

AGENDA
Glen Ellyn Zoning Board of Appeals
Tuesday, March 9, 2010, 7:30 p.m.
Glen Ellyn Civic Center

- A. **Approval of December 8, 2009 Zoning Board of Appeals Minutes.**
- B. **342 Taylor Avenue – Front and Side Yard Setbacks and Alteration Class.** Discussion, consideration and recommendation regarding a request for approval of seven variations from the Glen Ellyn Zoning Code as follows:
1. A variation from Section 10-4-8(D)a to allow a front yard setback of 28.33 feet in lieu of the minimum required front yard setback of 30 feet for the proposed first-floor exterior wall extension.
 2. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed two-story addition.
 3. A variation from Section 10-4-1(N) to allow an interior side yard setback of 3.93 feet in lieu of the minimum required interior side yard setback of 4.5 feet for the proposed second-floor addition.
 4. A variation from Section 10-4-8(D)4b to allow a corner side yard setback of 11.38 feet in lieu of the minimum required interior side yard setback of 15.55 feet for the proposed second floor addition.
 5. A variation from Section 10-5-5(B)4(8) to allow an interior side yard setback of 3.21 feet in lieu of the minimum required interior side yard setback of 4.5 feet for the proposed fireplace chimney.
 6. A variation from Section 10-5-5(B)4(21) to allow an interior side yard setback of 3.75 feet in lieu of the minimum required interior side yard setback of 6.5 feet for the proposed air conditioning units.
 7. A variation from Section 10-8-6(B)3 to allow a class II alteration in lieu of the maximum permitted class I alteration for a non-conforming single family dwelling.
- C. **573 Summerdale Avenue – Front and Side Yard Setbacks.** Discussion, consideration and recommendation regarding a request for approval of three variations from the Glen Ellyn Zoning Code as follows:
1. A variation from Section 10-4-1(N)1 to allow the reconstruction of a portion of the existing attached garage that encroaches 10 feet into the minimum required front yard setback in lieu of the maximum permitted encroachment of 5 feet.
 2. A variation from Section 10-4-1(N)2 to allow the reconstruction of a portion of the existing attached garage with a foundation that does not meet code requirements in the side yard setback in lieu of the requirement to allow existing structures to be reconstructed with foundations that meet code requirements in the side yard setback.
 3. A variation from Section 10-4-8(D)3 to allow the construction of a new sunroom with a side yard setback of 7.5 feet in lieu of the minimum required side yard setback of 8.5 feet.

D. Village Board Trustee Report.

E. Staff Report.

cc: ZBA Members
Peter Ladesic, Trustee Liaison
Steve Jones, Village Manager
Staci Hulseberg, Planning & Development Director
Kristen Denney, Administrative Analyst
John Norton, Multimedia Specialist
Kathie Bewick, Administrative Secretary

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.