

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, October 17, 2017, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Draft Minutes from the ZBA Meeting September 12, 2017 will be included in the next packet.

B. 951 Roslyn Road.

Matt and Sarah Stark, owners of the property at 951 Roslyn Road are requesting variations from the Zoning Code to allow the construction of a second floor addition over their existing non-conforming 1-story home as follows:

1. Section 10-4-1(N) – to allow the construction of a two-story vertical addition on a non-conforming structure which:
 - a. Will have a corner side yard setback of 18.5 feet in lieu of the minimum requirement of 20 feet; and
 - b. Will result in a corner side yard setback being less than the minimum existing setback; and
 - c. Will extend the footprint of the house; and
 - d. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of 24.11% including the proposed addition.
2. Section 10-8-6(B) to allow a Class II Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations.
3. Section 10-4-8(E)1 – to allow the construction of a two-story addition on a single family home with a lot coverage of 24.11% in lieu of the maximum lot coverage permitted of 20% for structures greater than one-story.
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. Village Board Trustee Report.

D. Staff Report.

Next scheduled ZBA meeting(s):

- October 24, 2017 – 540 Ahlstrand Road – to request a variation from 10-5-5(B)4 to allow the construction of a fence at 6 feet high on a corner lot.
- October 24, 2017 – 254 Glenwood Avenue – to request a variation from the lot width requirement to allow the construction of a new single family home on the lot and a variation from the accessory structure regulations to allow the construction of a garage that exceeds 30% of the required rear yard.
- Stormwater review fee - \$75 per hour

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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
Mark Senak, Trustee Liaison
Mark Franz, Village Manager
Staci Hulseberg, Planning & Development Director
Steve Witt, Building and Zoning Official
Brian Baltudis, Facilities Manager
Lindsey Kaminsky, Executive Assistant
Meghan Plahm, Communications Specialist
Patricia Turner, Administrative Clerk
Jackie Chernesky, Administrative Clerk
Barbara Utterback, ZBA Recording Secretary