



NOTICE OF PUBLIC HEARING

Steven Hopper and Karen McLaughlin, owners of the property at 532 Turner Avenue, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this variation on **June 11, 2019** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)4 #8 to allow a deck to be constructed in 4 feet 8 inches from the interior side lot line, in lieu of the 7 feet required.
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.

The property is zoned R2, Residential District, and is legally described as follows:

THE SOUTH 70 FEET OF LOTS 1 AND 2 IN BLOCK 4 IN TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-14-117-005

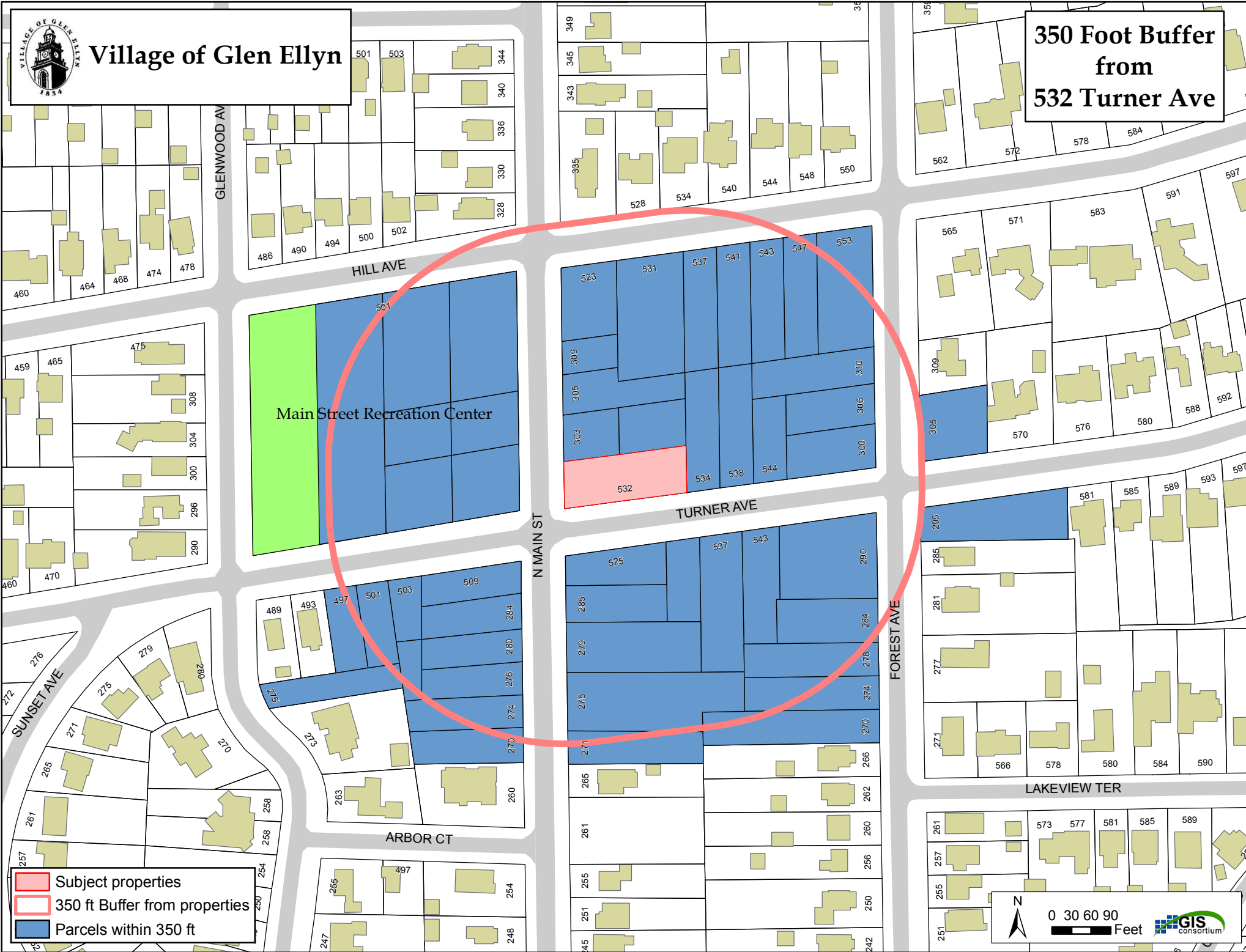
Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village at (630) 469-5000.

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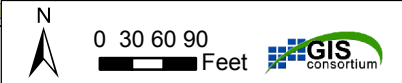


Village of Glen Ellyn

350 Foot Buffer from 532 Turner Ave



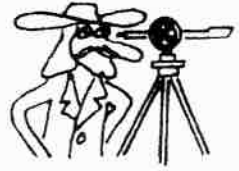
- Subject properties
- 350 ft Buffer from properties
- Parcels within 350 ft



Village Green Assoc., Inc.

Land Surveyors

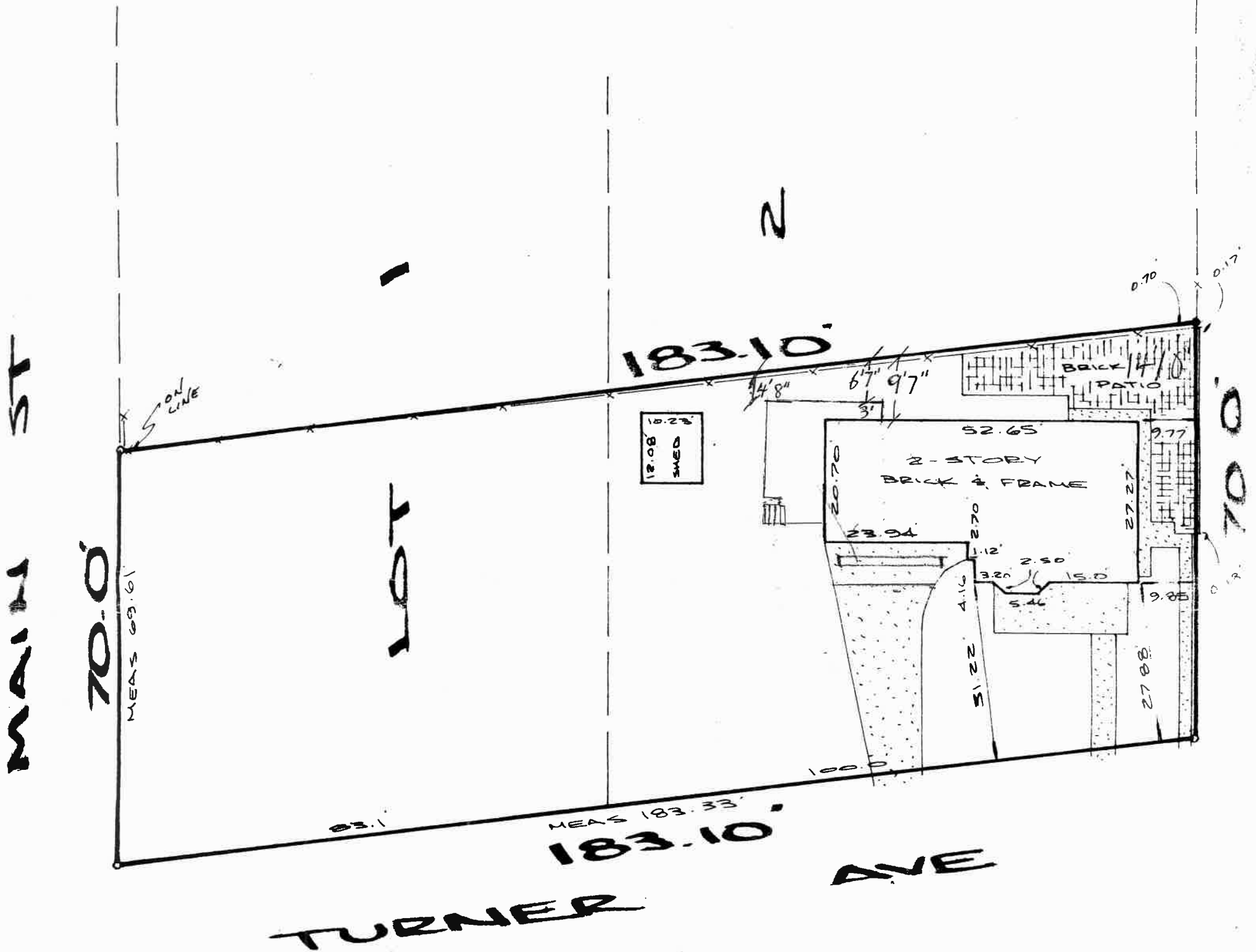
Plat of Survey



SCALE: 1" = 20'



OF PROPERTY DESCRIBED AS: THE SOUTH 70 FEET OF LOTS 1 & 2 IN BLOCK 4, IN TURNER & MC CLEAN'S SUBDIVISION OF THE NORTHEPLY 460 FEET OF THAT PART OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF HILL (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOLIET ROAD) ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 1905 AS DOCUMENT 03929 IN DUPAGE COUNTY, ILLINOIS.



CAVEAT:

Fences must not be erected using building ties - rather, metal stakes at lot corners must be utilized.

- ☐ - Indicates concrete
- X-X- Indicates fencing
- - Indicates metal stake found
- - Indicates metal stake set

PREPARED FOR ATTORNEY JOHN PLEVIAK

DATED: JUNE 11, 1990 A D

PROPERTY ADDRESS 532 TURNER
GLEN ELLYN, ILLINOIS

STATE OF ILLINOIS)
COUNTY OF KANE) SS

We, Village Green Assoc., Inc., do hereby certify that we have surveyed the above described property according to the official record, and that the above plat correctly represents said survey.

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952

STATE OF ILLINOIS) BUYER: HOPPER
COUNTY OF KANE) SS

We, Village Green Assoc., Inc., do hereby certify that the buildings on the lot shown are within the property lines and that the adjoining building improvements do not encroach on said lot, except if, and where, noted thusly. *

James T. Stowell
JAMES T. STOWELL R.L.S. NO. 1952

Any discrepancy in measurements should be promptly reported to the surveyor for explanation or correction.

COMPARE THE DESCRIPTION ON THIS PLAT WITH DEED.
REFER TO DEED FOR EASEMENTS AND BUILDING LINES.



Village Green Assoc., Inc.
506 BARRETT STREET
ELGIN, ILLINOIS 60120
Phone (312) 695-4235

NO. 18560



