

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, May 24, 2016, 7:00 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**



**A. Approval of March 22, 2016 Zoning Board of Appeals Meeting Minutes**  
**Approval of April 12, 2016 Zoning Board of Appeals Meeting Minutes**

**B. 716 Prairie Avenue**  
**Continuation of case from ZBA meetings held on March 8, 2016 and March 22, 2016**

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

1. Section 10-4-8(D)3 to allow the construction of a new 1-story addition to an existing 1-story house on a zoning lot with a side yard setback of 5.93 feet in lieu of the required 6.50 feet. **(The side yard setback request has been reduced from the originally requested setback of 3.93 feet).**
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. 265 S. Ott Avenue**

The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-6(D)1 to allow a front yard setback of 40 feet in lieu of the required minimum 50 feet for a front yard setback, for the construction of a 1-story single-family residence.
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.

**D. 444 Turner Avenue**

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

1. Section 10-4-8(D)2 to allow a rear yard setback of approximately 35.29 feet in lieu of the required minimum 40 feet rear yard setback, for the construction of an addition to an existing 1-story house.
2. Section 10-4-8(D)4 to allow a corner side yard setback of approximately 19.34 feet in lieu of the required minimum 30 feet corner side yard setback.
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.

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**E. 826 Avon Court**

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

1. Section 10-5-5(B)4, Table 10-5-5-(B)4, Fence, (a)(1) to allow the construction of a solid fence in a front and corner side yard setback in lieu of the required 33.3 percent open area.
2. Section 10-5-5(B)4, Table 10-5-5-(B)4, Fence, (b)(2) to allow the construction of a 6 foot high fence in the visibility triangle in lieu of the maximum height of 3 feet in the visibility triangle.
3. Section 10-5-5(B)4, Table 10-5-5-(B)4, Fence, (b)(4) to allow the construction of a 6 foot high fence at the rear of the home in lieu of the maximum height of 4 feet.
4. Section 10-5-5(B)4, Table 10-5-5-(B)4, Fence, (c)(1) to allow a 6 foot high fence to be located along the property line at Geneva Road on a lot which fronts on 2 nonintersecting streets in lieu of providing a 4 foot setback with landscaping along the outside of the fence.
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.

**F. Village Board Trustee Report.**

**G. Staff Reports**

Next scheduled ZBA meeting(s):

- 6/14/16
  - 665 Lake – Two driveway approaches

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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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