



NOTICE OF PUBLIC HEARING

Aleksandra Weber, owner of the property at 525 Emerson 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, June 27, 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 owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(D)1 to allow the construction of a new single story residence resulting in a front yard setback of approximately 17 feet in lieu of the minimum required front yard setback of 30 feet.
2. Section 10-4-8(D)2 to allow the construction of a new single story residence resulting in a rear yard setback of approximately 37 feet in lieu of the minimum required rear yard setback of 40 feet.
3. Section 10-4-8(D)7 to allow the construction of a new single story residence on a lot with an area of 7,016.4 square feet in lieu of the minimum required lot area of 8,712 square feet.
4. Section 10-5-4(A)4c to allow the existing one car garage to remain at a distance of 2.36 feet from the westerly property line and 2.81 feet from the southerly property line in lieu of the minimum 3.3 foot accessory structure setback required from each property line.
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 R2, Residential District, and is legally described as follows:

PARCEL 1: LOTS 22 AND 23 IN CLOCK 6 IN W.I. RUSH AND CO'S NORTH GLEN ELLYN, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1891 AS DOCUMENT 45671, IN DUPAGE COUNTY, ILLINOIS AND THAT PART OF THE ALLEY LYING WEST OF LOT 23 AND EAST OF LOTS 24, 25, 26 AND 27 IN BLOCK 6 IN W.I. RUSH AND CO'S NORTH GLEN ELLYN, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOTS 24, 25, 26 AND 27 TO THE SOUTHEAST CORNER OF SAID LOT 27; THENCE NORTHEASTERLY ACROSS SAID ALLEY TO THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 23 TO THE NORTHWEST CORNER OF SAID LOT 23, THENCE WESTERLY 16 FEET TO THE POINT OF BEGINNING, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1881 AS DOCUMENT 45671, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: OF THAT PART OF THE ALLEY LYING SOUTH OF LOTS 22 AND 23 IN BLOCK 6 IN W.I. RUSH AND CO'S NORTH GLEN ELLYN, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE SOUTHEASTERLY ALONG THE
CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



SOUTHERLY LINE OF SAID LOTS 22 AND 23 TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE SOUTHERLY AT A RIGHT ANGLE, 16.0 FEET TO THE SOUTHERLY LINE OF SAID ALLEY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY TO A SOUTHEAST CORNER OF LOT 27 IN SAID BLOCK 6; THENCE NORTHEASTERLY ACROSS SAID ALLEY TO THE PLACE OF BEGINNING, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 5, 1881 AS DOCUMENT 45671, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-02-311-040 & 05-02-311-004

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 Al Stonitsch, ADA Coordinator, at (630) 469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\EMERSON\525 EMERSON\PUBLIC NOTICE.doc



Village of Glen Ellyn

350 ft Foot Buffer from 525 Emerson Avenue

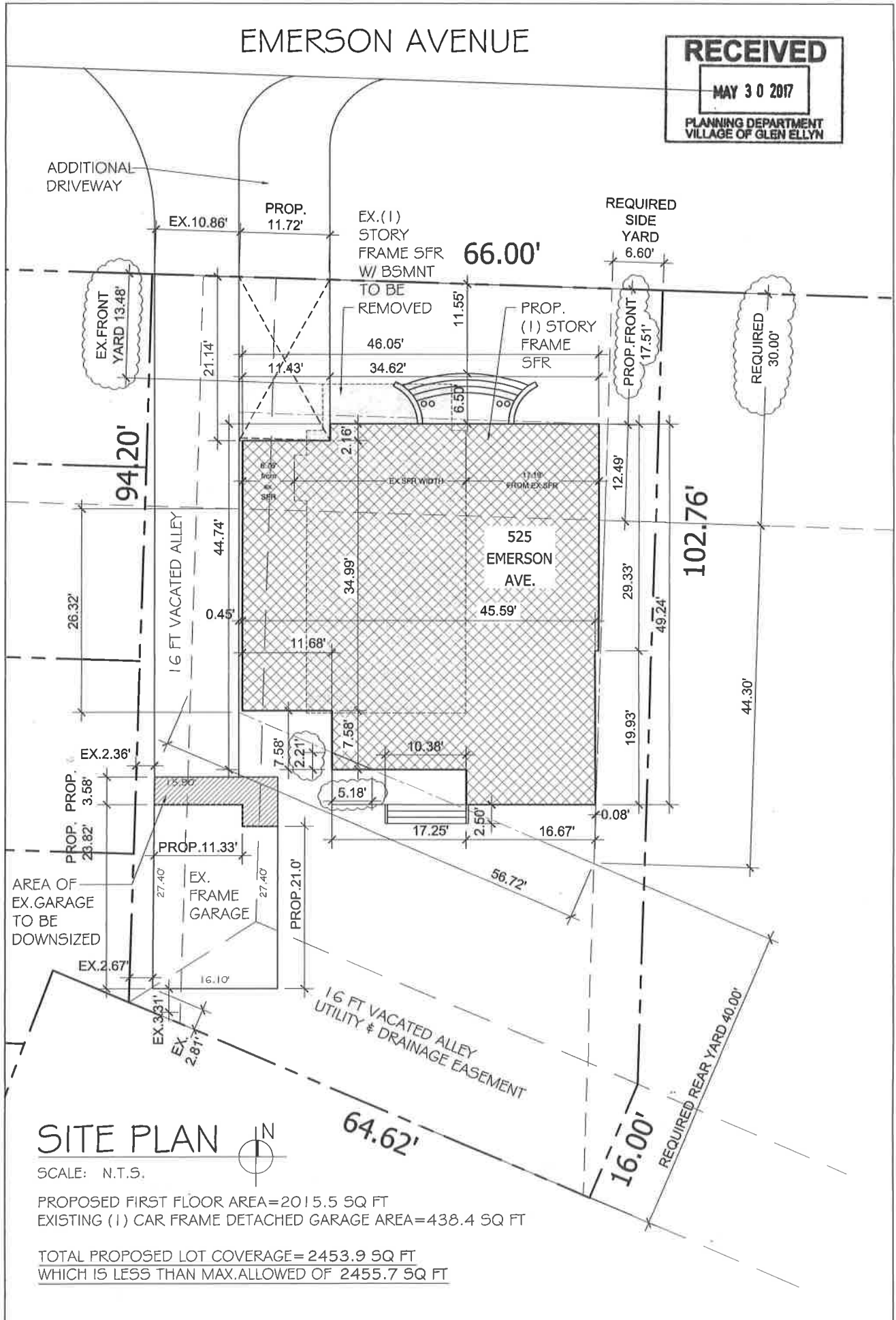


- 525 Emerson Avenue
- 350 ft Buffer from 525 Emerson Avenue
- Parcels within 350 ft

0 30 60 90
Feet



EMERSON AVENUE



SITE PLAN

SCALE: N.T.S.

PROPOSED FIRST FLOOR AREA=2015.5 SQ FT
 EXISTING (1) CAR FRAME DETACHED GARAGE AREA=438.4 SQ FT

TOTAL PROPOSED LOT COVERAGE= 2453.9 SQ FT
 WHICH IS LESS THAN MAX.ALLOWED OF 2455.7 SQ FT



1
PROP. FRONT (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"