

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals**  
**Tuesday, January 13, 2009, 7:30 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**

A. **Approval of December 9, 2008 Zoning Board of Appeals Minutes.**

B. **151 and 155 Main Street – Zoning lot, driveway approach and driveway setback.**

Discussion, consideration and recommendation regarding a request for approval of three (3) variations from the Glen Ellyn Zoning Code as follows:

1. The owners are requesting approval to build, at an undetermined future date, a new single-family residence on the vacant lot at 151 Main Street. The Zoning Code does not allow a new single-family residence to be built on this vacant lot since Conditions 1 and 2 in Section 10-4-1(K) of the Zoning Code are not satisfied. Specifically, Condition 1 requires common ownership of both lots on June 1, 1989. The lots came into common ownership upon the petitioners' purchase of 151 N. Main Street in 2008; therefore, a variation is required. Condition 2 requires compliance with Section 10-4-1(J), Subparagraphs 1 through 4, of the Zoning Code. Subparagraph 3 requires the vacant lot at 151 N. Main Street to be combined with the lot at 155 N. Main Street to create one conforming zoning lot. Two principal structures may not be constructed on one zoning lot; therefore, a variation is required. Subparagraph 4 requires that at least 75% of the existing single-family dwellings fronting on both sides of Main Street between intersecting streets be constructed on zoning lots of equal or less lot width than the vacant lot at 151 N. Main Street. Only 59% of the existing lots meet this requirement; therefore, a variation is required.
2. The owners are requesting approval to allow the existing driveway approach serving the lot at 151 N. Main Street and the existing driveway approach serving the lot at 155 N. Main Street to remain. Section 10-5-11(B) of the Zoning Code allows two driveway approaches to lots with minimum lot widths of 132 feet. The lot width of 151 N. Main Street is 50 feet and the lot width of 155 N. Main Street is 50 feet; therefore, a variation is required.
3. The owners are requesting approval to allow a driveway to be constructed across both lots at 151 N. Main Street and 155 N Main Street. Section 10-5-5(B)4 of the Zoning Code requires that an impervious surface driveway be set back a minimum of 1 foot from any lot line. The connection of the driveways within this area requires a variation.

D. **Village Board Trustee Report.**

E. **Staff Report.**

cc: ZBA Members  
ZBA Liaison, Trustee Chapman  
Steve Jones, Village Manager  
Curt Barrett, Deputy Village Manager  
Andrea Draths, Village Clerk  
Staci Hulseberg, Planning & Development Director  
Kristen Denney, Administrative Analyst  
John Norton, Multimedia Specialist

Dear Petitioner(s) and Interested Citizens:

This note provides you with information regarding what happens to a Variation once it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation, minutes of the hearing are prepared. The Variation, along with the minutes, summary report and all related material, is then scheduled for consideration by the Village Board at one or two meetings. The Village Board meets in the Board Room on the third floor of the Civic Center, 535 Duane Street. The Variation may first be considered by the Village Board at a workshop meeting, which will be held on a Monday at 7:00 p.m. The Variation may then be considered at a formal meeting of the Village Board one week later at 8:00 p.m., for a formal decision. To confirm exact dates for Village Board consideration of a project, please call 630-547-5241.

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 (630) 469-5000.

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