

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, July 14, 2015, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



- A. Approval of June 23, 2015 Zoning Board of Appeals Meeting Minutes
- B. 175 Bryant Avenue The property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows:
1. Section 10-5-5(B)4 to allow the replacement of an existing deck in the required rear yard with a height in excess of three feet above the average level of the adjoining ground.
 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.
- C. 523 Hill Avenue The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:
1. Section 10-4-8(D)2 to allow the construction of a one-car detached garage with a rear yard setback of 2.5 feet in lieu of the required 40 foot rear yard setback for accessory structures less than 10 feet from the principal structure.
 2. Section 10-4-8(D)3 to allow the construction of a one-car detached garage with a side yard setback of 2.5 feet in lieu of the required side yard setback of 8.31 feet for accessory structures less than 10 feet from the principal structure.
 3. 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.
- D. 599 Riford Road The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:
1. Section 10-4-8(D)3 to allow side yard setbacks of 5.80 feet on the north and 6.41 feet on the south in lieu of the minimum required side yard setback of 6.5 feet.
 2. Section 10-4-8(E)1 to allow a lot coverage ratio of 24.52 percent in lieu of the maximum 20 percent lot coverage ratio.
 3. Section 10-4-8(F)1 to allow a roof ridge height of 35 feet in lieu of the maximum roof ridge height of 32 feet.
 4. Section 10-8-6(B)3 to allow a Class II alteration to an existing non-conforming dwelling in lieu of a maximum Class I alteration.
 5. Section 10-8-6(B)4(e) to allow the sum of the first floor area and the second floor area to be the equivalent of 43.26 percent in lieu of a maximum of 40 percent.
 6. 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.
- E. Village Board Trustee Report.
- F. Staff Reports.
Next scheduled ZBA meeting.

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Dear Petitioner(s) and Interested Citizens:

Once a variation request has been heard by the Zoning Board of Appeals, the Board may make a recommendation and minutes of the hearing are prepared. The variation, along with the minutes, summary report and all related material, is submitted for consideration by the Village Board at a regularly scheduled Village Board meeting. The Village Board meets in the Board Room on the third floor of the Civic Center, 535 Duane Street. To confirm exact times and 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.

cc: ZBA Members
Pete Ladesic, Trustee Liaison
Mark Franz, Village Manager
Al Stonitsch, Assistant Village Manager
Staci Hulseberg, Planning & Development Director
Steve Witt, Building and Zoning Official
Harold Kolze, Custodial Supervisor
John Norton, Multimedia Specialist
Caroline Conlon, Executive Secretary
Jackie Chernesky, Administrative Clerk
Barbara Utterback, ZBA Recording Secretary

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