

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, April 12, 2016, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Approval of Zoning Board of Appeals Meeting Minutes

(Minutes from previous meeting are not available for review and approval)

B. 290 Montclair Avenue

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

1. Section 10-4-1(C) to allow an accessory structure (fence) to be erected on a zoning lot without the presence of a principal structure.
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. 538-542 Phillips

1. Section 10-4-1(H) to allow two contiguous substandard lots (538 and 542 Phillips Avenue) 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(C) to allow an accessory building or structure to be erected on a zoning lot (538 Phillips Avenue) without the presence of a principal building on the same zoning lot to allow the construction of a detached shed and a fence on the lot after the demolition of the existing house and garage which currently exist on the 538 Phillips lot.
3. Section 10-5-5(B)4 to allow the construction of a 200 square foot shed in a required setback; whereas, the maximum allowable area for a shed is 150 square 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):

- 4/26/16
 - No pending cases
- 5/10/16
 - 265 S. Ott Avenue, front yard setback to construct a new house
 - 444 Turner Avenue, side and rear yard setbacks to construct an addition

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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
 Brian Baltudis, Facilities Manager
 John Norton, Multimedia Specialist
 Caroline Conlon, Executive Secretary
 Jackie Chernesky, Administrative Clerk
 Barbara Utterback, ZBA Recording Secretary

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