



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, September 11, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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 at least 24 hours before the meeting.

A. Call to Order

B. Approval of Draft Minutes from June 12, 2018 ZBA Public Hearing

1. June 12, 2018 Draft Minutes of the ZBA Public Hearing

C. Agenda Item 680 Grand Avenue

1. A public hearing to consider a zoning variation request to allow a second driveway approach on a lot that does not have a width of 132 feet for the property located at 680 Grand Avenue.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s): No complete applications

F. Adjournment

G. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.



Zoning Board of Appeals
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/11/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3551)

DOC ID: 3551

June 12, 2018 Draft Minutes of the ZBA Public Hearing

ATTACHMENTS:

- June 12, 2018 Draft Minutes from the ZBA Public Hearing (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
JUNE 12, 2018

The meeting was called to order by Chairperson Greg Constantino at 7:01 p.m. ZBA Members Matt Jones, John Micheli, Reed Panther, Tom Whalls and ZBA Student Member Maddie Greenleaf were present. ZBA Members Steve Lucchesi and Chip Miller were excused. Also present were Village Planner Kelly Purvis, Recording Secretary Debbie Solomon and Village Trustee Mark Senak.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Micheli moved, seconded by ZBA Member Jones, to approve the minutes of the May 22, 2018 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 864 Bemis Road.

Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to open the public hearing for 864 Bemis Road at 7:05 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 864 BEMIS ROAD

MARTHA AND LANCE LAMBERT ARE REQUESTING APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW A TWO-STORY ADDITION AND THE RECONSTRUCTION OF THE FRONT PORCH ON A NON-CONFORMING STRUCTURE AT 864 BEMIS ROAD: 1. SECTION 10-4-9(D)1(b) TO ALLOW THE CONSTRUCTION OF AN ADDITION RESULTING IN A FRONT YARD SETBACK OF 35.77 FEET IN LIEU OF THE REQUIRED 45 FOOT FRONT YARD SETBACK TO MATCH THE FRONT YARD SETBACK OF THE CLOSEST ADJACENT STRUCTURE ON THE STREET. 2. SECTION 10-4-9(D)3 TO ALLOW THE CONSTRUCTION OF A NEW PORCH RESULTING IN AN INTERIOR SIDE YARD SETBACK OF 9.84 FEET IN LIEU OF THE REQUIRED SIDE YARD SETBACK OF 17.79 FEET. 3. 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.

(Martha and Lance Lambert, owners of the property at 864 Bemis Road)

Staff Presentation

Village Planner Kelly Purvis was present to speak regarding the proposed variation request. Village Planner Purvis stated petitioners Martha and Lance Lambert are the owners of the property at 864 Bemis Road.

Village Planner Purvis stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and
3. 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.

Village Planner Purvis stated that the subject property is interior lot, located in the R2B Zoning District on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road, and the land use immediately surrounding the subject property is R2B single-family residential.

Village Planner Purvis stated notice of the public hearing was published in the May 24, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

Village Planner Purvis stated Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Water Hook-Up in 1987, Sewer Hook-Up in 1988 and a New Shed in 2017.

Village Planner Purvis showed an exterior picture of the property and stated Martha and Lance Lambert would like to demolish the eastern addition on their home which they have suggested was poorly constructed. Village Planner Purvis stated in place of the existing two-car garage (below grade) and master suite (on the ground floor of the home), the Lamberts would like to construct a four-car garage on the lower level and a master suite with a sunroom on the second story. Village Planner Purvis stated they also would like to reconstruct the front porch on the west side of the house.

Village Planner Purvis stated the property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. Village Planner Purvis stated the home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet. Village Planner Purvis stated the proposed addition falls within the permitted amount of alteration and addition to a nonconforming structure. Village Planner Purvis stated the proposed addition will extend the footprint of the home easterly, matching the non-conforming wall line of the front façade. Village Planner Purvis stated the reconstruction of the front porch will also match the existing nonconforming wall of the west side of the home. Village Planner Purvis stated in order to make these alterations to the home as proposed, the petitioners will need to be granted variations from the front and side yard setbacks of the Zoning Code.

Village Planner Purvis showed an overview picture of the proposed home from different elevations. Village Planner Purvis stated if you look at the original plat of survey for this property, you see that a good portion of the property is not buildable or useable as there is a creek running through the property, and the property is in a floodplain.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if this property is two parcels as he thought he saw this listed somewhere in the packet. Village Planner Purvis stated it is only one lot, but it is not uncommon to have two pin numbers, but be one lot.

ZBA Member Micheli asked how two pins represent the same parcel. Village Planner Purvis stated she is not sure about this, but assumes they were consolidated at some point and kept both pins. ZBA Member Whalls stated he has seen this where it has not been changed physically in the system.

ZBA Members Panther and Whalls and ZBA Student Member Greenleaf had no questions for Village Planner Purvis.

Petitioners' Presentation

Stephen Flint, Principal at Flint Architects located at 314 S. Westmore Avenue in Lombard, Illinois, stated the existing addition was poorly constructed, and the property owners would like to extend a new addition to the front of the home so it will not be over the preceding end. Mr. Flint stated this proposed addition will look seamless with the rest of the home, and the home owners are proposing to do other improvements as well such as painting the exterior of the home. Mr. Flint stated the proposed addition will match the rest of the home in height.

Mr. Flint stated Mrs. Lambert did take a petition document around to the neighbors, relating the proposed changes and asking if the neighbors would be fine with this. Mr. Flint read the text from this document and stated 14 neighbors signed this document, stating that they would be fine with the proposed changes. ZBA Member Constantino asked if any of the neighbors objected to these proposed changes to which Mr. Flint stated none to his knowledge.

Mr. Flint stated the hardship is the home was originally constructed in unincorporated DuPage County, and the home met the setbacks at that time. Mr. Flint stated the home was annexed into the Village as legally non-conforming. Mr. Flint stated the porch is in bad shape which is why it needs to be redone, but they will keep the porch's foundation. Mr. Flint stated they will also address the issue of the home and garage being in a floodplain, and they do already have a permit for the stabilization of the creek, which the homeowners will be paying for themselves. Mr. Flint stated they will also meet the standards for any stormwater issues. Mr. Flint stated they cannot build to the east due to the existing creek and the floodplain.

Additional Questions from the Zoning Board of Appeals

ZBA Member Micheli asked about the placement of the floodplain. Mr. Flint stated he does not have that with him as it is not a part of the variation; however, this piece has been submitted to the Village for review. ZBA Member Micheli stated he is concerned about the random placement of bricks by the creek to stabilize it. Mr. Lambert stated the home and the creek are separate projects, and the creek project has been cleared by the IDNR, DuPage County and the Army Corps of Engineers.

Mr. Lambert stated the garage size is inadequate as it is not deep enough so that is why they want to improve the garage. Mr. Lambert stated the floodplain was changed at some point, and they cannot build to the east due to the creek which runs on a diagonal through the property.

ZBA Member Micheli asked if the entire application packet for this proposed project was taken around to the neighbors when the petition document was taken around. Ms. Lambert stated this packet was not available at that time, but they did describe the project to the neighbors. ZBA Member Micheli asked if any of the neighbors consulted a real estate attorney or a realtor about this proposed project to see what it might do to their property values. ZBA Member Micheli stated he does not like petitions as neighbors might just sign this as to not upset the petitioners.

ZBA Member Micheli asked why the garage is being expanded from a two-car garage to a four-car garage. Mr. Lambert stated there are structural problems with the existing garage, and the depth of the garage does not work for them. Mr. Lambert stated the garage is too small for their largest car, and they have a boat which is kept in the yard instead of the garage due to the garage size. Mr. Lambert stated the hardship for them is the location, and DuPage County has jurisdiction over the creek.

ZBA Member Jones asked who is responsible for maintaining the creek. Mr. Lambert stated they have taken responsibility for the creek as they have lost five to six feet of their property due to erosion, and they will be paying for the creek stabilization project. ZBA Member Jones stated in theory, the creek should be DuPage County's responsibility, but the owners are dealing with this instead.

ZBA Member Panther asked if there are any health or safety hazards created in the home from the existing addition. Mr. Lambert stated there is some mildew issues, but the home is not going to fall down. ZBA Member Panther asked if there is any flooding history due to the floodplain. Mr. Lambert stated to his knowledge, the worst issue with water only came up to the apron of the garage. ZBA Member Panther asked where they would put the addition if there was not a floodplain. Mr. Lambert stated that is hard to sort out as they have specifically only looked at this option due to the floodplain.

Mrs. Lambert stated they like the property due to the natural setting, and they do a lot of gardening. Mrs. Lambert stated they would like to be able to keep their gardening equipment and other things in the garage. Mrs. Lambert stated they did not want to do a petition document, but this was suggested by staff as they prepared for the meeting.

Persons in Favor of or in Opposition to the Variation Requests

Christine and Robert Murphy, who reside at 888 Bemis Road, were sworn in. Mr. Murphy stated they live two doors down to the east, and they are impressed with the care that the Lamberts do give their property. Mr. Murphy stated they support these proposed changes.

Mrs. Murphy stated the petitioners' home has been in decline so she is looking forward to seeing the proposed changes which will be positive for the neighborhood.

Findings of Fact

ZBA Member Panther stated that the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and

3. 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.

ZBA Member Panther stated that the subject property is an interior lot, located in the R2B Zoning District on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road, and the land use immediately surrounding the subject property is R2B single-family residential.

ZBA Member Panther stated Village records indicate that there were no prior variations granted for this property.

ZBA Member Panther stated the property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. ZBA Member Panther stated the home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet.

ZBA Member Panther stated Martha and Lance Lambert would like to demolish the eastern addition on their home which they have suggested was poorly constructed. ZBA Member Panther stated in place of the existing two-car garage (below grade) and master suite (on the ground floor of the home), the Lamberts would like to construct a four-car garage on the lower level and a master suite with a sunroom on the second story. ZBA Member Panther stated they also would like to reconstruct the front porch on the west side of the house.

ZBA Member Panther stated they heard from the project architect, Mr. Stephen Flint, who indicated they are proposing to reconstruct a poorly constructed addition, and this would not further create a non-conformity, but merely extend the existing non-conformity. ZBA Member Panther stated Mr. Flint indicated the petitioners will keep the same setbacks of the property. ZBA Member Panther stated Mr. Flint presented a petition for this proposal signed by the neighbors of the petitioners, and the petition shows many neighbors are fine with these changes. ZBA Member Panther stated they have been working with Village's engineering staff and DuPage County stormwater staff to address the floodplain and creek restoration issues on the property.

ZBA Member Panther stated they heard from petitioner Lance Lambert who indicated they have received a permit from the Village and have reviewed the creek stabilization with the Village's stormwater staff, the Army Corps of Engineers and DuPage County's stormwater staff.

ZBA Member Panther stated the creek stabilization which will be coordinated and receive some of the demolition materials from the front of the property.

ZBA Member Panther stated they are using the current revised DuPage County floodplain map which have not yet been approved by FEMA. ZBA Member Panther stated no flooding history has been recorded for the garage and basement of the property.

ZBA Member Panther stated they heard from petitioner Martha Lambert who indicated the goal is to restore an existing structure in town and maintain existing vegetation on the property.

ZBA Member Panther stated the ZBA heard from Christine and Robert Murphy, of 888 Bemis Road, that they do support the project.

Motion

ZBA Member Micheli moved, seconded by ZBA Member Whalls, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Whalls stated there are pre-existing conditions with the property, including the boundaries on the south and the west. ZBA Member Whalls stated the garage seems a bit big, but it does fall within the Lot Coverage Ratio (LCR). ZBA Member Whalls stated there is no infringement on the east boundary of the property line, and he does support the project.

ZBA Member Micheli stated he has no issues with this project. ZBA Member Micheli with the LCR being near 8%, this is a testament to the smallness of this request.

ZBA Member Jones stated he is supportive of this project. ZBA Member Jones stated it seems odd that you can build a home about ten times as big on the lot, but you cannot build the home anywhere on the lot due to the creek.

ZBA Student Member Greenleaf stated she is in favor of the project. ZBA Student Member Greenleaf stated the lot is strange because of the creek as you cannot build anywhere. ZBA Student Member Greenleaf stated when she looked at the property, she did see the boat was not sitting in the most ideal location.

ZBA Member Panther stated he is in support of this project. ZBA Member Panther stated there is a hardship due to the floodplain, and no practical alternatives for the construction of the project. ZBA Member Panther stated he was concerned about flooding due to the floodplain, but his questions on this possible issue were answered.

Chairperson Constantino stated he is also in support of the petition of the variations. Chairperson Constantino stated there is a hardship due to the location of the creek on the property, and the petitioners cannot construct to the east and north. Chairperson Constantino stated the lot originally complied with DuPage County's zoning ordinance when constructed and became a legally non-conforming structure when annexed into the Village. Chairperson Constantino stated they are addressing health and safety issues and will be in keeping with the central character of the neighborhood. Chairperson Constantino stated this work will not adversely affect adjoining properties.

Motion

A motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to close the public hearing for 864 Bemis Road at 7:46 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Micheli and seconded by ZBA Member Panther that the Zoning Board of Approvals recommend approval of the variances as requested by petitioners Martha and Lance Lambert to allow a two-story addition and the reconstruction of the front porch on a non-conforming structure at 864 Bemis Road. The Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented at the June 12, 2018 public hearing at the Glen Ellyn Zoning Board of Appeals as well as the findings included in the deliberations of the Zoning Board of Appeals. The Zoning Board of Appeals recommends approval of the variances due to hardship on the use of lot due to the unique circumstances of the floodplain which pushes the less than 8% of requested structure area to a sub-corner of the lot, and this home will be kept in the character of the neighborhood.

The recommended variances are as follows:

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and

3. 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 motion carried unanimously with five (5) “yes” votes as follows: ZBA Members Jones, Micheli, Panther and Whalls and Chairperson Constantino voted yes.

Chairperson Constantino stated the ZBA has voted to recommend approval, and this proposed project will go to the Village Board for approval at an upcoming Village Board Meeting.

Village Board Trustee Report

Village Board Trustee Senak stated plans for the Giesche property have been submitted. Trustee Senak stated he feels the Giesche property and the proposed parking garage behind the Civic Center should be projects looked at together. Trustee Senak asked for the ZBA Members’ thoughts on the possible Giesche property, and there was a discussion regarding this.

Staff Report

Associate Planner Purvis stated there are no applications pending at this time.

There was a discussion about items discussed at the ZBA and then the Village Board Meeting.

Adjournment

At 8:06 p.m., a motion was made by ZBA Member Micheli and seconded by ZBA Member Jones to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Kelly Purvis
Planner



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/11/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3550)

DOC ID: 3550

A public hearing to consider a zoning variation request to allow a second driveway approach on a lot that does not have a width of 132 feet for the property located at 680 Grand Avenue.

- PETITIONERS:** The petitioners are Mike and Chrissy Crnkovic, owners of the property located at 680 Grand Avenue.
- REQUEST:** The property owners are requesting approval of the following variation from the Glen Ellyn Zoning Code:
- . Section 10-5-11(B)3 to allow an existing driveway approach to remain on the subject property, which is not at least 132 feet wide, after a secondary approach has been constructed; and
 - . 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.
- ZONING/ USE:** The property is located in the R2 Zoning District on the corner of Essex Road and Grand Avenue just north of Lake Ellyn Park. The zoning and land use immediately surrounding the subject property is R2 single family residential and CR conservation recreation.
- PUBLIC NOTICE:** Notice of the public hearing was published in the August 23, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.
- VARIANCE HISTORY:** No Village records were found relating to the granting of any zoning variations for the subject property.
- PERMIT HISTORY:** Village records indicate that the following building permits have been issued for the subject property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1935	151	SF Residence
1985	B8512	HVAC
2018	20180532	Garage, Patio, Interior Remodel

**PROJECT
SUMMARY:**

Along with an interior remodel and the construction of a new patio, Mike and Chrissy Crnkovic have constructed a detached garage and a new driveway behind their home, which is accessible from Essex Road. They are proposing to leave an existing driveway in place (off of Grand Avenue), which was used to provide access to the attached one-car garage on the front of the home. As part of the interior remodel, the one-car garage was converted into habitable space, however the property owners would like a place for guests to park that would allow them to enter the home from the front entrance. The petitioners have suggested that it may be dangerous for guests to park in the street on Grand Avenue, at the front of the home, since it is on a corner with less visibility. Village Code will allow 2 driveway approaches when a lot is 132 feet wide. The property at 680 Grand Avenue has a lot width of 100 feet. In order for the second driveway approach to remain, the petitioners will need to be granted a variation.

A letter was received by the Planning & Development Department on September 4, 2018 objecting to the variation request. An adjacent property owner is concerned that the existing driveway off of Grand Avenue will be extended into the backyard, which he feels would affect the character of the neighborhood. This letter has been attached for your reference.

**ZBA
ACTION:**

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioners' application packet. The ZBA should make findings of fact and determine if a practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variation to allow the proposed addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

- § Variance Application
- § Civil without apron
- § Civil with apron
- § Relevant Section of the Zoning Code
- § Location & Zoning Map
- § Aerial Photograph
- § 2' Contour Map

- § Public Hearing Notice
- § Location Map for Public Hearing Notice
- § Mailing List for Public Hearing Notice
- § Certificate of Publication
- § Letter from Neighbor at 680 Essex Rd

cc: Staci Hulseberg, Director of Planning & Development
Steve Witt, Building and Zoning Official
Paula Moritz, Plan Reviewer

ATTACHMENTS:

- Variance Application (PDF)
- Civil with apron (PDF)
- Civil without apron (PDF)
- 10-5-11 Driveway and Access Regulations (PDF)
- Location & Zoning Map (PDF)
- Aerial View (PDF)
- 2 Ft. Contour Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Notice (PDF)
- Mailing List for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)
- Letter from Neighbor (PDF)



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

revised/final submittal
08.23.18

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

For the property at 680 Grand Avenue Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
representing: property owners - Mike + Chrissy Crnkovic

Address: property: 680 Grand Avenue Glen Ellyn, IL. 60137
office: 504 Hillside Avenue Glen Ellyn, IL. 6037

Phone No.: z+o office: 630.858.5888 Jamie's cell: 630.341.5888

Fax No.: z+o office: 630.858.5828

E-mail: z+o office: zplusoai@wowway.com

Ownership Interest in the Property in Question: _____
architect for property owners

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Mike + Chrissy Crnkovic
680 Grand Avenue Glen Ellyn, IL. 60137

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Mike + Chrissy Crnkovic
680 Grand Avenue Glen Ellyn, IL. 60137

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Circle "Yes" or "No")

~~YES~~

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Circle "Yes" or "No")

~~YES~~

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 680 Grand Avenue Glen Ellyn, IL. 60137

Permanent tax index number: 05-11-212-034

Legal description: _____

THE PART OF LOT 18 AND 19 IN THE 2ND ADDITION TO GLEN ELLYN SPRINGS SUBDIVISION, IN SECTION 11,
TOWNSHIP 34 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF
OF SAID SUBDIVISION RECORDED JULY 22, 1891 AS DOCUMENT NUMBER R 1891-046086 IN DUPAGE COUNTY,
ILLINOIS.

Zoning classification: R2

Lot size: 100 ft. x 135 ft. Area: 13,453 sq. ft. per plat of survey

irregular/non-rectangular: RN: 135.00' x RE: 99.60' x RS: 135.00' x RW: 99.70'

Present use: _____

2 story 3 bedroom single family private residence

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

CHAPTER 5: SUPPLEMENTARY REGULATIONS

Section 10-5-11: DRIVEWAY AND ACCESS REGULATIONS: (B) 1. one driveway approach per zoning lot

The Crnkovic's are requesting a single variation:

To allow for the existing east (Grand Avenue/address street) driveway approach to remain for visitor parking at the front
of their home while adding a new west (Essex Road) driveway approach around the corner to provide access to a new
2-car detached garage

Estimated date to begin construction: in progress - June 2018

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

architect: Daniel J. Simoneit (Jamie) z+o architecture + interiors 504 Hillside Avenue, Glen Ellyn, IL. 60137

civil engineer/surveyor: David Riendeau Haeger Engineering 100 East State Parkway, Schaumburg, IL. 60173

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

1. The existing home sits on a corner lot with a formal front facade that faces east/Grand Ave.

2. The existing 1-car below grade garage is unusable - both obsolete in size and steep uphill access is treacherous to navigate in the winter

3. New garage/service access is being relocated to the south/Essex Road corner side yard

4. The 17' drop in elevation from Essex on down to Grand creates along with massive parkway trees creates a blind curve/hazardous condition for drivers to navigate that is compounded by parked cars

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

This request is being made in the effort to enhance the property while providing a basic amenity for guest to arrive, park off street, and arrive at the home through it's front door.

Without this amenity we believe the value of the property can be adversely effected

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The corner lot property/front and side yard conditions and dramatic change site slope/grading are what make this request unique.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

Multiple driveway approaches currently exist in the immediate neighborhood

Please know that the adjacent lot (684 Grand Ave.) has a double approach, most likley for the same reasons the Crnkovics are requesting this single variation

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

1. The primary hardship exists due to the dramatic 18' change/drop in grade over the length of the property

2. The secondary hardship is caused by the location of the front door on the structure constructed in 1935

3. The third hardship that exists is the blind curving intersection of Essex Road + Grand Avenue

These roads when combined w/ Lake and Lennox are also know in the neighborhood as the Hilltopper race-track

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

The petition for variation is based on a very unique, if not one-of a kind situation.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

It is the Crnkovic's desire to provide a safe and convenient while aesthetically pleasing walkway w/ off-street parking for guests and deliveries to the front door their home.

The proposed solution and the endeavor of applying for a variance is not driven by making money on the property

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The hardships were created 83 years ago by a not-so-site sensitive developer/home builder

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located

The Crnkovic's have been working with and will be working with licensed professionals to ensure the best design solution is achieved and that their proposed project will not be detrimental or injurious to other property in their neighborhood.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

None expected/none imagined at the time of this application.

The apron is "existing" and does not encroach on any neighboring properties

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

None expected/none imagined at the time of this application.

We believe that by allowing the apron to remain, thus allowing guest vehicles to park off street will improve what is already an existing hazardous condition

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

None expected/none imagined at the time of this application.

- d. Diminish or impair property values within the neighborhood;

The proposed project will not diminish, but improve and increase the adjacent property values.

- e. Unduly increase traffic congestion in the public streets and highway;

The proposed project will reduce congestion by allowing visitors to park on site in lieu of the property's adjacent streets.

- f. Create a nuisance; or

It is the Crnkovic's desire to eliminate multiple nuisances by seeking this single variation

- g. Results in an increase in public expenditures.

None expected/none imagined at the time of this application.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

As an architect, I prefer not to request variances but desire to create conforming solutions. Please know know that we have explored multiple alternative options in the effort to improve this property and meet while meeting the Crnkovic's common sense need.

8. Please add any comments which may assist the commission in reviewing this application.

It is the Crnkovics's desire to make 680 Grand Avenue their last address and enjoy their retirement/s lakeside in Glen Ellyn while providing a welcoming environment for friends and family to come visit.

The request to allow a pre-existing condition to remain is minimal. I believe that the request will have zero impact on the Mike + Chrissy's new neighborhood and the adjacent homes.

Thank you in advance for your time and effort in this matter.

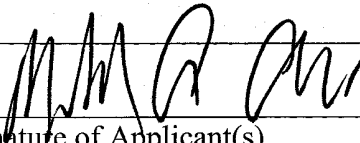
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.



Signature of Applicant(s)

08.06.10
Date filed

AFFIDAVIT OF AUTHORIZATION

I, Milce Crnkovic owner of the property described as
680 GRAND AVENUE GLEN ELYN IL 60137
 that Jamie Simonet verify
 is duly
 authorized to apply and represent my interests before the Glen Ellyn Architectural Review
 Commission, Plan Commission, Zoning Board of Appeals and/or Village Board. Owner
 acknowledges that any notice given applicant is actual notice to owner.

Milce Crnkovic
 OWNER

Jennifer Hagn
 NOTARY



Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

proof of ownership

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2017 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2018 0054525 1 AV 0378 01

05-11-212-034
GRNKOVIC, MICHAEL & C
680 GRAND AVE
GLEN ELLYN IL 60137-3916

1

ON OR BEFORE:	PAY:
JUNE 1, 2018	\$6,817.54

PAYING LATE?	PAY THIS AMOUNT:
JUN 2 THRU 30	6,919.80
JUL 1 THRU 31	7,022.07
AUG 1 THRU 31	7,124.33
SEP 1 THRU 30	7,226.59
OCT 1 THRU 31	7,328.86
NOV 1 THRU 14	7,431.12

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2017 TAX BILL AFTER OCTOBER 31, 2018, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2018

WELLS FARGO R E TAX SERV has notified us of its intention to pay your real estate taxes. Please contact them if you have any questions. This bill is sent for information only. No return envelopes have been included.

1051121203495036000068175481

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2017 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

05-11-212-034
GRNKOVIC, MICHAEL & C
680 GRAND AVE
GLEN ELLYN IL 60137-3916

2

ON OR BEFORE:	PAY:
AUG 31, 2018	\$6,817.54

PAYING LATE?	PAY THIS AMOUNT:
SEP 1 THRU 30	6,919.80
OCT 1 THRU 31	7,022.07
NOV 1 THRU 14	7,134.33

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY.

PAYMENT OF THIS 2017 TAX BILL AFTER OCTOBER 31, 2018, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER* *

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 14, 2018

If your mortgage holder will be paying your second installment, please avoid making a duplicate payment. Contact them if you have any questions. No return envelopes have been included.

2051121203495036000068175482

Rate 2016	Tax 2016	Taxing District	Rate 2017	Tax 2017		
		** COUNTY **			Mailed to:	TIF Frozen Value
.1110	185.72	COUNTY OF DU PAGE	.1052	189.08	GRNKOVIC, MICHAEL & C	Fair Cash Value 557,300
.0241	40.32	PENSION FUND	.0227	40.80	680 GRAND AVE	Land Value 79,920
.0364	60.90	COUNTY HEALTH DEPT	.0340	61.11	GLEN ELLYN IL 60137-3916	+ Building Value 105,820
.0133	22.25	PENSION FUND	.0130	23.36		= Assessed Value 185,740
.1417	237.09	FOREST PRESERVE DIST	.1207	216.94	Property Location:	x State Multiplier 1.0000
.0097	16.23	PENSION FUND	.0099	17.79	680 GRAND AVE	= Equalized Value 185,740
.0176	29.44	DU PAGE AIRPORT AUTH	.0166	29.83	GLEN ELLYN, 60137	- Residential Exemption 6,000
		** LOCAL **				- Senior Exemption
NO LEVY		DU PAGE WATER COMM	NO LEVY		Township Assessor:	- Senior Freeze
.0457	76.46	MILTON TOWNSHIP	.0449	80.70	MILTON	- Disabled Veteran
.0723	120.97	MILTON TWP ROAD	.0710	127.61	630-653-5220	- Disability Exemption
.0025	4.18	PENSION FUND	.0024	4.31	Tax Code:	- Returning Veteran Exemption
.5184	867.38	VLG OF GLEN ELLYN	.5063	910.02	5036	- Home Improvement Exemption
.3129	523.54	VLG GLEN ELLYN LIBR	.3082	553.95	Property Index Number:	- Housing Abatement
.0242	40.49	PENSION FUND	.0202	36.30	05-11-212-034	= Net Taxable Value 179,740
.3853	644.68	GLEN ELLYN PARK DIST	.2968	533.46		x Tax Rate 7.5860
.0128	21.41	PENSION FUND	.0122	21.92		= Total Tax Due 13,635.08
.0107	17.90	GLEN ELLYN MOSQ DIST	.0106	19.05		- Less Advance Payment 0.00
		** EDUCATION **				= Net Tax Due 13,635.08
3.5300	5,906.39	GRADE SCHOOL DIST 41	3.3256	5,977.43	CHANGE OF NAME/ADDRESS:	
.0871	145.73	PENSION FUND	.0824	148.10	COUNTY CLERK 630-407-5540	* S OF A FACTOR 1.0416
2.3446	3,922.98	HIGH SCHOOL DIST 87	2.2959	4,126.65		
.0584	97.71	PENSION FUND	.0443	79.62		
.2626	439.47	COLLEGE DU PAGE 502	.2431	437.05		
8.0213	13,421.24	TOTALS	7.5860	13,635.08		



2017 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours – 8:00 am–4:30 pm, Mon–Fri
Telephone – (630) 407-5900

2016 \$178,320 Assessed Value 2017 \$185,740

001100 01 01 054525 005828 P

17.046: crnkovic 09

Packet Pg. 24

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

Plat of Survey w/ Existing Topography.01



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

VoGE R2 Zoning District Map.01



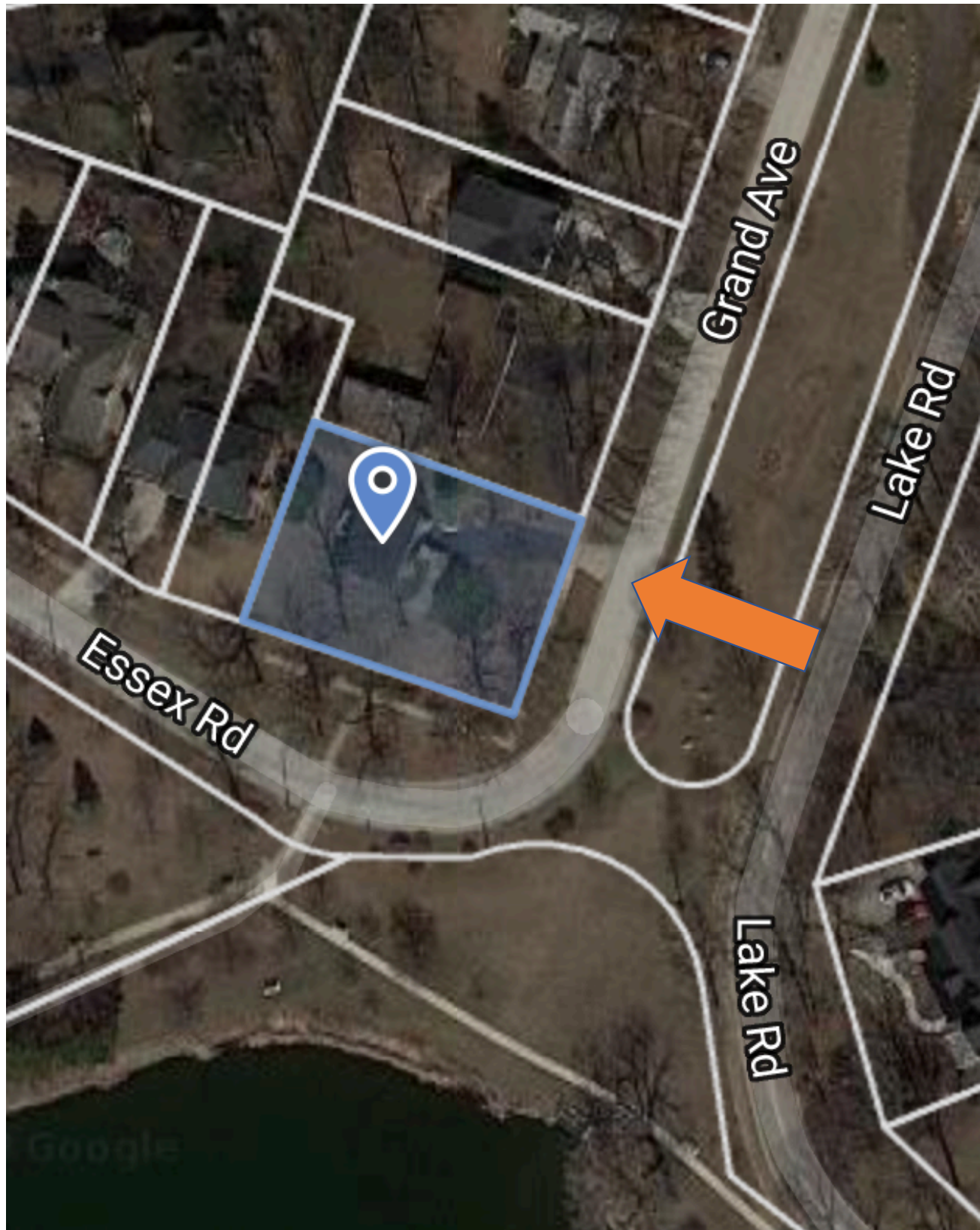
Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

A map of a residential area in Essex, showing Grand Ave and several numbered lots. An orange arrow points to a specific lot. The map displays a grid of lots with addresses such as 710, 712, 696, 690, 684, 680, 674, 678, 680, 704, 699, 704, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800. Grand Ave is a major road running diagonally across the map. An orange arrow points to a lot located between Grand Ave and a smaller road, near the intersection of Grand Ave and a road labeled 680.

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

satellite image



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

Existing Conditions - East Photo.01



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)



Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

Existing Conditions - East Photo.02



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

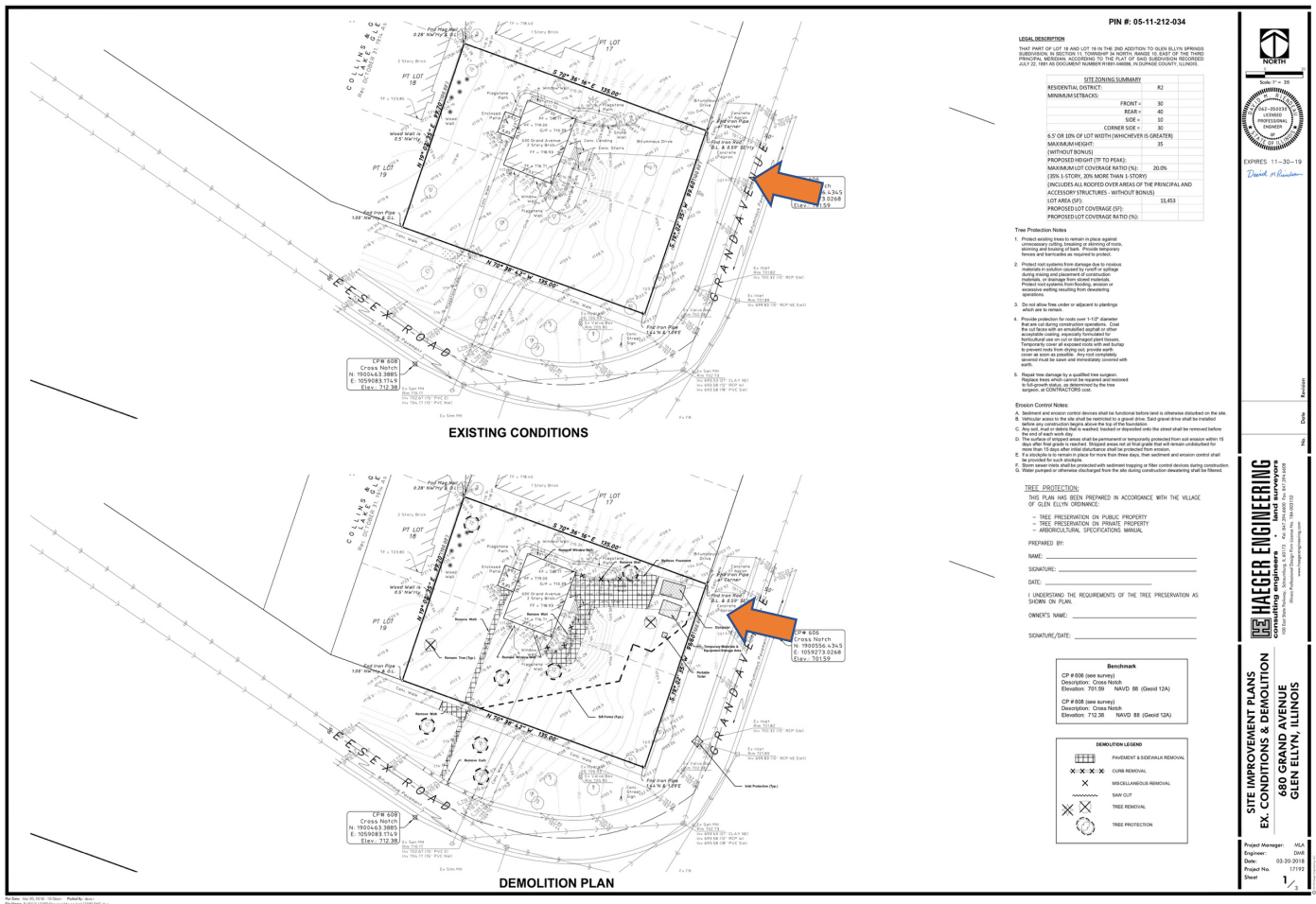
Existing Conditions - South Photo.03



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

Site Improvement Plan.01



COLLINS & GRAND AVENUE
Rec. OCTOBER 31, 1914 AS L

PT LOT 18

PT LOT 19

PT LOT 17

630 Grand Avenue
2 Story Brick

Flagstone Path

Enclosed Patio

Wood Wall
0.5' NW 1/4

End Iron Pipe
1.00' NW 1/4 & O.L.

Conc. Walk

Conc. Wall

Conc. Stairs

Conc. Landing Wall

Bituminous Drive

Bituminous Pavement

Grand Avenue

CP# 608
Cross Notch
N: 1900463.3885
E: 1059083.1749
Elev.: 712.38

Ex San MH
Rim 710.17
Inv 702.67 (15" PVC E)
Inv 704.17 (15" PVC NW)

Ex Stm MH

Ex San MH
Rim 702.73
Inv 693.53 (21" CLAY NE)
Inv 693.58 (12" RCP W)
Inv 693.58 (18" PVC SW)

Ex Inlet
Rim 701.82
Inv 700.32 (10" RCP SW)

Ex Inlet
Rim 701.89
Inv 699.83 (10" RCP NE, SW)

Ex Valve Box
Rim 702.08

Ex Valve Box
Rim 705.90

Ex Street Sign

Ex San MH
Rim 702.73
Inv 693.53 (21" CLAY NE)
Inv 693.58 (12" RCP W)
Inv 693.58 (18" PVC SW)

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

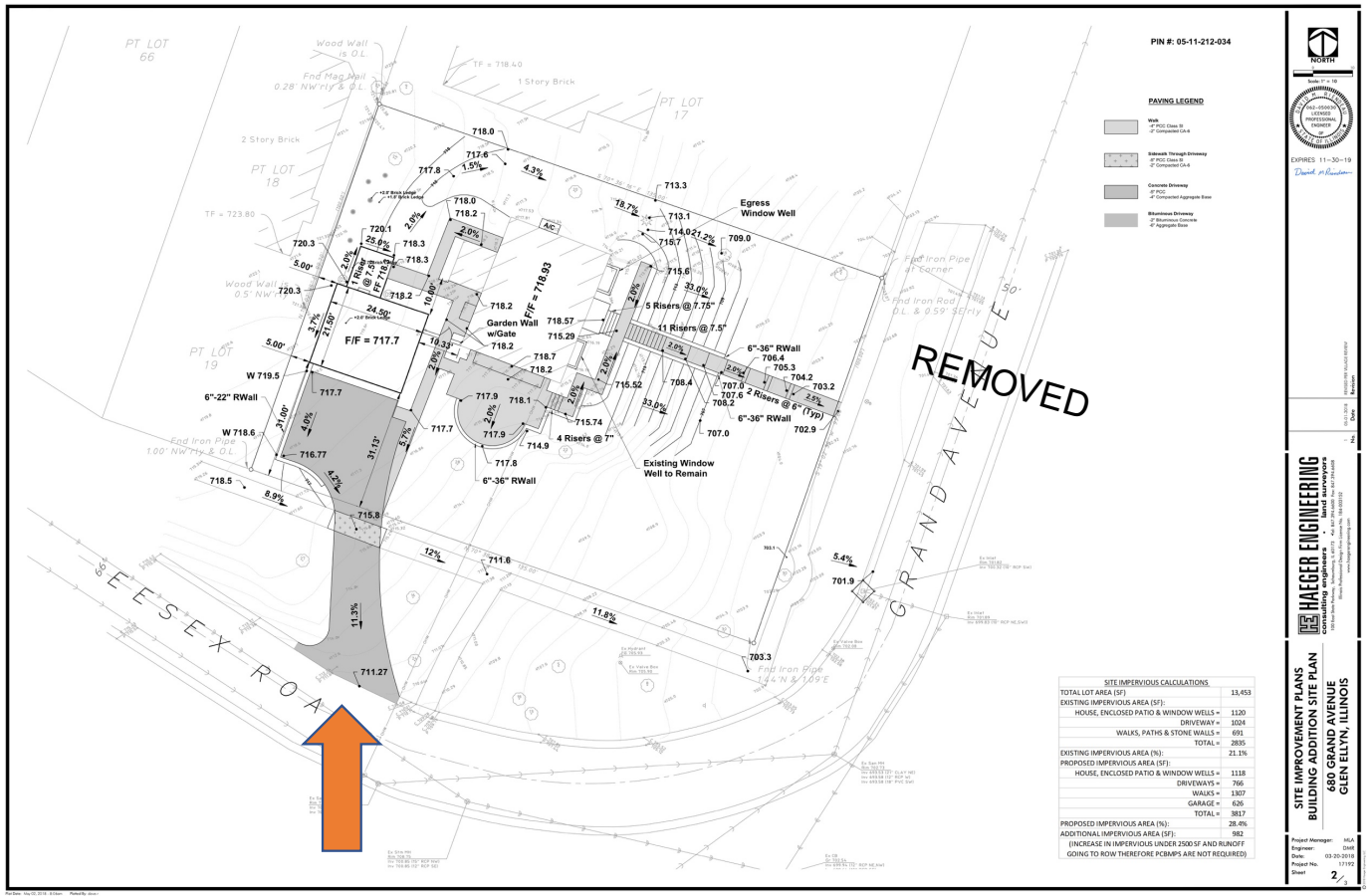
Proposed 2 Driveway Approach



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

Single Driveway Approach

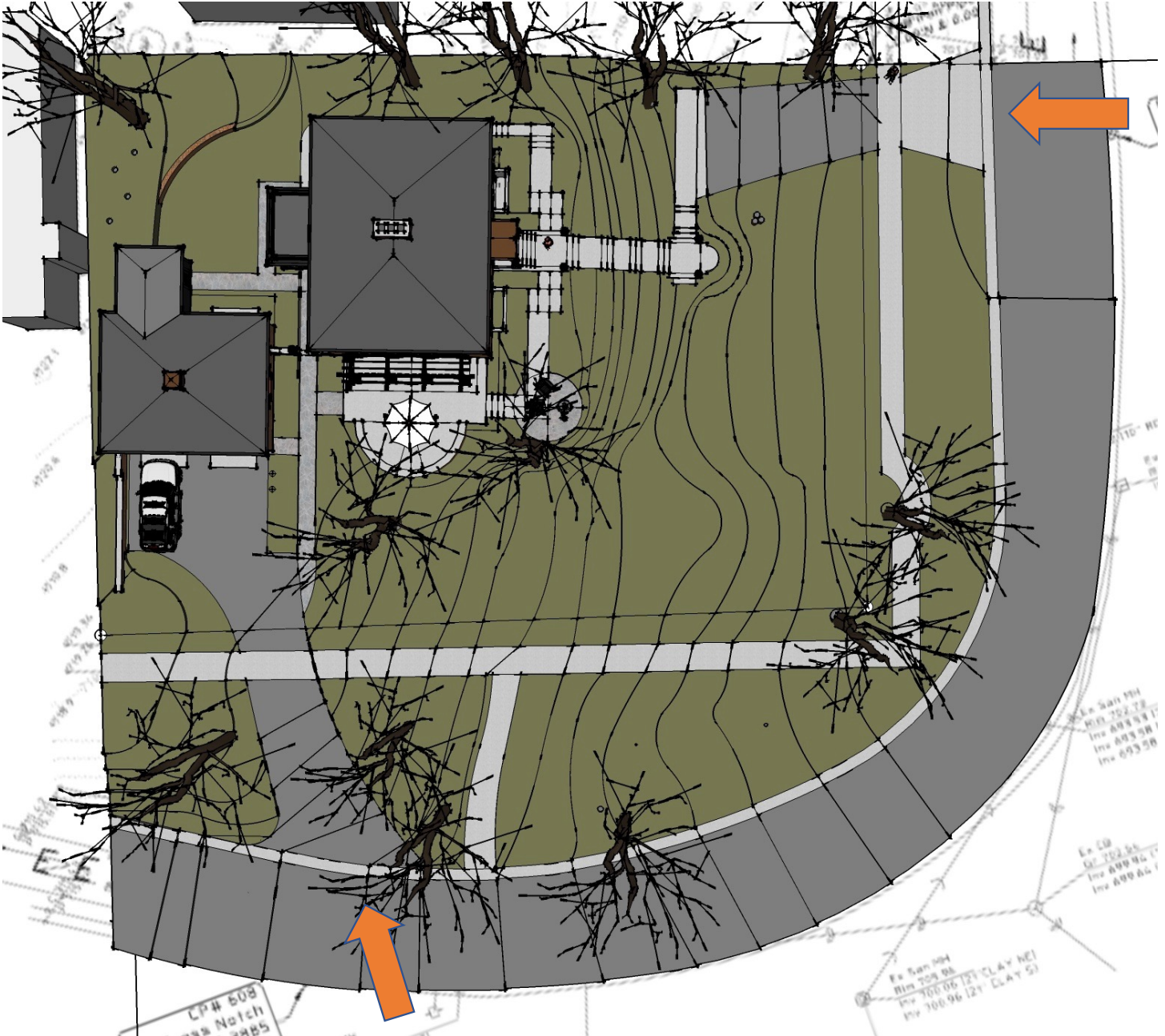


PROPOSED

Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

3D model image.01



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

3D model image.02



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

3D model image.03



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

3D model image.04



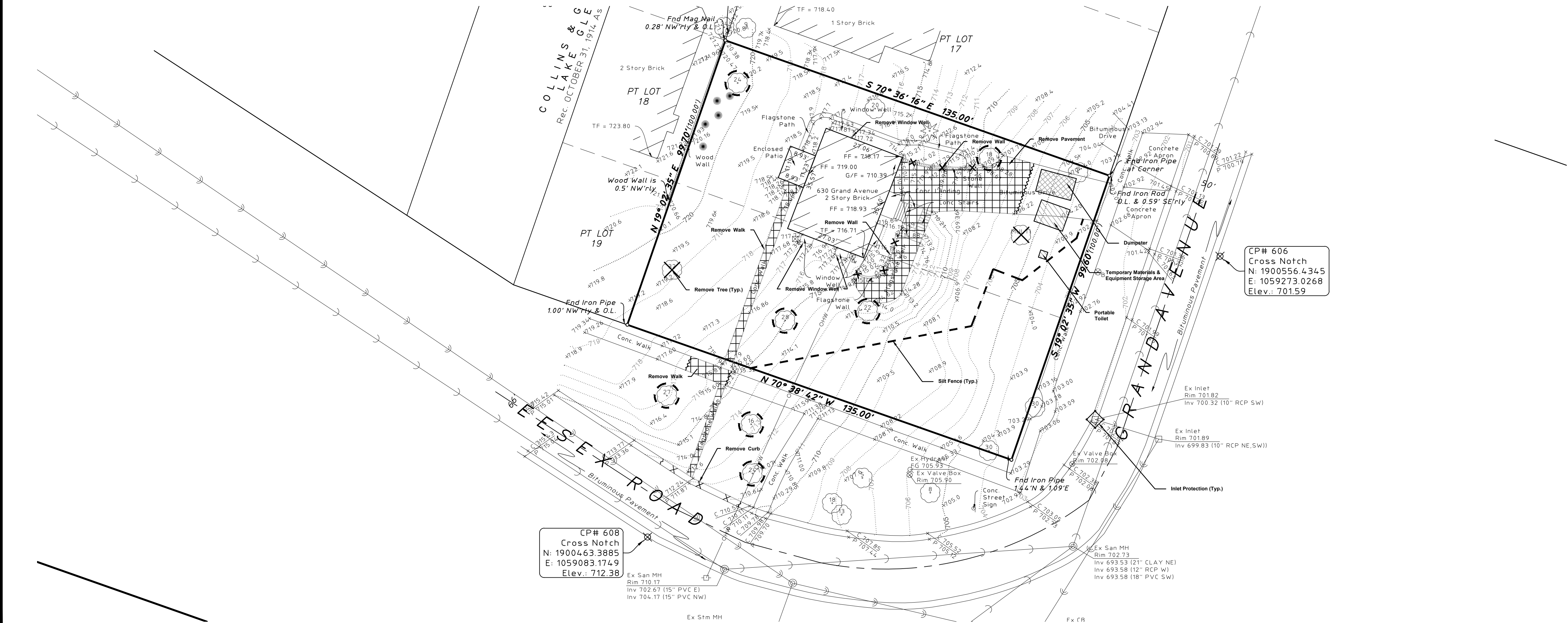
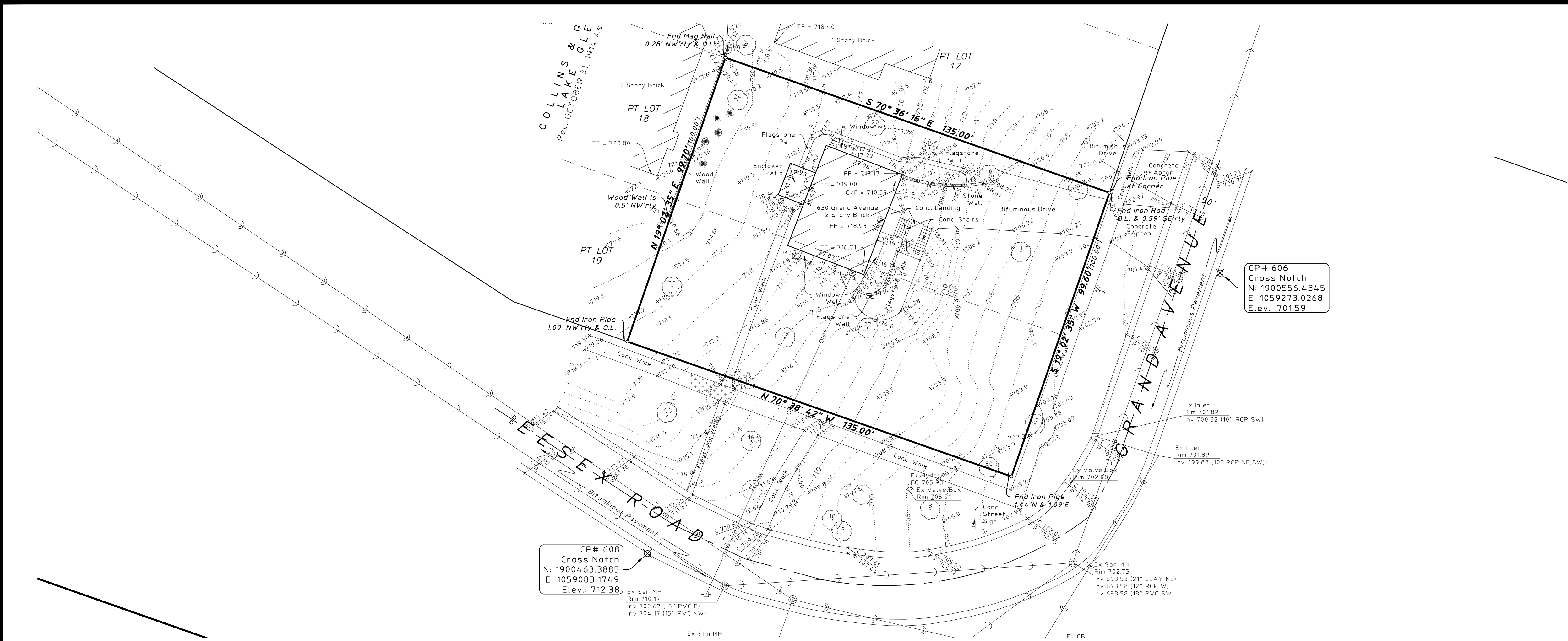
Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)

Crnkovic Residence
680 Grand Avenue
Glen Ellyn, Illinois

3D model image.05



Attachment: Variance Application (3550 : 680 Grand Avenue - Driveway Variation)



PIN #: 05-11-212-034

LEGAL DESCRIPTION

THAT PART OF LOT 18 AND LOT 19 IN THE 2ND ADDITION TO GLEN ELLYN SPRINGS SUBDIVISION, IN SECTION 11, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 22, 1891 AS DOCUMENT NUMBER R1891-046086, IN DUPAGE COUNTY, ILLINOIS.

SITE ZONING SUMMARY

RESIDENTIAL DISTRICT:	R2
MINIMUM SETBACKS:	
FRONT =	30
REAR =	40
SIDE =	10
CORNER SIDE =	30
6.5' OR 10% OF LOT WIDTH (WHICHEVER IS GREATER) (WITHOUT BONUS)	
MAXIMUM HEIGHT:	35
PROPOSED HEIGHT (TF TO PEAK):	
MAXIMUM LOT COVERAGE RATIO (%):	20.0%
(35% 1-STORY, 20% MORE THAN 1-STORY)	
(INCLUDES ALL ROOFED OVER AREAS OF THE PRINCIPAL AND ACCESSORY STRUCTURES - WITHOUT BONUS)	
LOT AREA (SF):	13,453
PROPOSED LOT COVERAGE (SF):	
PROPOSED LOT COVERAGE RATIO (%):	

Tree Protection Notes

1. Protect existing trees to remain in place against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark. Provide temporary fences and barricades as required to protect.
2. Protect root systems from damage due to noxious materials in solution caused by runoff or spillage during mixing and placement of construction materials, or drainage from stored materials. Protect root systems from flooding, erosion or excessive wetting resulting from dewatering operations.
3. Do not allow fires under or adjacent to plantings which are to remain.
4. Provide protection for roots over 1-1/2" diameter that are cut during construction operations. Coat the cut faces with an emulsified asphalt or other acceptable coating, especially formulated for horticultural use on cut or damaged plant tissues. Temporarily cover all exposed roots with wet burlap to prevent roots from drying out; provide earth cover as soon as possible. Any root completely severed must be sawn and immediately covered with earth.
5. Repair tree damage by a qualified tree surgeon. Replace trees which cannot be repaired and restored to full-growth status, as determined by the tree surgeon, at CONTRACTORS cost.

Erosion Control Notes:

- A. Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
- B. Vehicular access to the site shall be restricted to a gravel drive. Said gravel drive shall be installed before any construction begins above the top of the foundation.
- C. Any soil, mud or debris that is washed, tracked or deposited onto the street shall be removed before the end of each work day.
- D. The surface of stripped areas shall be permanent or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
- E. If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.
- F. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
- G. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

TREE PROTECTION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN ORDINANCE:

- TREE PRESERVATION ON PUBLIC PROPERTY
- TREE PRESERVATION ON PRIVATE PROPERTY
- ARBORICULTURAL SPECIFICATIONS MANUAL

PREPARED BY:

NAME: _____

SIGNATURE: _____

DATE: _____

I UNDERSTAND THE REQUIREMENTS OF THE TREE PRESERVATION AS SHOWN ON PLAN.

OWNER'S NAME: _____

SIGNATURE/DATE: _____

Benchmark

CP # 606 (see survey)
Description: Cross Notch
Elevation: 701.59 NAVD 88 (Geoid 12A)

CP # 608 (see survey)
Description: Cross Notch
Elevation: 712.38 NAVD 88 (Geoid 12A)

DEMOLITION LEGEND

- PAVEMENT & SIDEWALK REMOVAL
- CURB REMOVAL
- MISCELLANEOUS REMOVAL
- SAW CUT
- TREE REMOVAL
- TREE PROTECTION



NORTH

Scale: 1" = 20'



EXPIRES 11-30-19

David M. Rindman

Revision

Date

No.

Attachment: Civil with apron (9550 : 680 Grand Avenue - Driveway Variation)

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6000 Fax: 847.394.6408
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

SITE IMPROVEMENT PLANS
EX. CONDITIONS & DEMOLITION
680 GRAND AVENUE
GLEN ELLYN, ILLINOIS

Project Manager: MLA
Engineer: DMR
Date: 03-20-2018
Project No. 17192
Sheet 1/3



PIN #: 05-11-212-034

PAVING LEGEND

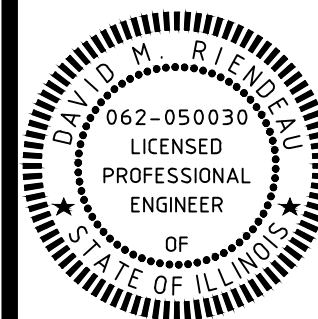
- Walk**
 -4" PCC Class SI
 -2" Compacted CA-6
- Sidewalk Through Driveway**
 -5" PCC Class SI
 -2" Compacted CA-6
- Concrete Driveway**
 -5" PCC
 -4" Compacted Aggregate Base
- Bituminous Driveway**
 -2" Bituminous Concrete
 -6" Aggregate Base

SITE IMPERVIOUS CALCULATIONS	
TOTAL LOT AREA (SF)	13,453
EXISTING IMPERVIOUS AREA (SF):	
HOUSE, ENCLOSED PATIO & WINDOW	
WELLS =	1120
DRIVEWAY =	1024
WALKS, PATHS & STONE WALLS =	691
TOTAL =	2835
EXISTING IMPERVIOUS AREA (%):	21.1%
PROPOSED IMPERVIOUS AREA (SF):	
HOUSE/PORCH =	1118
DRIVEWAYS =	1147
WALKS =	1505
GARAGE =	626
TOTAL =	4396
PROPOSED IMPERVIOUS AREA (%):	32.7%
ADDITIONAL IMPERVIOUS AREA (SF):	1561
(INCREASE IN IMPERVIOUS UNDER 2500 SF AND RUNOFF GOING TO ROW THEREFORE PCBMPs ARE NOT REQUIRED)	



NORTH

Scale: 1" = 10'



EXPIRES 11-30-19

David M. Rindman

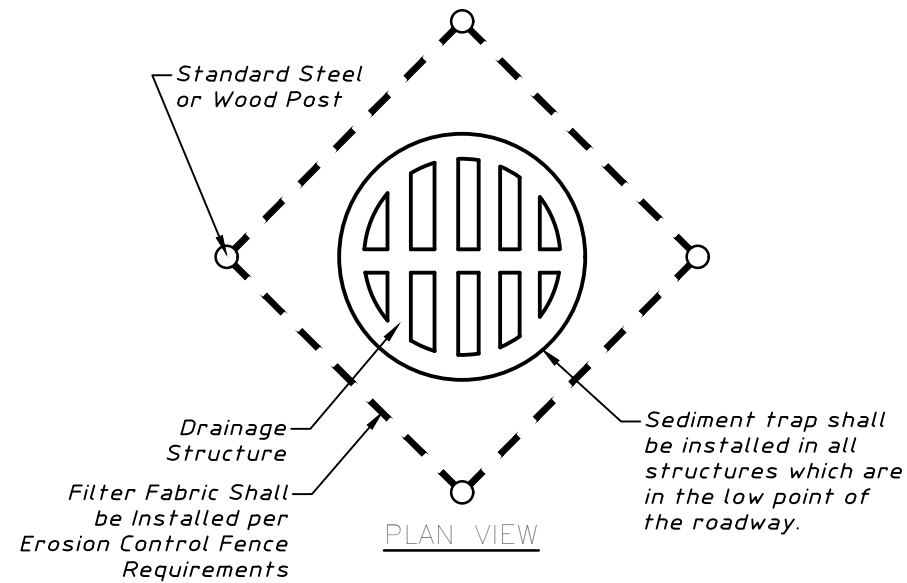
HAEGER ENGINEERING
 consulting engineers • land surveyors
 100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 Illinois Professional Design Firm License No. 184-003132
 www.haegerengineering.com

SITE IMPROVEMENT PLANS
BUILDING ADDITION SITE PLAN

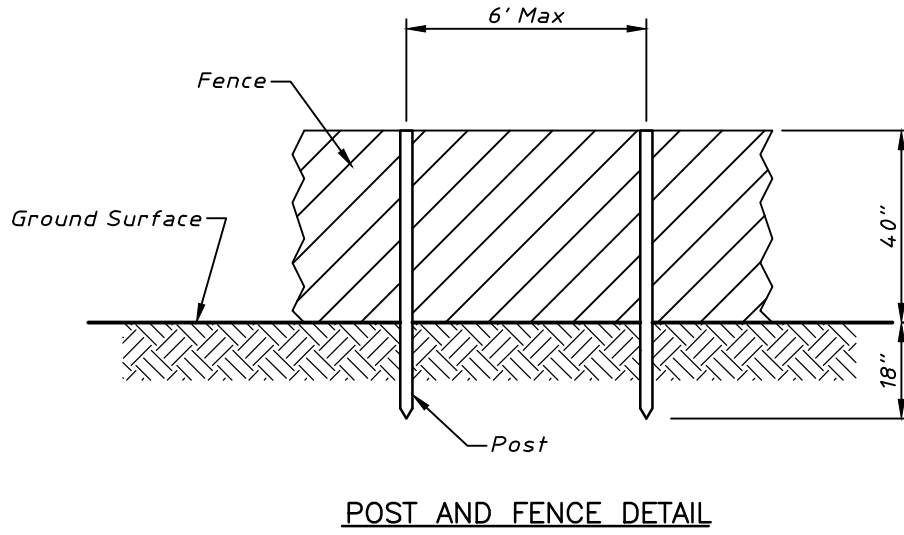
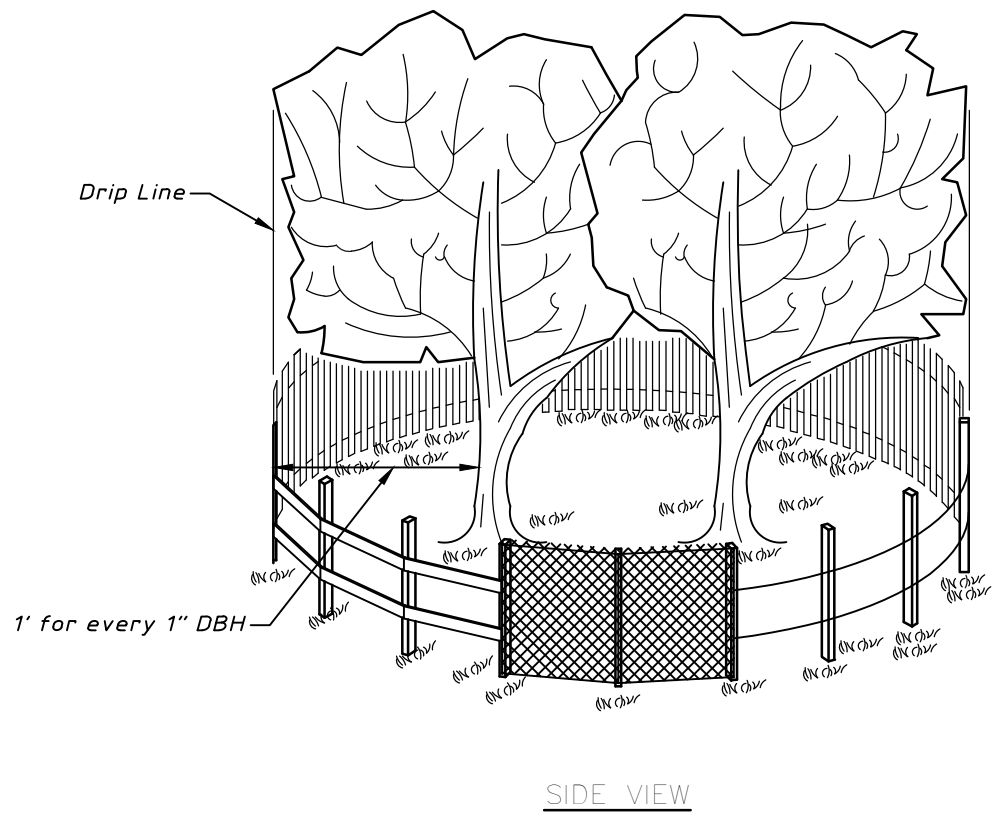
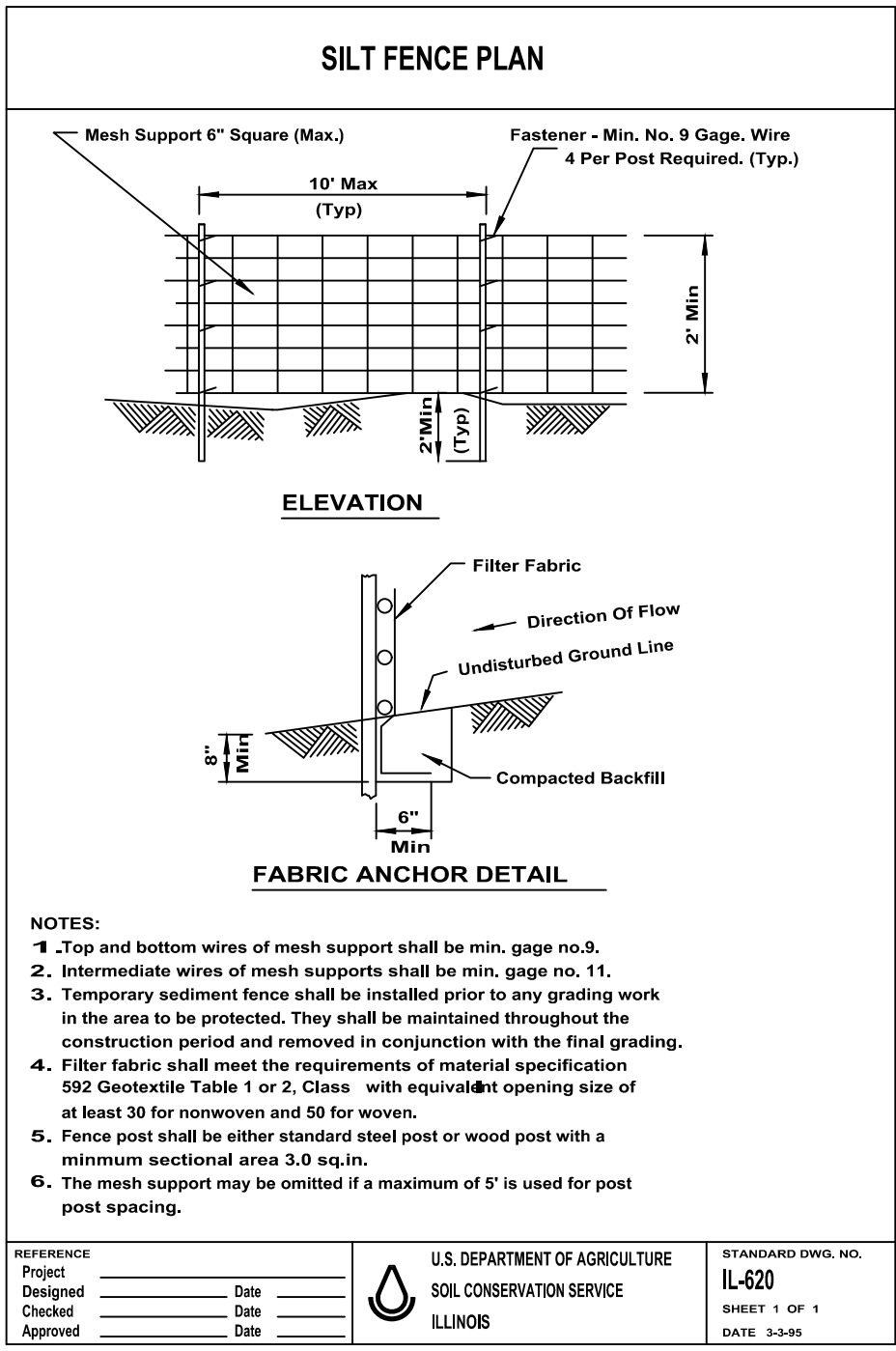
680 GRAND AVENUE
GLEN ELLYN, ILLINOIS

Project Manager: MLA
 Engineer: DMR
 Date: 03-20-2018
 Project No. 17192
 Sheet 2/3

Attachment: Civil with apron (9550 : 680 Grand Avenue - Driveway Variation)



INLET PROTECTION DETAIL
(ILLINOIS URBAN MANUAL DETAIL 860)



- NOTES:
1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

PIN #: 05-11-212-034

LEGAL DESCRIPTION

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6.5' OR 10% OF LOT WIDTH (WHICHEVER IS GREATER)	
MAXIMUM HEIGHT:	35
(WITHOUT BONUS)	
MAXIMUM LOT COVERAGE RATIO (%):	20.0%
(35% 1-STORY, 20% MORE THAN 1-STORY)	
(INCLUDES ALL ROOFED OVER AREAS OF THE PRINCIPAL AND ACCESSORY STRUCTURES - WITHOUT BONUS)	
LOT AREA (SF):	13,453
PROPOSED LOT COVERAGE (SF):	1744
PROPOSED LOT COVERAGE RATIO (%):	13.0%

Tree Protection Notes

1. Protect existing trees to remain in place against unnecessary cutting, breaking or skinning of roots, skinning and bruising of bark. Provide temporary fences and barricades as required to protect.
2. Protect root systems from damage due to noxious materials in solution caused by runoff or spillage during mixing and placement of construction materials, or drainage from stored materials. Protect root systems from flooding, erosion or excessive wetting resulting from dewatering operations.
3. Do not allow fires under or adjacent to plantings which are to remain.
4. Provide protection for roots over 1-1/2" diameter that are cut during construction operations. Coat the cut faces with an emulsified asphalt or other acceptable coating, especially formulated for horticultural use on cut or damaged plant tissues. Temporarily cover all exposed roots with wet burlap to prevent roots from drying out; provide earth cover as soon as possible. Any root completely severed must be sawn and immediately covered with earth.
5. Repair tree damage by a qualified tree surgeon. Replace trees which cannot be repaired and restored to full-growth status, as determined by the tree surgeon, at CONTRACTORS cost.

Erosion Control Notes:

- A. Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
- B. Vehicular access to the site shall be restricted to a gravel drive. Said gravel drive shall be installed before any construction begins above the top of the foundation.
- C. Any soil, mud or debris that is washed, tracked or deposited onto the street shall be removed before the end of each work day.
- D. The surface of stripped areas shall be permanent or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
- E. If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.
- F. Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
- G. Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

TREE PROTECTION:

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF GLEN ELLYN ORDINANCE:

- TREE PRESERVATION ON PUBLIC PROPERTY
- TREE PRESERVATION ON PRIVATE PROPERTY
- ARBORICULTURAL SPECIFICATIONS MANUAL

PREPARED BY:

NAME: _____

SIGNATURE: _____

DATE: _____

I UNDERSTAND THE REQUIREMENTS OF THE TREE PRESERVATION AS SHOWN ON PLAN.

OWNER'S NAME: _____

SIGNATURE/DATE: _____

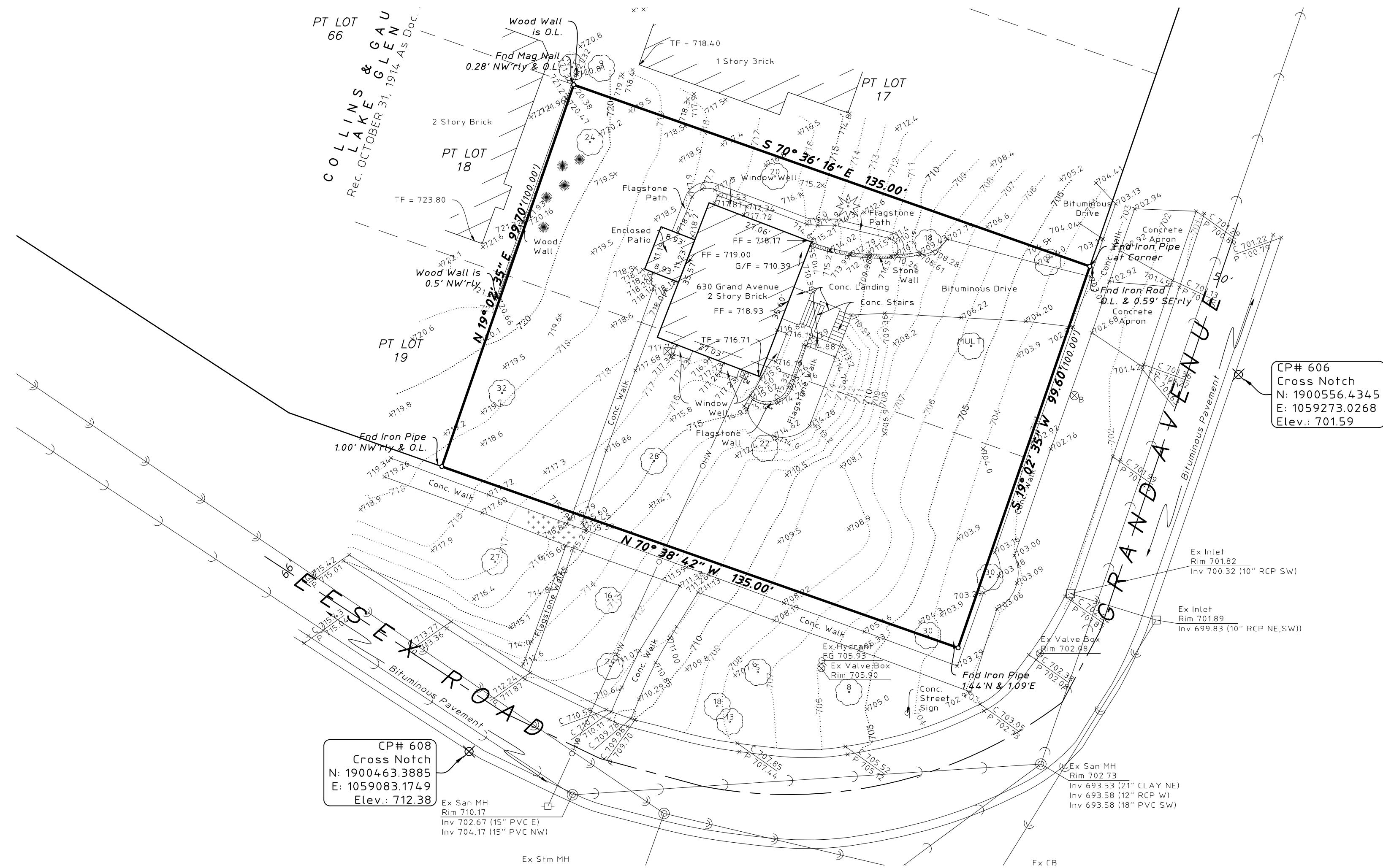
Benchmark

CP # 606 (see survey)
Description: Cross Notch
Elevation: 701.59 NAVD 88 (Geoid 12A)

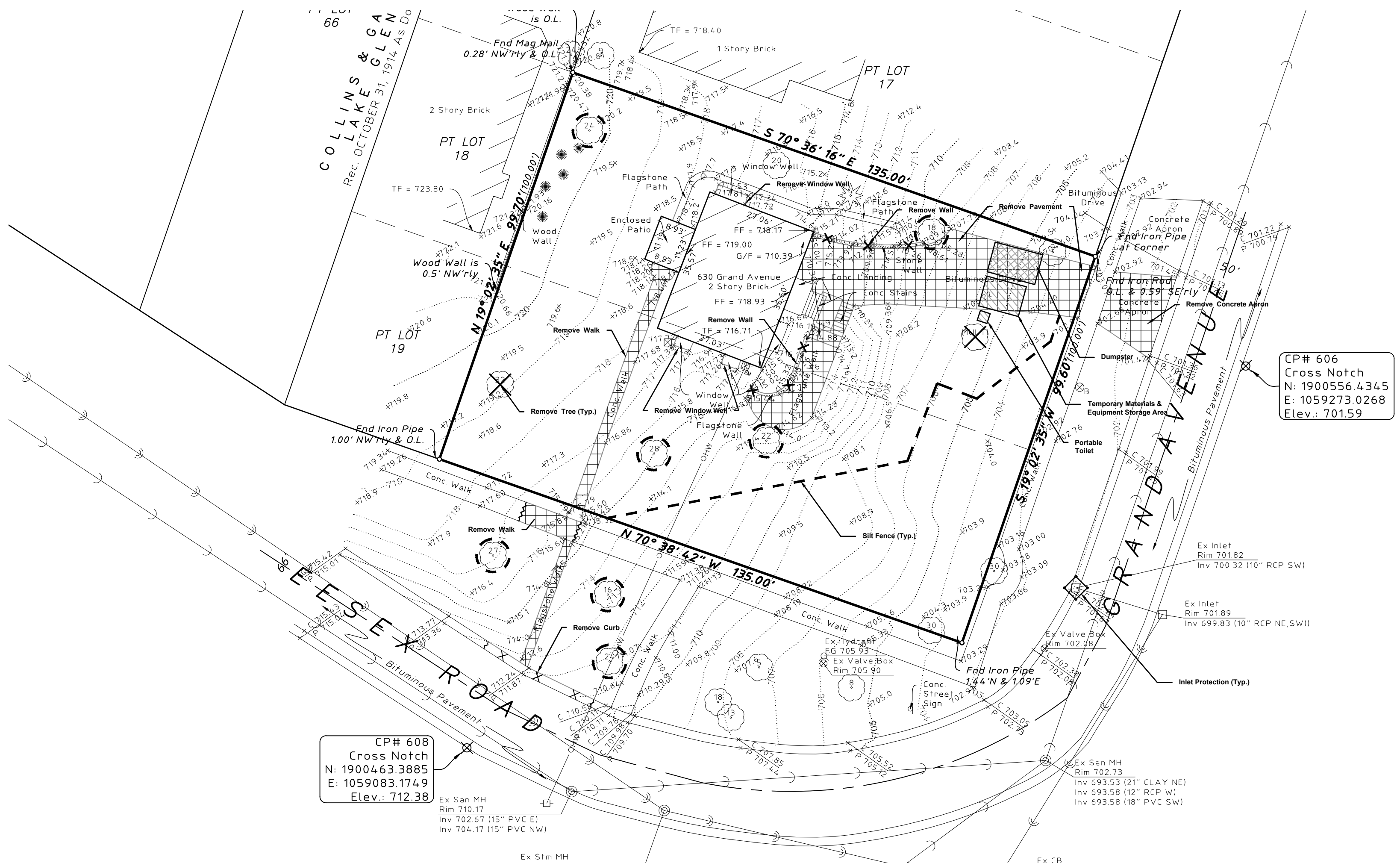
CP # 608 (see survey)
Description: Cross Notch
Elevation: 712.38 NAVD 88 (Geoid 12A)

DEMOLITION LEGEND

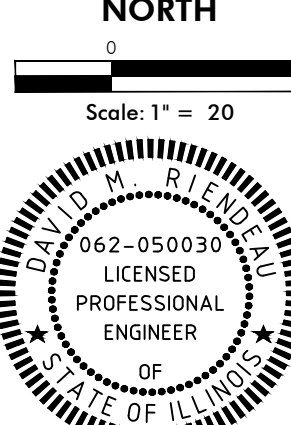
- | | |
|--|-----------------------------|
| | PAVEMENT & SIDEWALK REMOVAL |
| | CURB REMOVAL |
| | MISCELLANEOUS REMOVAL |
| | SAW CUT |
| | TREE REMOVAL |
| | TREE PROTECTION |



EXISTING CONDITIONS



DEMOLITION PLAN



EXPIRES 11-30-19

David M. Rindman

REMOVED PER VILLAGE REVIEW

Revision

05-01-2018

Date

1

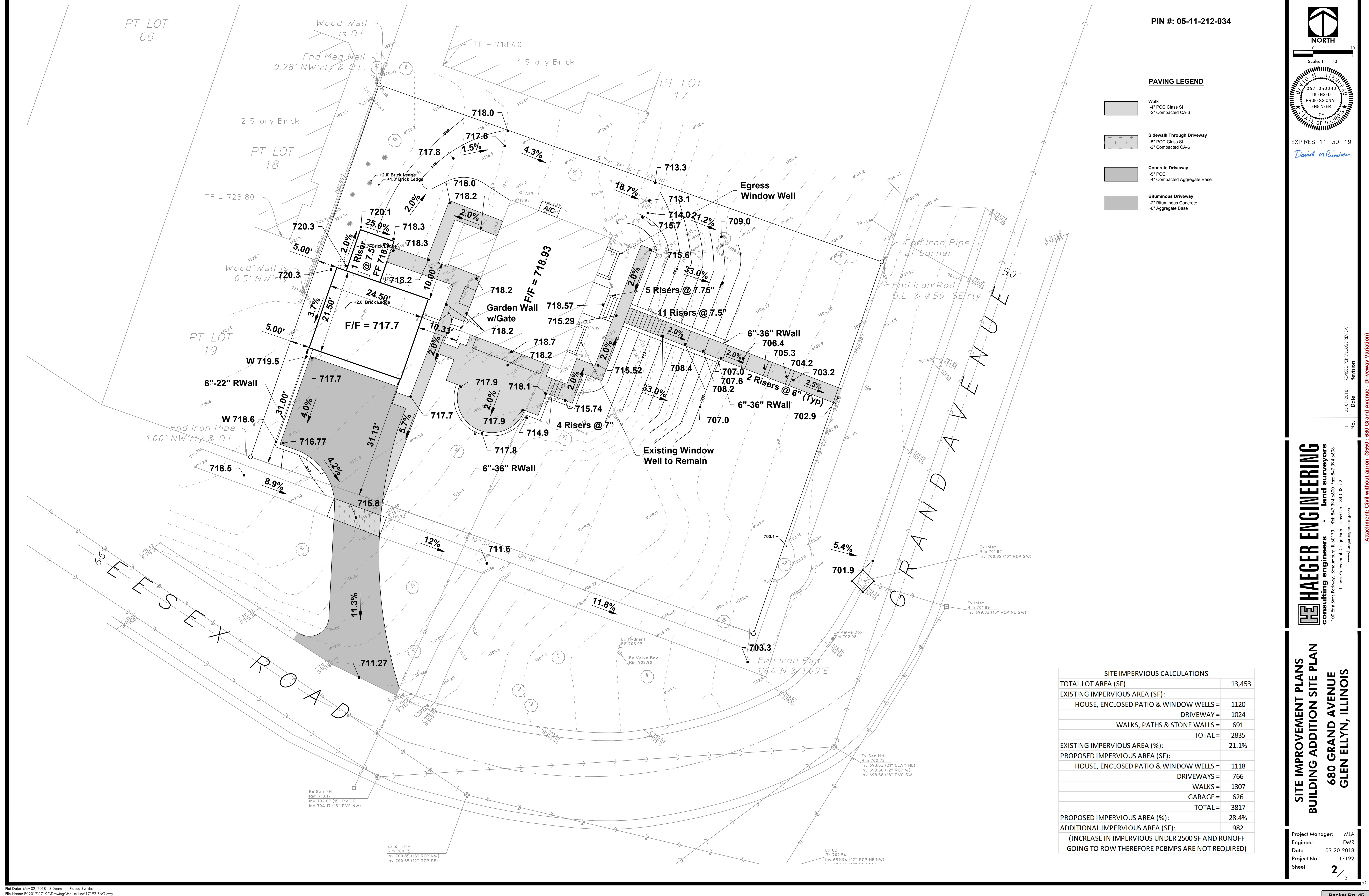
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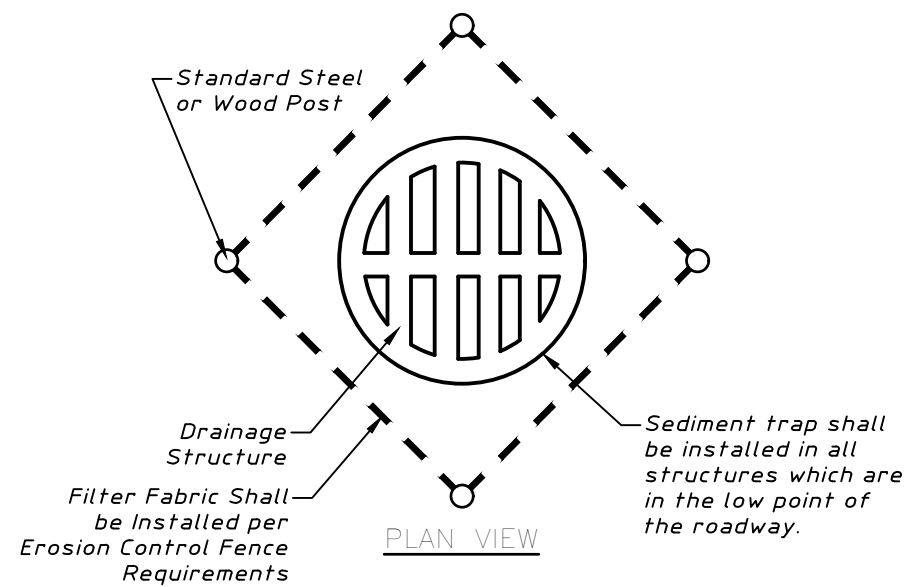
HAEGER ENGINEERING
consulting engineers • land surveyors
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SITE IMPROVEMENT PLANS
EX. CONDITIONS & DEMOLITION

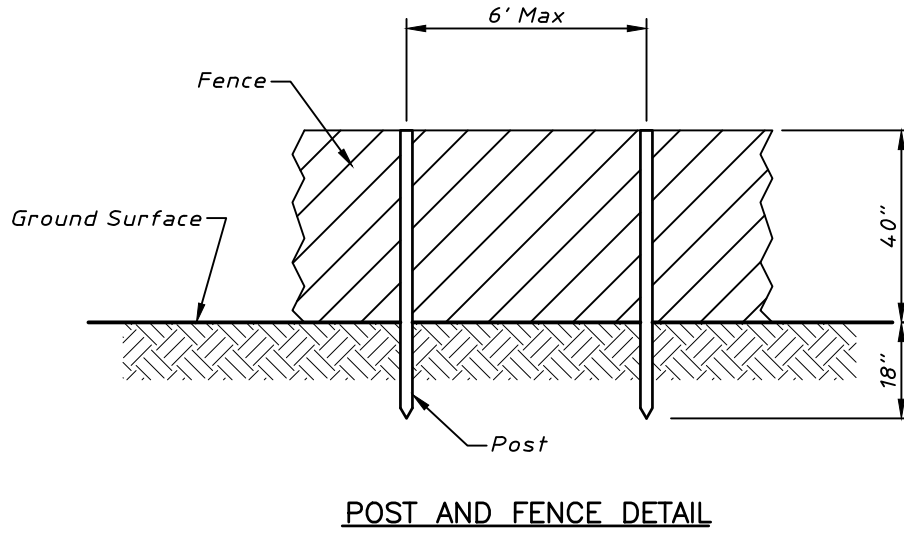
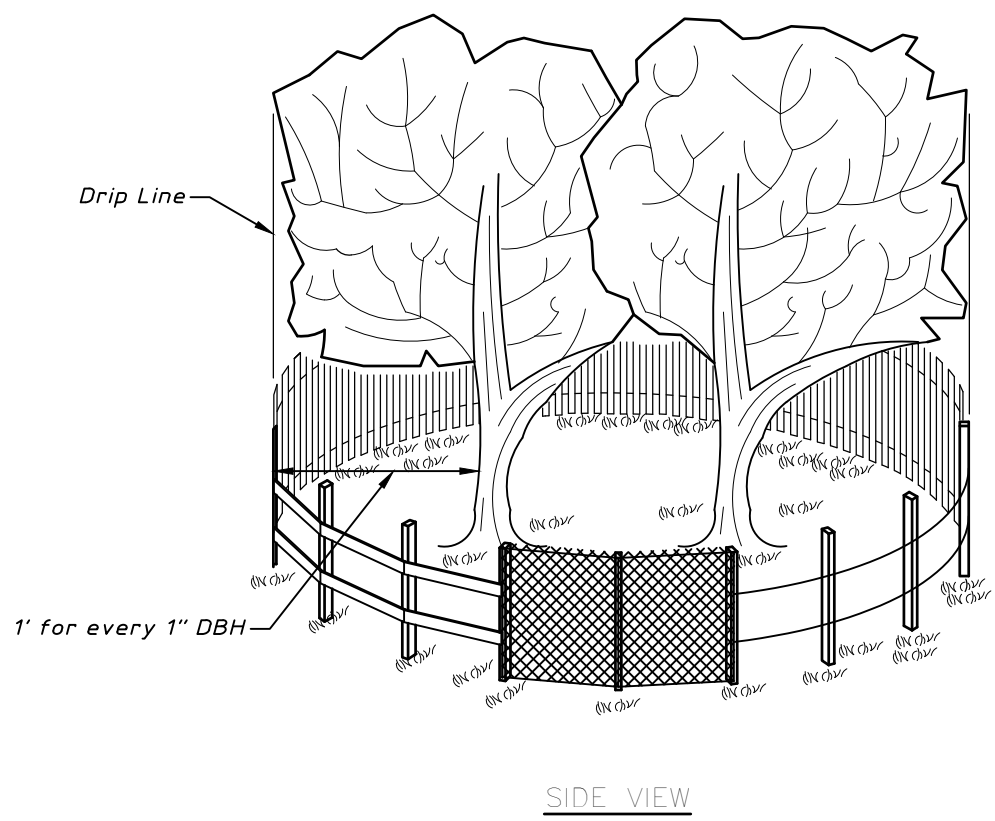
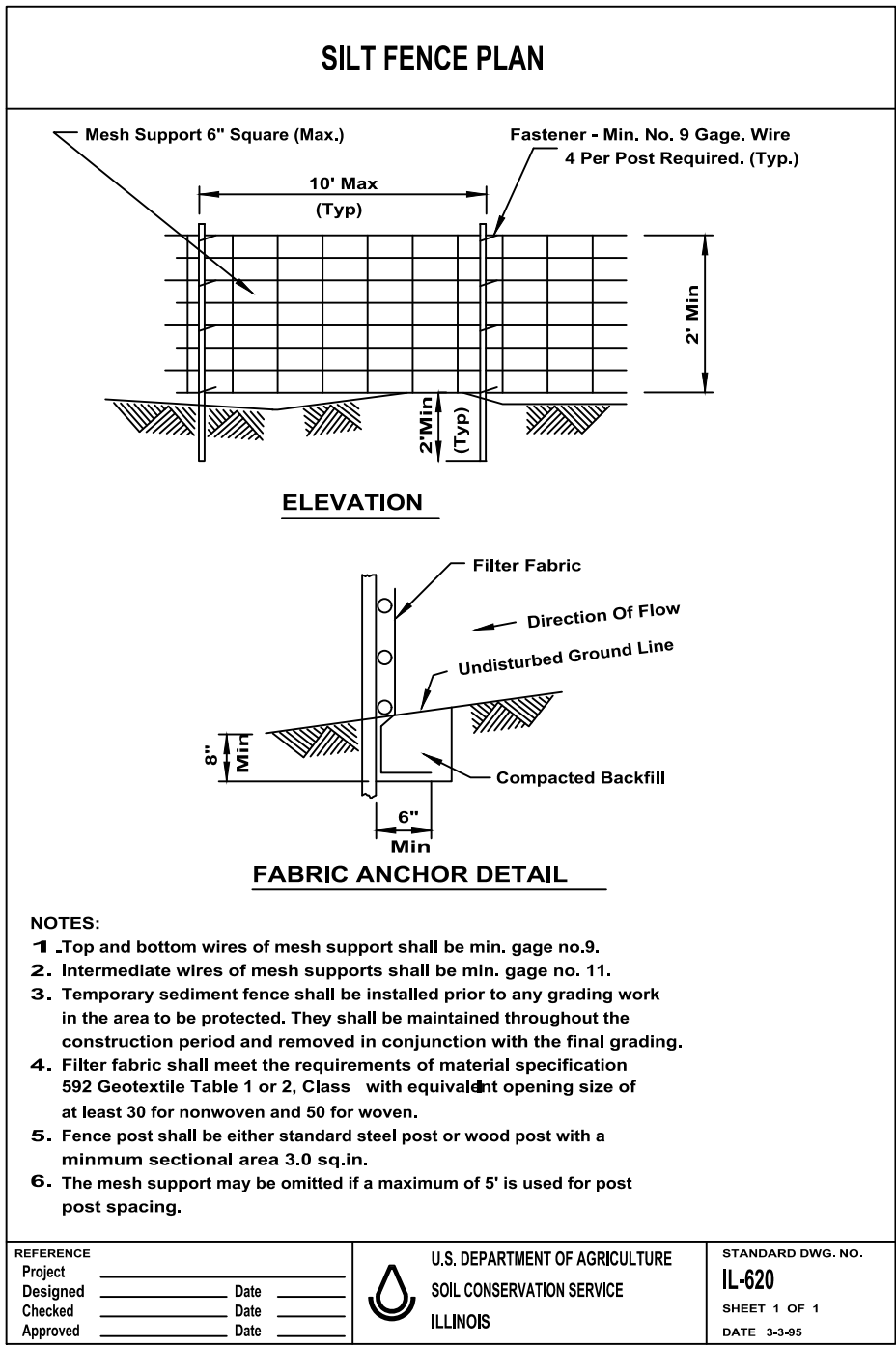
680 GRAND AVENUE
GLEN ELLYN, ILLINOIS

Project Manager: MLA
Engineer: DMR
Date: 03-20-2018
Project No. 17192
Sheet





INLET PROTECTION DETAIL
(ILLINOIS URBAN MANUAL DETAIL 860)



- NOTES:
1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
 2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
 3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

10-5-11. - Driveway and access regulations.

Each zoning lot shall have direct access to a public or private street or roadway in accordance with the following regulations:

(A) *General:*

1. The access control standards contained in this section are intended to promote safe and efficient operation of driveway approaches and to minimize vehicular delays and accidents. The policies and standards for land use and urban design relating to access control as stated in the Glen Ellyn Comprehensive Plan and in the arterial highway development policies and standards for DuPage County shall apply;
2. Each required off street parking space shall open directly upon an all-weather, hard surfaced aisle or driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space. Such driveway and driveway approach must be maintained as an all-weather hard surface material;
3. The Village Engineer is authorized to waive the geometric design requirements when the DuPage County or Illinois department of transportation has provided written approval of plans prepared by a professional engineer.

- (B) *Maximum number of driveway approaches:* With the exceptions listed below, one driveway approach is permitted per zoning lot. If a use is a listed special use in a district, then additional driveway approaches may be considered during the review of the special use permit provided documentation of a traffic study is supplied. Otherwise, requests for additional driveway approaches shall be considered as variations.

The following exceptions may have additional driveway approaches:

1. Attached single-family dwellings may have one driveway approach per dwelling unit;
2. Through lots may have one driveway approach on each parallel street;
3. Detached single-family dwellings may have two driveway approaches only where the lot width equals or exceeds 132 feet.



Map created on August 31, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated



Map created on August 31, 2018.

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2 Ft. Contours



Map created on August 31, 2018.

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NOTICE OF PUBLIC HEARING

Mike and Chrissy Crnkovic owners of the property at 680 Grand Avenue, are requesting a public hearing for a variation 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 this variation on **September 11, 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 owners are requesting approval of a variation from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-11(B)3 to allow an existing driveway approach to remain after a secondary approach is constructed on the subject property which does not have a lot width of 132 feet.
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:

THE PART OF LOT 18 AND 19 IN THE 2ND ADDITION TO GLEN ELLYN SPRINGS SUBDIVISION, IN SECTION 11, TOWNSHIP 34 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JULY 22, 1891 AS DOCUMENT NUMBER R 1891-046086 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-212-034

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 the Village at (630) 469-5000.

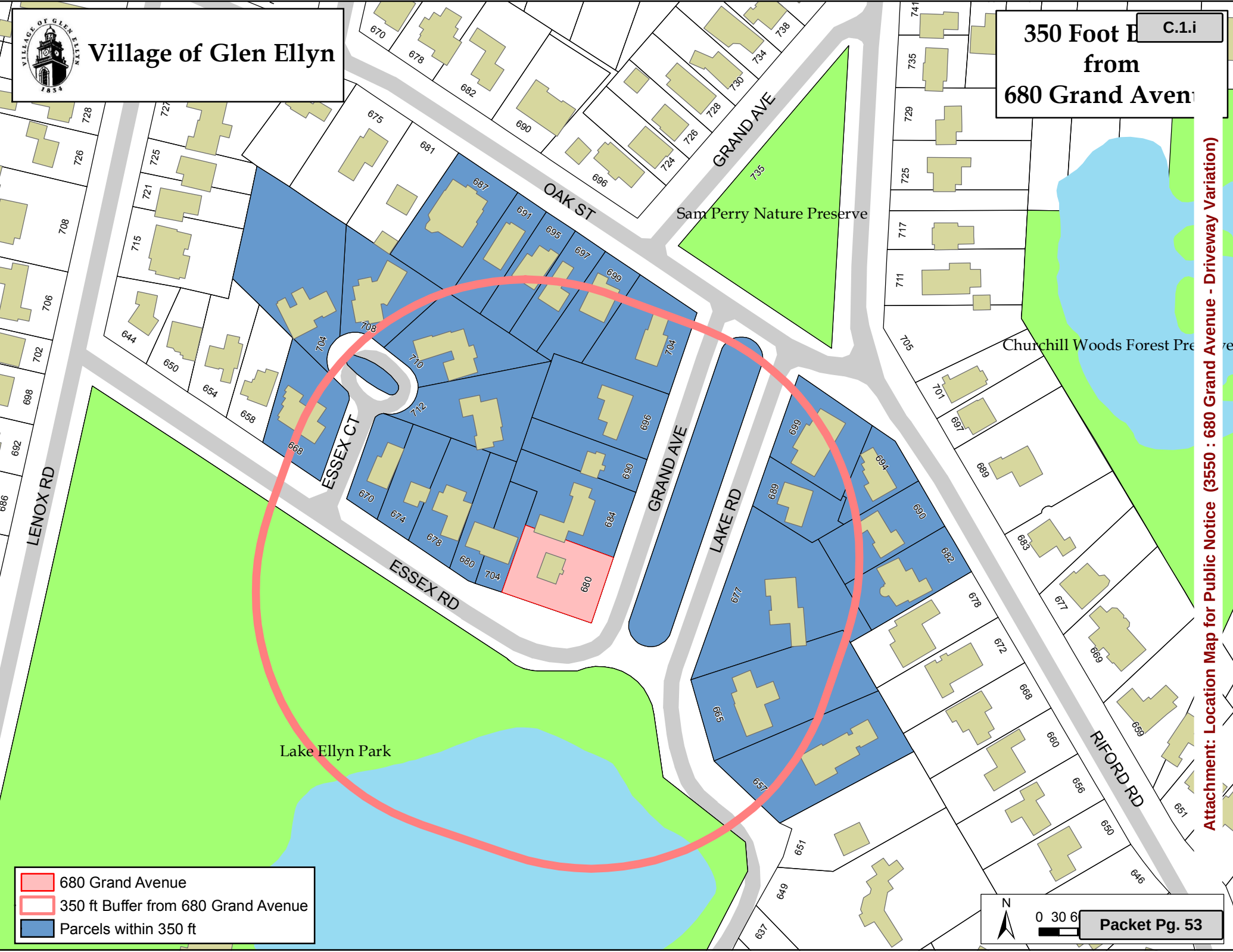
X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\GRAND\680 Grand Avenue\PUBLIC NOTICE.doc



Village of Glen Ellyn

350 Foot Buffer from 680 Grand Avenue

C.1.i



- 680 Grand Avenue
- 350 ft Buffer from 680 Grand Avenue
- Parcels within 350 ft

Attachment: Location Map for Public Notice (3550 : 680 Grand Avenue - Driveway Variation)

ANDERSON, DANIEL P
OR CURRENT PROPERTY OWNER
668 ESSEX RD
GLEN ELLYN IL 60137

VAINISI, JENNIFER
OR CURRENT PROPERTY OWNER
710 ESSEX CT
GLEN ELLYN IL 60137

BERTHOLDT, JAMES & EVELYN
OR CURRENT PROPERTY OWNER
674 ESSEX RD
GLEN ELLYN IL 60137

ILHARDT, KENT & LORA
OR CURRENT PROPERTY OWNER
687 OAK ST
GLEN ELLYN IL 60137

NEARY, LEONORE M
OR CURRENT PROPERTY OWNER
697 OAK ST
GLEN ELLYN IL 60137

BERGMAN, CHRISTOPHER & E
OR CURRENT PROPERTY OWNER
696 GRAND AVE
GLEN ELLYN IL 60137

FOSDICK, LEE B
OR CURRENT PROPERTY OWNER
680 GRAND AVE
GLEN ELLYN IL 60137

PETRO, GEORGE & LESLIE
OR CURRENT PROPERTY OWNER
665 LAKE RD
GLEN ELLYN IL 60137

BAUMBICH, JAMES J, TRUSTEE
OR CURRENT PROPERTY OWNER
689 LAKE RD
GLEN ELLYN IL 60137

RINDLER, JOHN & BRENDA
OR CURRENT PROPERTY OWNER
690 RIFORD RD
GLEN ELLYN IL 60137

CALL, CAMBI L
OR CURRENT PROPERTY OWNER
22 W WASHINGTON ST 1500
CHICAGO IL 60602

VANEEKEREN, BLAKE & IVY
OR CURRENT PROPERTY OWNER
712 ESSEX CT
GLEN ELLYN IL 60137

ANDERS, REED & TIA
OR CURRENT PROPERTY OWNER
678 ESSEX RD
GLEN ELLYN IL 60137

SHASTEEN, JAMES & TAMARA
OR CURRENT PROPERTY OWNER
691 OAK ST
GLEN ELLYN IL 60137

JENKS, GARRETT & JENNIFER
OR CURRENT PROPERTY OWNER
699 OAK ST
GLEN ELLYN IL 60137

SIMON, MARK & S ROTHSCHILD
OR CURRENT PROPERTY OWNER
690 GRAND AVE
GLEN ELLYN IL 60137

VILLAGE OF GLEN ELLYN
OR CURRENT PROPERTY OWNER
535 DUANE ST
GLEN ELLYN IL 60137

NEXT NEST RIFORD LLC
OR CURRENT PROPERTY OWNER
694 RIFORD ROAD
GLEN ELLYN IL 60137

BOULUS, JOHN & ELIZABETH
OR CURRENT PROPERTY OWNER
657 LAKE ROAD
GLEN ELLYN IL 60137

BURK, BRYAN & MAUREEN
OR CURRENT PROPERTY OWNER
682 RIFORD RD
GLEN ELLYN IL 60137

EMANUEL, LISA
OR CURRENT PROPERTY OWNER
708 ESSEX CT
GLEN ELLYN IL 60137

KINSEY, BRADLEY J & C H
OR CURRENT PROPERTY OWNER
670 ESSEX RD
GLEN ELLYN IL 60137

HILDEBRAND, ROBERT L
OR CURRENT PROPERTY OWNER
680 ESSEX RD
GLEN ELLYN IL 60137

ELLIOTT, TIMOTHY & ANNE
OR CURRENT PROPERTY OWNER
695 OAK ST
GLEN ELLYN IL 60137

HEIDENREICH, GEORGE & M H
OR CURRENT PROPERTY OWNER
704 GRAND AVE
GLEN ELLYN IL 60137

GIVEN, KENNETH & MARILYN
OR CURRENT PROPERTY OWNER
684 GRAND AVE
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
OR CURRENT PROPERTY OWNER
185 SPRING AVE
GLEN ELLYN IL 60137

NYQUIST, STEPHEN
OR CURRENT PROPERTY OWNER
699 LAKE RD
GLEN ELLYN IL 60137

O NEAL, RYAN
OR CURRENT PROPERTY OWNER
677 LAKE RD
GLEN ELLYN IL 60137

SCHOOL DISTRICT NO 87
OR CURRENT PROPERTY OWNER
596 CRESCENT BLVD
GLEN ELLYN IL 60137

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Published in Daily Herald August 23, 2018 (4507621)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published August 23, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

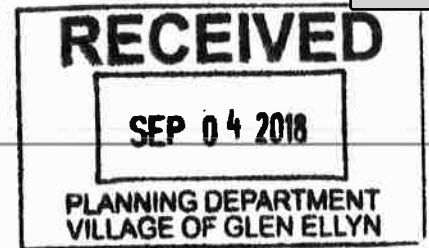
BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4507621

Attachment: Certificate of Publication (3550 : 680 Grand Avenue - Driveway Variation)



Glen Ellyn Zoning Commission

Glen Ellyn, Illinois 60137

September 4, 2018

To Whom It May Concern:

While it is not possible for me to personally attend the variance hearing regarding 680 Grand Avenue, I want to voice my opinion. I am opposed to granting a variance for the driveway on Grand Avenue. It seems totally unnecessary to allow for additional driveway parking when the construction of a new driveway and driveway parking capability off Essex Road has recently been established. In addition, there has always been adequate street parking on Grand Avenue.

In addition, the newly constructed garage off Essex Road has garage doors in the front and the back. If this variance is approved, the owner could potentially build a driveway that goes around the house to the back yard and essentially have a drive through back yard. This drive through would run close to and parallel to the east side of my home. Since this proposed variance does not meet the zoning standards and is unnecessary, I am opposed to any variance that does not clearly eliminate the possibility of future construction of a driveway that extends to the backyard of the property.



Robert L. Hildebrand

680 Essex Road

Glen Ellyn, Illinois 60137

Attachment: Letter from Neighbor (3550 : 680 Grand Avenue - Driveway Variation)