

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, March 14, 2017, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Approval of February 28, 2017 Zoning Board of Appeals Meeting Minutes

B. 267 Scott Ave.

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 screened porch addition that results in a lot coverage ratio of approximately 22.1% in lieu of the maximum permitted lot coverage ratio of 20% on a lot with a two story home.
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. 844 Hillside Ave.

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

1. Section 10-4-1(L) to allow new construction of a two-story home on a lot which is currently used for single-family dwelling purposes but does not meet the minimum lot area requirement or bulk requirements of the zoning district in which it is located.
2. Section 10-4-8(D)1 to allow new construction of a two-story home with a front yard setback of 16 ft. in lieu of the minimum required front yard setback of 30 ft.
3. Section 10-4-8(D)7 to allow new construction of a home on a lot with an area of 4,374.25 sq. ft. in lieu of the minimum 8,712 sq. ft. required.
4. Section 10-4-8(D)8a to allow the construction of a two-story home on a lot with a width of 50 ft. in lieu of the minimum required 66 ft. lot width.
5. Section 10-4-8(D)9 to allow the construction of a two-story home on a lot with a depth of 87.07 ft. in lieu of the minimum required 100 ft. lot depth.
6. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of the Zoning Board of Appeals or at a public meeting of the Village Board.

D. Village Board Trustee Report.

D. Staff Reports

Next scheduled ZBA meeting(s):

- March 28, 2017 - 761 N Park Blvd: Petitioner is seeking zoning variations to allow construction of a new two-story residence with an attached garage on a vacant lot with a lot coverage ratio of 24.5% and a ridge height of 38 ft. and eave height of 26 ft.

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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