



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, September 10, 2019
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 July 9, 2019 Zoning Board of Appeals Meeting

1. July 9, 2019 Zoning Board of Appeals Draft Meeting Minutes

C. Public Hearing: 444 Lowell Avenue - Zoning Variation - Addition

1. Public Hearing – Zoning Variation requests to allow the construction of an addition to an existing nonconforming single family home that requires a Class II alteration of approximately 63 percent where only Class I alterations of up to 50 percent are permitted and two eaves on said proposed addition to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 – Residential District

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s) September 24, 2019

F. Adjournment

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: 09/10/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4126)

DOC ID: 4126

July 9, 2019 Zoning Board of Appeals Draft Meeting Minutes

ATTACHMENTS:

- July 9, 2019 Zoning Board of Appeals Draft Meeting Minutes (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
JULY 9, 2019

The meeting was called to order by ZBA Chairperson Greg Constantino at 7:00 p.m. ZBA Members Matt Jones, Steve Lucchesi, Reed Panther and Tom Whalls were present. ZBA Members Michelle Covington, Chip Miller and ZBA Student Intern Maddie Greenleaf were excused. Also present were Village Planner Kelly Purvis, Village Planner Katie Ashbaugh, Trustee Liaison Kelli Christiansen and Recording Secretary Debbie Solomon.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA) and stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on June 24, 2019, and all property owners affected by the variations being requested were notified by mail.

MINUTES

ZBA Member Whalls moved, seconded by ZBA Member Jones, to approve the minutes of the June 25, 2019 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 503 Carleton Avenue.

ZBA Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are familiar with the plans that were submitted.

A motion was made by ZBA Member Panther and seconded by ZBA Member Whalls to open the public hearing for 503 Carleton Avenue at 7:04 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 503 CARLETON AVENUE

PETITIONERS JAMES A. AND ERIN TRACEY JENNER ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: TO ALLOW AN ADDITION TO AN EXISTING SINGLE FAMILY HOME TO ENCROACH INTO THE REQUIRED FRONT YARD BY A GREATER AMOUNT THAN WHAT IS PERMITTED FOR THE PROPERTY LOCATED AT 503 CARLETON AVENUE: 1. SECTION 10-4-8(D)(1)(A) TO ALLOW AN ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY HOME TO ENCROACH APPROXIMATELY FIVE (5) FEET SIX (6) INCHES INTO THE REQUIRED THIRTY (30) FOOT FRONT YARD SETBACK REQUIRED FOR PRINCIPAL STRUCTURES IN THE R2 - RESIDENTIAL DISTRICT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR A PUBLIC MEETING OF THE VILLAGE BOARD.

(James A. and Erin Tracey Jenner, owners of the property at 503 Carleton Avenue)

Staff Presentation

Village Planners Kelly Purvis and Katie Ashbaugh were present to speak regarding the proposed variation request and were sworn in.

Village Planner Ashbaugh stated petitioners James and Erin Jenner, owners of the property at 503 Carleton Avenue, are requesting a variation from the Glen Ellyn Zoning Code to allow an addition to encroach into the required front yard by a greater amount than what is permitted. Village Planner Ashbaugh stated the property is located on the east side of Carleton Avenue, just north of Duane Street, and the subject property and the properties surrounding are zoned R2 – Residential District and also are improved with single family homes. Village Planner Ashbaugh showed an aerial view of the property and the surrounding area. Village Planner Ashbaugh stated there are consistent setbacks on this street with what exists on the subject property of the request.

Village Planner Ashbaugh showed street views of the subject property, a Plat of Survey of the existing footprint from 1991 showing the three seasons room being in its current location, the site plan for the proposed addition, and the proposed elevations. She also showed photos of the existing three seasons room next to the west elevation of the proposed addition to replace the existing three seasons room, requiring the variation. Village Planner Ashbaugh stated the petitioners are proposing to replace the existing three seasons room like-for-like, as it is in poor condition.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked if the staff had heard anything for or against this variation from the neighbors. Village Planner Ashbaugh stated they did not.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were James and Erin Jenner, owners of the property at 503 Carleton Avenue.

Ms. Jenner stated they just want to replace the three seasons room as is and not vary from the original structure. Ms. Jenner stated they purchased the home about 28 years ago, and the home is 100 years old this year. Ms. Jenner stated the existing three seasons room has sustained a lot of water damage so it needs to be replaced. Ms. Jenner stated the replacement of the three seasons room will not negatively affect the neighborhood. Ms. Jenner stated they will not be changing the footprint of the three seasons room in any way, and they are not doing this to add incredible value to the property. Ms. Jenner stated an open porch on the home would not have the same feel. Ms. Jenner stated they spoke with five neighbors, and these neighbors were fine with this.

Additional Questions from the Zoning Board of Appeals

Chairperson Constantino asked if there is currently enough leaking and the room is damaged enough to replace. Ms. Jenner stated the roof on the three seasons room is sagging and pulling away from the flashing, and cited the photo of the west elevation where this condition is

visible. Ms. Jenner stated they have not been able to use the three seasons room for the past couple of years due to the water damage. Ms. Jenner stated they are concerned this is also starting to damage the main part of the home structure. Chairperson Constantino asked if the proposed three seasons room would look like the existing. Ms. Jenner stated it will be sided to match the house, and it will have the same series of windows. Chairperson Constantino asked if this would change the character of the home or the neighborhood, to which Ms. Jenner stated it would not. Chairperson Constantino asked if the proposed three seasons room is moving any closer to the street than it is currently, to which Ms. Jenner stated it is not.

ZBA Member Panther asked if the three seasons room is the primary entrance to the home. Ms. Jenner stated it is, with the other entry being around the back of the home as well. ZBA Member Panther asked if there were problems getting in and out of the door on the three seasons room. Ms. Jenner stated the storm door is out of alignment now with the door frame.

ZBA Member Jones asked if they could get in and out of the three seasons room fine. Ms. Jenner stated they can, and it is not a safety hazard to get in and out. Ms. Jenner stated that they also have containers catching water when it rains, as the existing three seasons room presents safety issues.

ZBA Member Lucchesi asked if the petitioners could improve the existing three seasons room. Village Planner Ashbaugh stated because the existing three seasons room is beyond what can be fixed with what the code considers maintenance and repair, and requires structural repair, a variation is then required.

Mr. Jenner stated that there are no footings to the three seasons room, so this is causing the existing three seasons room to sink as well. Mr. Jenner stated both sides of the roof on the three seasons room are rotted, and they have substantial water coming in even inside of their house. Ms. Jenner stated they never intended for the porch to get this bad, but they have not had the means to fix this until now.

Village Planner Purvis stated this room is not considered a porch from a zoning perspective, but is considered part of the home as the principal structure, as the room is completely enclosed.

Persons in Favor of or in Opposition to the Variation Requests

None

Findings of Fact

ZBA Member Panther stated petitioners James and Erin Jenner, owners of the property at 503 Carleton Avenue, are requesting a variation from Section 10-4-8(D)(1)(a) to allow an addition to an existing two-story single family home to encroach approximately five (5) feet six (6) inches into the required thirty (30) foot front yard setback required for principal structures in the R2 - Residential district.

ZBA Member Panther stated the ZBA heard from Village Planners Katie Ashbaugh and Kelly Purvis. ZBA Member Panther stated the property is located on the east side of Carleton Avenue, just north of Duane Street, and the subject property and the properties surrounding are zoned R2 – Residential District. ZBA Member Panther stated there have been no prior variations approved for the property.

ZBA Member Panther stated the petitioners are proposing to replace the existing three seasons room in kind. ZBA Member Panther stated the addition is considered part of the primary structure because it has more than two walls and is roofed. ZBA Member Panther stated the addition as proposed would require a setback of approximately twenty-four (24) feet and six (6) inches. ZBA Member Panther stated the proposed addition would have the same dimensions and setbacks as the existing structure. ZBA Member Panther stated the homes along Carleton Avenue do have a setback consistent with the subject property from the street. ZBA Member Panther stated the staff indicated the Village has not heard anything from the neighbors for or against this proposed addition.

ZBA Member Panther stated the ZBA heard from the property owners James and Erin Jenner. ZBA Member Panther stated the petitioners indicated the condition of the existing roof is in disrepair and is causing water damage into the three seasons room and into the home structure. ZBA Member Panther stated the petitioners have no intention to gain any value from the addition, but to preserve the integrity of the home. ZBA Member Panther stated the petitioners have spoken to several neighbors, and the neighbors have no concerns over the proposed addition. ZBA Member Panther stated the petitioners indicated they would use similar materials and windows as the existing three seasons room, and this will not change the character of the neighborhood. ZBA Member Panther stated the petitioners indicated this is the primary entrance to the front of the home, and this has become a safety issue as the existing addition further deteriorates and causes water damage inside the home as well.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Lucchesi, 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 Lucchesi stated the requested addition requiring the variation will blend in with the other homes in the neighborhood and conform with the other properties. ZBA Member Lucchesi stated the petitioners have been put in a hardship as the current structure is dilapidated. ZBA Member Lucchesi stated he is fine with recommending the removal and rebuild of this.

ZBA Member Whalls stated there are no rear yard or side yard setback issues. ZBA Member Whalls stated there are no petitions against this request, and no one spoke at this meeting in opposition to the request. ZBA Member Whalls stated there will be no sunlight impairment to

the neighbors. ZBA Member Whalls stated the roof is a dangerous situation, and this will help maintain the value of the home.

ZBA Member Jones stated this will fit the character of the neighborhood and the style of the home. ZBA Member Jones stated this is what this house has been like this for at least 28 years.

ZBA Member Panther stated he is fine with this requested variation.

Chairperson Constantino stated he is in favor of granting this requested variation as there is a safety and functionality issue. Chairperson Constantino stated the existing three seasons room is not on the footings and is detaching from the main structure. Chairperson Constantino stated this will not encroach further into the setbacks and will match the setbacks of the surrounding properties.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Lucchesi to close the public hearing for 503 Carleton Avenue at 7:30 p.m. The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Jones and seconded by ZBA Member Whalls.

Having considered the application of James and Erin Jenner, for a zoning variation to allow an addition to an existing two-story single family home to encroach approximately five (5) feet six (6) inches into the required thirty (30) foot front yard setback required for principal structures in the R2-Residential District, on an interior lot of the property located at 503 Carleton Avenue, the Zoning Board of Appeals hereby adopts the Findings of Fact in the petitioners' application packet and presented by the petitioners at the July 9, 2019, Zoning Board of Appeals public hearing as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends approval of the requested zoning variation from Section 10-4-8(D)(1)(a) of the Glen Ellyn Zoning Code due to the following hardships and unique circumstances:

1. The current addition is beyond repair and for safety reasons needs to be replaced to allow access in and out of the home; and
2. Granting the variance will be in keeping with the character of the home and of the neighborhood.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the July 9, 2019 public hearing of the Zoning Board of Appeals.

The motion carried with five (5) “yes” votes. The “yes” votes are as follows: ZBA Members Jones, Lucchesi, Panther, Whalls and Chairperson Constantino.

ZBA Chairperson Constantino stated the ZBA recommended this and will now go to the Village Board for approval, and Village Planners Ashbaugh and Purvis can tell you when this will be.

Village Board Trustee Report

Trustee Christiansen stated the Village Board approved the Avere on Duane project at last night’s meeting. Trustee Christiansen stated there is fencing around the Giesche property as the demolition permit was approved, and the demolition could start later in July. Trustee Christiansen stated the Capital Improvements Commission is still talking about the Streetscape project. Trustee Christiansen stated there are still ongoing discussions about the update to the Comprehensive Plan.

Village Planner Purvis stated the Historic Preservation Commission has a meeting on July 18th where there will be a discussion regarding the Giesche building as a local landmark.

Staff Report

Village Planner Ashbaugh stated there will not be a meeting on July 23, 2019.

ZBA Member Whalls asked about new residential construction from this year versus last year. Village Planner Purvis stated she does not know this information, but will ask the Building Department. ZBA Member Whalls asked about the McChesney site. Village Planner Ashbaugh stated the developer is working on pre-application items, but has not sent in plans yet.

Adjournment

At 7:38 p.m., a motion was made by ZBA Member Panther 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,

Katie Ashbaugh
Village Planner



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

Meeting: 09/10/19 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4125)

DOC ID: 4125

Public Hearing – Zoning Variation requests to allow the construction of an addition to an existing nonconforming single family home that requires a Class II alteration of approximately 63 percent where only Class I alterations of up to 50 percent are permitted and two eaves on said proposed addition to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 – Residential District

PROPERTY: 444 Lowell Avenue, is an interior lot, located at on the west side of Lowell Avenue, just north of Hillside Avenue.

PETITIONERS: The petitioners are Greg and Paula Bachman, owners of the property located at 444 Lowell Avenue.

REQUEST: The petitioners request a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-8-6(B)(3) to allow a Class II alteration to an existing nonconforming single family home of approximately 63 percent where only Class I alterations are permitted in the R2 - Residential District.
2. Section 10-4-8(F)(1) to allow two eaves on a proposed addition to the existing single family home to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 - Residential District.
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.

ZONING/USE: The subject property and the properties to the north, east, west and south are all zoned R2 - Residential District and are all improved with single family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the August 23, 2019 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: The Village does not have records of any prior variations being granted

for the subject property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1962	B8731	Alteration/remodel (<i>incomplete record</i>)
1962	B8747	Electrical permit
1983	B7357	Repair front porch
1985	B8418	Detached garage
1988	B10037	Addition (connect detached garage and home)
2003	B21753	Sewer service and repair
2010	20100152	Foundation repair
2010	20100317	Electrical permit

EXISTING:

R2 Lot Requirements [10-4-8(D)]

**Subject Property
Data**

Lot Area	8,712 ft ² (0.20 acres)	14,875 ft ² (0.34 acres)
Lot Width	80', corner lots; 66', all other lots	87.5'
Front Yard	between 30' and 50' for new construction; but no closer than the closest principal structure existing principal structure on adjacent lots on the same side of the street	~24.5' from front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, interior side whichever is greater	8.12' from north lot line to principal structure (<i>10% of lot width is 8.75'</i>); 17.95' from south lot line to principal structure
Rear Yard	40'	~82.9'

**PROPERTY
HISTORY**

According to the petitioners' application packet (Attachment 1), the construction of the original two-story single family home with a footprint of approximately 750 square-feet (25x30') was completed in 1908. Village records indicate that minor repair work to this home was completed in the 1960s and 1980s.

In 1985, an approximately 664 square-foot detached garage was constructed to the north of the 1908 home.

In 1988, an approximately 657 square-foot one-story addition was constructed to the west of the 1908 home, connecting it to the detached garage. However, staff notes that on the plat of survey included with a later building permit (Attachment 16, B10037), an addition for which the Village does not have records is shown to the rear of the original structure, with an area of approximately 325 square-feet. Together, these two additions to the 1908 home, once connected to the detached garage, combine to create the current footprint on the property shown in the plat of survey dated February 24, 2010 (Attachment 2).

PROPOSED

The petitioners propose to construct a 2,817 square-foot, two-story addition onto the rear (west) and part of the side (north) elevations of the existing nonconforming single family home. The existing home is two stories and has approximately 3,291 square-feet of livable floor area. To construct the proposed addition, the petitioners plan to demolish approximately 1,803 square-feet of the existing home. This results in a net gain of livable, enclosed square footage of approximately 1,014 square-feet and an addition of less than 75 percent of the existing square footage, a Class I addition. Class I additions to existing nonconforming structures are permitted on lots of at least 6,534 square feet in area and 50 feet or more in width (buildable lots).

In accordance with Section 10-2-2, Definitions, of the Zoning Code, “altered surfaces” are defined as all of the exterior surfaces of a building which will be relocated, or removed and filled in with exterior wall material. In summary, all parts of the roof and all walls, excluding the area of any windows or door openings, are included when accounting for the total existing surface area and the total altered surface area of the existing home.

VARIATION 1

Due to the demolition of greater than half of the existing home, a total of approximately 3,814 square feet in surface area is proposed to be altered. The surface area (including walls and roofed over surfaces) of the existing home in total is approximately 6,331 square feet. The proposed addition requires approximately 60 percent of the existing home’s surface area to be altered, which is defined as a Class II alteration. On buildable lots, up to 50 percent of the surface areas of a non-conforming structure are permitted to be altered as a Class I alteration. Therefore, the variation is to exceed the permitted Class I alteration by 10 percent for existing nonconforming structures.

Please refer to Attachment 14 for illustrations of the approximate proposed surface area to be altered. Upon receiving exhibits indicating the precise

dimensions and areas of each existing elevation, staff determined that the percentage of the existing home to be altered is 60 percent, rather than 63 percent, as it was noticed.

VARIATION 2

On the proposed front (east) elevation, the height of the tallest eave is 28 feet from the average existing grade. In accordance with Section 10-2-2, Definitions, of the Zoning Code, an “eave” is the lower edge of a sloping roof surface or the top edge of a parapet or the top of a flat roof. On lots in the R2 district which are equal to or greater than 66 feet and less than or equal to 90 feet in width, the maximum permitted eave height is 25 feet. Therefore, the petitioners request a variation for two eaves each with a height of 28 feet which exceeds the maximum permitted eave height of 25 feet.

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 practical difficulty or a particular hardship exists for each variation individually, 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 requests in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioners’ Application Packet
2. Plat of Survey
3. Site Plans
4. Elevations
5. Location & Zoning Map
6. Aerial Photo
7. 2’ Contour Map
8. Location Map for Public Hearing Notice
9. Mailing List for Public Hearing Notice
10. Public Hearing Notice
11. Certificate of Publication
12. Petition of Support
13. Existing Conditions Photos
14. Altered Surface Exhibit - Variation 1
15. Supplemental Exhibits
16. 1988 Addition Permit B10037

CC: Staci Springer, Director of Community Development

Steve Witt, Building & Zoning Official
Kelly Purvis, Planner
Debbie Solomon, Recording Secretary
Paula Moritz, Plan Reviewer

ATTACHMENTS:

- 1. Petitioners' Application Packet (PDF)
- 2. Plat of Survey (PDF)
- 3. Site Plans (PDF)
- 4. Elevations (PDF)
- 5. Location - Zoning Map (PDF)
- 6. Aerial Photo (PDF)
- 7. 2-Foot Contour Map (PDF)
- 8. Location Map for Public Hearing Notice (PDF)
- 9. Mailing List for Public Hearing Notice (PDF)
- 10. Public Hearing Notice (PDF)
- 11. Certificate of Publication (PDF)
- 12. Petition of Support (PDF)
- 13. Existing Conditions Photos (PDF)
- 14. Altered Surface Exhibit - Variation 1 (PDF)
- 15. Supplemental Exhibits (PDF)
- 16. 1988 Addition Permit B10037 (PDF)

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

RECEIVED

AUG 05 2019

APPLICATION FOR VARIATION

VILLAGE OF GLEN ELLYN

CLEAR PAGE

For the property at **444 Lowell Ave.** 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.

You may attach separate sheets as needed to answer any of the following questions.

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: **Daniel J Simoneit (Jamie), z+o architecture + interiors**

Address: **504 Hillside Ave., Glen Ellyn, IL 60137**

Home Phone No.: **630-858-5888 (office)** Cell Phone No.:

Fax No.: **630-858-5828**

E-mail: **zplusoai@wowway.com**

Ownership Interest in the Property in Question:

Architect for property owners (Gregory & Paula Bachman)

Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

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.

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELL

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

Gregory & Paula Bachman
444 Lowell Ave.
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):

Gregory & Paula Bachman
444 Lowell Ave.
Glen Ellyn, IL 60137

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "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? (Choose "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.

Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

III. PROPERTY INFORMATION:

Common address: **444 Lowell Ave., Glen Ellyn IL 60137**

RECEIVED

Permanent tax index number: **05-12-309-017**

AUG 05 2019

Legal description:

VILLAGE OF GLEN ELLYN

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACORDING TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: **R2**

Lot size: **87.5** ft. x **170.0** ft. Area: **14875** sq. ft.

Present use: **SINGLE-FAMILY DWELLING**

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):

1) WE ARE ASKING FOR A VARIATION TO THE CLASS I ALTERATION LIMIT OF 50% AS SPECIFIED IN SECTION 10-8-6(B)3. [ADDITIONS AND ALTERATIONS OF A NON-CONFORMING SINGLE FAMILY DWELLING]. PER THE TABLE IN THAT SECTION WE ARE PERMITTED TO MAKE THE FOLLOWING TYPES OF CHANGES TO OUR HOUSE (RELEVANT PROJECT CALCULATIONS ALSO SHOWN):

Class I Alteration (<50%) = 52.4%

Class II Addition (75-150%) = 93.10%

2) WE ARE ALSO ASKING FOR A 3FT VARIANCE TO THE MAXIMUM EAVE HEIGHT OF 25FT PER SECTION 10-4-8(F)1 FOR TWO EAVES.

Estimated date to begin construction: **09/01/19**

CLEAR PAGE

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**

GENERAL CONTRACTOR:

**TOM WETMORE, WETMORE CONSTRUCTION
523 W. FRONT ST., WHEATON, IL 60187**

ENGINEERING/SURVEYING:

**DAVID M. RIENDEAU, PE, HAEGER ENGINEERING, LLC
100 EAST STATE PARKWAY, SCHAUMBURG, IL 60173**

RECEIVE

AUG 05 20

VILLAGE OF GLEN

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 HOUSE WAS BUILT IN 1908, PRIOR TO THE 30 FT SETBACK REQUIREMENT. AS THE ORIGINAL HOUSE IN THIS AREA WE FEEL IT IS PART OF GLEN ELLYN'S HERITAGE & WORTH PRESERVING. HOWEVER, THE HOUSE LACKS A MASTER BEDROOM, WHICH IS MUST FOR HOUSES IN GLEN ELLYN. DUE TO CONSTRUCTION CONCERNS, PREVIOUS ADDITIONS NEED TO BE DEMOLISHED IN ORDER TO ADD THE MASTER BEDROOM, DISTORTING THE ALTERATION % CALCULATION (52.4%) & PREVENTING US FROM MEETING THE STRICT LETTER OF THE ZONING CODE. WE FEEL WE ARE MEETING THE INTENT OF THE ZONING CODE AS SHOWN IN THE ADDITION % CALCULATION (93.1%).
2)WE ARE ASKING FORTHE VARIANCE ON THE EAVE HEIGHT AS A MEANS TO PREVENT WATER DAMAGE. THE RAISED EAVES ALLOW FOR APPROPRIATELY PITCHED CRICKETS TO BE ADDED TO THE ROOF SO THAT RAIN,SNOW AND OTHER DEBREE WILL DRAIN FROMTHE ROOF. THIS IS ESPECIALLY IMPORTANT BECAUSE THE AREA IN QUESTION IS ON THE NORTH SIDE OF THE HOUSE AND WILL BE IN THE SHADE ALL THE TIME IN WINTER.

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):

WITHOUT THE ADDITION OF A MASTER BATHROOM SUITE (BEDROOM + BATHROOM)THE HOUSE WOULD BE CONSIDERED OUTDATED AND THE PROPERTY VALUE WOULD BE ADVERSELY AFFECTED. RENOVATING THE ORIGINAL FARMHOUSE WITHOUT THE ABILITY TO DO THAT WOULD NOT BE ECONOMICALLY VIABLE.

OR

CLEAR PAGE

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

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELLYN

1) WE ARE ATTEMPTING TO PRESERVE THE ORIGINAL HOUSE FROM THIS PART OF GLEN ELLYN, BUILT IN 1908.
1) THE HOUSE WAS BUILT PRIOR TO THE ENACTMENT OF THE 30 FT FRONT SETBACK ZONING LAW.
3) PREVIOUS ADDITIONS TO THE HOUSE UPON WHICH THE MASTER BEDROOM SUITE IS TO BE BUILT ARE UNABLE TO SUPPORT A SECOND STORY ADDITION (TREE TRUNK FOUNDATIONS, OUTDATED BUILDING TECHNIQUES, OVERLY LONG SPANS).
4) FIXING THE PROBLEMS WITH THE PREVIOUS ADDITIONS IS NOT PHYSICALLY, ECONOMICALLY, OR ARCHITECTURALLY PRACTICAL. AS A RESULT THE PREVIOUS ADDITIONS HAVE TO BE COMPLETELY DEMOLISHED, THUS INFLATING THE ALTERATION CALCULATION.

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

1) THE VARIANCE ALLOWS US TO KEEP OF THE ORIGINAL 1908 FARMHOUSE.
2) THE ARCHITECT DESIGNED THE ADDITION TO HARMONIOUSLY INTEGRATE WITH THE ORIGINAL FARMHOUSE TO MAINTAIN THE ESSENTIAL CHARACTER OF THE RESIDENCE.

- 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 IS THAT THE ORIGINAL HOUSE WAS BUILT PRIOR TO THE ZONING LAWS.
2) THE SECONDARY HARDSHIP IS THAT SUBSEQUENT ADDITIONS DID NOT INCLUDE OR ALLOW FOR THE INCLUSION OF A MASTER BEDROOM SUITE WHICH IS REQUIRED TO KEEP THE PROPERTY CURRENT.
3) THE TERTIARY HARDSHIP IS THAT A MASTER BEDROOM SUITE CANNOT BE ADDED WITHOUT DEMOLISHING PREVIOUS ADDITIONS, THUS INFLATING THE ALTERATION CALCULATION.

Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

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:

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELLYN

BASED ON THE PREVIOUSLY MENTIONED CONDITIONS WE FEEL THAT THIS PETITION IS VERY UNIQUE.

- 1) HOUSE WAS BUILT IN 1908**
- 2) FIRST HOUSE TO BE BUILT IN THIS AREA.**
- 3) REPLACING MULTIPLE EARLIER ADDITIONS WHICH WERE DONE AT DIFERENT TIMES.**

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:

1. ONCE THE PROJECT IS COMPLETD THE ONLY NON-CONFORMANCE WILL BE THE ORIGINAL FRONT SETBACK NON-CONFORMANCE. THE VARIANCE WILL NOT RESULT IN ANY NEW PERMANENT ZONING NON-CONFORMANCES.
2. IT WOULD BE SIGNIFICANLY MORE PROFITABLE TO TEAR DOWN THE EXISTING HOUSE & BUILD A MUCH LARGER HOUSE ON THE LOT.
3. THE PROPOSED PROJECT WILL RESULT IN ~4146.22 SQ. FT. OF HABITABLE LIVING SPACE. LESS THAN NEIGHBORING HOUSES ON LOTS OF THE SAME SIZE:

445 BRYANT - 4334 SQ FT 447
BRYANT - 4546 SQ FT

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 HARSHIP DATES BACK TO THE INITIAL CONSTRUCTION OF THE PROPERTY IN 1908, PRIOR TO CURRENT ZONING LAWS, AND PRIOR TO WHEN THE CURRENT OWNERS PURCHASED THE PROPERTY IN 2010.

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 BACHMANS ARE WORKING WITH LICENSED PROFESIONALS TO ENSURE THAT THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY OR IMPROVEMENT IN THE NEIGHBORHOOD.

Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

6. Provide evidence that the proposed variation will not:

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELLYN

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

NO IMPAIREMENT IS EXPECTED OR IMAGINED AT THE TIME OF THIS APPLICATION. THE PROPOSED PROJECT MAINTAINS ALL SIDE AND REAR LOT SETBACK REQUIREMENTS.

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

NO INCREASE IN HAZARD FROM FIRE OR OTHER DANGERS IS EXPECTED OR IMAGINED AT THE TIME OF THIS APPLICATION.

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

NO IMPAIRMENT EXPECTED OR IMAGINED AT THIS TIME.

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

BY IMPROVING THE CONDITION OF THE HOUSE WE EXPECT THE PROPERTY VALUES WITHIN THE THE NEIGHBORHOOD TO INCREASE.

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

WE DO NOT EXPECT NOR CAN WE IMAGINE AT THIS TIME THAT THERE WILL BE ANY EFFECT AT ALL ON TRAFFIC CONGESSTON.

- f. Create a nuisance; or

WE DO NOT EXPECT NOR CAN WE IMAGINE AT THIS TIME, THAT THE VARIANCE WILL CAUSE ANY NUISANCE.

Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

- g. Results in an increase in public expenditures.

WE DO NOT EXPECT NOR CAN WE IMAGINE AT THIS TIME, THAT THE VARIANCE WILL CAUSE ANY INCREASE IN PUBLIC EXPENDITURES.

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

THE DESIRE HAS ALWAYS BEEN TO DESIGN A PROJECT THAT FULLY CONFORMS TO CODE. THE BACHMANS HAVE BEEN WORKING ON THE PLANS FOR THIS PROJECT FOR SEVERAL YEARS AND HAVE GONE THROUGH MULTIPLE ITERATIONS IN ORDER TO FIND A DESIGN THAT MEETS THEIR COMMON SENSE PROJECT NEEDS AND IS PER CODE. AS PREVIOUSLY DISCUSSED WE FEEL THAT THE ALTERATION CALCULATION IS INAPPROPRIATELY INFLATED DUE TO THE NEED TO DEMOLISH PREVIOUS ADDITIONS AND THAT THE ADDITION CALCULATION WHICH IS IN COMPLIANCE IS MORE REFLECTIVE OF THE PROJECT. EVEN WITH THIS INFLATION, THE ALTERATION CALCULATION IS ONLY 2.4% OUT OF COMPLIANCE.

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

1) AS PREVIOUSLY MENTIONED, THE BACHMANS INTEND TO RAISE THIER FAMILY.
2) THEY FEEL THAT BY RENOVATING THIS HISTORIC HOUSE THEY WILL BE CONTRIBUTING TO THE PRESERVATION OF GLEN ELLYN'S HERITAGE.
3) ONE OF THE INTENTS OF THE FRONT YARD SETBACK REQUIREMENT IS TO PROMOTE A HARMONIOUS FEEL TO THE NEIGHBORHOOD. AS SHOWN IN ATTACHMENT 3.7 OF THE PERMIT APPLICATION, THE NEIGHBORING HOUSE AT 438 LOWELL IS AT A SIMILAR FRONT YARD SETBACK SO CREATING A HARMONIOUS TRANSITION BETWEEN PROPERTIES.
4) WE FEEL THE STAIR TOWER WITH THE NON-COMPLIANT EAVES IS NOT ONLY FUNCTIONALLY NEEDS, BUT IT ALSO ADDS ARCHITECTURAL CHARACTER TO THE HOUSE.

AUG 05 2019

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELLYN

AFFIDAVIT OF AUTHORIZATION

Greg + Paula Bachman
444 Lowell Avenue
Glen Ellyn, IL. 60137

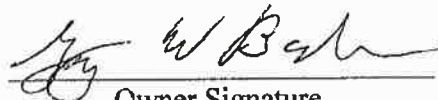
C.1.a

I, Gregory W. Bachman owner of the property described as

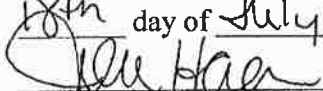
LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACORDING TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.
COMMON ADDRESS: 444 LOWELL AVE., GLEN ELYN, IL 60137

verify that Daniel J Simoneit

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

18th day of July, 2019


Notary Public



RECEIVED

AUG 05 2019

Greg + Paula Bachman
444 Lowell Avenue
Glen Ellyn, IL 60137

C.1.a

VILLAGE OF GLEN ELLYN
AFFIDAVIT OF AUTHORIZATION

I, Paula J. Bachman owner of the property described as

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11, AND PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.
COMMON ADDRESS: 444 LOWELL AVE., GLEN ELLYN, IL 60137

verify that Daniel J Simoneit

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

18th day of July, 20 19
Sean Nash

Notary Public



Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Proof of Ownership

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1st INSTALLMENT PAYMENT OF 2018 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60157-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2018 0054632 1 AV 0383 01



05-12-309-017
BACHMAN, GREGORY & PAULA
444 LOWELL AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	\$6,763.36
PAYING LATE?	PAY THIS AMOUNT:
JUN 4 THRU 30	6,864.81
JUL 1 THRU 31	6,866.26
AUG 1 THRU 31	7,067.71
SEP 1 THRU 30	7,169.16
OCT 1 THRU 31	7,270.61
NOV 1 THRU 13	7,372.06

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

PAYMENT OF THIS 2018 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. 13, 2019

1051230901765036000067633611

CHASE HOME FINANCE LLC 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.

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2nd INSTALLMENT PAYMENT OF 2018 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60157-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

05-12-309-017
BACHMAN, GREGORY & PAULA
444 LOWELL AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 3, 2019	\$6,763.36
PAYING LATE?	PAY THIS AMOUNT:
SEP 4 THRU 30	6,864.81
OCT 1 THRU 31	6,866.26
NOV 1 THRU 13	7,077.71

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

PAYMENT OF THIS 2018 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. 13, 2019

2051230901765036000067633612

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.

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018
		** COUNTY **		
1052	184.84	COUNTY OF DU PAGE	.1007	183.94
.0227	39.88	PENSION FUND	.0217	39.83
.0340	58.74	COUNTY HEALTH DEPT	.0330	60.28
.0130	22.84	PENSION FUND	.0119	21.73
1207	213.86	FOREST PRESERVE DIST	.1180	215.55
.0089	17.28	PENSION FUND	.0084	17.90
.0188	29.16	DU PAGE AIRPORT AUTH	.0146	26.88
		** LOCAL **		
NONEVY		DU PAGE WATER COM	NONEVY	
.0448	78.89	MILTON TOWNSHIP	.0442	80.74
.0718	124.78	MILTON TWP ROAD	.0702	127.86
.0024	4.21	PENSION FUND	.0022	4.01
.5083	889.61	VLG OF GLEN ELLYN	.4971	908.06
.0082	541.83	VLG GLEN ELLYN LIB	.0086	562.18
.0202	36.49	PENSION FUND	.0185	33.79
.2988	521.80	GLEN ELLYN PARK DIST	.2928	524.49
.0122	21.43	PENSION FUND	.0099	18.06
.0188	18.62	GLEN ELLYN MOSC DIST	.0105	19.18
		** EDUCATION **		
3.1938	5,843.61	GRADE SCHOOL DIST 41	3.2674	5,950.28
.0824	146.78	PENSION FUND	.0810	147.86
7.1958	4,004.12	HIGH SCHOOL DIST 67	7.2413	4,094.18
.0443	77.83	PENSION FUND	.0421	76.80
.7431	427.88	COLLEGE DU PAGE SDC	.7317	423.34
14.880	13,329.36	TOTALS	14.800	13,526.72

Mailed to:	BACHMAN, GREGORY & PAULA 444 LOWELL AVE GLEN ELLYN IL 60137
Property Location:	444 LOWELL AVE GLEN ELLYN IL 60137
Township:	MILTON
County:	DU PAGE
Property ID#:	05-12-309-017

TIF Frozen Value	
Fair Cash Value	586,100
Land Value	47,260
+ Building Value	141,419
+ Assessed Value	188,679
+ State Multiplier	1.0000
+ Equalized Value	188,679
- Residential Exemption	8,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	180,679
+ Tax Rate	7.4060
= Total Tax Due	13,526.72
- Less Advance Payment	0.00
= Net Tax Due	13,526.72

CHANGE OF NAME/ADDRESS:
CALL 630-417-5900

* 5 OF A FACTOR 1.0383



2018 DuPage County Real Estate Tax: Bill
Caren Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5800

2017 \$181,710 Assessed Value 2018 \$188,670

001108 01 01 004632 001931

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

RedFin Satellite Image - property + adjoining neighbors



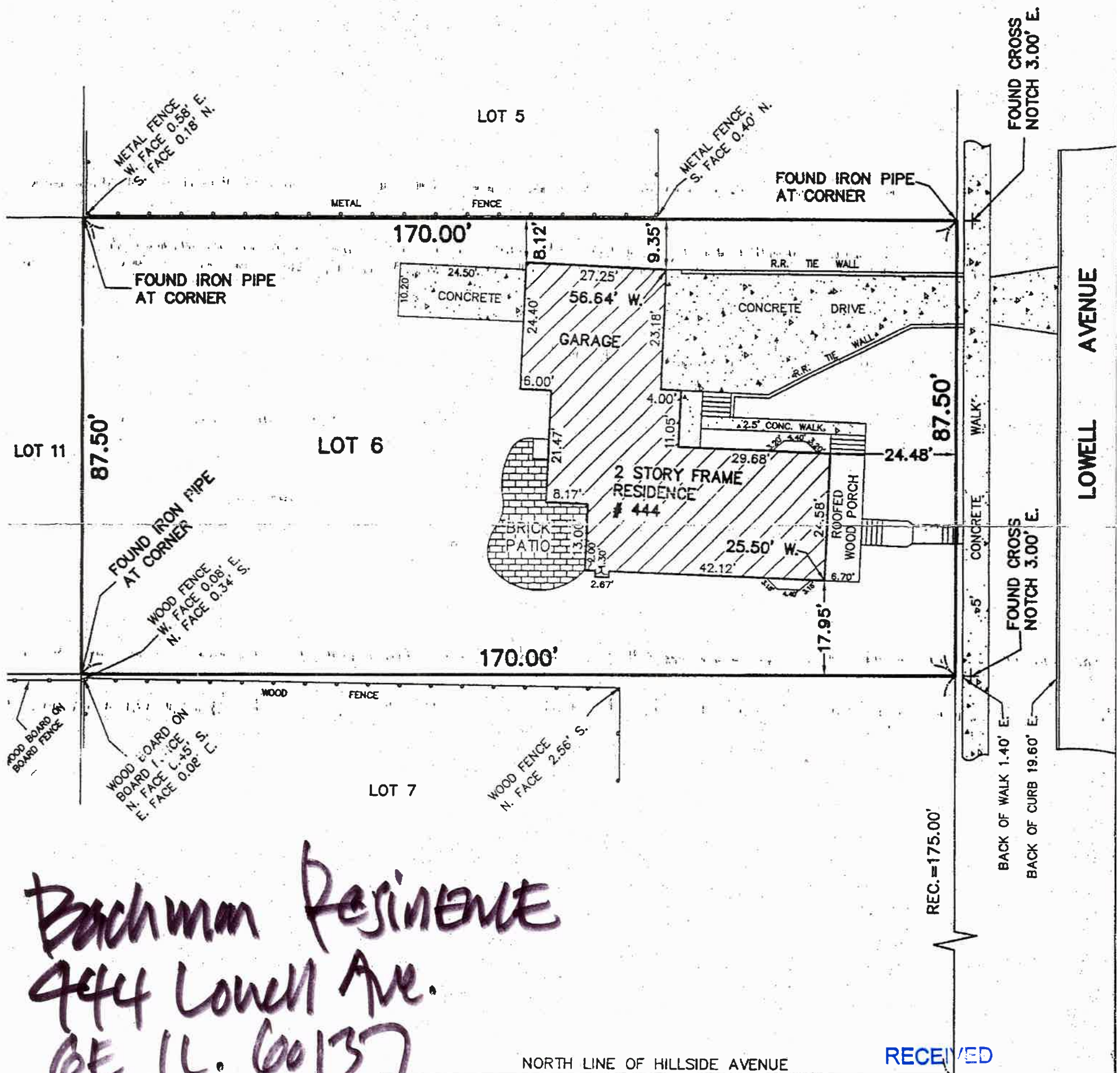
Attachment: 1. Petitioners' Application Packet (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (830) 916-6282
FAX : (630) 916-6264

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11, AND PART OF THE SOUTHWEST 1/4 OF SECTION 12 AND PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING: 14,874.99 sq.ft. (0.34 acres)

PROPERTY COMMONLY KNOWN AS: 444 LOWELL AVENUE, GLEN ELLYN, ILLINOIS.



Attachment: 2. Plat of Survey (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Backman Residence
444 Lowell Ave.
GE (L. 60137)

NORTH LINE OF HILLSIDE AVENUE

RECEIVED

AUG 05 2019

VILLAGE OF GLEN ELLYN

STATE OF ILLINOIS S.S.
COUNTY OF DuPAGE

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

FEBRUARY 24,

A.D. 2010

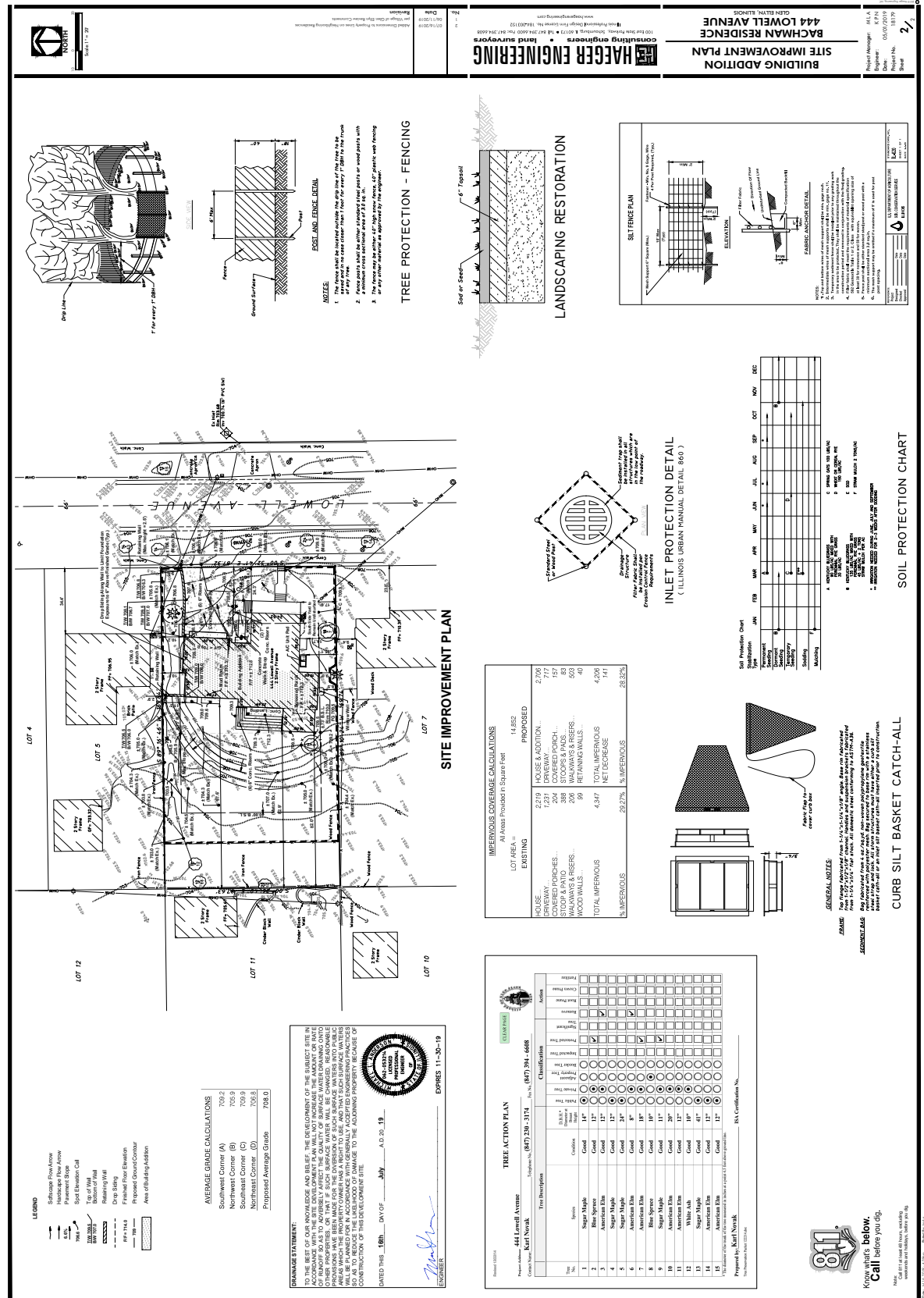
SE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
DRAWN BY : ATTY. KATHERINE BARR TYLER
CHECKED BY : MMG
REVIEWED BY : JG-FG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT
Y DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT
OWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING
DINANCE.

BY:

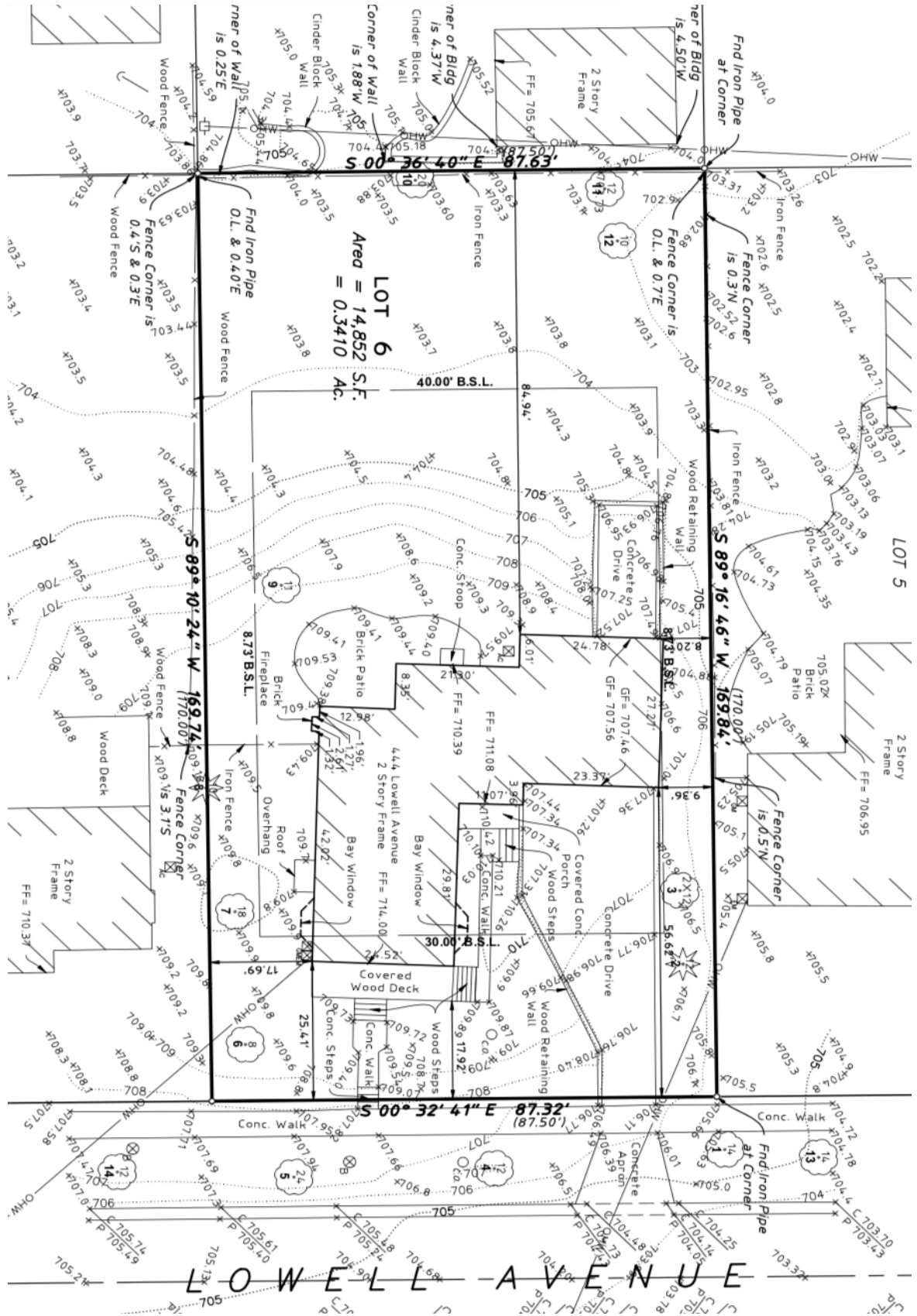
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2010

[illegible]

Plat of Survey (civil engineering 2/2) 3 of 5

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

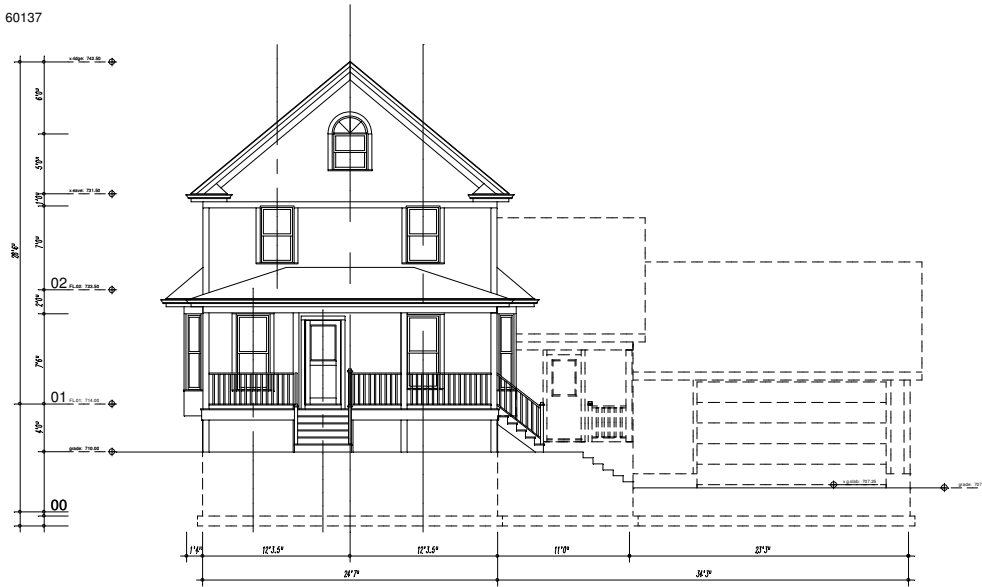
Plat of Survey (existing) 4 of 5



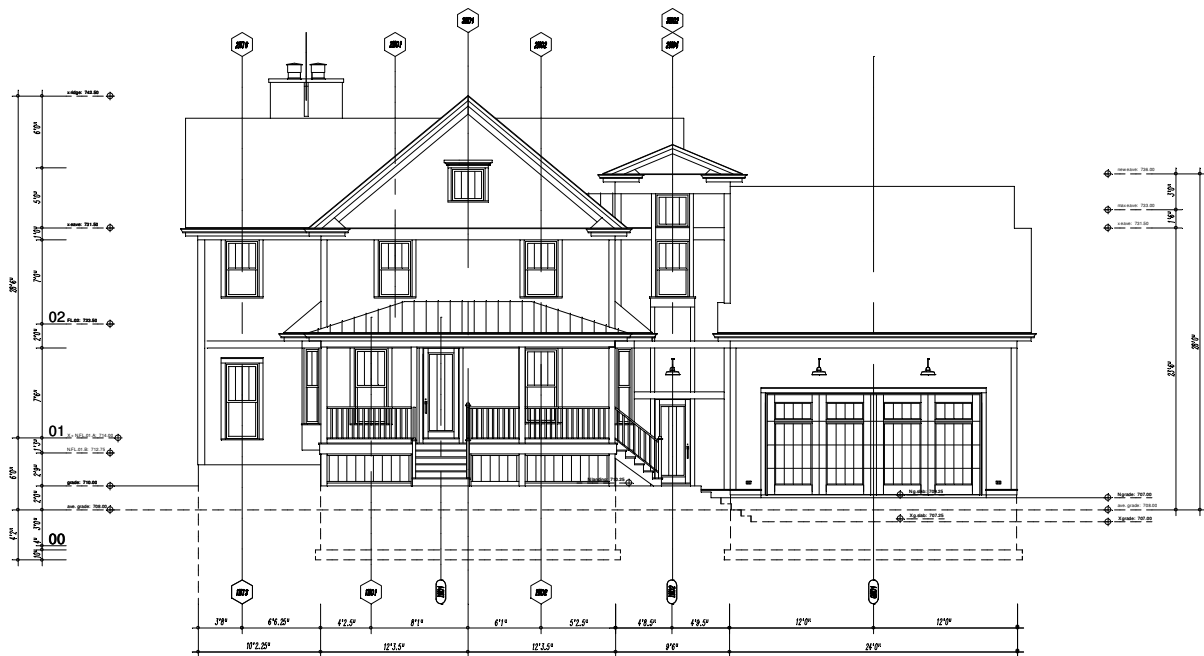
Attachment: 3. Site Plans (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - east

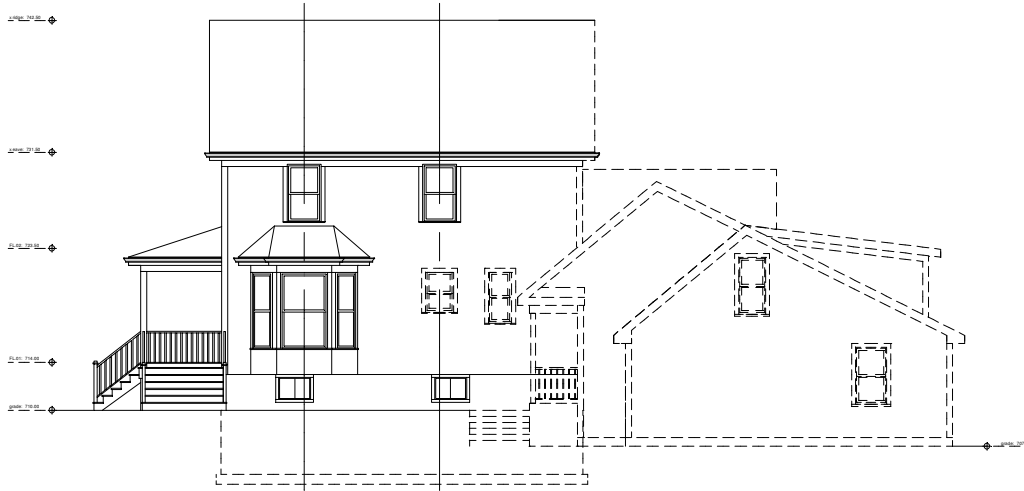


EXTERIOR ELEVATION: EAST FACADE

1/4" = 1'0"

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - north



EXTERIOR ELEVATION: NORTH FACADE

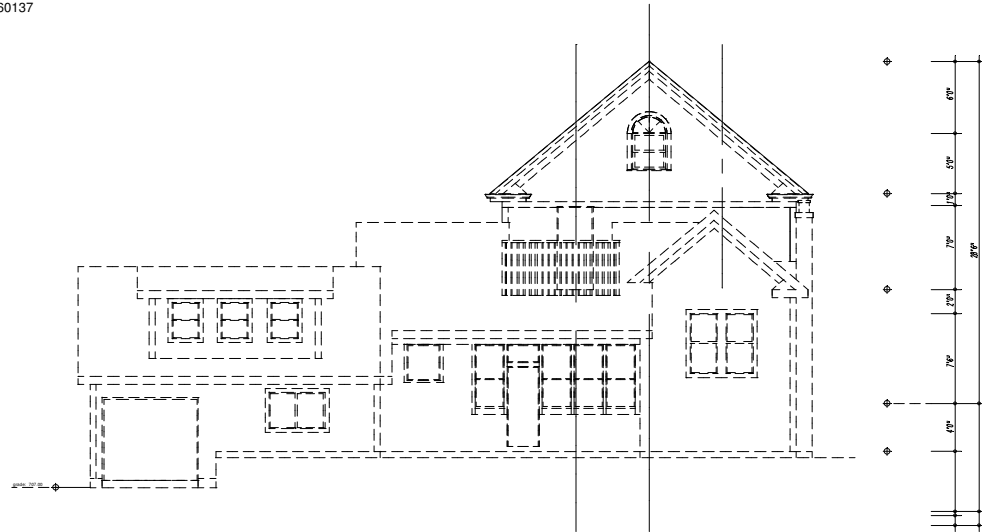
1/4" = 1'0"

2.4

Attachment: 4. Elevations (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - west

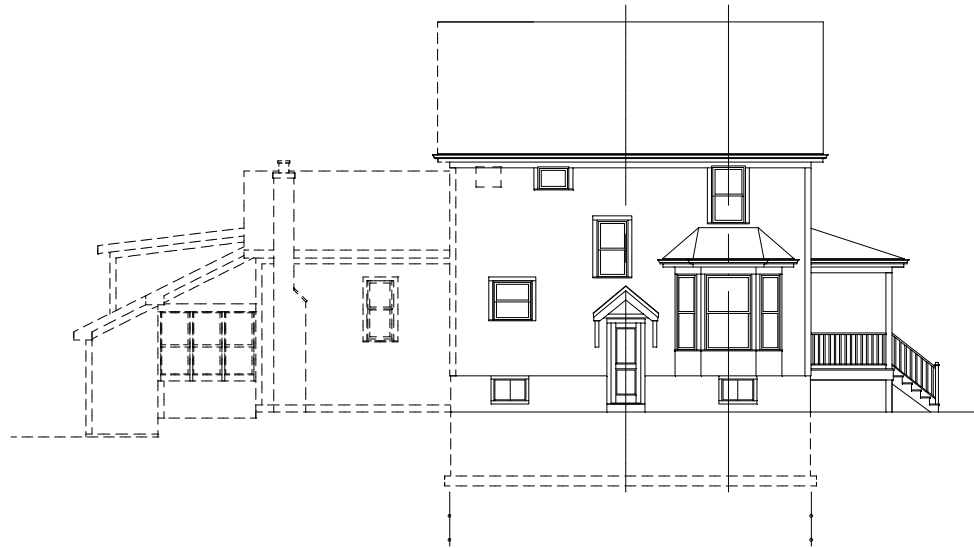


EXTERIOR ELEVATION: WEST FACADE

1/4" = 1'0"

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - south



EXTERIOR ELEVATION: SOUTH FACADE

1/4" = 1'0"

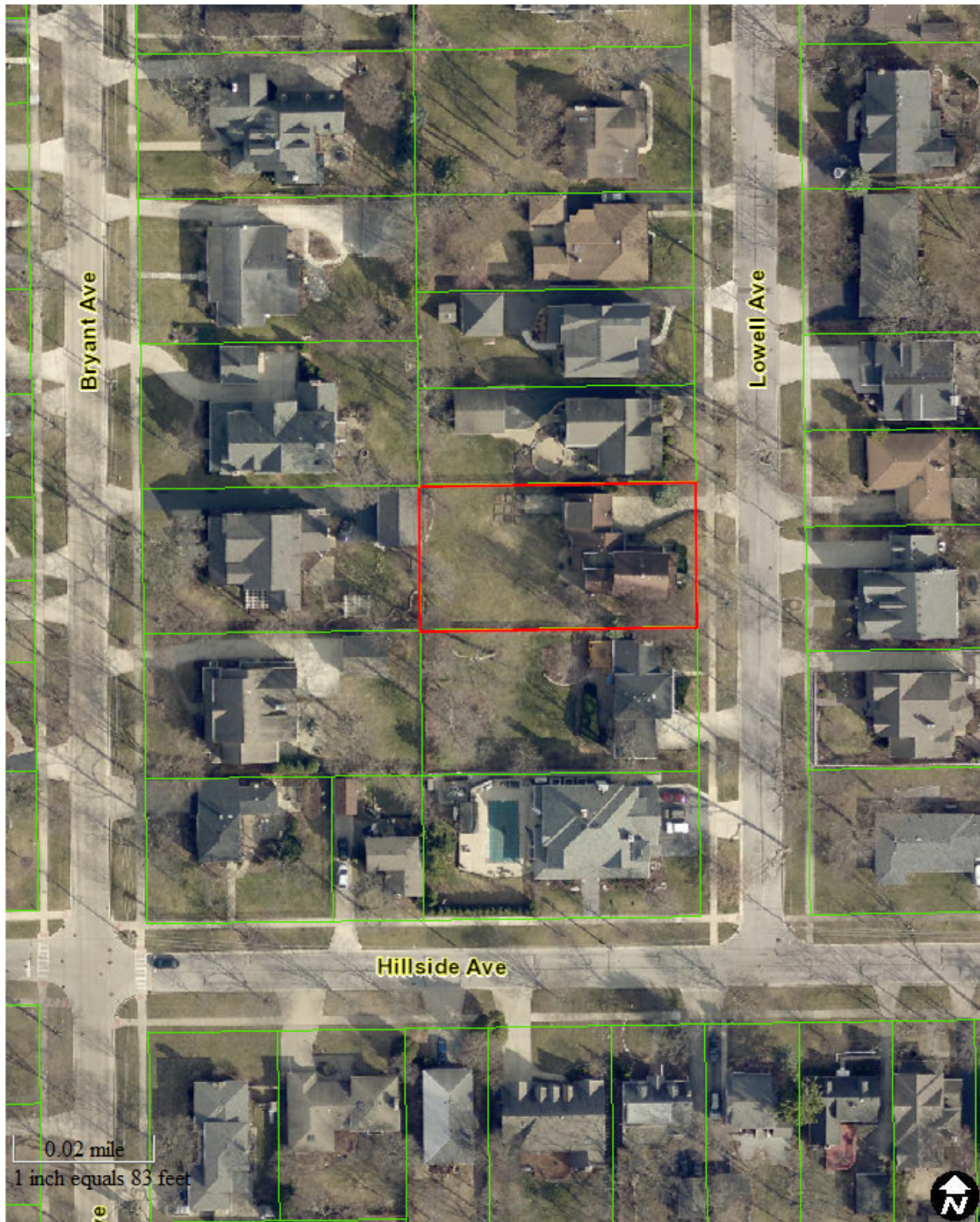


Map created on August 28, 2019.

© 2019 GIS Consortium and MGP Inc. All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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.



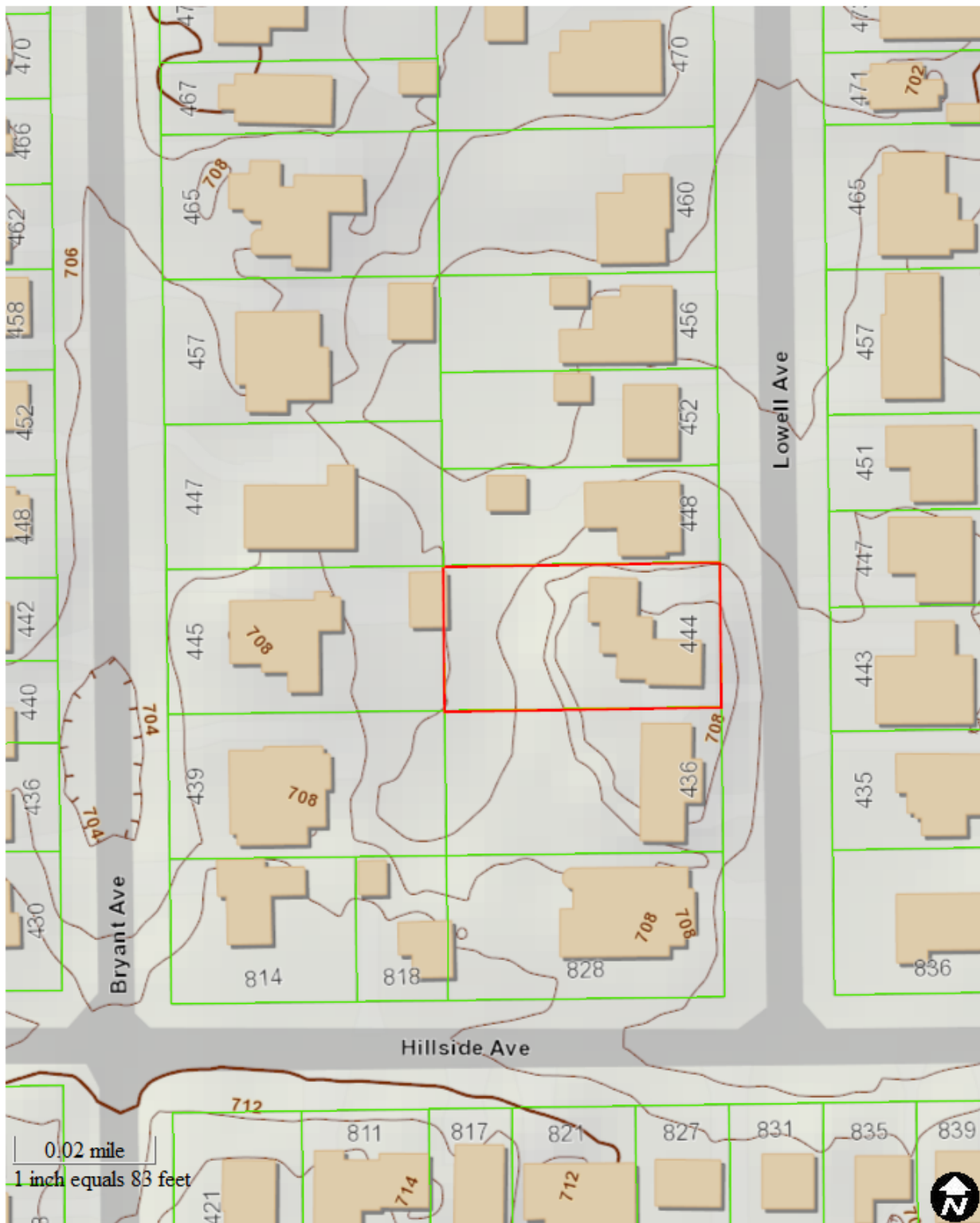
Map created on August 28, 2019.

© 2019 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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.

2-Foot Contour Map



Map created on August 28, 2019.

© 2019 [GIS Consortium](#) and [MGP Inc.](#) All Rights Reserved.

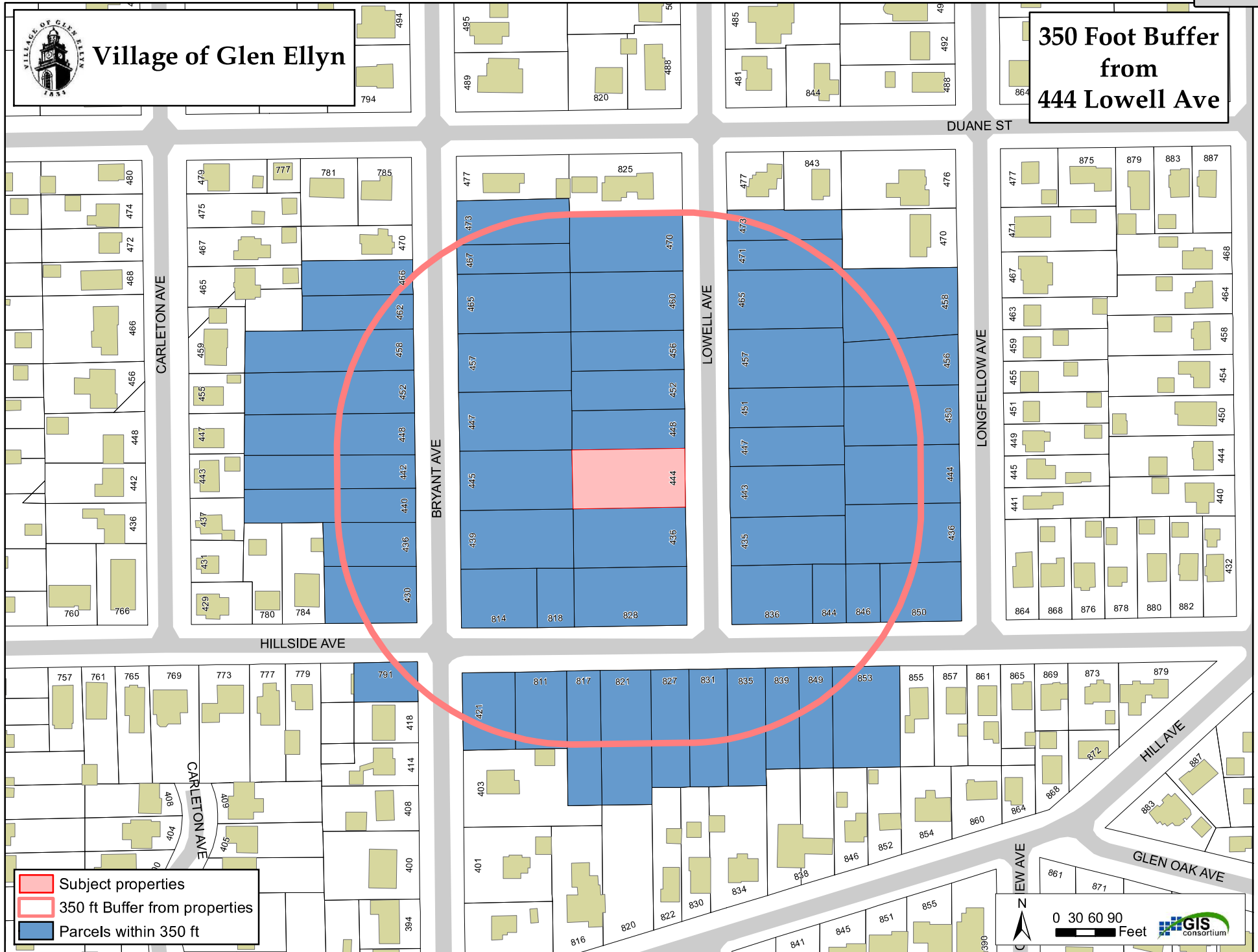
The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

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.



Village of Glen Ellyn

350 Foot Buffer
from
444 Lowell Ave



AMABILE, MICHAEL & P
OR CURRENT PROPERTY OWNER
450 LONGFELLOW AVE
GLEN ELLYN, IL 60137

BERNDT, TERRY L
OR CURRENT PROPERTY OWNER
444 LONGFELLOW AVE
GLEN ELLYN, IL 60137

CASE, ROBERT & DIANE
OR CURRENT PROPERTY OWNER
836 HILLISIDE AVE
GLEN ELLYN, IL 60137

DICKSON, JEFFREY & GAIL
OR CURRENT PROPERTY OWNER
439 BRYANT AVE
GLEN ELLYN, IL 60137

EDISON JR, RONALD
OR CURRENT PROPERTY OWNER
466 BRYANT AVE
GLEN ELLYN, IL 60137

FREYMARK, DOUGLASS & M
OR CURRENT PROPERTY OWNER
473 LOWELL
GLEN ELLYN, IL 60137

HEAD, DOUGLAS
OR CURRENT PROPERTY OWNER
420 PENNSYLVANIA AVE
GLEN ELLYN, IL 60137

KOHNKE, J J & C HOPKINS
OR CURRENT PROPERTY OWNER
460 LOWELL AVE
GLEN ELLYN, IL 60137

LEGEL, CHAD
OR CURRENT PROPERTY OWNER
451 LOWELL AVE
GLEN ELLYN, IL 60137

MARSTON, JACK & SHARON
OR CURRENT PROPERTY OWNER
458 LONGFELLOW AVE
GLEN ELLYN, IL 60137

ANGEL, ARTURO & KIMBERLY
OR CURRENT PROPERTY OWNER
821 HILLISIDE AVE
GLEN ELLYN, IL 60137

BORRESEN, MARILYN M
OR CURRENT PROPERTY OWNER
447 LOWELL AVE
GLEN ELLYN, IL 60137

CLASSIC HOME RENOVATION
OR CURRENT PROPERTY OWNER
448 RAIN TREE CT 5J
GLEN ELLYN, IL 60137

DORGER JR, JAMES & ROSANNE
OR CURRENT PROPERTY OWNER
436 LOWELL AVE
GLEN ELLYN, IL 60137

FATTES, A & K CASE
OR CURRENT PROPERTY OWNER
849 HILLISIDE AVE
GLEN ELLYN, IL 60137

GIBSON, ROBERT M
OR CURRENT PROPERTY OWNER
831 HILLISIDE AVE
GLEN ELLYN, IL 60137

HENNESSY, THOMAS J
OR CURRENT PROPERTY OWNER
456 LONGFELLOW AVE
GLEN ELLYN, IL 60137

KOVICH, CHRISTOPHER G & K
OR CURRENT PROPERTY OWNER
430 BRYANT AVE
GLEN ELLYN, IL 60137

MAC DONALD, JOHN & AMANDA
OR CURRENT PROPERTY OWNER
440 BRYANT AVE
GLEN ELLYN, IL 60137

MC CARTHY, DECLAN & AMANDA
OR CURRENT PROPERTY OWNER
465 BRYANT AVE
GLEN ELLYN, IL 60137

BACHMAN, GREGORY & PAULA
OR CURRENT PROPERTY OWNER
444 LOWELL AVE
GLEN ELLYN, IL 60137

BRYAN, HARRY T & SHIRLEY
OR CURRENT PROPERTY OWNER
817 HILLISIDE AVE
GLEN ELLYN, IL 60137

DEMOS, ALEXANDER & LISA
OR CURRENT PROPERTY OWNER
828 HILLISIDE AVE
GLEN ELLYN, IL 60137

DUPUY, BARRY & JULIE
OR CURRENT PROPERTY OWNER
447 BRYANT AVE
GLEN ELLYN, IL 60137

FRENZEL, JENNIFER G
OR CURRENT PROPERTY OWNER
462 BRYANT AVE
GLEN ELLYN, IL 60137

HARRINGTON, MICHAEL & D
OR CURRENT PROPERTY OWNER
443 LOWELL AVE
GLEN ELLYN, IL 60137

ILLINGWORTH, STEVEN & R
OR CURRENT PROPERTY OWNER
814 HILLISIDE AVE
GLEN ELLYN, IL 60137

LAUFENBERG, NICHOLAS & D
OR CURRENT PROPERTY OWNER
457 BRYANT AVE
GLEN ELLYN, IL 60137

MAGGIO, J & R WION
OR CURRENT PROPERTY OWNER
473 BRYANT AVE
GLEN ELLYN, IL 60137

MC QUISTON, ALAN S & KIM
OR CURRENT PROPERTY OWNER
448 BRYANT AVE
GLEN ELLYN, IL 60137

MUELLER, JAMES W
OR CURRENT PROPERTY OWNER
811 HILLSIDE AVE
GLEN ELLYN, IL 60137

O CONNOR, PATRICIA E
OR CURRENT PROPERTY OWNER
835 HILLSIDE AVE
GLEN ELLYN, IL 60137

PIATKOWSKI, ROBT & ALICE
OR CURRENT PROPERTY OWNER
471 LOWELL AVE
GLEN ELLYN, IL 60137

RANDECKER, CAROLE & HARVEY
OR CURRENT PROPERTY OWNER
791 HILLSIDE AVE
GLEN ELLYN, IL 60137

ROAKE, CHRISTINE
OR CURRENT PROPERTY OWNER
465 LOWELL AVE
GLEN ELLYN, IL 60137

TOBIN, JACK J & CAROLE A
OR CURRENT PROPERTY OWNER
839 HILLSIDE AVE
GLEN ELLYN, IL 60137

WHITE, CHRISTINE & BARRY
OR CURRENT PROPERTY OWNER
436 BRYANT AVE
GLEN ELLYN, IL 60137

WOLNY, WOJCIECH & NICOLE
OR CURRENT PROPERTY OWNER
445 BRYANT AVE
GLEN ELLYN, IL 60137

NITZSCHE, GRANT & ALISSA
OR CURRENT PROPERTY OWNER
436 LONGFELLOW AVE
GLEN ELLYN, IL 60137

O'CONNOR, EDWARD P
OR CURRENT PROPERTY OWNER
456 LOWELL
GLEN ELLYN, IL 60137

POCIUS, JUDITH D
OR CURRENT PROPERTY OWNER
457 LOWELL AVE
GLEN ELLYN, IL 60137

REESE LLC
OR CURRENT PROPERTY OWNER
22000 SHALLOWATER LN
BONITA SPRINGS, FL 34135

SCHWETSCHENAU, MARK & J
OR CURRENT PROPERTY OWNER
853 HILLSIDE AVE
GLEN ELLYN, IL 60137

VOYTENKO, VITALIY & M
OR CURRENT PROPERTY OWNER
846 HILLSIDE AVE
GLEN ELLYN, IL 60137

WIGAL, JERROD L & TARA C
OR CURRENT PROPERTY OWNER
448 LOWELL AVE
GLEN ELLYN, IL 60137

WOODS, LARRY & TRACIE
OR CURRENT PROPERTY OWNER
818 HILLSIDE AVE
GLEN ELLYN, IL 60137

O BRIEN, MATTHEW & LAURIE
OR CURRENT PROPERTY OWNER
850 HILLSIDE AVE
GLEN ELLYN, IL 60137

PAGE, LARRY & PATRICIA
OR CURRENT PROPERTY OWNER
442 BRYANT AVE
GLEN ELLYN, IL 60137

RANCHERO, GLENN & LINDA
OR CURRENT PROPERTY OWNER
421 BRYANT AVE
GLEN ELLYN, IL 60137

RELAN, JODY R & DEBRA A
OR CURRENT PROPERTY OWNER
827 HILLSIDE AVE
GLEN ELLYN, IL 60137

STUPFEL, JOSEPH & HEATHER
OR CURRENT PROPERTY OWNER
452 LOWELL AVE
GLEN ELLYN, IL 60137

WAKERLY, ROBERT & BRIEL
OR CURRENT PROPERTY OWNER
458 BRYANT AVE
GLEN ELLYN, IL 60137

WILKINSON, PAUL A & C K
OR CURRENT PROPERTY OWNER
467 BRYANT AVE
GLEN ELLYN, IL 60137

YOUNG, ROBERT
OR CURRENT PROPERTY OWNER
452 BRYANT AVE
GLEN ELLYN, IL 60137



NOTICE OF PUBLIC HEARING

Gregory and Paula Bachman, owners of the property at 444 Lowell 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 10, 2019** 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 10-8-6(B)(3) to allow a Class II alteration to an existing nonconforming single family home of approximately 63 percent where only Class I alterations are permitted in the R2 – Residential District.
2. Section 10-4-8(F)(1) to allow two eaves on a proposed addition to the existing single family home to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 – Residential District.
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 property is zoned R2 – Residential District, and is legally described as follows:

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, AND PART OF THE SOUTHWEST ¼ OF SECTION 12 AND PART OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED ON NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-309-017

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 Katie Ashbaugh, Planner, at (630) 547-5249. 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\5. VARIATION BY ADDRESS\LOWELL\444 Lowell\3. Public Hearing Notices\PUBLIC NOTICE.doc

NOTICE OF
PUBLIC HEARING

Gregory and Paula Bachman, owners of the property at 444 Lowell 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 10, 2019 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 10-8-6(B)(3) to allow a Class II alteration to an existing nonconforming single family home of approximately 63 percent where only Class I alterations are permitted in the R2 - Residential District.

2. Section 10-4-8(F)(1) to allow two eaves on a proposed addition to the existing single family home to exceed the maximum permitted eave height of 25 feet by three feet, for a total eave height of 28 feet in the R2 - Residential District.

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

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 11, AND PART OF THE SOUTHWEST ¼ OF SECTION 12 AND PART OF THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED ON NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-309-017

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 Katie Ashbaugh, Planner, at (630) 547-5249. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village at (630) 469-5000.

Published In Daily Herald
August 23, 2019 (4530965)

RECEIVED

AUG 29 2019

VILLAGE OF GLEN ELLYN

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, Medin, 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 in 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 copy, was published 23-AUG-19 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4530965

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Petition for Variation Approval

I the undersigned, am aware of the Bachman's desire to replace the existing 1 + 2 story additions to their existing farmhouse with new 1 + 2 story additions on their property located at 444 Lowell Avenue in Glen Ellyn.

It is our belief that their proposed planning/additions to the original structure will have and/or has no negative impact on the public welfare nor will it be injurious to other property or improvements in the neighborhood in which it is located. The proposed plans will not impair an adequate supply of light and air to adjacent property. They will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property. They will not diminish or impair property values within the neighborhood. The plans will not unduly, increase traffic congestion in the public streets and highways, create a nuisance or result in public expenditures to the best of my knowledge.

We are in support of zoning variation/s to allow the Bachman's proposed project/s to move forward.

name	address	signature	date
Rosanne Dorger	436 Lowell Ave	Rosanne Dorger	7-20-19
James S. Dorger	436 Lowell Avenue	James S Dorger	7-20-19
Terrod Wigal	448 Lowell Ave	Terrod Wigal	7/21/19
Tara Wigal	448 Lowell Ave	Tara Wigal	7/21/19
Leslie O'Connor	456 Lowell Ave	Leslie O'Connor	7-21-19
Ed O'Connor	456 Lowell Ave	Ed O'Connor	7-21-19
John Kohnke	460 Lowell Ave	John Kohnke	7/21/19
CATHERINE KOHNKE	460 Lowell Ave	Catherine Kohnke	7/21/19
Sarah Kohnke	460 Lowell Ave	Sarah Kohnke	7/21/19
Steven Kohnke	460 Lowell Ave	Steven Kohnke	7/21/19
Joe Stupfel	452 Lowell Ave	Joe Stupfel	7/21/19
Chad Lezel	451 Lowell	Chad Lezel	7/21/19
Jennifer Reese	435 Lowell	Jennifer Reese	7/21/19
Lisa Demos	828 Hillside Ave	Lisa A Demos	7-21-19
Zachary Demos	828 Hillside Ave	Zachary H Demos	7-21-19
ALEX DEMOS	828 HILLSIDE AVE	Alex Demos	7/21/19

18.033: page.37

Attachment: 12. Petition of Support (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

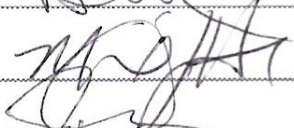
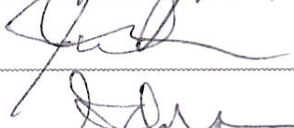
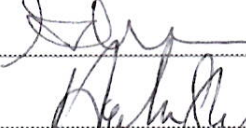
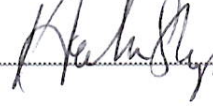
Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Petition for Variation Approval

I the undersigned, am aware of the Bachman's desire to replace the existing 1 + 2 story additions to their existing farmhouse with new 1 + 2 story additions on their property located at 444 Lowell Avenue in Glen Ellyn.

It is our belief that their proposed planning/additions to the original structure will have and/or has no negative impact on the public welfare nor will it be injurious to other property or improvements in the neighborhood in which it is located. The proposed plans will not impair an adequate supply of light and air to adjacent property. They will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property. They will not diminish or impair property values within the neighborhood. The plans will not unduly, increase traffic congestion in the public streets and highways, create a nuisance or result in public expenditures to the best of my knowledge.

We are in support of zoning variation/s to allow the Bachman's proposed project/s to move forward.

name	address	signature	date
Denise Harrington	443 Lowell		7/22/19
Mike Harrington	443 Lowell		7/22/19
Jeff Dickson	439 Bryant		7/22/19
Carl Dickson	439 Bryant		7/22/19
Heather Stupfal	452 Lowell Ave		7/24/19

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Existing Conditions - front/east + back west Photo.01 +.02



Attachment: 13. Existing Conditions Photos (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Existing Conditions - front/east Photo.03 +.04



Attachment: 13. Existing Conditions Photos (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

Existing Conditions - back/west Photo.05 +.06



Attachment: 13. Existing Conditions Photos (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

structural photo - existing conditions - Farmer Framing

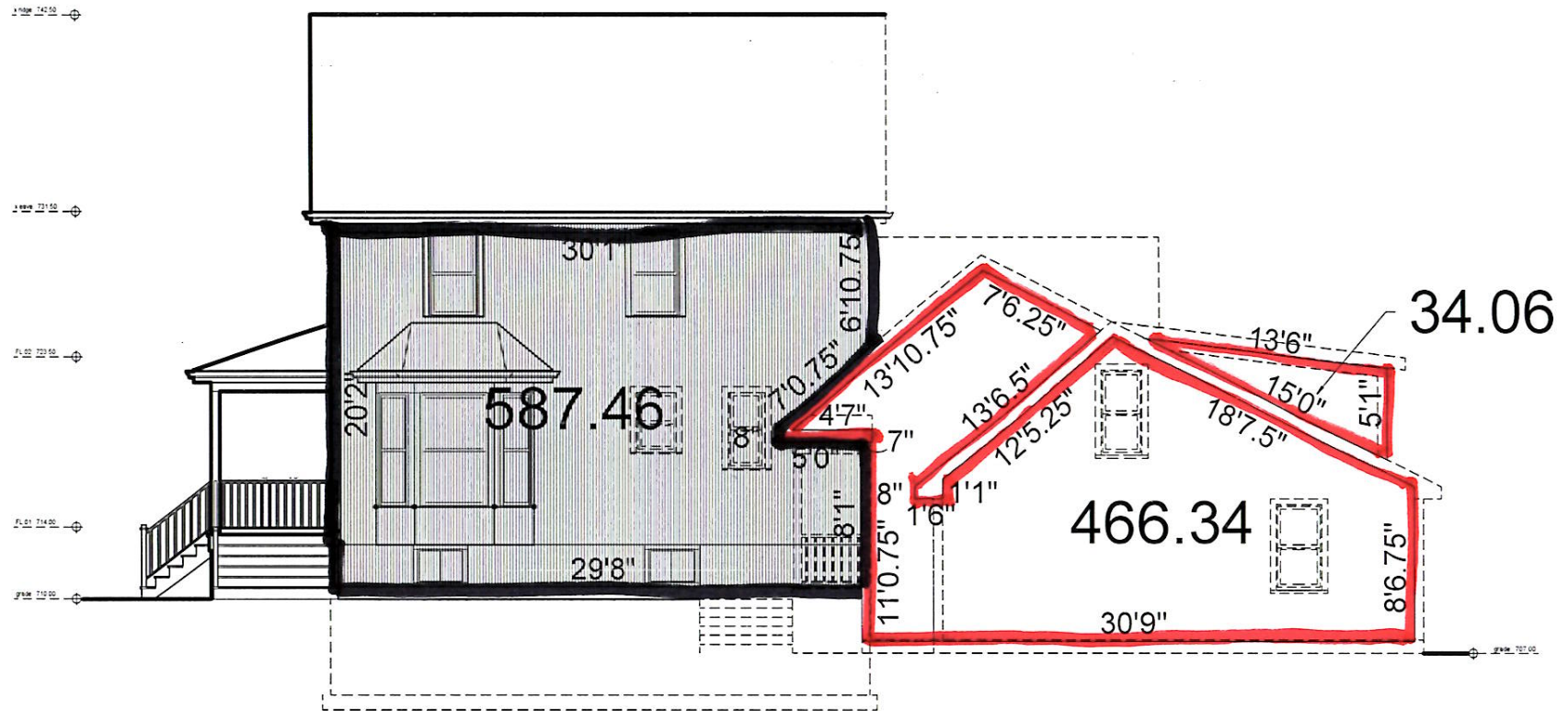


Picture of tree stump in crawl space supporting an addition

Attachment: 13. Existing Conditions Photos (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137

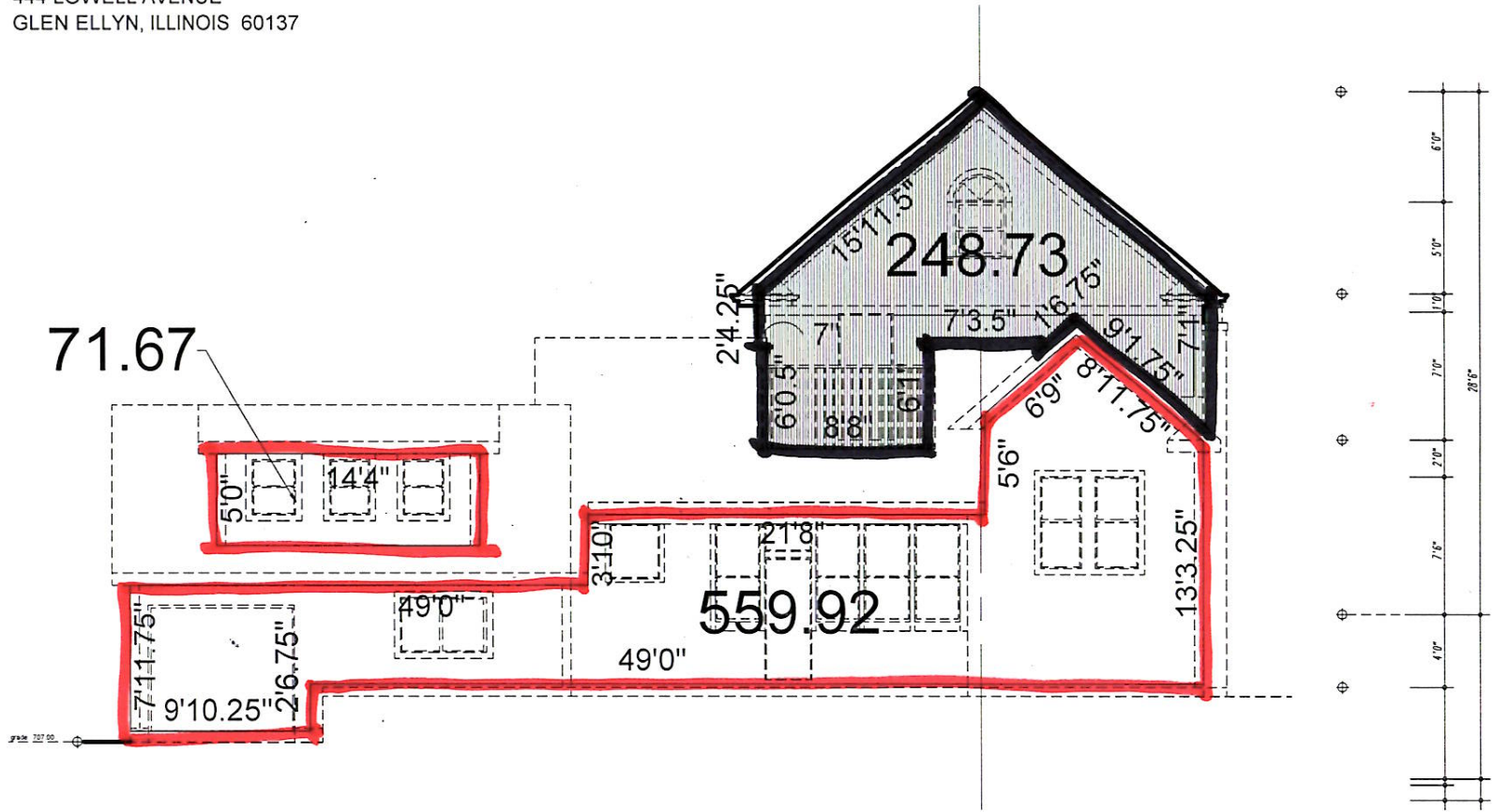


19.033: bachman - north existng wall area: 1087.86 sf

2.4

BACHMAN RESIDENCE

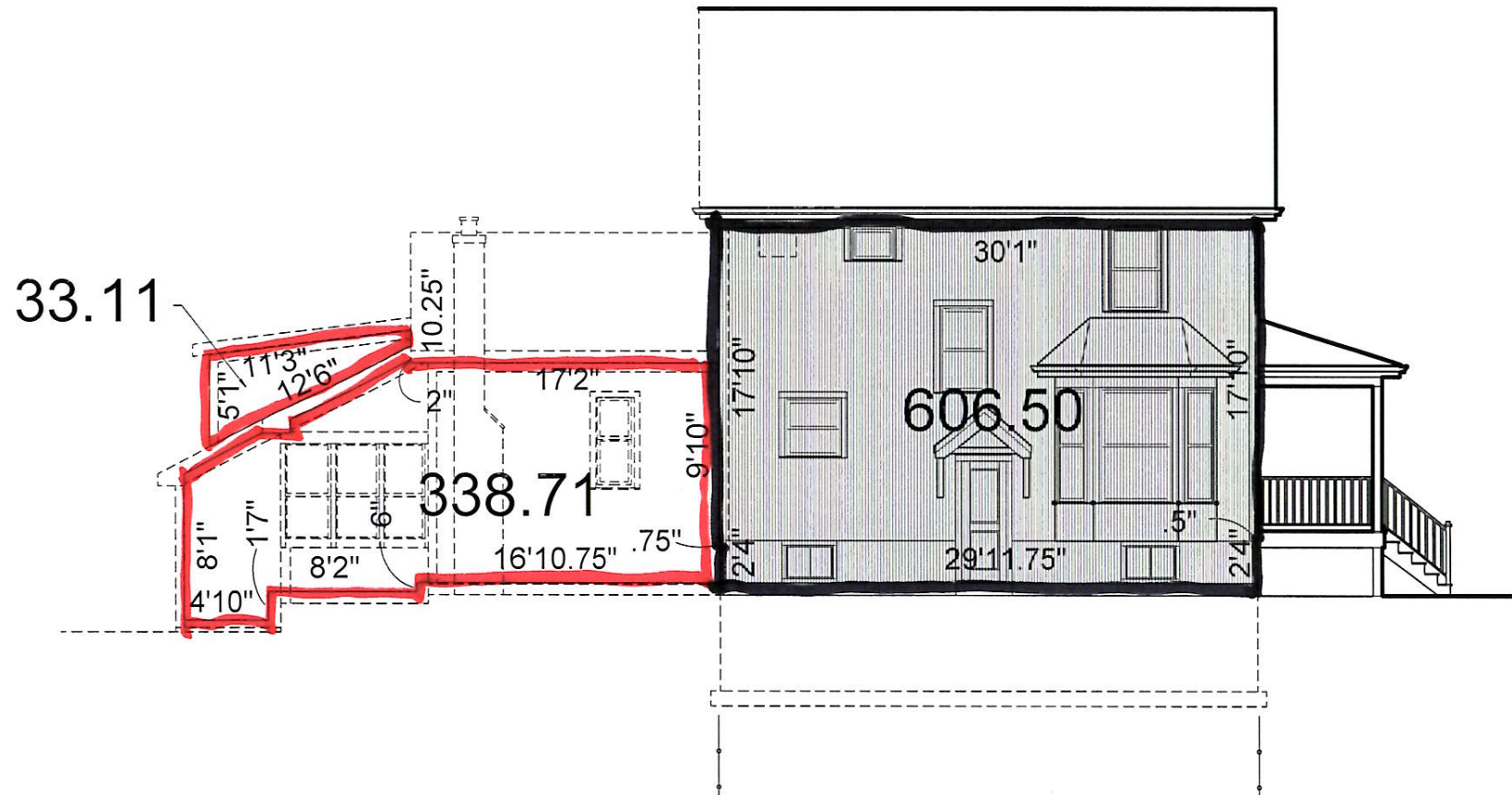
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - west existing wall area: 920.32 sf

3.4

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - south existing wall area: 978.32 sf

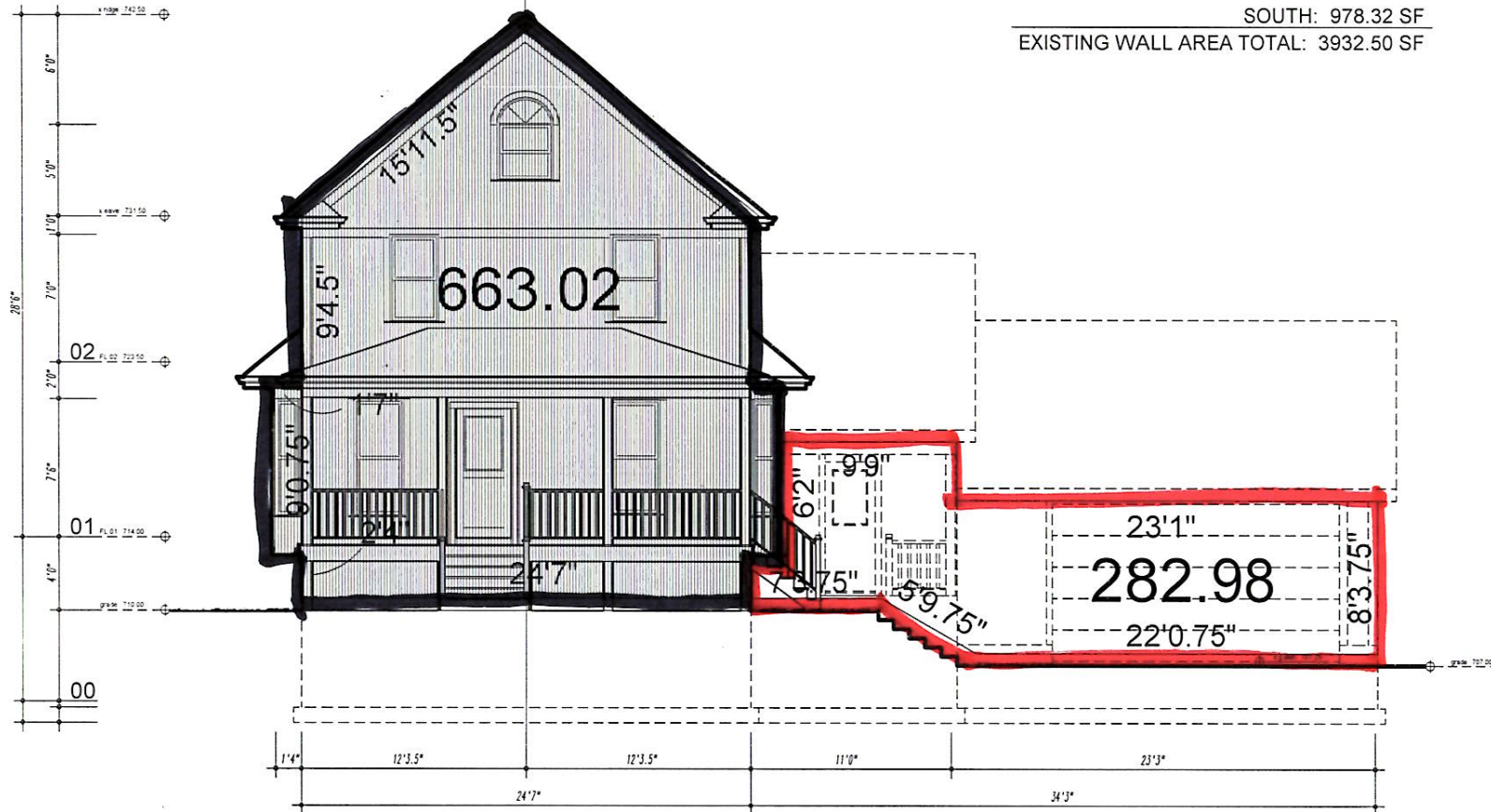
4.4

BACHMAN RESIDENCE

DWELL AVENUE
GLEN ELLYN, ILLINOIS 60137

EAST: 946.00 SF
NORTH: 1087.86 SF
WEST: 920.32 SF
SOUTH: 978.32 SF

EXISTING WALL AREA TOTAL: 3932.50 SF



19.033: bachman - east existing wall area: 946.00 sf

1.4

18.033: page.39

444 L
7.1.5.8

4444 LOWELL AVENUE
Glen Ellyn, Illinois

Attachment: 14. Altered Surface Exhibit - Variation 1 (4125 : 444 Lowell Avenue - Zoning Variation -

BACHMAN RESIDENCE
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137

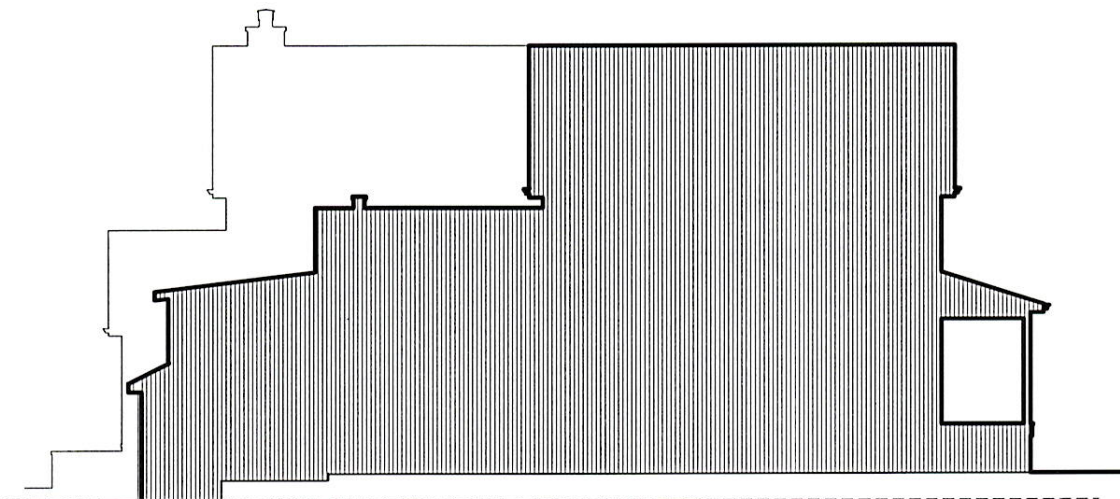
Bachman Res. **C.1.o**
444 Lowell Avenue
Glen Ellyn, Illinois



19.033: bachman - existing south facade



19.033: bachman - proposed south facade



19.033: bachman - existing + proposed south facade

4.4

19.033: page.51

Packet Pg. 54

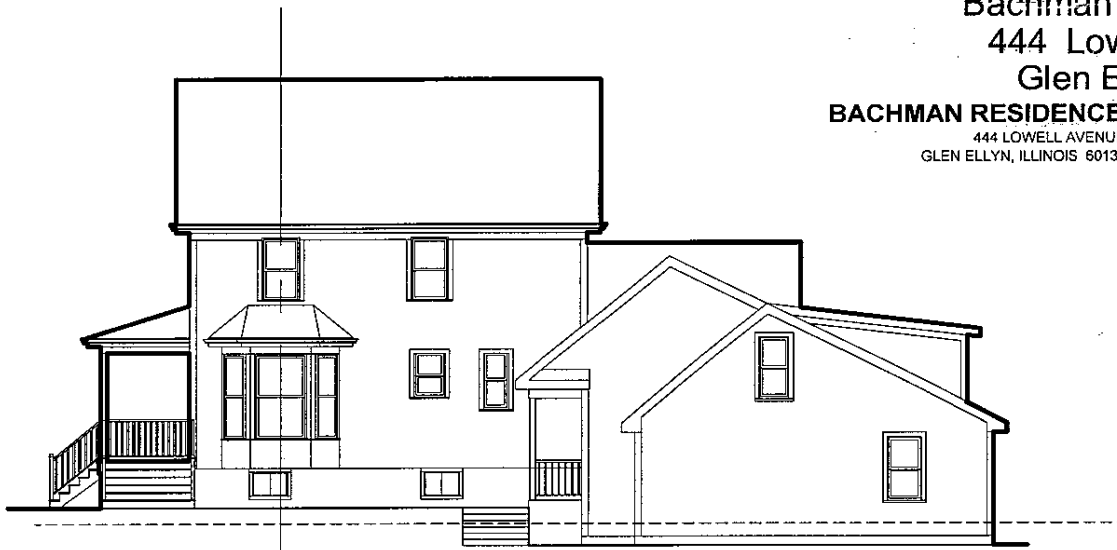
Attachment: 15. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137

1.4

BACHMAN RESIDENCE

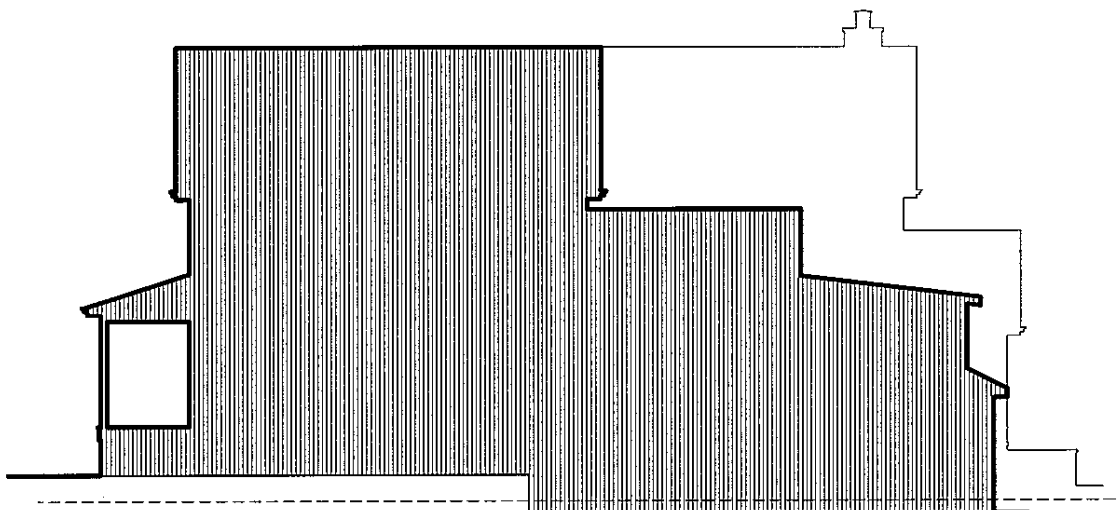
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - existing north facade



19.033: bachman - proposed north facade



19.033: bachman - existing + proposed north facade

2.4

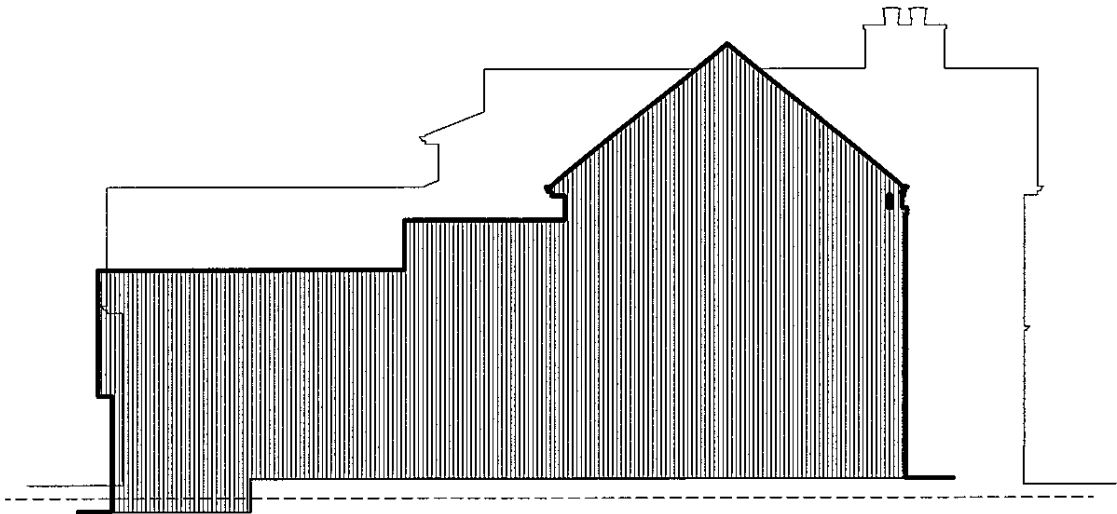
BACHMAN RESIDENCE
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



19.033: bachman - existing west facade



19.033: bachman - proposed west facade



19.033: bachman - existing + proposed west facade

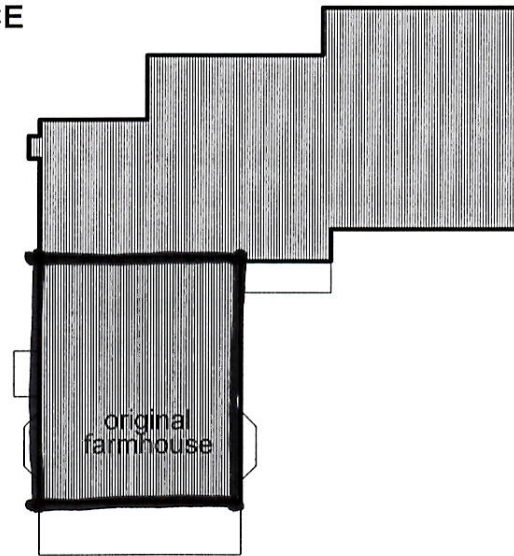
3.4

BACHMAN RESIDENCE

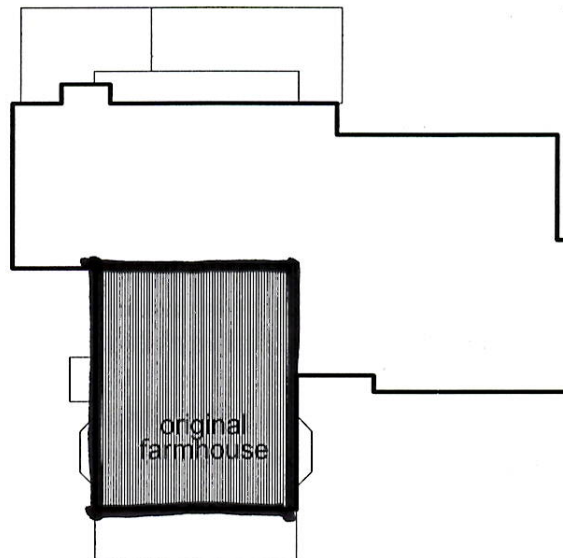
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137

Bachman Residence C.1.o

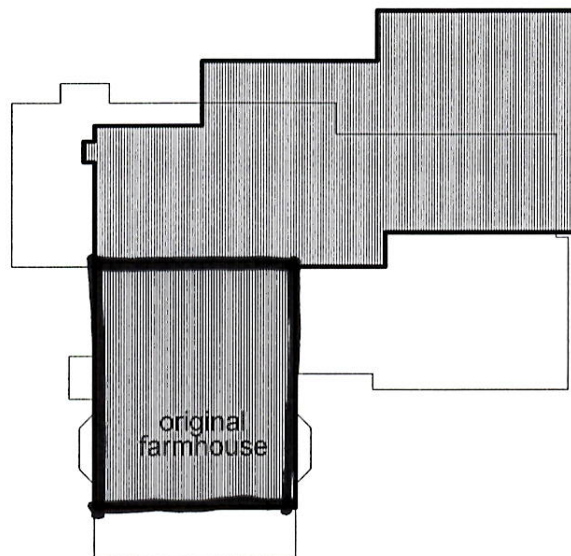
444 Lowell Avenue
Glen Ellyn, Illinois



19.033: bachman - existing footprint



19.033: bachman - proposed footprint

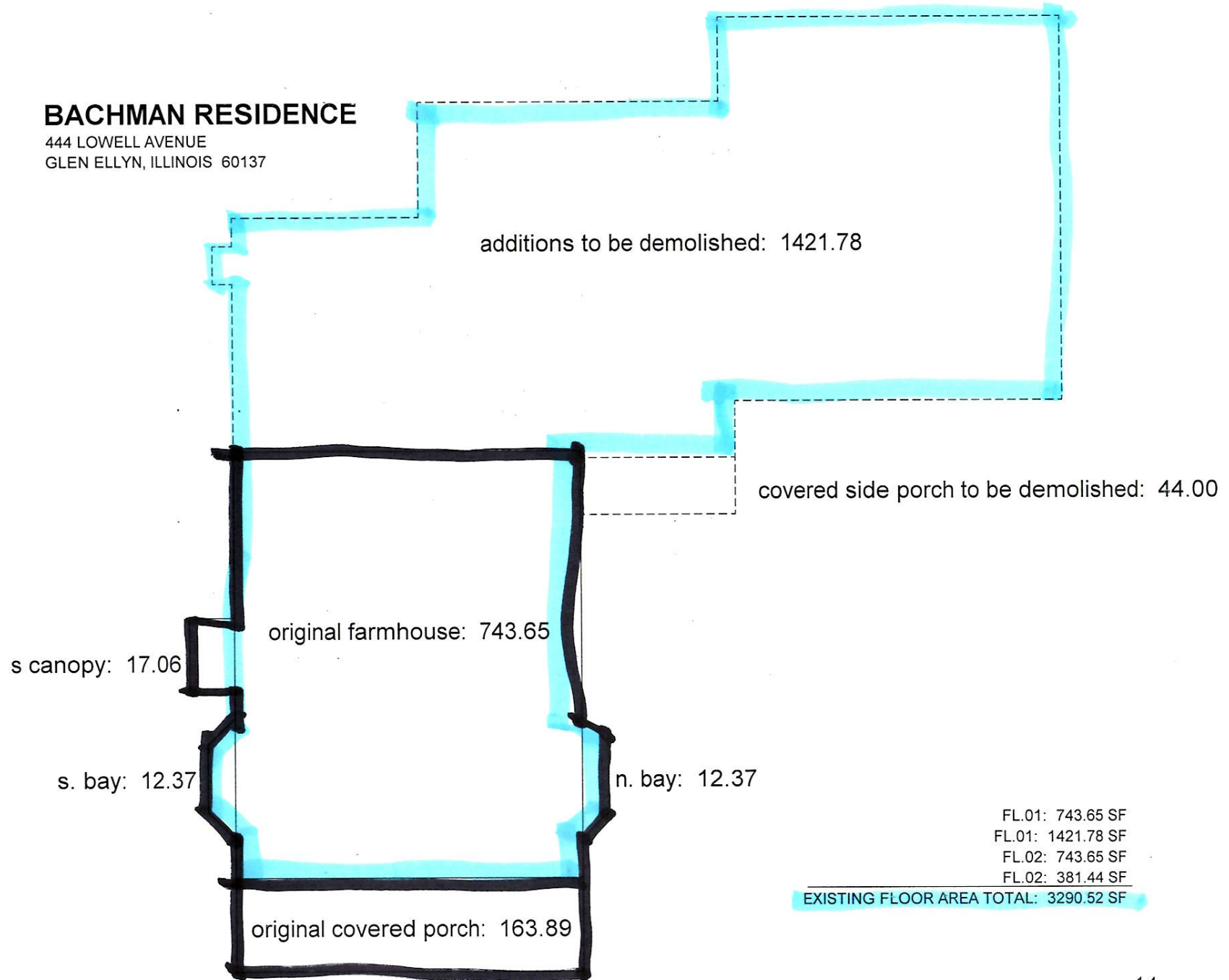


19.033: bachman - existing + proposed footprint

Attachment: 15. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



lot coverage + floor area study: existing fl.01

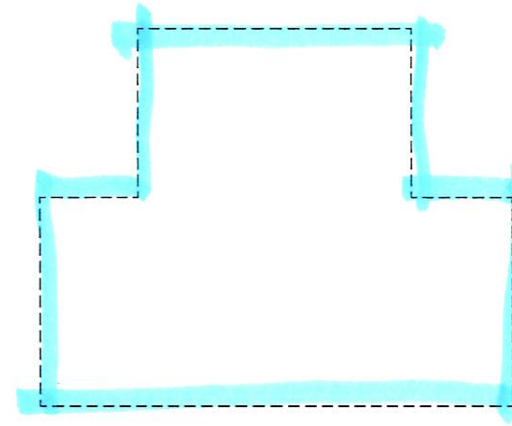
1.4

444 LOWELL AVENUE
Glen Ellyn, Illinois

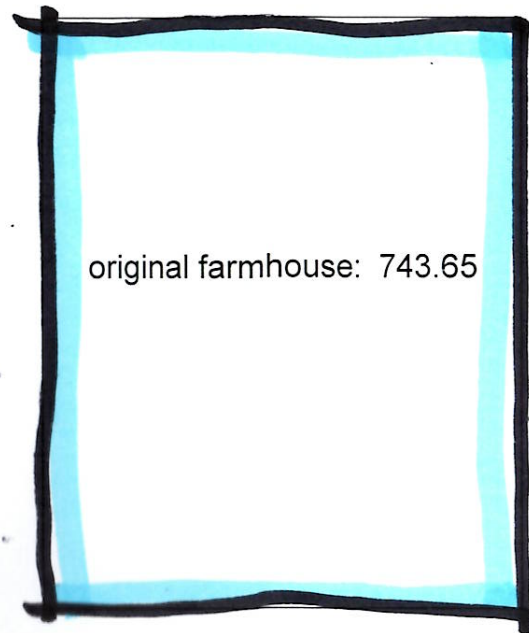
Attachment: 15. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



addition to be demolished: 381.44



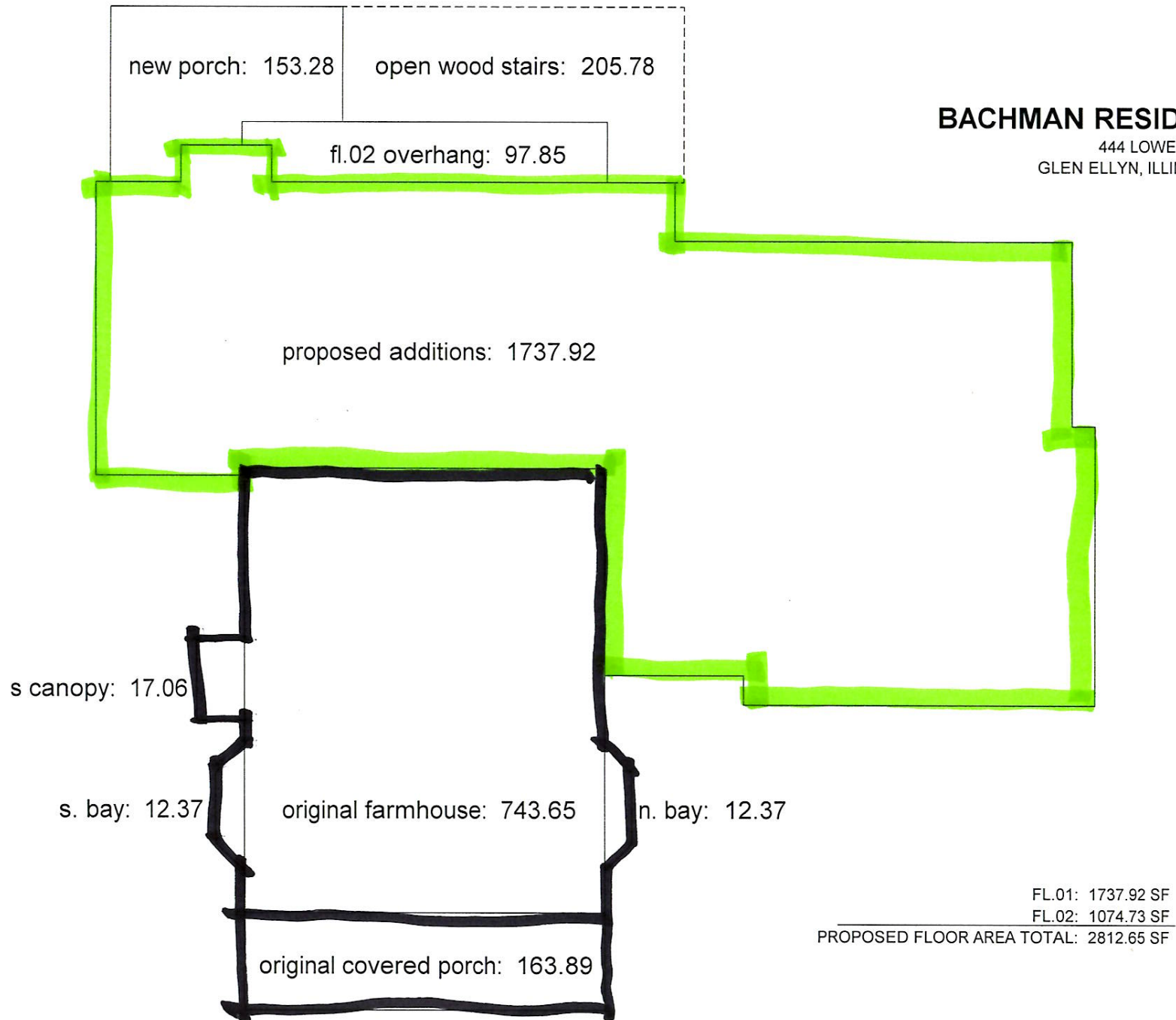
original farmhouse: 743.65

lot coverage + floor area study: existing fl.02

2.4

BACHMAN RESIDENCE

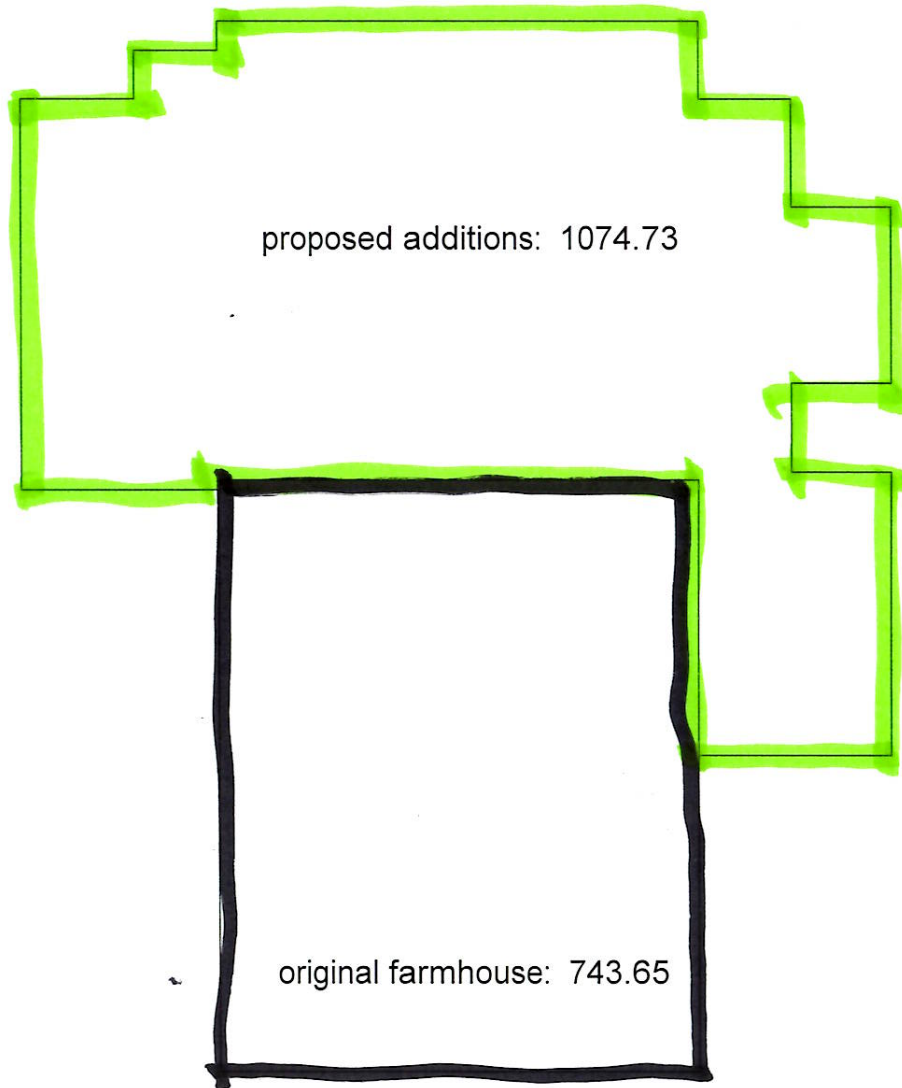
444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



3.4

BACHMAN RESIDENCE

444 LOWELL AVENUE
GLEN ELLYN, ILLINOIS 60137



lot coverage + floor area study: proposed fl.02

4.4

444 Lowell Avenue
Glen Ellyn, Illinois

Attachment: 15. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)



Attachment: 51. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

3d model study.01



Attachment 51. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

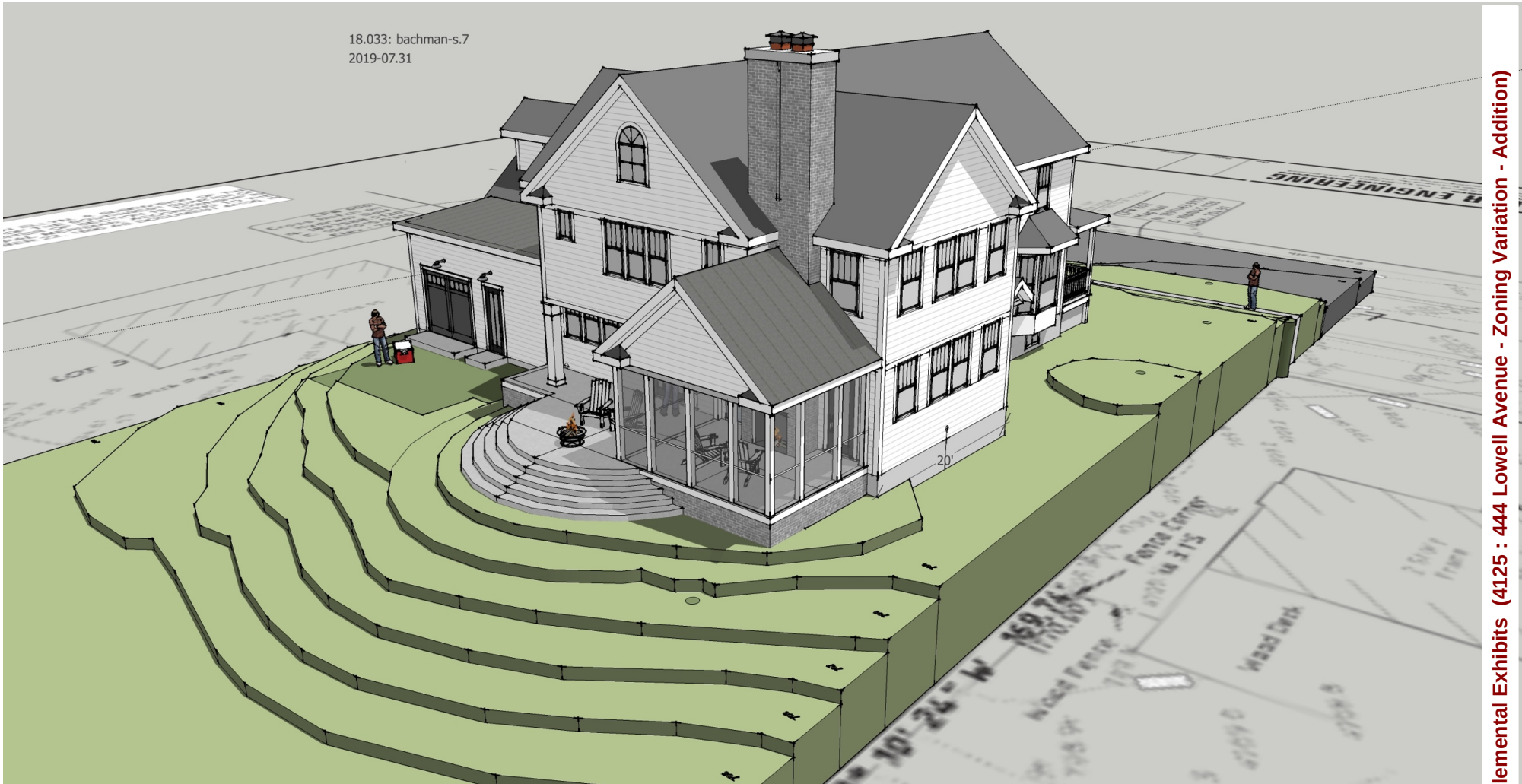
3d model study.02



Attachment 51: Zoning Variation - Addition
 444 Lowell Avenue - 1125 : 444 Lowell Avenue - Zoning Variation - Addition

Bachman Residence
 444 Lowell Avenue
 Glen Ellyn, Illinois

3d model study.03



Attachment: 51. Supplemental Exhibits (4125 : 444 Lowell Avenue - Zoning Variation - Addition)

Bachman Residence
444 Lowell Avenue
Glen Ellyn, Illinois

3d model study.04

Permit No.

B-10037

BUILDING DEPARTMENT

VILLAGE OF GLEN ELLYN

APPLICATION FOR BUILDING PERMIT

469-5000

Application Filed

3-25

19 88

Permit Issued

3/28

19 88

ALL PERMITS MUST BE OBTAINED AT ONE TIME.

Application is hereby made for permit for a

1 STORY

FRAME

ADDITION

to be erected on

Lot

6

Block

10

Subdivision

THAIN'S ADDITION

Street and Number

444 LOWELL AVE

(Ave)

St. Ct. Blvd. Rd.

Owner THOMAS & MARTHA DEFOREST

Address

444 Lowell Ave G.E. Ph. 469-2530

Architect REGINALD J. MARZEC

Address

915 N. MADISON HINSDALE Ph. 971-280

General Contractor NORMANBY CONST. Co.

Address

734 Ogden Ave Downers Grove Ph. 971-2831

Carpenter Contractor

Address

Ph.

Plumbing Contractor

Address

Ph.

Sewer and Drain Contractor

Address

Ph.

Heating Contractor

BY OWNER

Address

Ph.

Concrete Contractor MCCUSKY CONC. CONST.

Address

3400 Cherry Hill Ph. 498-1525

Electrical Contractor JIM CONATO

Address

915 CONCORD HATTAN ESTATES Ph. 358-2076

Frame ☒ Brick

Masonry Veneer

Concrete Block

Stucco

Metal Veneer

Avg. Hgt.

12'

Length 21.75'

Width 25.5'

Distance from lot lines — N

8.18'

S 17.95'

E 24.47'

W 89.0'

Total Sq. Ft.

Est. Cost of Work

23,180.00

Elect. Contr. Lic. or Reg. No.

163 HINSDALE

Remarks:

Municipality

The applicant hereby certifies to the correctness of the above and agrees to complete the work in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code of the Village of Glen Ellyn, and all amendments thereto.

IF OWNERSHIP IS BY A LAND TRUST, TRUSTEE AND ALL BENEFICIARIES ARE REQUIRED TO BE LISTED ON SEPARATE FORM. FORMS AVAILABLE IN BUILDING DEPARTMENT.

Signature

Normanby Const. Co.
General Contractor

If Corporation or Partnership, President & Secretary or All parties Must Sign. Corporation Affix Seal.

Signature

Owner

If Corporation or Partnership, President & Secretary or All parties Must Sign. Corporation Affix Seal.

APPROVED FOR PERMIT

Building & Zoning Official

Date

3/28/88

Superintendent of Water

Date

Superintendent of Sewers

Date

(PLEASE COMPLETE THE REVERSE SIDE.)

Packet Pg. 67

BUILDING DEPARTMENT

VILLAGE OF GLEN ELLYN

Application for Certificate of Occupancy of Premises and Compliance

(This application must be submitted with the "application for Building Permit.")

Date 3-25 19 88

Application is hereby made for a certificate of occupancy, premises located on _____

Lot 6 Block 10 Subdivision CHAIN'S ADDITION

To be known as 444 LOWELL AVE

New Building: _____ Existing Buildings: Alteration _____ Addition ☒

Type of Occupancy: RESIDENTIAL

BUILDING INSPECTION

DATE

Footing _____

Foundation _____

Framing _____

Final _____

ELECTRIC INSPECTION

DATE

Service _____

Rough In _____

Final _____

PLUMBING INSPECTION

DATE

Underground _____

Rough In _____

Final _____

To be filled out by Building Dept. —

Class of Occupancy

☐ R—0

☐ C—1

☐ R—1

☐ C—2

☐ R—2

☐ C—3

☐ R—3

☐ C—4

☐ R—4

☐ C—5

The applicant hereby certifies to the correctness of the above and agrees to comply with all provisions of the Zoning Ordinance of the Village of Glen Ellyn and amendments thereto.

The General Contractor hereby agrees that this building will not be occupied until a certificate of final inspection has been obtained from the Chief Building Inspector.

All in accordance with Section 702.2.N of the Glen Ellyn Zoning Ordinance and Section 119.1 of the Glen Ellyn Building Code.

Signature

James C. Kyal General Contractor

If Corporation or Partnership, President & Secretary or All Parties Must Sign. Corporation Affix Seal.

Signature

Owner

If Corporation or Partnership, President & Secretary or All Parties Must Sign. Corporation Affix Seal.

Plat of Survey

GENTILE and ASSOCIATES, INC.

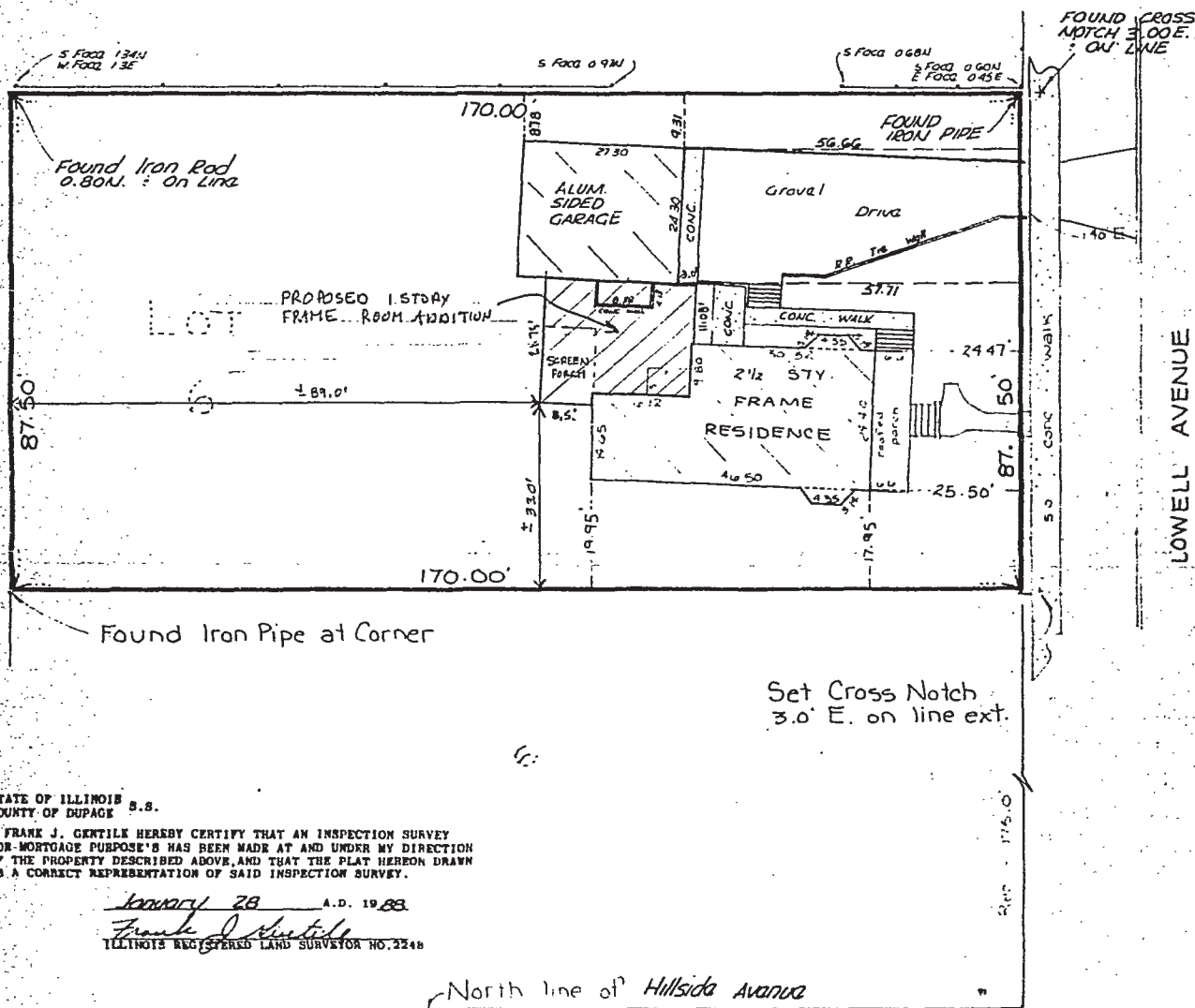
registered land surveyors

354 N. ARDMORE AVE.
VILLA PARK, ILLINOIS 60181
PHONE (312) 530-0780

C.1.

LOT 6 IN BLOCK 10 IN THAIN'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT NUMBER 44105 IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 444 LOWELL AVENUE GLEN ELLYN, ILLINOIS.



STATE OF ILLINOIS S.S.
COUNTY OF DU PAGE

I, FRANK J. GENTILE HEREBY CERTIFY THAT AN INSPECTION SURVEY FOR MORTGAGE PURPOSES HAS BEEN MADE AT AND UNDER MY DIRECTION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID INSPECTION SURVEY.

January 21 A.D. 19 83
Frank J. Gentile
ILLINOIS REGISTERED LAND SURVEYOR NO. 2248

STATE OF ILLINOIS S.S.
COUNTY OF DU PAGE

I, FRANK J. GENTILE, HEREBY CERTIFY THAT A RESURVEY HAS BEEN MADE, AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID RESURVEY.

January 21 A.D. 19 83

BY Frank J. Gentile
ILLINOIS REGISTERED LAND SURVEYOR NO. 2248

Base Scale: 1 inch = 20 feet
Distances are marked in feet and decimal parts thereof

Ordered by: De Forest
Checked by: W.A.
Surveyed by: Kia S. Ito

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE, FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT
DEED, CONTRACT AND ZONING ORDINANCE.

Order No. 81-2515 83-2815-U Updated For: CENTER BANK
83-2815 U

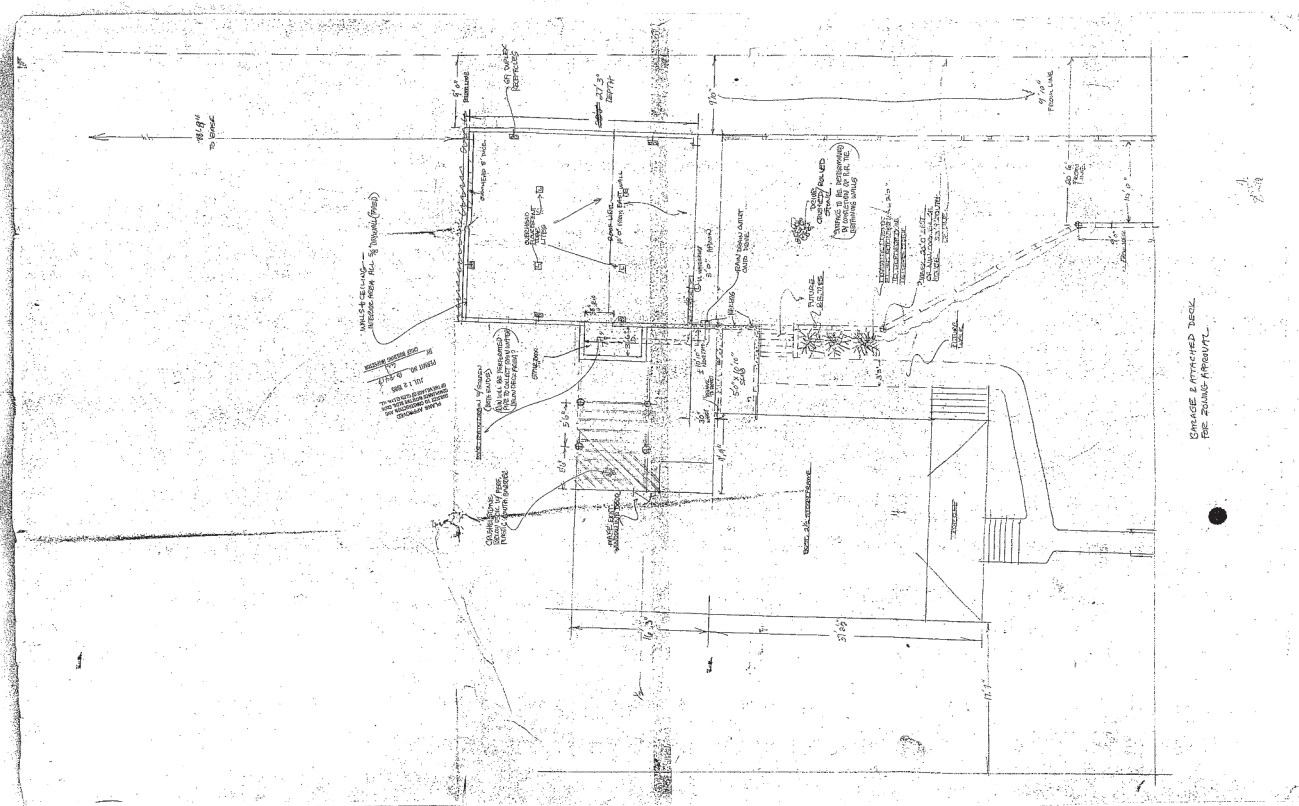
STATE OF ILLINOIS S.S.
COUNTY OF DU PAGE

I, FRANK J. GENTILE HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE, AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

March 6, A.D. 19 81

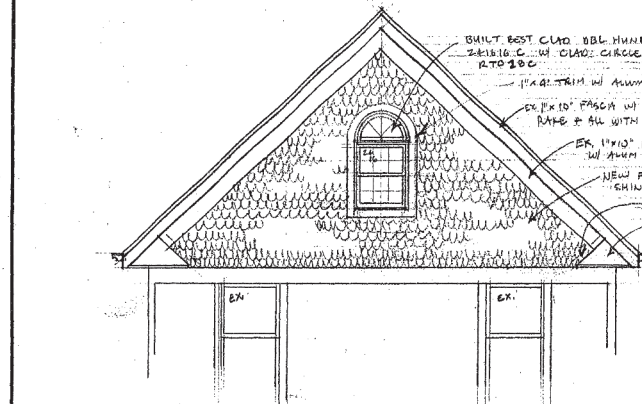
BY Frank J. Gentile
ILLINOIS REGISTERED LAND SURVEYOR NO. 2248

Packet Pg. 6

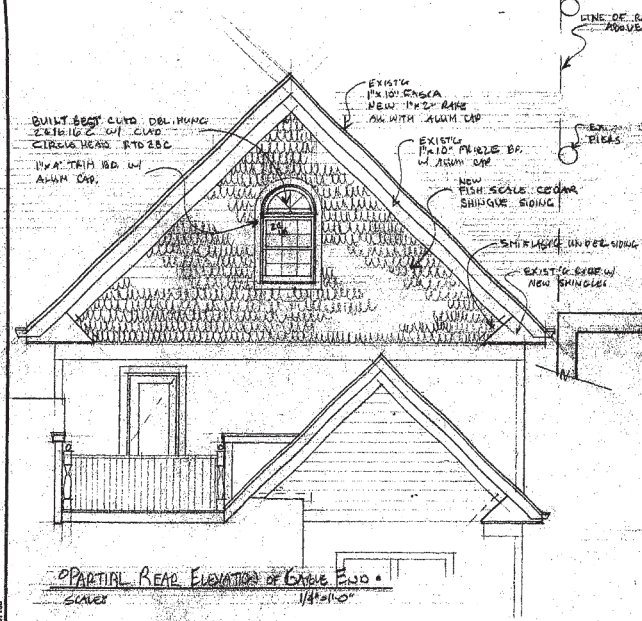


Designer	DG.
Date	1-FEB-88
Scale	AS NOTED
Drawn	CWT
Job	138
Sheet	1
Of 4	Sheets

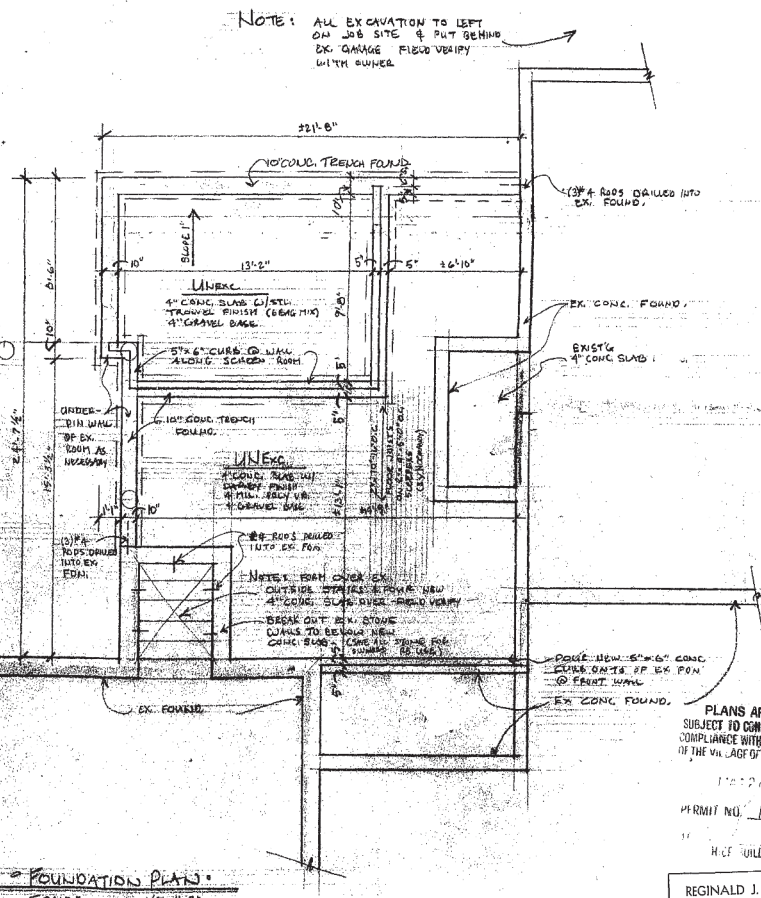




PARTIAL FRONT ELEVATION OF GARAGE END
SCALE: 1/4"=1'-0"



PARTIAL REAR ELEVATION OF GARAGE END
SCALE: 1/4"=1'-0"



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE: ALL EXCAVATION TO LEFT
ON JOB SITE & PUT BEHIND
EX. GARAGE FIELD VERIFY
WITH OWNER

PLANS APPROVED
SUBJECT TO CONSTRUCTION AND
COMPLIANCE WITH THE BLDG. CODE
OF THE VIL. OF GLEN ELLYN, ILL.

DESIGNED BY: D. GRADY
DATE: 12 FEB 88
SCALE: AS SHOWN
DRAWN: JCK
JOB: 138
SHEET: 3
OF 4 SHEETS

REGINALD J. MARZEC
ARCHITECT
915 NO. MADISON
HINSDALE, IL 60521

REVISIONS	BY
17 FEB 88	JCK
20 FEB 88	JCK
1 MARCH 88	JCK

A CUSTOM ADDITION FOR
THOMAS & MARTHA DEFOREST
444 LOWELL
GLEN ELLYN, IL. (989-2500)

NORMANDY CONSTRUCTION CO. INC.
734 OGDEN AVE.
DOWNERS GROVE, IL 60515
971-2231



DESIGNED BY: D. GRADY
DATE: 12 FEB 88
SCALE: AS SHOWN
DRAWN: JCK
JOB: 138
SHEET: 3
OF 4 SHEETS

Of 4th Sheet

Packet Pg. 74

975 NO. MADISON
HINSDALE, IL 60521