

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



**A. Approval of the Draft Minutes from the October 24, 2017 ZBA Meeting. 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 **by 10 inches**; and
  - d. Will not meet the bulk regulation for lot coverage with a lot coverage ratio of ~~24.11%~~ **22.1%** 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%~~ **22.1%** 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):

- There are currently no pending applications for variations.

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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