



## NOTICE OF PUBLIC HEARING

B.R. Ryall YMCA of Northwestern DuPage County is requesting approval of variations from the Glen Ellyn Zoning Code to accommodate the construction of a 1,104 square foot pavilion structure. The subject property is located on the east side of Lambert Avenue between Roosevelt Road and Illinois Avenue in the C3 Commercial District, and is legally described as follows:

LOTS 13, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, AND 39 AND THAT PART OF THE EAST HALF OF VACATED HILLCREST AVENUE LYING WEST AND ADJOINING SAID LOTS 29 THROUGH 34, BOTH INCLUSIVE, ALL IN BLOCK 11, LOTS 9, 10, 11, 12, 13, AND 14 AND THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING EAST AND ADJOINING SAID LOTS 9 THROUGH 14, BOTH INCLUSIVE, AND LOTS 29 THROUGH 34, BOTH INCLUSIVE, AND THE EAST HALF OF VACATED NEWTON AVENUE LYING WEST AND ADJOINING SAID LOTS 29 THROUGH 34, BOTH INCLUSIVE, ALL IN BLOCK 12; LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14 AND THE WEST HALF OF VACATED NEWTON LYING EAST AND ADJOINING LOTS 5 THROUGH 14, BOTH INCLUSIVE, AND ALL LOT 33, ALL IN BLOCK 13, IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-15-420-009; 05-15-420-010; 05-15-420-024; 05-15-420-025; 05-15-420-026; 05-15-420-027; 05-15-420-028; 05-15-420-029; 05-15-420-030; 05-15-420-031; 05-15-420-032; 05-15-420-033; 05-15-421-005; 05-15-421-006; 05-15-421-007; 05-15-421-008; 05-15-421-009; 05-15-421-010; 05-15-421-036; 05-15-422-004; 05-15-422-005; 05-15-422-006; 05-15-422-007 05-15-422-008; 05-15-422-034; and 05-15-422-041

Before the Glen Ellyn Village Board can consider the request for approval of the variations from the Glen Ellyn Zoning Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, June 29, 2017 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the request in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 10-5-4(A)2(a) to allow the total square footage of accessory structures to be 2,410 square feet in lieu of the maximum 1,000 square feet.

2. A variation from Section 10-5-4(A)3 of the Zoning Code to allow two of the same type of accessory structure to be located on the same zoning lot in lieu of the maximum amount of one of each type of accessory structure.
3. Any other relief necessary from the Zoning Code 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.

Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

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 24 hours in advance of the meeting.

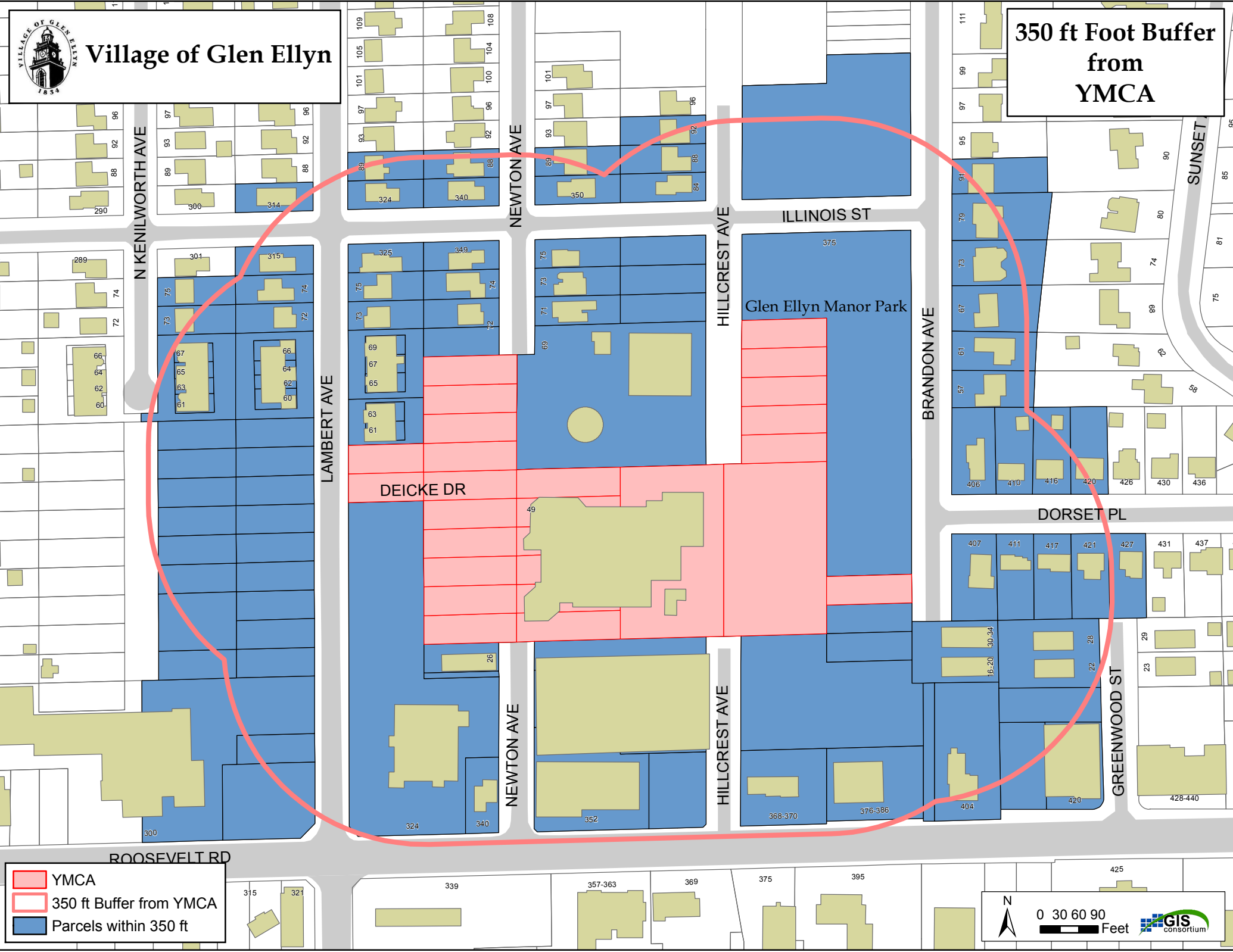
John Sterrett  
Village Planner

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BP\Public Hearing Notice-YMCA 2.doc



# Village of Glen Ellyn

## 350 ft Foot Buffer from YMCA



- YMCA
- 350 ft Buffer from YMCA
- Parcels within 350 ft

0 30 60 90  
Feet

49 Deicke Drive - YMCA

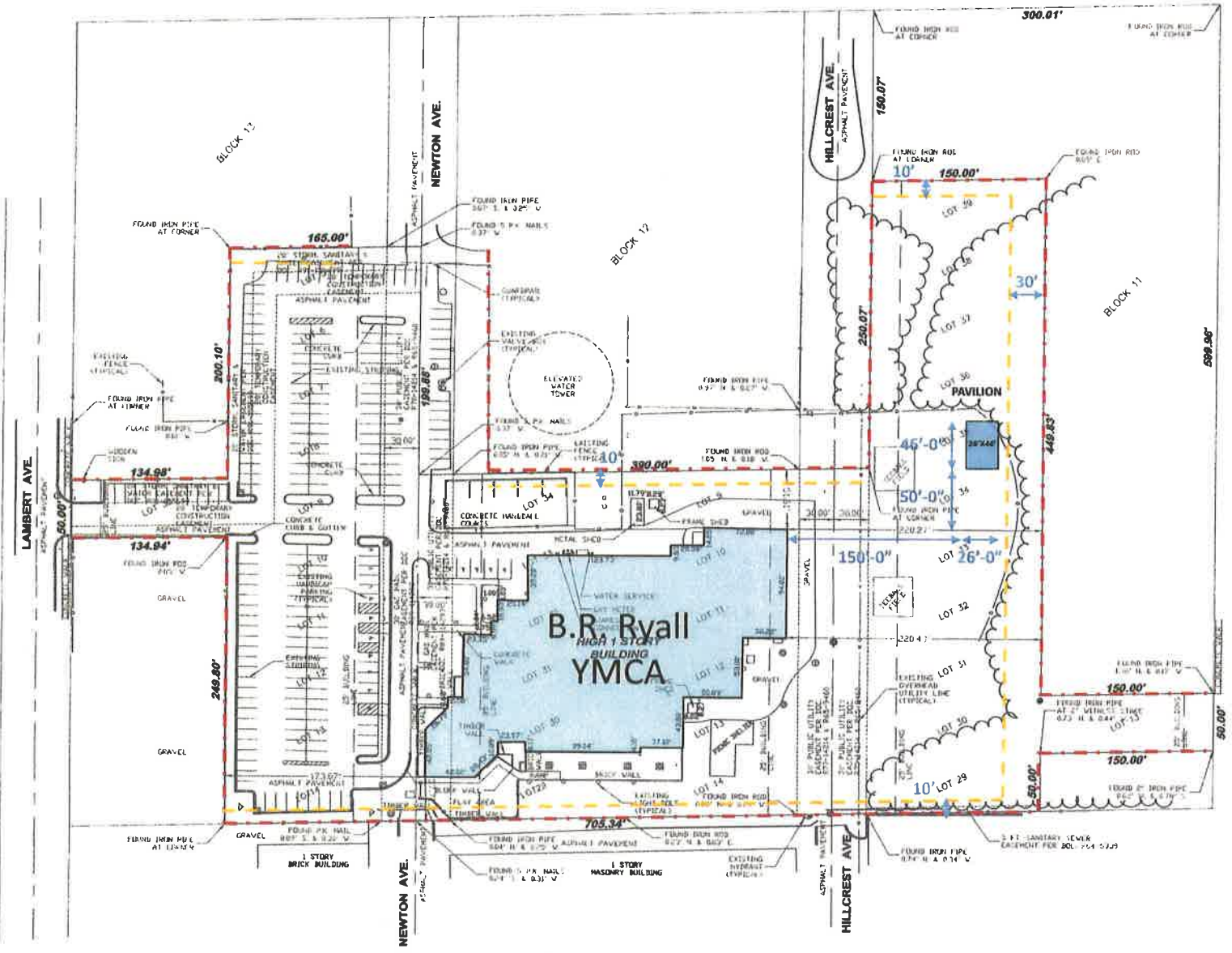


Photo Courtesy of Milton Township Assessment Office

EXHIBIT "B"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- NEW PAVILION OUTLINE



**RECEIVED**  
 MAY 16 2017  
 PLANNING DEPARTMENT  
 VILLAGE OF GLEN ELLYN



B.R. Ryall YMCA - Site Plan

Scale: 1"=80'



© Copyright 2007 these drawings are the intellectual property of CFP, Inc. and shall not be copied or disclosed to any unauthorized parties in part or its entirety without our written permission, and they shall not be used for construction unless approved by a CFP Representative.

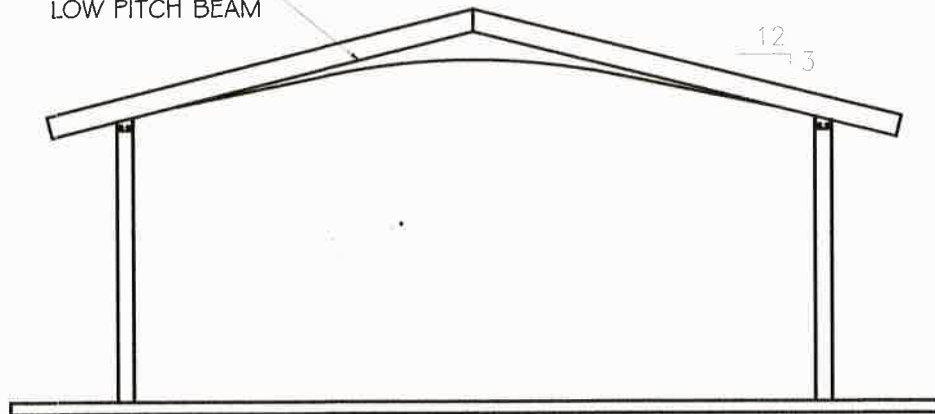
Structure Erection Installation of this structure is to be done with a competent supervisor in the construction trades. This supervisor must be capable of reading the drawings & following Cedar Forest Products' installation instructions using good construction practices and procedures. The contractor will be required to shim, cut and make adjustments of fitting for proper building erection.

Return: After receipt of materials, the general contractor is responsible for the condition. No merchandise can be returned without written authorization. Merchandise with return authorization must be in salable condition. A 35% restocking fee will be charged. Merchandise to be returned must be shipped insured and freight prepaid.

Cedar Forest Products will not be liable for any unauthorized field work purchases to repair/replace/furnish materials. Any purchases must have prior written approval from Cedar Forest Products.

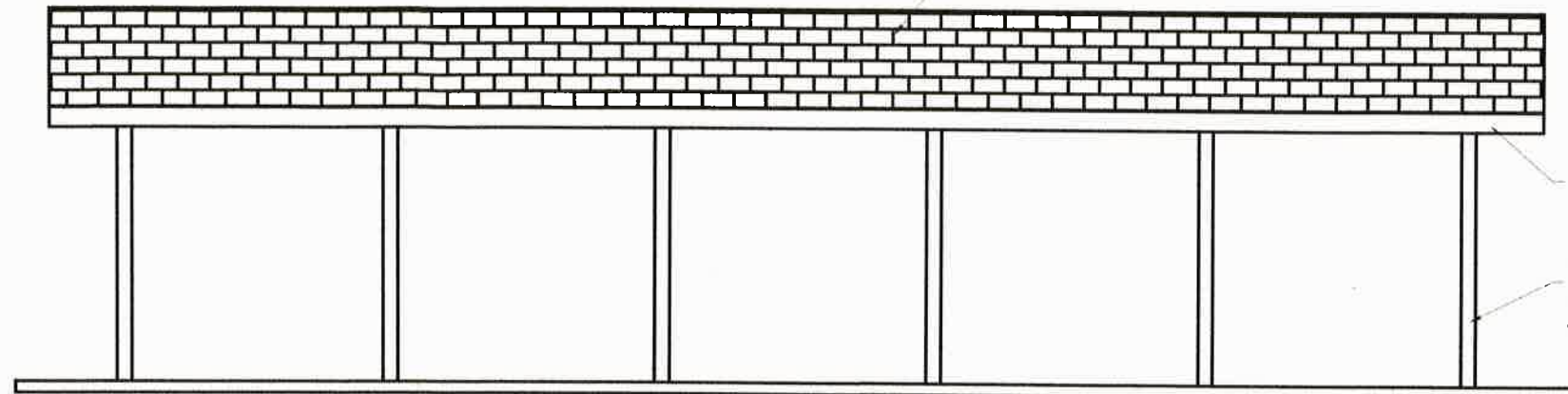
CFP 3234  
JES-155

5" WIDE LAMINATED LOW PITCH BEAM



SIDE ELEVATION

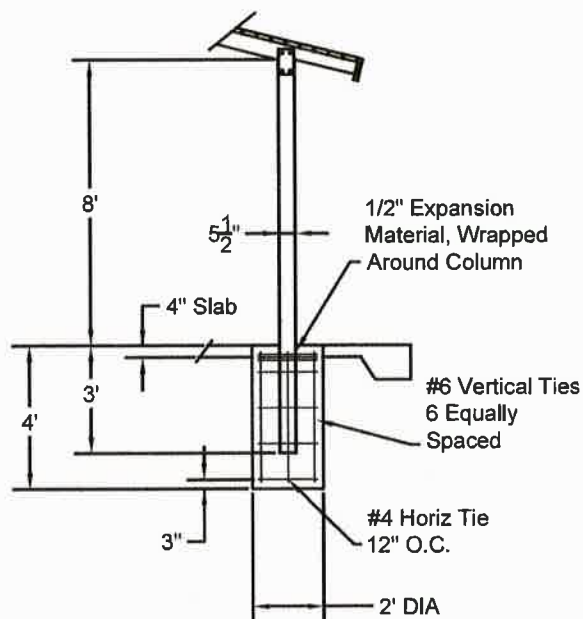
CLASS "A" FIBERGLASS ARCHITECTURAL SHINGLES WITH A 35 YEAR WARRANTY, TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, OVER 30# FELT AND #1 2"X 6" S.Y. PINE T & G DECKING WITH VEE GROOVES ON FINISH FACE



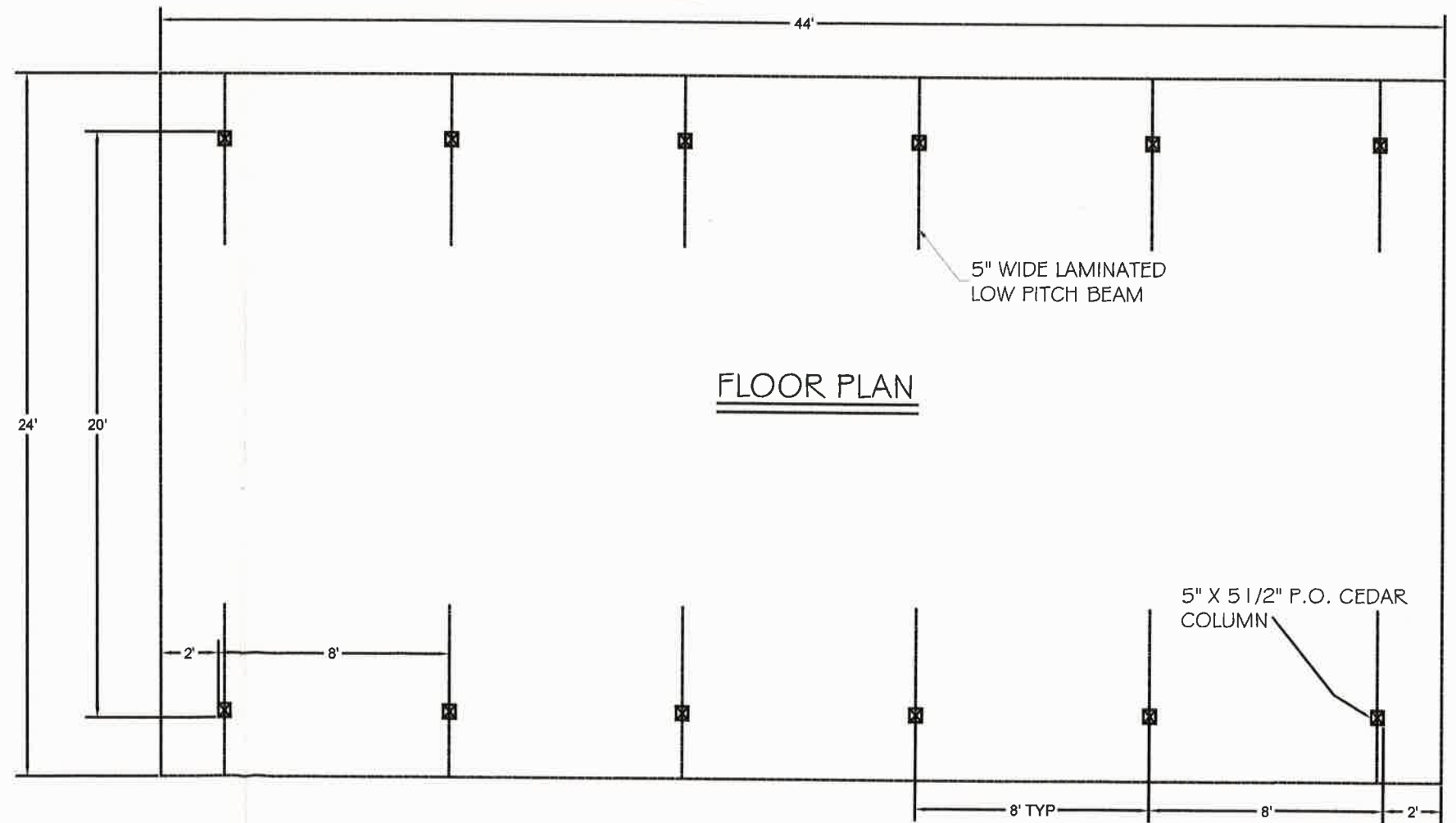
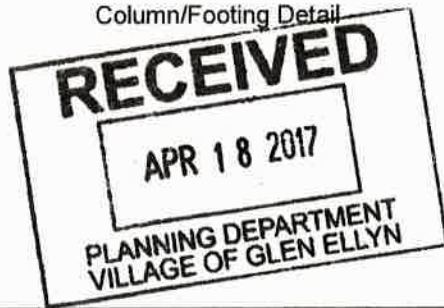
2" x 8" D # BETTER CEDAR FASCIA

5" X 5 1/2" PORT ORDFORD CEDAR COLUMN

FRONT ELEVATION



Column/Footing Detail



FLOOR PLAN



**CFP**  
CEDAR FOREST PRODUCTS CO.  
P.O. BOX 145  
WEST OLIVE, MI 49460  
800-552-9495  
WWW.CEDARFORESTPRODUCTS.COM

REVIEWED BY:	NF-DENOTES NOT FURNISHED BY CEDAR FOREST PRODUCTS		MODEL:	24x44 Lam Gable	REVISION DATES	DRAWN BY:	DATE:	
DEALER NAME:	NuToys Leisure Products	OWNER NAME:	BR Ryall YMCA			JES	3-28-17	
CITY/STATE:	-	CITY/STATE/ZIP:	Glen Ellyn, IL					
SALESPERSON:	-							
							SHEET:	1 OF 3