



NOTICE OF PUBLIC HEARING

Dagmara Kamionka, owner of the property at 265 S. Ott Avenue, is requesting a public hearing for variations 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 the variations on **Tuesday, January 9, 2018** 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 owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-6(D)1 – to allow the construction of a two-story addition on a single family home with an existing non-conforming front yard setback of approximately 40 feet in lieu of the required front yard setback of 50 feet.
2. Section 10-4-6(D)3 – to allow the construction of a one-story attached garage addition on a single family home that will result in a side yard setback of approximately 9.13 feet in lieu of the minimum required side yard setback of 16.8 feet.
3. Section 10-5-5(B)4 TABLE – to allow the construction of a front porch addition that will encroach into the required front yard approximate 29.7% in lieu of the maximum permitted encroachment of 25% into the required front yard.
4. Section 10-8-6(B)3 to allow a Class II Alteration and a Class III Addition to a single family dwelling that is non-conforming due to zoning bulk control regulations and the addition will not conform to all regulations in the district in which it is located.
5. 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 R0, Residential District, and is legally described as follows:

LOT 13 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S LAMBERT ROAD FARMS, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1995 AS DOCUMENT NUMBER 781095, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-410-002

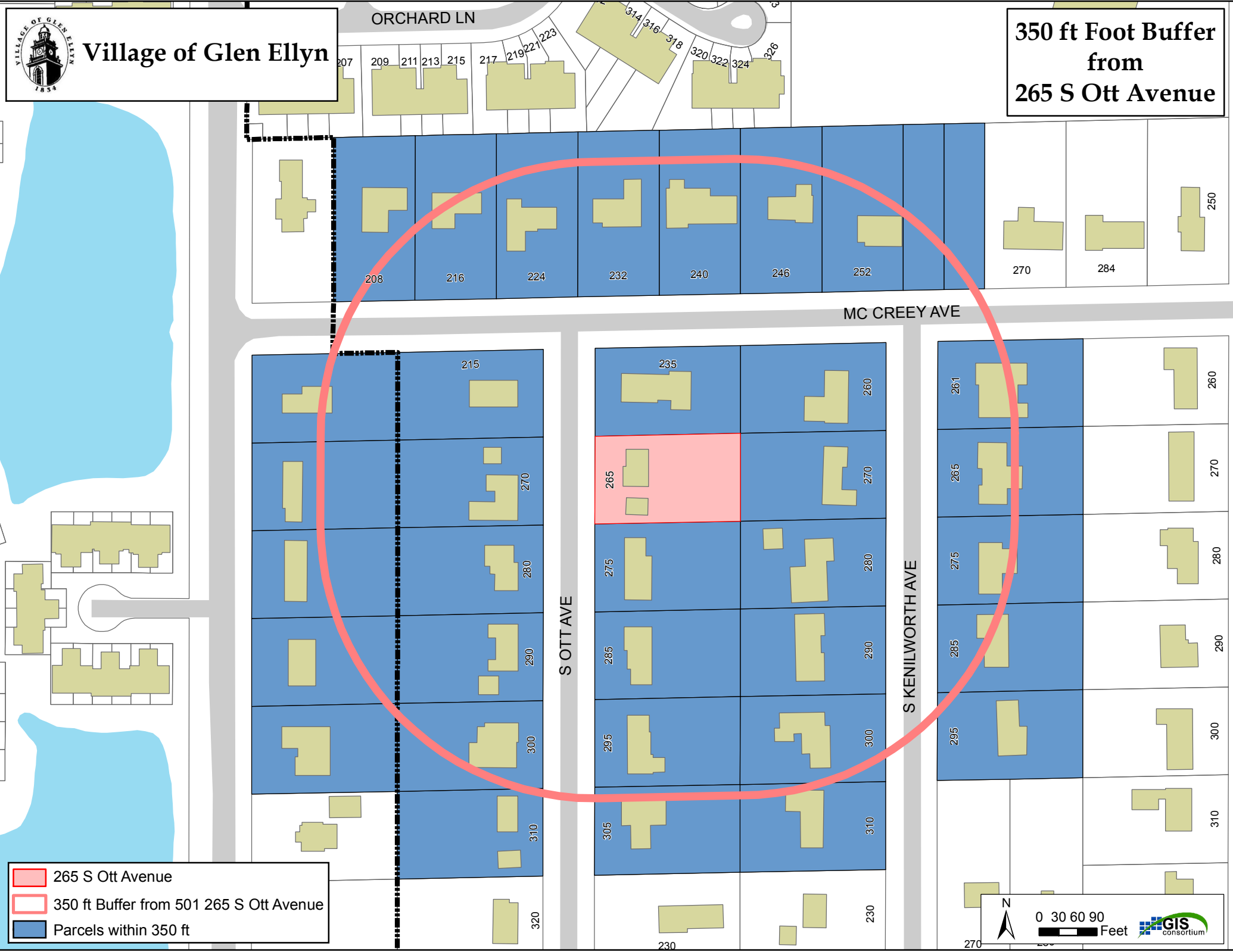
Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Brian Baltudis, ADA Coordinator, at (630) 547-5209.




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Village of Glen Ellyn

**350 ft Foot Buffer
from
265 S Ott Avenue**




-  265 S Ott Avenue
-  350 ft Buffer from 501 265 S Ott Avenue
-  Parcels within 350 ft

N

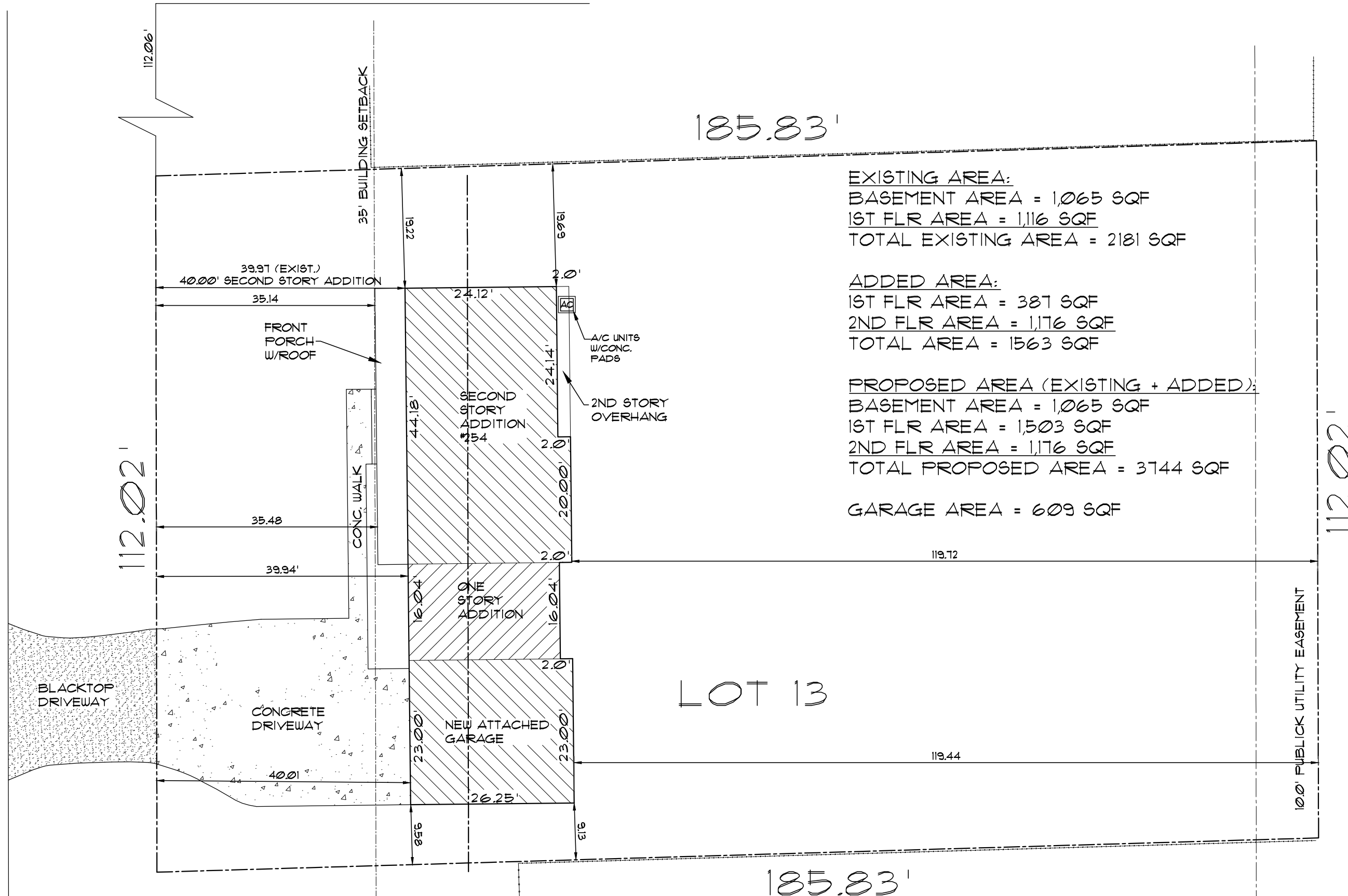
0 30 60 90

Feet





OTT AVENUE



EXISTING AREA:
 BASEMENT AREA = 1,065 SQF
 1ST FLR AREA = 1,116 SQF
 TOTAL EXISTING AREA = 2181 SQF

ADDED AREA:
 1ST FLR AREA = 387 SQF
 2ND FLR AREA = 1,176 SQF
 TOTAL AREA = 1563 SQF

PROPOSED AREA (EXISTING + ADDED):
 BASEMENT AREA = 1,065 SQF
 1ST FLR AREA = 1,503 SQF
 2ND FLR AREA = 1,176 SQF
 TOTAL PROPOSED AREA = 3744 SQF

GARAGE AREA = 609 SQF

LOT 13



SITE PLAN

SCALE: 1/16" = 1'-0"