

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, March 28, 2017, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Draft Minutes from the ZBA Meeting on March 14, 2017 will be included in the April 11, 2017 packet.

B. 761 N Park Boulevard.

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 new two-story single family residence with an attached garage resulting in a lot coverage ratio of 24.5% in lieu of the maximum allowable lot coverage ratio of 20% for single-family dwellings, more than one story and accessory structures.
2. 10-4-8(F)1 to allow the construction of a new two-story single family residence resulting in a maximum ridge height of 38' in lieu of the maximum allowable ridge height of 35' and an eave height of 26' in lieu of the maximum eave height of 25'.
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.

C. Village Board Trustee Report.

D. Staff Reports

Next scheduled ZBA meeting(s):

- April 11, 2017
 - **710 Meredith Place** – To allow a garage to remain on a lot at a distance of approximately 2 feet from the side lot line and 1 foot from the rear lot line, without the presence of a principal structure.
 - **869 Hillside Avenue** – To allow the construction of a 1-story addition on a non-conforming home with a rear yard setback of approximately 17 feet in lieu of the required 40 foot setback.
- April 25, 2017
 - **675 Revere Road** – To allow the construction of a two-story addition on a single family home with a side yard setback of approximately 4.75 feet in lieu of the minimum 7.5 foot required side yard setback.

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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