

AGENDA
Glen Ellyn Zoning Board of Appeals
Tuesday, March 24, 2009, 7:30 p.m.
Glen Ellyn Civic Center
535 Duane Street

A. **Approval of January 13, 2009 Zoning Board of Appeals Minutes.**

B. **151 and 155 Main Street – Zoning lot and fence.** Discussion, consideration and recommendation regarding a request for approval of two (2) 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 47% of the existing lots meet this requirement; therefore, a variation is required.
2. The owners are requesting approval to construct a fence on the vacant lot at 151 N. Main Street. If the first variation is granted, both lots become separate zoning lots. Zoning Code Section 10-4-1(C) does not allow a fence to be constructed on a zoning lot unless a principal building is present on the same zoning lot. There is no principal building on the vacant lot at 155 N. Main Street therefore, a variation is required.

C. **Village Board Trustee Report.**

D. **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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