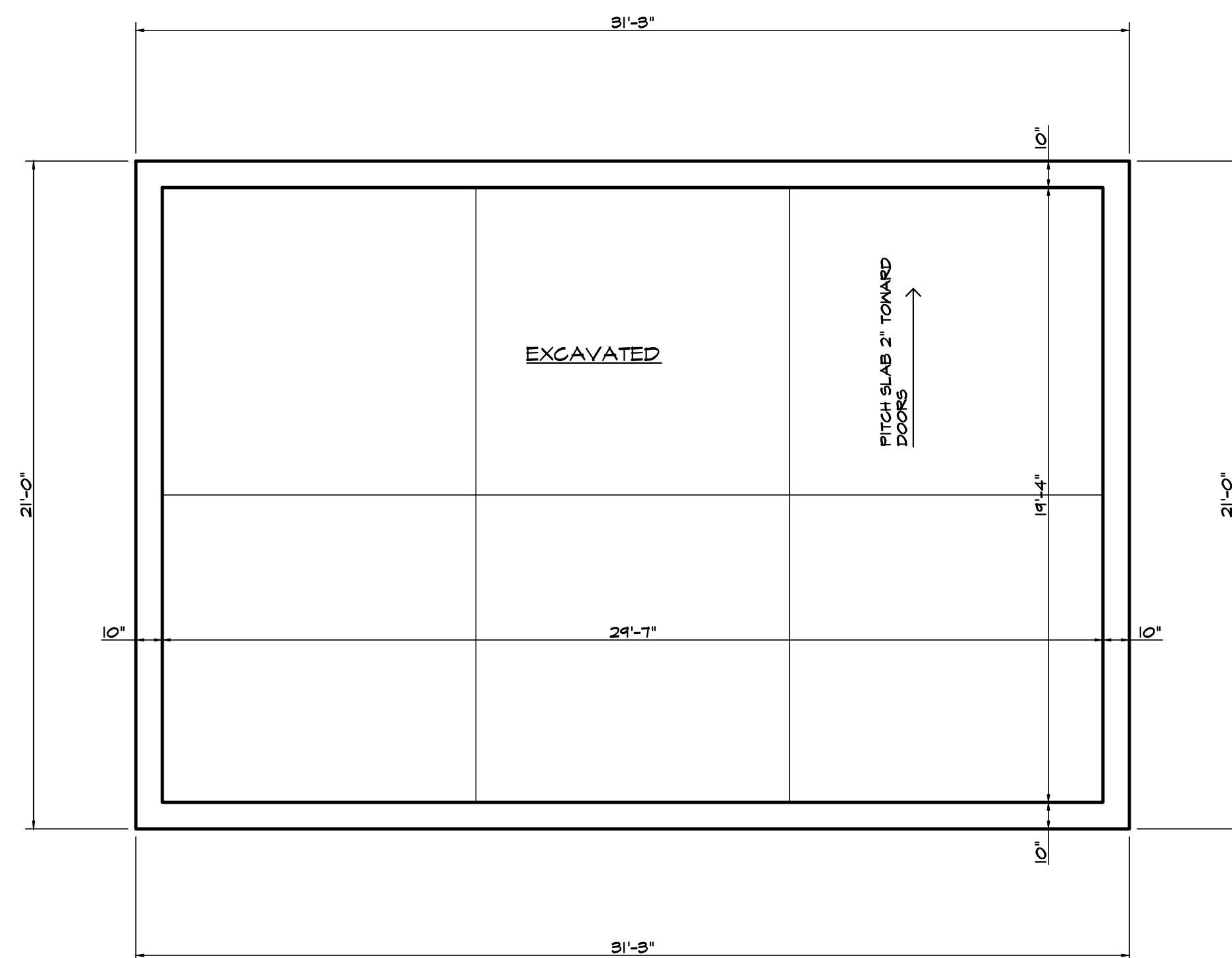
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

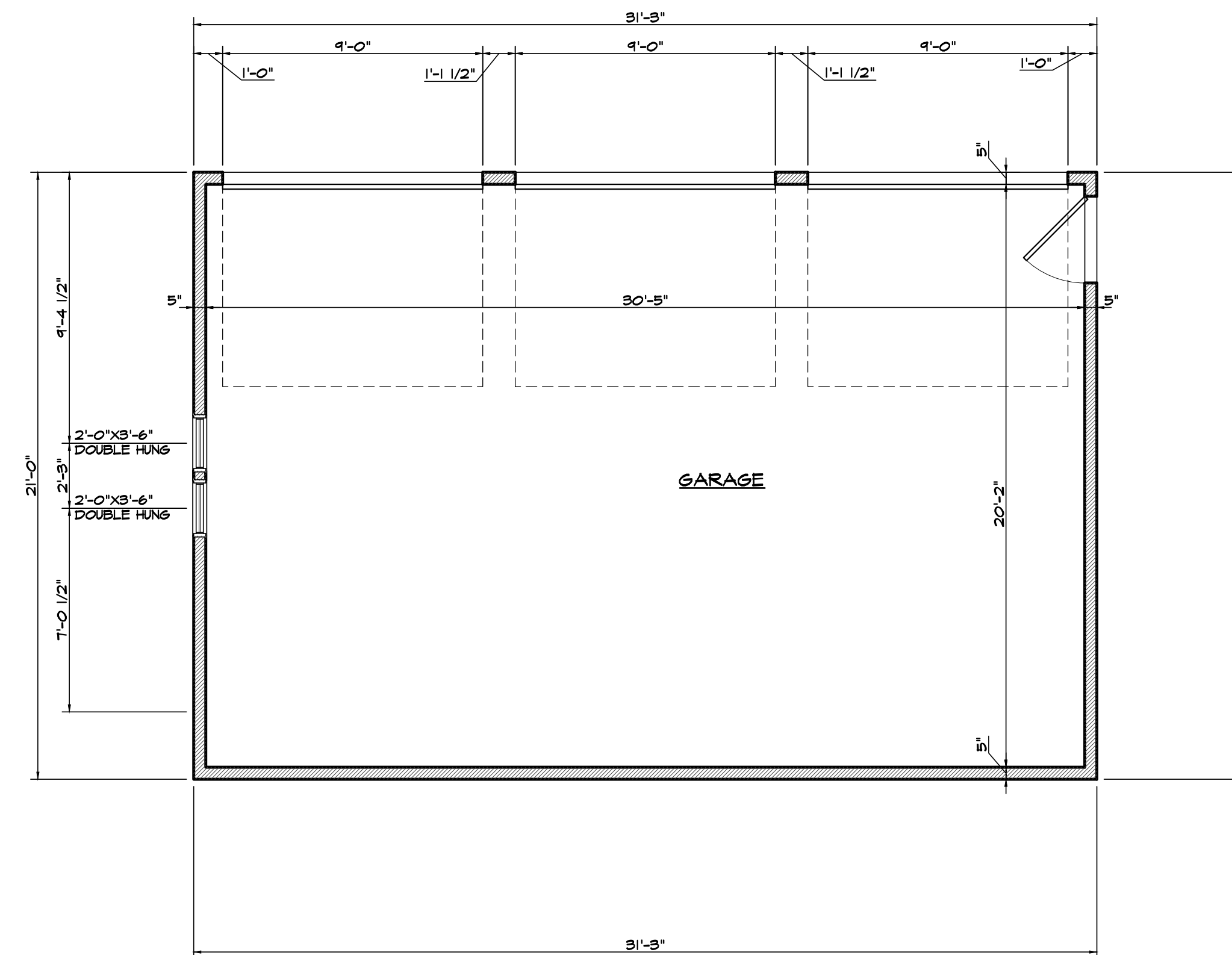


WEST ELEVATION

SCALE: 1/4" = 1'-0"



△ FOUNDATION PLAN



△ GROUND FLOOR PLAN

ILLINOIS LICENSE # 001/01871
EXPIRATION: 11-30-18PROFESSIONAL DESIGN FIRM #:
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STUDIO 1 ARCHITECTS, LTD.ISSUED FOR VARIATION
DATE MARCH 20, 2018

REVISIONS

PROJECT NUMBER 171248

SHEET NO.

Neighborhood Signature Petition In support of Variation Requests:

"I understand that the property at 655 Pleasant Avenue is a non-conforming structure with a corner side yard setback of 23.97 feet in lieu of the required 30 foot setback. I understand that the petitioners would like to construct a two-story addition on the existing home that will not meet the requirements of the Zoning Code due to the non-conforming corner side yard setback and the amount of alteration being proposed to the existing structure. I have had the opportunity to view the plans for the project. I am aware and in support of the requests for zoning variations that would allow the construction of a two-story addition on the existing non-conforming structure located at 655 Pleasant Avenue."

Signature	Date	Address
Eric Anderson	5/1/18	654 Euclid, Glen Ellyn, IL
Liz Minogue	5/2/18	660 Euclid G.E.
	5/2/18	666 EUCLID AVE
Melissa McCluskey	5/3/18	665 Pleasant Ave
Joni O'Bray	5/3/18	663 Pleasant ave
Sammy Dawie	5/4/18	668 Pleasant Ave

10-4-8. - R2 RESIDENTIAL DISTRICT:

(D) Minimum yard and lot requirements:

4. Corner side yard setback:

(a) Thirty feet except

(b) On a parcel with a non-conforming lot width, the minimum corner side yard setback shall be 30 percent of the lot width.

10-8-6: NONCONFORMING BUILDINGS AND STRUCTURES:

(B) Additions and Enlargements:

3. Nonconforming Single-Family Dwelling: A single-family dwelling which is nonconforming due to zoning bulk control regulations (setback, lot coverage ratio, height, lot width, lot area) may be modified as outlined in the following table, provided all alterations and additions thereto conform to all regulations in the district in which it is located:

		Lots Less Than 50 Feet In Width Or Less Than 6,534 Square Feet In Area		Lots With A Width Of At Least 50 Feet And With At Least 6,534 Square Feet In Area	
		Prohibited	Permitted	Prohibited	Permitted
Alteration:					
	Class I		X		X
	Class II	X		X	
	Class III	X		X	
Addition:					
	Class I		X		X
	Class II	X			X
	Class III	X		X	
Accessory structure			X		X

SUPPLEMENTARY REGULATIONS: TABLE 10-5-5(B)4

Obstruction	Front (Corner)	Side	Rear	Regulations
8. Chimney	X	X	X	(a) Limitations: Projecting 2' or less into yard

Zoning Variation Table

Property Description		Date: 5/19/2018				
Address:	655 Pleasant Avenue	MAKE SELECTION FROM EACH PULLDOWN BOX AND INSERT INFORMATION INTO EACH YELLOW HIGHLIGHTED CELL 				
District:	R2 - Residential District					
Lot Type:	Corner Lot					
Building Type:	Single-Family					
Building Height:	2-Story					
Construction Type:	Addition & Alteration					
Code Section	Lot Regulations	Requirement	Existing	Proposed	Compliant?	
10-4-8(D)7	Lot Area	8,712 sf min	12,800 sf	12,800 sf	Yes	No
10-4-8(D)8(a), (b)	Lot Width	80.00 ft min	80.00 ft	80.00 ft	Yes	
10-4-8(D)9	Lot Depth	110.00 ft min	160.00 ft	160.00 ft	Yes	
Code Section	Principal Structure Regulations	Requirement	Existing	Proposed	Compliant?	
	<i>Existing and proposed dimensions to proposed area of construction</i>				Yes	No
	Existing Front Yard Setback (EXFYS)		33.34			
	EXFYS of closest adjacent principal structure		34.91 ft			
10-4-8(D)1(a), (b), (c)	Front Yard Setback	34.91 ft min ⁵	33.34 ft	33.34 ft		No
10-4-8(D)2	Rear Yard Setback	40.00 ft min	87.88 ft	81.25 ft	Yes	
10-4-8(D)3	Interior Side Yard Setback, Left Side	8.00 ft min	12.54 ft	12.54 ft	Yes	
10-4-8(D)3	Interior Side Yard Setback, Right Side	8.00 ft min	NA ft	NA ft	NA	
10-4-8(D)4(a), (b)	Corner Side Yard Setback	30.00 ft min	23.97 ft	23.97 ft		No
	Area of Existing Covered/Roofed Structures:					
	• Primary Structure, 1st floor footprint		1428 sf	2013 sf		
10-4-8(E)3(b)	• Porch in Front/Corner Yard - 1 Side Enclosed		0 sf	0 sf		
10-4-8(E)3(b)	• Porch in Front/Corner Yard - min 2 Sides Open		84 sf	298 sf		
10-4-8(E)3(a)	• Accessory Structure - Detached Garage	660 sf max	545 sf	655 sf	Yes	
	• Accessory Structure - Shed		0 sf	0 sf		
	• Accessory Structure - Other		0 sf	0 sf		
	Lot Coverage Area <i>Bonus applied?</i> Yes		1473 sf	2226 sf		
10-4-8(E)1, 2	Lot Coverage Ratio	20.00 % max	11.51 %	17.39 %	Yes	
Code Section	Nonconforming Single-Family Dwelling Additions & Alterations	Change %	Class	Existing	Altered	Permitted?
						Yes No
10-8-6(B)3	Additions: Surface Areas					
	• Primary Structure, Basement Level			0 sf	0 sf	
	• Primary Structure, First Floor Level			1474 sf	662 sf	
	• Primary Structure, Second Floor Level			0 sf	1505 sf	
	• Accessory Structure, Garage			0 sf	0 sf	
	Total Surface Area	147	Class II	1474 sf	2167 sf	Yes
10-8-6(B)3	Alterations: Surface Areas					
	• Wall Area			2166 sf	1219 sf	
	• Roof Area			1451 sf	1451 sf	
	Total Floor Area	75	Class II	3618 sf	2670 sf	No
10-8-6(B)4	Existing Nonconforming Lot Coverage					
10-8-6(B)4(e)	Equivalent Lot Coverage Ratio	40.00 % max			%	Yes
Code Section	Accessory Structure Regulations	Requirement				Compliant?
						Yes No
	Area of Rear Yard					
10-5-4(A)2(a)	□ Total Accessory Structure Area	0 sf max		sf	sf	
10-5-4(A)2(a)	□ Lot Coverage Area Rear Yard	30 % max		%	%	
10-5-4(A)3	Number of Structures on a Lot	3 max		total	total	
10-5-4(A)3	Number of Like Structures	1 max		total	total	
	Distance to Principal Structure	10 ft min		ft	ft	
10-5-4(A)4(a), (b)	• Front Yard Setback	34.91 ft min		ft	ft	
10-5-4(A)4(b), (c)	• Rear Yard Setback	40 ft min		ft	NA ft	
10-5-4(A)4(a), (b)	• Corner Side Yard Setback	18 ft min		ft	NA ft	
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Left Side	8 ft min		ft	NA ft	
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Right Side	8 ft min		ft	NA ft	
10-5-4(A)4(d)	• Distance to Other Accessory Structure	5 ft min		ft	NA ft	
	Roofed Over Structures (ROS)					
10-5-5(B)4	○ ROS Front Yard Setback	NP		ft	NA ft	
10-5-5(B)4	○ ROS Rear Yard Setback	4 ft min		ft	NA ft	
10-5-5(B)4	○ ROS Side Yard Setback	4 ft min		ft	NA ft	
10-5-5(B)4	○ ROS Corner Side Yard Setback	18 ft min		ft	NA ft	
10-4-8(F)1	○ Principal Structure Ridge Height <i>Bonus applied?</i> No	35 ft max ^{1,3}		ft	ft	
10-4-8(F)1	○ Principal Eave, Parapet or LS Roof <i>Bonus applied?</i> No	27 ft max ^{2,4}		ft	ft	
10-4-8(F)1	○ Detached Garage Ridge Height	22 ft max		ft	NA ft	
10-4-8(F)1	○ Detached Garage Eave/Parapet Height	12 ft max		ft	NA ft	
10-5-5(C)1	Impervious Surface Setback	ft max		ft	ft	
Notes: 1. Setback Bonus, Ridge: An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of ridge height up to its maximum. 2. Setback Bonus, Eave: An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of eave height up to its maximum. 3. Raised Front Porch Bonus: A 'raised front porch' of at least 2 feet above grade allows up to 2 feet more ridge height. A 'raised front porch' of at least 3 feet above grade allows up to 3 feet more ridge height. 4. Dormer Bonus, Eave: The eave height shall not apply to dormer(s) no greater than 8 feet wide and the combined dormer width shall not exceed 25 percent of the length of the building side measured to the outside edges, provided the dormers are separated by a minimum of 5 feet. 5. Front Yard Setback: The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds Office after March 1, 1999, may be constructed to the minimum required front yard setback for the zoning district.						
Comments:						



Map created on March 29, 2018.

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Zoning

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



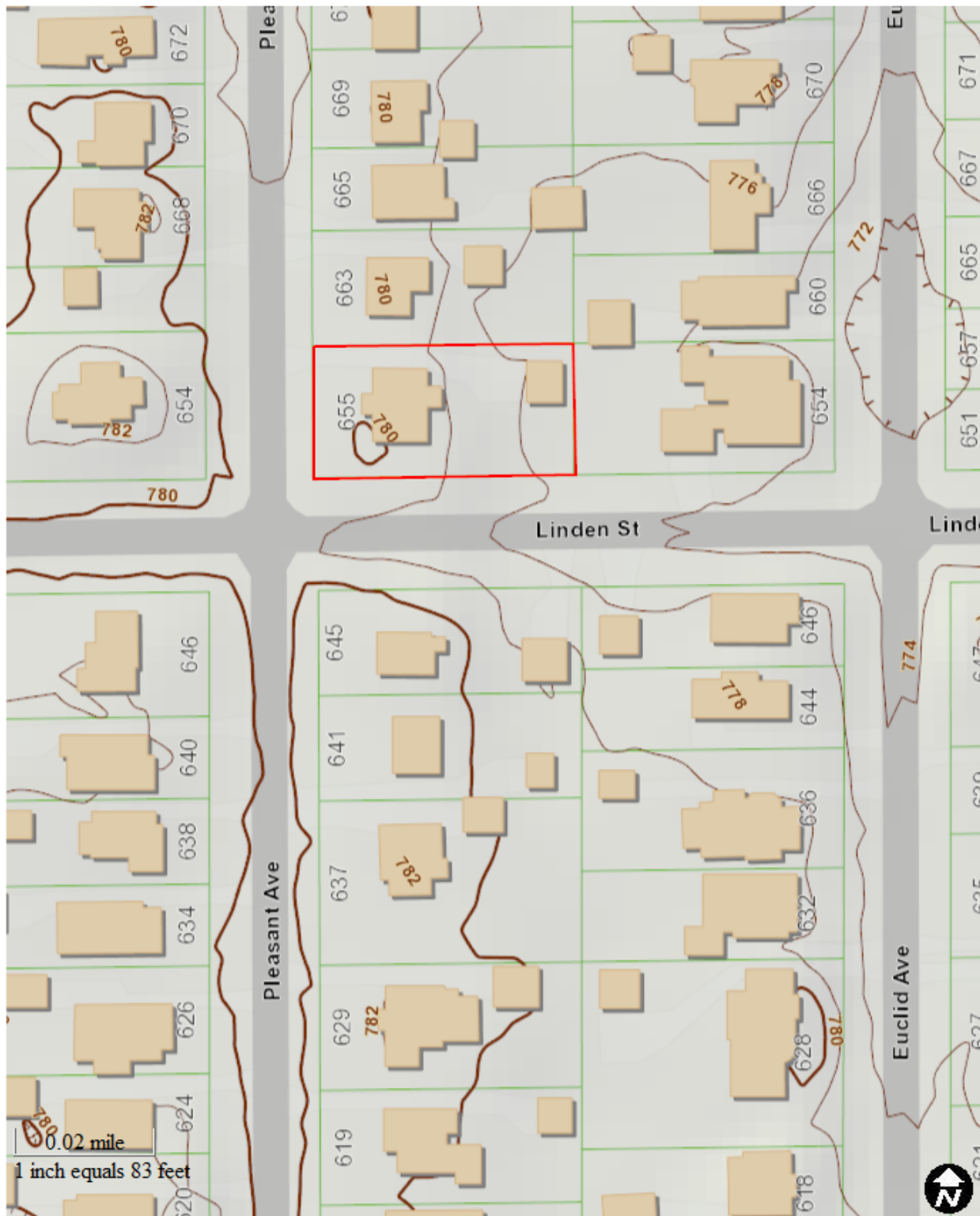
Map created on March 29, 2018.

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2 Foot Contours



Map created on March 29, 2018.

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NOTICE OF PUBLIC HEARING

Tim and Jennifer O'Shea, interested in the purchase of the property at 655 Pleasant Avenue, are requesting a public hearing for variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider these variations on **May 22, 2018** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-8(D)4 - to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 - Table to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

THE SOUTH 80 FEET OF LOT 2 AND THE WEST ½ OF VACATED ALLEY ADJOINING TO THE EAST OF SAID LOT IN BLOCK 14 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-115-009

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



Village of Glen Ellyn

350 ft Foot Buffer from
655 Pleasant Avenue

C.1.m

PRAIRIE AVE

PLEASANT AVE

EUCLID AVE

LINDEN ST

- 655 Pleasant Avenue
- 350 ft Buffer from 655 Pleasant Avenue
- Parcels within 350 ft



0 30 60

Packet Pg. 74

Attachment: Location Map for Public Hearing Notice (3330 : 655 Pleasant Avenue - Zoning Variations to

BILLNAME	FULL STREET ADDRESS	CITY STATE ZIP
BRIDENSTINE, HEIDI S	681 PRAIRIE AVE	GLEN ELLYN IL 60137
AARON, THOMAS A	675 PRAIRIE AVE	GLEN ELLYN IL 60137
OHlinger, DONALD J & JOAN	671 PRAIRIE AVE	GLEN ELLYN IL 60137
POSEGAY, NICHOLAS J	665 PRAIRIE AVE	GLEN ELLYN IL 60137
BROWN, MARILYN C	661 PRAIRIE AVE	GLEN ELLYN IL 60137
SEANEY, STEVEN P & LISA	434 LINDEN ST	GLEN ELLYN IL 60137
STREEKSTRA, MARK & ANA M	684 PLEASANT AVE	GLEN ELLYN IL 60137
SLEVIN, MARK & JEAN	680 PLEASANT AVE	GLEN ELLYN IL 60137
LOVELESS, LINDA M	676 PLEASANT AVE	GLEN ELLYN IL 60137
ST CLAIR JR, DONALD R	672 PLEASANT AVE	GLEN ELLYN IL 60137
CHICAGO TITLE & TRUST	670 PLEASANT AVE	GLEN ELLYN IL 60137
HARDY, JOSEPH H	668 PLEASANT AVE	GLEN ELLYN IL 60137
KELLY, JEFFREY & SHELLEY	654 PLEASANT AVE	GLEN ELLYN IL 60137
DIEHL, MICHAEL & KATHLEEN	689 PLEASANT AVE	GLEN ELLYN IL 60137
BUCHA, WILLIAM F	681 PLEASANT AVE	GLEN ELLYN IL 60137
HULL, MOLLY & JAMES	675 PLEASANT AVE	GLEN ELLYN IL 60137
MILICH, NIKOLA & TERESA	669 PLEASANT AVE	GLEN ELLYN IL 60137
MC CLUSKY, MATTHEW & M	665 PLEASANT AVE	GLEN ELLYN IL 60137
O'BRIEN, PATRICK H & LORI	663 PLEASANT AVE	GLEN ELLYN IL 60137
WALHAY, JEAN E	655 PLEASANT AVE	GLEN ELLYN IL 60137
CLARKE, JUDITH H TR	684 EUCLID AVE	GLEN ELLYN IL 60137
ZUMDAHL, THERESE E	680 EUCLID AVE	GLEN ELLYN IL 60137
FRAZER, WILLIAM & JENNIFER	676 EUCLID AVE	GLEN ELLYN IL 60137
STABLEIN, LAWRENCE & J	670 EUCLID AVE	GLEN ELLYN IL 60137
MCDONALD, JOHN B & ANN	666 EUCLID AVE	GLEN ELLYN IL 60137
MINOQUE, SHAWN & ELIZABETH	660 EUCLID AVE	GLEN ELLYN IL 60137
ANDERSON, ERIC D	654 EUCLID AVE	GLEN ELLYN IL 60137
JERZ, JAMES W	671 EUCLID AVE	GLEN ELLYN IL 60137
KOTSAKIS, W & M SWARTZ	667 EUCLID AVE	GLEN ELLYN IL 60137
KOLCZ, ROBERT & LAURIE	665 EUCLID AVE	GLEN ELLYN IL 60137
DGDB LLC	14423 EDISON DR A	NEW LENOX IL 60451
MC DONALD, ANTHONY M	651 EUCLID AVE	GLEN ELLYN IL 60137
WAHLGREN, KAY B	675 EUCLID AVE	GLEN ELLYN IL 60137
HOKENSON, RICHARD & K	645 PRAIRIE AVE	GLEN ELLYN IL 60137
KAWA, JEFFREY & ANGEL	641 PRAIRIE AVE	GLEN ELLYN IL 60137
SLAUF, KENNETH E	635 PRAIRIE AVE	GLEN ELLYN IL 60137
IFFLAND, CLIFFORD & DINA	5N733 ARBORETUM LN	ST CHARLES IL 60175
FRANZ, MARK & CARLA	646 PLEASANT AVE	GLEN ELLYN IL 60137
ESPOSITO, JOSEPH	640 PLEASANT AVE	GLEN ELLYN IL 60137
ESPOSITO, JOSEPH	638 PLEASANT AVE	GLEN ELLYN IL 60137
HAYWARD, KRISTIN & ANDREW	634 PLEASANT AVE	GLEN ELLYN IL 60137
BANDO, PAUL W	626 PLEASANT AVE	GLEN ELLYN IL 60137
SCHOWALTER, RICHARD & BETH	645 PLEASANT AVE	GLEN ELLYN IL 60137
SCHNITTKER, BRANDON & N	641 PLEASANT AVE	GLEN ELLYN IL 60137
HOTHAN, HAROLD & JOYCE	637 PLEASANT AVE	GLEN ELLYN IL 60137
HESS, JAMES E & DOROTHY Z	629 PLEASANT AVE	GLEN ELLYN IL 60137

MAIER, JOSEPH S & COLLEEN	646 EUCLID AVE	GLEN ELLYN IL 60137
GRAFF, SCOTT A	644 EUCLID AVE	GLEN ELLYN IL 60137
REYNOLDS, DENNIS P &	636 EUCLID AVE	GLEN ELLYN IL 60137
MERKLE, STEVEN M	632 EUCLID AVE	GLEN ELLYN IL 60137
PITTS, CRAIG R & LAURA	628 EUCLID AVE	GLEN ELLYN IL 60137
ROMANO, JOHN M & KARYN M	647 EUCLID AVE	GLEN ELLYN IL 60137
WHITE, DAVID & BETH	639 EUCLID AVE	GLEN ELLYN IL 60137
HOSKINS, KENT & NANCY	635 EUCLID AVE	GLEN ELLYN IL 60137