

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, October 27, 2015, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Approval of September 22, 2015 Zoning Board of Appeals Meeting Minutes
Approval of October 13, 2015 Zoning Board of Appeals Meeting Minutes

B. 480 Greenfield Avenue

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 an addition to an existing single-family residence resulting in a lot area coverage ratio of approximately 22.66% in lieu of the maximum allowable ratio of 20.00%.
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.

817 Crescent Boulevard

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

1. Section 10-4-1(H) to allow two (2) non-contiguous lots separated by a public alley, but in common ownership, one conforming and one substandard in lot size, to be developed and used jointly for the purpose of forming an effective and conforming zoning lot to allow the reconstruction of a detached garage on the substandard lot; whereas the referenced Zoning Code section applies to two (2) or more contiguous substandard lots of record or parts of lots of record.
2. Section 10-5-4(A)2(a) to allow the construction of a 644 square foot detached garage resulting in area equal to approximately 32.56% of the required rear yard in lieu of the maximum allowable 30.00%.
3. Section 10-5-4(A)4(c) to allow for the reconstruction of an existing attached deck in kind with a corner yard setback of 8.50 feet in lieu of the minimum required 18.00 feet.
4. 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 meeting(s):

- November 10, 2015: Meeting to be cancelled, no pending applications.

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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
 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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