

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, October 24, 2017, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street



A. Approval of the Draft Minutes from the ZBA Meeting September 12, 2017. Draft Minutes from the ZBA Meeting October 17, 2017 will be included in the next packet.

B. 951 Roslyn Road. Continued Public Hearing.

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~~ **19.17 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%~~ **20.03%** 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%~~ **20.03%** 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. 540 Ahlstrand Road.

Pete Rodriquez, owner of the property at 540 Ahlstrand Road is requesting a variation from the Zoning Code to allow the construction of a 6 foot tall fence on his property as follows:

1. Section 10-5-5(B)4: Table – to allow the replacement of an existing fence to be built at a height of 6 feet in lieu of the maximum permitted fence height of 4 feet for fences closer to the street than the principal structure on the lot.
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

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Village Board.

D. 254 Glenwood Avenue.

Rishi and Amy Gauri, owners of the property at 254 Glenwood Avenue are requesting variations from the zoning code to allow the construction of a single family home on a lot that does not meet the standards for a buildable lot in the Village. In addition, the Gauri's are requesting a variation that will allow a detached garage to be constructed in the required rear yard which will cover approximately 38% of the required rear yard. The variation requests are as follows:

1. Section 10-4-8(D)8(a) – to allow the new construction of a two-story single family home on a lot with a width of approximately 48.45 feet in lieu of the required 66 foot lot width.
2. Section 10-5-4(2)(a) – to allow the construction of a garage that would cover approximately 38% of the required rear yard in lieu of the maximum permitted coverage of 30% of the required rear yard.
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.

E. Village Board Trustee Report.

F. Staff Report.

Next scheduled ZBA meeting(s):

- There are currently no pending applications for variation.

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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