

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, December 8, 2015, 7:00 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**



**A. Approval of October 27, 2015 Zoning Board of Appeals Meeting Minutes**

**B. 608 Newton Avenue**

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 contiguous substandard lots under common ownership, which are of such size as to constitute one conforming "zoning lot", to not be considered jointly as being a single parcel, lot or zoning lot to allow one of the two lots to be sold off at a future date.
2. Section 10-4-1(G) to allow a portion of a "zoning lot" to be sold, causing the remaining portion of the lot to be 16 feet less in width than the required minimum width of 66 feet.
3. Section 10-4-1(C) to allow an accessory building or structure to be erected on a zoning lot without the presence of a principal building on the same zoning lot to allow the construction of a detached garage on the lot after the demolition of the existing house and garage which are in disrepair.
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.

**C. 525 Emerson Avenue**

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

1. Section 10-4-8(D)9 to allow the construction of a new 2-story house on a zoning lot with a depth of one hundred six (106) feet in lieu of the minimum required depth of one hundred ten (110) feet.
2. Section 10-4-8(D)2 to allow the construction of a new 2-story house with a rear yard setback of thirty-five feet ten inches (35'-10") in lieu of the required minimum forty (40) feet.
3. Section 10-4-8(E)1 to allow the construction of a new 2-story house with a lot area coverage of 20.49 percent in lieu of the maximum permitted ratio of 20 percent.
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):

- December 22, 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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