

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, September 22, 2015, 7:00 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**



**A. Approval of August 11, 2015 Zoning Board of Appeals Meeting Minutes**  
**Approval of August 25, 2015 Zoning Board of Appeals Meeting Minutes**

**B. 599 Riford Road (Continuance of July 14, 2015 meeting and further continued due to cancellation of the September 14, 2015 meeting).**

The property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows: (Strikethrough indicates request has been reduced or omitted.)

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~~ 22.82 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(c) 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.

**B. 790 Riford Road**

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

1. Section 10-4-8(E) 1 to allow the construction of a new 2-story single family residence resulting in a lot area coverage ratio of 22.46% in lieu of the maximum allowable ratio of 20%.
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. 549 Park Row**

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

3. Section 10-4-8(D) 3 to allow a side yard setback of 4.40 feet on the northeast side of the house in lieu of the minimum required side yard setback of 6.50 feet to allow for the extension of the front of the house and the construction of a second floor addition, each to follow an extension of the existing building line which is greater than 2 feet into the required side yard setback
4. Section 10-4-8(E) 1 to allow the construction of two additions to the existing house

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resulting in a lot area coverage ratio of 22.08% in lieu of the maximum allowable ratio of 20%.

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.

**D. Village Board Trustee Report.**

**E. Staff Reports.**

Next scheduled ZBA meetings:

10/13/15: 780 Willis: lot area coverage for addition to residence.

10/27/15: 817 Crescent: Replace existing deck in corner side yard; replace existing garage on a substandard sized lot with no principal structure present and in front yard setback.

480 Greenfield Ave.: lot area coverage for addition to residence.

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  
Ed Rosenwinkel, Maintenance Worker II  
Steve Moore, Custodian  
John Norton, Multimedia Specialist  
Caroline Conlon, Executive Secretary  
Jackie Chernesky, Administrative Clerk  
Barbara Utterback, ZBA Recording Secretary

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