



NOTICE OF PUBLIC HEARING

Ben Schroeder, owner of the property at 641 Lake Road, is requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code to allow the construction of a fence. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, December 12, 2023**, at 7:00 p.m. in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend.

The property owner is requesting approval of zoning variations from the Glen Ellyn Zoning Code as follows:

1. A variation from Section 10-5-5(B)4#8 to allow a deck in the required side yard, with a 0' setback in lieu of 13.35' (10% of the Lot width) as required by the Zoning Code;
2. A variation from Section 10-5-5(B)4#12b3 to allow a fence of up to nine feet (9') in height in lieu of the maximum six-foot (6') fence for all other areas of the lot located no closer to the street than the principal structure on the lot;
3. A variation from Section 10-5-5(B)4#12b4 to allow the bottom of a fence to be located more than 4" above ground level.

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

PARCEL 1:

LOT 3 IN SUNDENE'S SUBDIVISION, A SUBDIVISION OF PART OF LOTS 1, 12 AND 13 OF WASSELL'S CRESCENT BOULEVARD SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUNDENE'S SUBDIVISION RECORDED DECEMBER 14, 1972 AS DOCUMENT R72-76485, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR PRIVATE DRIVE ACROSS LOT 1, 2 AND 3 IN SAID SUNDENE'S SUBDIVISION, AS SHOWN ON SAID PLAT DOCUMENT R72-76485 AND ADDITIONAL EASEMENT GRANTS RECORDED AS DOCUMENTS R77-86231, R77-86232 AND R78-47887.

P.I.N.: 05-11-216-037

Commonly known as 641 Lake Road, Glen Ellyn, Illinois 60137

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <https://www.glenellyn.org/246/Public-Notice-Portal>. Information related to the request is also available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Scott Viger, Planning Consultant, at sviger@glenellyn.org. All public comments received by 4:30 pm on **Tuesday, December 12, 2023**, will be read into the record at the public hearing.

CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



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.

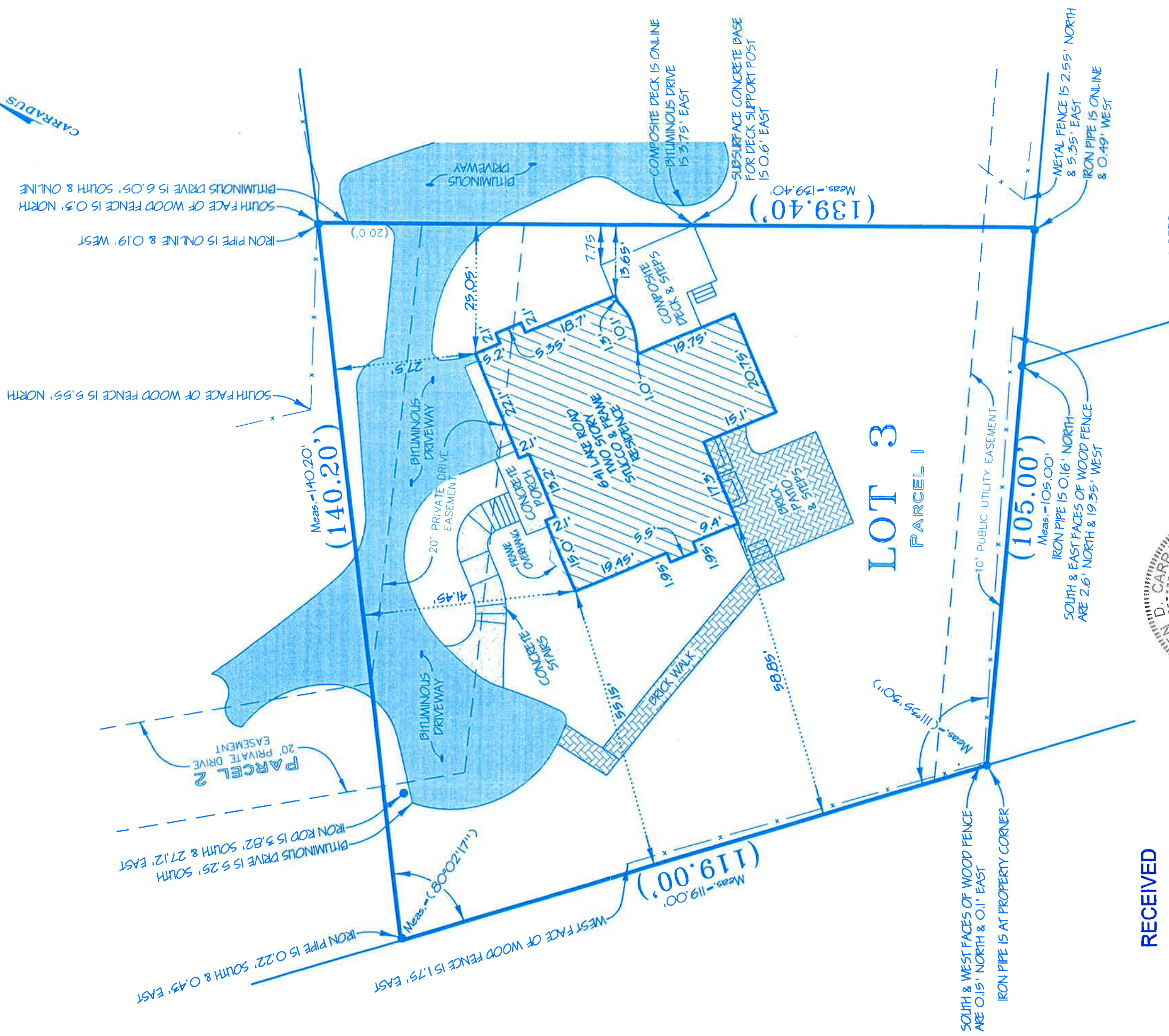
PLAT OF SURVEY

- SURVEY LEGEND**
- Monumentation Found
 - Monumentation Set (RLS 35-2551)
 - (50') Record Dimension
 - X- Fence Line

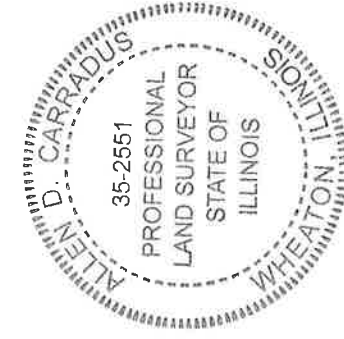
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AREA OF SITE = 15,509 SQ.FT.



LOT 3
PARCEL 1



RECEIVED
SEP 25 2023
VILLAGE OF GLEN ELLYN

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 21st DAY OF August A.D. 2023
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f
2. Distances shown along curved lines are Arc Measurements unless otherwise noted
3. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
4. Consult local authorities for additional setbacks and restrictions not shown hereon
5. Compare all survey points and report any discrepancies immediately
6. Consult utility companies and municipalities prior to the start of any construction
7. Dimensions to and along buildings are exterior foundation measurements
8. Do Not Assume distances from scaled measurements made hereon

CARRADUS LAND SURVEY, INC.
Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0416 (Fax) 653-7682 carradus_survey@yahoo.com
PREPARED FOR: **BEN SCHROEDER**

DRAWN BY: CMG DATE OF FIELD WORK: 08/21/23 SCALE: 1" = 20' FLD BK - PAGE: 48-00 PROJECT NO: 39053

09/22/23 ADD CONCRETE TIE

09.18.23





09.20.23

