



NOTICE OF PUBLIC HEARING

Ryan and Alison Overtoom, owners of the property at 267 Scott Avenue, are requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The owners would like to modify the existing home by constructing a screened porch addition on the rear of the home. The Zoning Code does not allow roofed over structures to exceed a lot coverage ratio of 20% on a lot with a two story home. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider this variation on **March 14, 2017** 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 10-4-8(E)1 to allow the construction of a screened porch addition that results in a lot coverage ratio of 22.1% in lieu of the maximum permitted lot coverage ratio of 20% on a lot with a two story home.
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:

LOT 17 IN BLOCK 5 IN ARTHUR T. MCINTOSH AND COMPANY'S GLEN ELLYN GOLF CLUB ADDITION IN THE NORTH HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT 185312, IN DUPAGE COUNTY, ILLINOIS.



P.I.N.: 05-13-119-003

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, Associate Planner, at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact Al Stonitsch, ADA Coordinator, at (630) 547-5712.



-  267 Scott Avenue
-  350 Ft Buffer from 267 Scott Avenue
-  Parcels within 350 ft

0 30 60 90
Feet





BENCH MARK INFORMATION OBTAINED FROM DUPAGE COUNTY GIS NETWORK UTILIZING GPS COORDINATES. SITE BENCH MARK, SOUTHWEST IRON PIPE ELEVATION: 697.08

FINAL GRADING SURVEY



NORTH

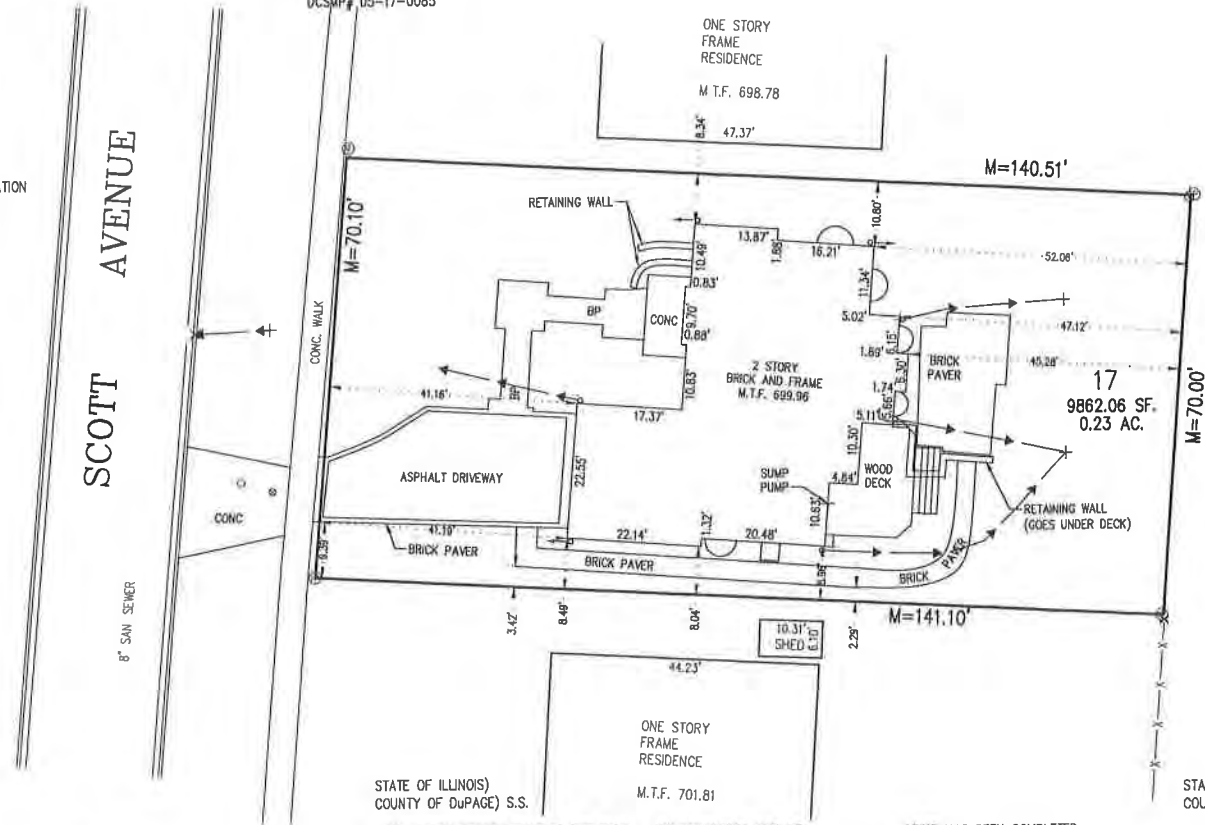
SCALE: 1 IN.=20 FT

RIM OF SANITARY MANHOLE LOCATED ON SCOTT AVENUE APPROXIMATELY 45 FEET NORTH OF THE SITE. ELEVATION 701.14

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ADDRESS: 267 SCOTT AVENUE, GLEN ELLYN, IL, 60137
P.I.N. 05-13-119-003
DCSMP# 05-17-0085

- GS -GROUND SHOT
- FNCR -FENCE CORNER
- FIP -FOUND IRON PIPE
- DK -DECK SHOT
- SPDC -SUMP PUMP DISCHARGE
- AC -AIR CONDITIONER
- EC -EDGE OF CONCRETE
- EP -EDGE OF PAVEMENT
- CO -CLEAN OUT
- BC -BACK OF CURB
- M.T.F. -MEASURED TOP OF FOUNDATION
- WW -WINDOW WELL
- BCR -BUILDING CORNER
- RW -RETAINING WALL



STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

ONE STORY
FRAME
RESIDENCE
M.T.F. 701.81

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LOT GRADING HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED GRADING PLANS, AND THAT ANY DEVIATION FROM THOSE PLANS WILL NOT ADVERSELY AFFECT THE FUNCTIONING OF THE DRAINAGE SYSTEM.

DATED AT WHEATON, IL THIS 3RD. DAY OF MAY A.D. 2007.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL THIS 3RD. DAY OF MAY, A.D. 2007.

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971

ORDER NO.: 2196

DJA CIVIL ENGINEERS & SURVEYORS

Dave Johnson and Associates, Ltd.
312 S. Hale Street
Wheaton, Illinois 60187
ph. 630 752 8600 fax. 630 752 9556
e-mail: DJA@DJAonline.net

SURVEYING NOTE:
CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES

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