



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, November 10, 2020
7:00 PM
Virtual Meeting held via Zoom

This meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84874590291?pwd=TXlxcGtlRmtXK2FQMmg3eHFoU2VpUT09>

Passcode: 234012

Or iPhone one-tap:

US: +1 312 626 6799,,84874590291#,,,,,0#,,234012# or +1 646 558 8656,,84874590291#,,,,,0#,,234012#

Or Telephone, Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 7459 0291

Passcode: 234012

International numbers available: <https://us02web.zoom.us/j/84874590291?pwd=TXlxcGtlRmtXK2FQMmg3eHFoU2VpUT09>

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Allow Remote Participation of ZBA Members (roll call vote)**
- D. Approval of Draft Minutes from October 27, 2020**
 - 1) October 27, 2020 Draft Zoning Board of Appeals Minutes
- E. New Business**
 - 1) Public Hearing to Consider A Request for Construction Necessitated Zoning Variations for the Property located at 410 Spring Avenue
 - 2) Public Hearing to Consider A Request for Construction Necessitated Zoning Variations for the Property Located at 717 Amber Ridge Avenue
- F. Village Board Trustee Report**
- G. Chairperson's Report**

H. Staff Report

I. Adjournment

DRAFT MINUTES
ZONING BOARD OF APPEALS
OCTOBER 27, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller, Reed Panther and Thomas Whalls were present. Also present were Planner Katie Ashbaugh, Associate Planner Jackson, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on October 12, 2020 and all property owners affected by the variations being requested were notified by mail.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variances that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Whalls moved, seconded by ZBA Member Covington, to allow the members of the ZBA to participate remotely. The motion was carried with a roll call vote of 7 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Miller, to approve the draft minutes of the October 13, 2020 meeting. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 342 Taylor Avenue and a public hearing regarding the property located at 491 Ridgewood Avenue.

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

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to open the public hearing for 342 Taylor Avenue at 7:11 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 342 TAYLOR AVENUE

PETITIONERS JOSH AND AMY STORM ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. VARIATION FROM SECTION 10-4-8(D)3 TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 4.08 FEET IN LIEU OF THE 6.6 FEET REQUIRED. 2. VARIATION FROM SECTION 10-4-8(E)1 TO ALLOW A LOT COVERAGE RATIO OF APPROXIMATELY 25.75% IN LIEU OF A MAXIMUM LOT COVERAGE RATION OF 20%. 3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT THE PUBLIC MEETING OF THE VILLAGE BOARD.

(Josh and Amy Storm, owners of the property located at 342 Taylor Avenue.)

Staff Presentation

Associate Planner Cole Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioners are Josh and Amy Storm, owners of the property at 342 Taylor Avenue. He described the subject property, 342 Taylor Avenue, as corner lot with frontage on Taylor Avenue and Turner Avenue and the property is located on the west side of Taylor Avenue and the north side of Turner Avenue. He said the subject property and all surrounding properties are zoned R2- Single Family Residential District and are all improved with single family homes.

Associate Planner Jackson stated the petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required; and
2. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of approximately 25.75% in lieu of the maximum lot coverage ratio of 20%; and
3. Any other zoning relief necessary to construct the project as depicted on the plan presented or revisited at the public hearing or at a public meeting of the Village Board.

Associate Planner Jackson stated in 2010, the Village granted six variances through the adoption of Ordinance No. 5855 in order to allow the construction on an addition on the home. He said that the variances granted include a front yard setback, interior yard setback, corner side yard setback and permission for a class II alteration on a non-conforming single family home.

Associate Planner Jackson stated the petitioners are proposing to add a roof over their existing deck, where there is currently a pergola (see attached plans). He said that the proposed rear porch area would be 340 square feet and would connect the garage to the home. He said the decking material below the roof is also proposed to be replaced as part of this project.

Associate Planner Jackson stated per Code, this property is permitted a lot coverage ratio of 20%. He said that currently, the property is 332 square feet under this maximum and by replacing the open pergola structure with a roofed over deck (porch) the applicant is proposing to increase their lot coverage by 340 square feet. He said this would make the property 8 square feet over the permitted lot coverage. He further said that because the principal structure would then be connected to the existing detached garage, the lot would lose the 500 square feet detached garage lot coverage ratio bonus. He concluded that to accommodate the new roofed structure and subsequently, the attached garage, the applicants are requesting a lot coverage ratio of 25.75%. He said this equates to a request for 508 square feet more lot coverage than what is permitted by Village Code.

Associate Planner Jackson stated that additionally, because the existing garage will now be considered attached, the garage must meet the setback requirements of the principle structure on the lot. He said that the garage is setback 4.08 feet from the north property line where 6.6 feet is required. He said that other than being attached to the new rear porch, there is no work proposed to the garage.

Associate Planner Jackson also stated that there are no stormwater concerns regarding the proposed variations.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the previously approved variation was for a side yard setback of 3.93 feet, with the new variation making it 4.08 feet.

Associate Planner Jackson stated this is correct.

ZBA Member Miller asked for clarification that the 4.08 side yard setback would not replace the previously approved setback, but would add another variation.

Associate Planner Jackson stated that is correct.

ZBA Chairperson Constantino asked if the setback requirements are due to the fact the garage will now be considered an attached garage.

Associate Planner Jackson stated that is correct.

ZBA Member Panther asked if the proposed plans are to add a roof and sides to their existing deck, or just a roof.

Associate Planner Jackson stated the proposed plans are just for the roof and no sides.

ZBA Member Whalls asked if the ZBA granted a variation of nearly 26% lot coverage, if the petitioner or future owner would be able to construct an enclosed room by adding walls to the existing deck and would not need an additional variation in relation to lot coverage.

Associate Planner Jackson stated that no additional variation would be required.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh Storm and Amy Storm, owners of the property located at 342 Taylor Avenue.

Ms. Amy Storm stated they bought the home in 2004 and they were approved for several variations in 2010 due to an existing non-conforming lot. Ms. Storm stated her family is looking for the opportunity to extending their living space, and the covered deck would allow for additional space. Ms. Storm stated with the addition of the roof, there would be full coverage from the house to the garage. Ms. Storm also noted the peak of the house roof and garage room and not lined up, and are a little off center. Ms. Storm stated the addition of the roofed structure would not show how they are uneven.

Mr. Josh Storm stated in her career, Ms. Storm has taken great care of historical homes. Mr. Storm stated Ms. Storm ensures to uphold the charm of Glen Ellyn while making renovations to existing historical homes. Mr. Storm also noted there is little to no visual difference than what is currently in place.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington stated she needs to better understand what the exact hardship is.

Ms. Storm stated the whole house has been configured around the strange lot and there is also a restrictive lot size. Mr. Storm stated the lack of living space is also a hardship.

Ms. Storm stated they would like to attach the garage due to rain and snow. Ms. Storm also noted if the garage was not attached, it would not visually look as good.

ZBA Member Jones asked that if in the winter, are there issues with ice, water or snow that make the pathway unsafe to walk on.

Mr. Storm stated the current pathway will not be impacted by the variations.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in questions is 342 Taylor Avenue; the owners are Josh and Amy Storm; the petitioners are requesting a variation from Section 10-4-8(d)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required, a variation from Section 10-4-8(e)1 to allow a lot coverage ratio of approximately 25.75% in lieu of a maximum lot coverage ratio of 20% and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at the public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Associate Planner Jackson, who indicated the property and all surrounding properties are zoned R2- Single Family Residential District; six variations have been granted for a construction project in 2010 and those variances include a front yard setback, interior yard setback, corner side yard setback and permission for a class II alteration on a non-conforming single family home; currently there is an existing detached garage on the home with a deck connecting the garage to the home and a pergola covering a portion of the deck; the proposal is for a 340 square feet roofed structure with no sides on the structure; due to connecting the home to the detached garage with the roofed structure the petition will be losing to 500 square feet garage bonus.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioners Josh and Amy Storm, owners of the property, who indicated they have owned the home since 2004; the home was remodeled in 2010; the deck and pergola need to be replaced; the petitioners are looking to extend the livable space at home; the design is to minimize the appearance of the offsetting peaks of the home and garage; the placement of the existing garage was based on the location of a parkway tree; a covered walkway would create safer conditions to get from their home to the garage.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Whalls that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried with roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she understands the need for the request, but is not sure if there is any hardship which grants a variation.

ZBA Member Crudele stated if the petitioners go smaller, they would not need a variation. ZBA Member Crudele stated they could go one foot smaller and could enclose the deck in the future, if desired. ZBA Member Crudele stated it would make more sense for the garage to be attached. ZBA Member Crudele stated she is in favor of the variation.

ZBA Chairperson stated due to the attached garage, they would lose their 500 foot bonus, which is why the lot coverage percentage is so large.

ZBA Member Covington stated there have already been so many variances required for the home. ZBA Member Covington stated she does not see the hardship; rather it is the preference by the owners.

ZBA Member Crudele she sees the unusual lot as the hardship.

ZBA Member Jones stated he is in favor of the variances. ZBA Member Jones stated these variances are in line with other variances previously granted by the ZBA. ZBA Member Jones states having an outdoor option is needed during the times of COVID-19.

ZBA Member Miller stated the Storms have done a beautiful job with their home. ZBA Member Miller stated he is not in favor of the proposed variances. ZBA Member Miller stated to have eight variations on one home is very uncommon. ZBA Member Miller also stated the owners have already been given a garage bonus, which they are now looking to give away. ZBA Member Miller stated the lot coverage ratio is too high.

ZBA Member Panther stated he agrees with ZBA Member Miller and ZBA Member Covington. ZBA Member Panther stated he does not see the hardship. ZBA Member Panther also stated he is consistently seeing issues with roofed structures, and would like staff and the Village Board to look into better defining a roofed structure. ZBA Member Panther also stated he would like staff and the Village Board look into adding breezeways to the Zoning Code.

ZBA Member Whalls stated staff and the Village Board should look into adding breezeways to the Zoning Code. ZBA Member Whalls stated he believes it is a reasonable request, and it does not have any stormwater issues. ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated that he is not comfortable to go that far above what is permitted for lot coverage without a severe hardship. ZBA Chairperson Constantino stated the lot is narrow, and the current plans do not call for a change in outside appearance. ZBA Chairperson Constantino stated the biggest issue he has is with the lot coverage percentage. ZBA Chairperson Constantino stated he is not in favor of the variation as it stands.

ZBA Chairperson told the petitioners that currently, the ZBA will not approve their variation request. ZBA Chairperson asked the petitioners if they would rather have the ZBA vote on the variation, which would then go to the Village Board or if they would like to continue the Public Hearing to a future date and make changes to their proposed plans.

Ms. Storm asked if a variation would be required if they revised the plans to not have the garage attached.

Planner Ashbaugh stated a setback variation may still be needed, but a lot coverage variation would not be required.

Mr. Storm stated that within the previous year, a neighbor received a permit for a screened in porch, and wanted to know how that was approved. Mr. Storm stated their proposed plans are to make the work ascetically pleasing.

Ms. Storm stated she would like additional information on why their neighbor was able to receive a permit for a screened in porch.

Planner Ashbaugh stated staff can look into their neighbor's previously approved permit if the ZBA would like that information at this time, but stated she is unsure if that permit would impact the ZBA's decision. Planner Ashbaugh also noted if a permit was issued by the Village, it was reviewed by the Village's Plan Examiner and it met all Zoning Code requirements before being issued a permit.

ZBA Member Covington stated she does not want to look into approvals and permits for other properties. ZBA Member Covington stated the ZBA is only looking at the request and property that was brought in front of them.

ZBA Member Jones stated he feels the corner lot creates a hardship and that he likes the owners are trying to keep the house.

ZBA Member Miller stated the owners have already kept the house, and it is not a teardown. ZBA Member Miller also stated he believes the corner lot does not create a hardship for the current requests, but it did for the previous six approved variations.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Panther to close the public hearing for 342 Taylor Avenue at 8:19 p.m. The motion was carried with a roll call vote of

7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Panther, as follows:

Having considered the application of Josh and Amy Storm, owners of the property at 342 Taylor Avenue, Glen Ellyn, for the following zoning variations: to allow a lot coverage ratio of 25.75% on a property with principal structure greater than one-story where a lot coverage ratio of no more than 20% is permitted and a north interior side yard setback of 4.08 feet where a minimum required interior side yard setback of no less than 6.5 feet is required at 342 Taylor Avenue, on a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variation from Section 10-4-8(D)(2) of the Glen Ellyn Zoning Code based upon the following findings of fact:

- A. That the plight of the owners is not due to a unique circumstance or a particular hardship;
- B. That the variations, if granted, will alter the essential character of the locality because of the large increase in the lot coverage ratio and the loss of the previously granted garage bonus

The motion was carried with 4 “yes” votes and 3 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Miller and ZBA Member Panther. The “no” votes are as follow: ZBA Member Jones, ZBA Member Crudele and ZBA Member Whalls.

ZBA Chairperson Constantino stated the ZBA has denied approval and this application will go the Village Board to be reviewed.

A motion was made by ZBA Member Panther and seconded by ZBA Member Whalls to open the public hearing for 491 Ridgewood Avenue at 8:26 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 491 RIDGEWOOD AVENUE

PETITIONERS CECIL AND AGATHA BARBATO ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. VARIATION FROM SECTION 10-4-1(L) TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ON A PROPERTY LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQUARE FEET IN AREA IN THE R2 RESIDENTIAL ZONING DISTRICT. 2. VARIATION FROM SECTION 10-8-69(B)(3) TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ON A PROPERTY LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQUARE FEET IN AREA IN THE R2

RESIDENTIAL DISTRICT. 3. VARIATION FROM SECTION 10-5-4(A)(2)(a) TO ALLOW THE CONSTRUCTION OF A 600 SQUARE FOOT DETACHED GARAGE ON A PROPERTY WHERE THE MAXIMUM TOTAL SQUARE FOOTAGE FOR ALL ROOFED OVER ACCESSORY STRUCTURES IN THE REQUIRED REAR YARD IS 456 SQUARE FEET. 4. 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.

(Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue.)

Staff Presentation

Planner Katie Ashbaugh was present to speak regarding the proposed variation request and was sworn in.

Planner Ashbaugh stated the petitioners are Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue. She said that 491 Ridgewood Avenue is an interior lot, located on the south side of Ridgewood Avenue, just east of the intersection with Glenwood Avenue. She said that the subject property and the properties to the north, east, west and south are all zoned R-2 – Residential District and are all improved with single-family homes.

Planner Ashbaugh stated the petitioners request a recommendation of approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-1(L) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
2. Section 10-8-6(B)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
3. Section 10-5-4(A)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures in the required rear yard is 456 square feet; and
4. 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.

Planner Ashbaugh stated the Village does not have records of any prior variations being granted for the subject property.

Planner Ashbaugh stated the existing home, per the petitioners' application packet was constructed in 1909. The original neighborhood, or block area, was platted in 1884. She said the lot width is 38 feet which is 42 percent less than the required minimum lot width of 66 feet for interior lots in the R2 district. She said the lot area is 5,700 square feet, which is 35 percent less than the required minimum lot area of 8,712 square feet for interior lots in the R2 district.

Planner Ashbaugh stated the existing home on the subject property is approximately 881 square feet or 15.5 percent lot coverage. She said the existing detached garage is approximately 297 square feet,

which is less than the 500 square-foot 'bonus' for detached garages and does not count toward total lot coverage. She said no other freestanding accessory structures are located on the subject property

Planner Ashbaugh stated in 1989, the Village Board adopted comprehensive amendments to the Zoning Code, which included the adoption of Section 10-4-1 and Chapter 10-8 to create the minimum size of 'buildable lots' in the Village and regulations for nonconforming uses and structures. She said that Section 10-4-1(L) states that any single family home located on a zoning lot which lawfully existed on or before October 28, 1974, may be modified, repaired, or otherwise altered, given that the subject zoning lot is not less than 50 feet in width and less than 6,534 square feet in area. She concluded that 491 Ridgewood has a lesser width and area than each of these minimums.

Planner Ashbaugh provided additional information regarding the requested variations. She said that the first two variations were to allow the detached garage to even be constructed, since these provisions made the lot "un-buildable" and the third was to allow the size of the garage they were proposing. She said that the maximum permitted area for a detached garage is otherwise 660 square feet on most other 'buildable' lots, whereas the petitioners are requesting a 600 square foot detached garage.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked what the current lot coverage of the house is.

Planner Ashbaugh stated it is about 15.5%

ZBA Member Miller stated if the petitioners were to build the garage at 20 feet by 22 feet, instead of 20 feet by 30 feet, a 3rd variation would not be needed. Planner Ashbaugh answered affirmatively.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Cecil Barbato, owner of the property located at 491 Ridgewood Avenue.

Cecil Barbato provided a background of the house and stated is has had the same footprint since 1909. Mr. Barbato stated the home has had substantial improvements prior to moving in. Mr. Barbato stated there are several issues with the current garage and also noted if he knew the lot was considered a non-buildable lot, he would have not purchased it.

Mr. Barbato stated the lot is approximately 38 feet by 150 feet.

Mr. Barbato stated an issue in lot size was created by updates to the Village Code in 1984 and 1989.

Mr. Barbato stated the garage was non-conforming. Mr. Barbato stated there are several issues with the garage including water running into the garage and ice the builds up inside and outside of the

garage. Mr. Barbato also stated the foundation of the garage is rotting. Mr. Barbato stated with the current setback the garage is 9 inches away from the property to the west and the garage also leans towards the west. Mr. Barbato also compared the size of the existing garage to the size of vehicles used during that time period, compared with the size of vehicles driven today and the need for a larger garage.

Mr. Barbato stated many of the homes in his neighborhood also have 2 car garages and shared various photo examples. Mr. Barbato noted that the placement of the garage would reduce dead space behind the garage.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked when the home was first purchased, if they knew it was non-conforming and was on a non-buildable lot.

Mr. Barbato stated that when they purchased the home, they were really looking to live in Glen Ellyn in a traditional American four-square. Mr. Barbato stated they purchased the home contingent to renovations being complete. Mr. Barbato stated they knew the garage would have to be replaced, and they made the decision to complete the garage at a later time.

ZBA Chairperson Constantino asked if any objection statements have been received by any neighbors.

Mr. Barbato stated no objections have been made. Mr. Barbato also stated he received letters of support from the neighbors he shares a lot line with.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 491 Ridgewood Avenue; the owners are Cecil and Agatha Barbato; the petitioners are requesting a variation from section 10-4-1(l) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2- Residential Zoning District, a variation from Section 10-8-69(b)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2- Residential district, a variation from Section 10-5-4(a)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures in the required rear yard is 456 square feet and 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.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh who indicated no prior variances have been issued from this property; explained the rationale of the difference between the first two variations; if this was considered a buildable lot a 660 square foot roofed structure would be allowed.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Cecil Barbato, owners of the property, who indicated has been in its existing footprint for over 100 years; the home has been fully renovated; the existing garage is in a state of disrepair and indicated a number of issues including structural issues, rotting and flooding concerns around the interior and exterior of the garage; the lot is approximately 38 feet in width; existing setback from the garage to the property to the west is currently 9 inches; the lot coverage ratio is no near the max amount in an R2 Zoning District; all the neighbors that are adjacent to the property and in direct view of the garage have been contacted and there are no concerns.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to amend and approve of the Findings of Fact. The motion was carried with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of the variations. ZBA Member Covington stated hardships were presented, and a functional garage is very important.

ZBA Member Crudele stated she is in favor of the variations. ZBA Member Crudele also stated Mr. Barbato gave a great presentation.

ZBA Member Jones stated he is in favor of the variations.

ZBA Member Miller stated he is in favor of the requests. ZBA Member Miller stated Mr. Barbato did a fantastic job with his presentation.

ZBA Member Panther stated he is in favor of the variations.

ZBA Member Whalls stated he is in favor of the variations.

ZBA Chairperson Constantino stated he is favor of the variations. ZBA Chairperson sated that even though the Village prohibits building on small lots, the surrounding neighbors have two car garages. ZBA Chairperson Constantino stated Mr. Barbato gave a great presentation and did a great job showing the hardships.

Motion

A motion was made by ZBA Member Crudele and seconded by ZBA Member Whalls to close the public hearing for 491 Ridgewood Avenue at 9:08 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones as follows:

Having considered the application of Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue, Glen Ellyn, for the following zoning variations: to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area and to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over, freestanding accessory structures in the required rear yard is 456 square feet structure on the property located at 491 Ridgewood Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on October 27, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Sections 10-4-1(L), 10-8-6(B)(3), and 10-5-4(A)(2)(a) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The lot is a non-buildable lot
2. The garage is in bad shape and needs to be repaired
3. A two car garage fits the characteristics of the neighborhood

The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

ZBA Chairperson Constantino stated the ZBA has now recommended approval and this application will go to the Village Board for Approval.

Village Board Trustee Report

Trustee Christiansen stated the Plan Commission will hold a Public Hearing on November 12, 2020 to review the plans submitted for the former McChesney & Miller property.

Trustee Christiansen stated the Apex project is moving along.

Trustee Christiansen stated Avere is expected to have occupancy in January 2021.

Trustee Christiansen stated the Civic Center Parking Garage is expected to be complete in May 2021.

Trustee Christiansen stated a COVID-19 mitigation plan is in place due to an increase of cases in DuPage County.

Trustee Christiansen stated the tent on Main Street is expected to stay upon until November 8, depending on weather.

Trustee Christiansen stated trick-or-treating hours are from 3-7 PM on Halloween and the Village is asking resident to be safe and wear a mask. Trustee Christiansen also encouraged everyone to check out the Scarecrow Rows in downtown Glen Ellyn.

ZBA Member Miller and ZBA Member Whalls asked several questions regarding the Civic Center Parking Garage pedway design.

Trustee Christiansen stated there are several different levels of designs, each costing a different range of money. Trustee Christiansen stated the Village Board would like the pedway to be more than just an alley, but to have other uses as well.

Staff Report

Planner Ashbaugh stated there will be two construction necessitated variation requests at the November 10 ZBA meeting.

Adjournment

At 9:25 p.m. a motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to adjourn the meeting. The motion was carried with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner

DRAFT MINUTES
ZONING BOARD OF APPEALS
OCTOBER 27, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:04 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller, Reed Panther and Thomas Whalls were present. Also present were Planner Katie Ashbaugh, Associate Planner Jackson, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on October 12, 2020 and all property owners affected by the variations being requested were notified by mail.

Chairperson Constantino stated this meeting will be conducted by audio or video conference without a physically present quorum of the Glen Ellyn Zoning Board of Appeals (ZBA) because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Zoning Board of Appeals has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, members of the Zoning Board of Appeals, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Chairperson Constantino stated it is important that the cases scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

Chairperson Constantino stated the Glen Ellyn Zoning Board of Appeals is advisory in nature and the actual variances that are being requested can only be granted by the Village of Glen Ellyn Board of Trustees. The ZBA's function is to listen to whatever testimony is offered by the petitioner and others. We take significant evidence, agree on the facts which we have found from the evidence, consider and deliberate among ourselves and then we make a recommendation to the Village Board.

Chairperson Constantino stated if the ZBA makes a recommendation favorable to the granting of the variation(s) requested, then the Village Board requires a majority vote for the final approval of the ordinance to grant the variation(s). If the ZBA makes a recommendation to deny the requested variation(s), it would then require a two-thirds vote of the Trustees of the Glen Ellyn Village Board to pass an ordinance approving the variation(s) requested.

MOTION TO ALLOW REMOTE PARTICIPATION

ZBA Member Whalls moved, seconded by ZBA Member Covington, to allow the members of the ZBA to participate remotely. The motion was carried with a roll call vote of 7 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Miller, to approve the draft minutes of the October 13, 2020 meeting. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 342 Taylor Avenue and a public hearing regarding the property located at 491 Ridgewood Avenue.

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

A motion was made by ZBA Member Miller and seconded by ZBA Member Whalls to open the public hearing for 342 Taylor Avenue at 7:11 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 342 TAYLOR AVENUE

PETITIONERS JOSH AND AMY STORM ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. VARIATION FROM SECTION 10-4-8(D)3 TO ALLOW AN INTERIOR SIDE YARD SETBACK OF 4.08 FEET IN LIEU OF THE 6.6 FEET REQUIRED. 2. VARIATION FROM SECTION 10-4-8(E)1 TO ALLOW A LOT COVERAGE RATIO OF APPROXIMATELY 25.75% IN LIEU OF A MAXIMUM LOT COVERAGE RATION OF 20%. 3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT THE PUBLIC MEETING OF THE VILLAGE BOARD.

(Josh and Amy Storm, owners of the property located at 342 Taylor Avenue.)

Staff Presentation

Associate Planner Cole Jackson was present to speak regarding the proposed variation request and was sworn in.

Associate Planner Jackson stated the petitioners are Josh and Amy Storm, owners of the property at 342 Taylor Avenue. He described the subject property, 342 Taylor Avenue, as corner lot with frontage on Taylor Avenue and Turner Avenue and the property is located on the west side of Taylor Avenue and the north side of Turner Avenue. He said the subject property and all surrounding properties are zoned R2- Single Family Residential District and are all improved with single family homes.

Associate Planner Jackson stated the petitioners are requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-8(D)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required; and
2. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of approximately 25.75% in lieu of the maximum lot coverage ratio of 20%; and
3. Any other zoning relief necessary to construct the project as depicted on the plan presented or revisited at the public hearing or at a public meeting of the Village Board.

Associate Planner Jackson stated in 2010, the Village granted six variances through the adoption of Ordinance No. 5855 in order to allow the construction on an addition on the home. He said that the variances granted include a front yard setback, interior yard setback, corner side yard setback and permission for a class II alteration on a non-conforming single family home.

Associate Planner Jackson stated the petitioners are proposing to add a roof over their existing deck, where there is currently a pergola (see attached plans). He said that the proposed rear porch area would be 340 square feet and would connect the garage to the home. He said the decking material below the roof is also proposed to be replaced as part of this project.

Associate Planner Jackson stated per Code, this property is permitted a lot coverage ratio of 20%. He said that currently, the property is 332 square feet under this maximum and by replacing the open pergola structure with a roofed over deck (porch) the applicant is proposing to increase their lot coverage by 340 square feet. He said this would make the property 8 square feet over the permitted lot coverage. He further said that because the principal structure would then be connected to the existing detached garage, the lot would lose the 500 square feet detached garage lot coverage ratio bonus. He concluded that to accommodate the new roofed structure and subsequently, the attached garage, the applicants are requesting a lot coverage ratio of 25.75%. He said this equates to a request for 508 square feet more lot coverage than what is permitted by Village Code.

Associate Planner Jackson stated that additionally, because the existing garage will now be considered attached, the garage must meet the setback requirements of the principle structure on the lot. He said that the garage is setback 4.08 feet from the north property line where 6.6 feet is required. He said that other than being attached to the new rear porch, there is no work proposed to the garage.

Associate Planner Jackson also stated that there are no stormwater concerns regarding the proposed variations.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the previously approved variation was for a side yard setback of 3.93 feet, with the new variation making it 4.08 feet.

Associate Planner Jackson stated this is correct.

ZBA Member Miller asked for clarification that the 4.08 side yard setback would not replace the previously approved setback, but would add another variation.

Associate Planner Jackson stated that is correct.

ZBA Chairperson Constantino asked if the setback requirements are due to the fact the garage will now be considered an attached garage.

Associate Planner Jackson stated that is correct.

ZBA Member Panther asked if the proposed plans are to add a roof and sides to their existing deck, or just a roof.

Associate Planner Jackson stated the proposed plans are just for the roof and no sides.

ZBA Member Whalls asked if the ZBA granted a variation of nearly 26% lot coverage, if the petitioner or future owner would be able to construct an enclosed room by adding walls to the existing deck and would not need an additional variation in relation to lot coverage.

Associate Planner Jackson stated that no additional variation would be required.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Josh Storm and Amy Storm, owners of the property located at 342 Taylor Avenue.

Ms. Amy Storm stated they bought the home in 2004 and they were approved for several variations in 2010 due to an existing non-conforming lot. Ms. Storm stated her family is looking for the opportunity to extending their living space, and the covered deck would allow for additional space. Ms. Storm stated with the addition of the roof, there would be full coverage from the house to the garage. Ms. Storm also noted the peak of the house roof and garage room and not lined up, and are a little off center. Ms. Storm stated the addition of the roofed structure would not show how they are uneven.

Mr. Josh Storm stated in her career, Ms. Storm has taken great care of historical homes. Mr. Storm stated Ms. Storm ensures to uphold the charm of Glen Ellyn while making renovations to existing historical homes. Mr. Storm also noted there is little to no visual difference than what is currently in place.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington stated she needs to better understand what the exact hardship is.

Ms. Storm stated the whole house has been configured around the strange lot and there is also a restrictive lot size. Mr. Storm stated the lack of living space is also a hardship.

Ms. Storm stated they would like to attach the garage due to rain and snow. Ms. Storm also noted if the garage was not attached, it would not visually look as good.

ZBA Member Jones asked that if in the winter, are there issues with ice, water or snow that make the pathway unsafe to walk on.

Mr. Storm stated the current pathway will not be impacted by the variations.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in questions is 342 Taylor Avenue; the owners are Josh and Amy Storm; the petitioners are requesting a variation from Section 10-4-8(d)3 to allow an interior side yard setback of 4.08 feet in lieu of the 6.6 feet required, a variation from Section 10-4-8(e)1 to allow a lot coverage ratio of approximately 25.75% in lieu of a maximum lot coverage ratio of 20% and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at the public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Associate Planner Jackson, who indicated the property and all surrounding properties are zoned R2- Single Family Residential District; six variations have been granted for a construction project in 2010 and those variances include a front yard setback, interior yard setback, corner side yard setback and permission for a class II alteration on a non-conforming single family home; currently there is an existing detached garage on the home with a deck connecting the garage to the home and a pergola covering a portion of the deck; the proposal is for a 340 square feet roofed structure with no sides on the structure; due to connecting the home to the detached garage with the roofed structure the petition will be losing to 500 square feet garage bonus.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioners Josh and Amy Storm, owners of the property, who indicated they have owned the home since 2004; the home was remodeled in 2010; the deck and pergola need to be replaced; the petitioners are looking to extend the livable space at home; the design is to minimize the appearance of the offsetting peaks of the home and garage; the placement of the existing garage was based on the location of a parkway tree; a covered walkway would create safer conditions to get from their home to the garage.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Whalls that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried with roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she understands the need for the request, but is not sure if there is any hardship which grants a variation.

ZBA Member Crudele stated if the petitioners go smaller, they would not need a variation. ZBA Member Crudele stated they could go one foot smaller and could enclose the deck in the future, if desired. ZBA Member Crudele stated it would make more sense for the garage to be attached. ZBA Member Crudele stated she is in favor of the variation.

ZBA Chairperson stated due to the attached garage, they would lose their 500 foot bonus, which is why the lot coverage percentage is so large.

ZBA Member Covington stated there have already been so many variances required for the home. ZBA Member Covington stated she does not see the hardship; rather it is the preference by the owners.

ZBA Member Crudele she sees the unusual lot as the hardship.

ZBA Member Jones stated he is in favor of the variances. ZBA Member Jones stated these variances are in line with other variances previously granted by the ZBA. ZBA Member Jones states having an outdoor option is needed during the times of COVID-19.

ZBA Member Miller stated the Storms have done a beautiful job with their home. ZBA Member Miller stated he is not in favor of the proposed variances. ZBA Member Miller stated to have eight variations on one home is very uncommon. ZBA Member Miller also stated the owners have already been given a garage bonus, which they are now looking to give away. ZBA Member Miller stated the lot coverage ratio is too high.

ZBA Member Panther stated he agrees with ZBA Member Miller and ZBA Member Covington. ZBA Member Panther stated he does not see the hardship. ZBA Member Panther also stated he is consistently seeing issues with roofed structures, and would like staff and the Village Board to look into better defining a roofed structure. ZBA Member Panther also stated he would like staff and the Village Board look into adding breezeways to the Zoning Code.

ZBA Member Whalls stated staff and the Village Board should look into adding breezeways to the Zoning Code. ZBA Member Whalls stated he believes it is a reasonable request, and it does not have any stormwater issues. ZBA Member Whalls stated he is in favor of the request.

ZBA Chairperson Constantino stated that he is not comfortable to go that far above what is permitted for lot coverage without a severe hardship. ZBA Chairperson Constantino stated the lot is narrow, and the current plans do not call for a change in outside appearance. ZBA Chairperson Constantino stated the biggest issue he has is with the lot coverage percentage. ZBA Chairperson Constantino stated he is not in favor of the variation as it stands.

ZBA Chairperson told the petitioners that currently, the ZBA will not approve their variation request. ZBA Chairperson asked the petitioners if they would rather have the ZBA vote on the variation, which would then go to the Village Board or if they would like to continue the Public Hearing to a future date and make changes to their proposed plans.

Ms. Storm asked if a variation would be required if they revised the plans to not have the garage attached.

Planner Ashbaugh stated a setback variation may still be needed, but a lot coverage variation would not be required.

Mr. Storm stated that within the previous year, a neighbor received a permit for a screened in porch, and wanted to know how that was approved. Mr. Storm stated their proposed plans are to make the work ascetically pleasing.

Ms. Storm stated she would like additional information on why their neighbor was able to receive a permit for a screened in porch.

Planner Ashbaugh stated staff can look into their neighbor's previously approved permit if the ZBA would like that information at this time, but stated she is unsure if that permit would impact the ZBA's decision. Planner Ashbaugh also noted if a permit was issued by the Village, it was reviewed by the Village's Plan Examiner and it met all Zoning Code requirements before being issued a permit.

ZBA Member Covington stated she does not want to look into approvals and permits for other properties. ZBA Member Covington stated the ZBA is only looking at the request and property that was brought in front of them.

ZBA Member Jones stated he feels the corner lot creates a hardship and that he likes the owners are trying to keep the house.

ZBA Member Miller stated the owners have already kept the house, and it is not a teardown. ZBA Member Miller also stated he believes the corner lot does not create a hardship for the current requests, but it did for the previous six approved variations.

Motion

A motion was made by ZBA Member Covington and seconded by ZBA Member Panther to close the public hearing for 342 Taylor Avenue at 8:19 p.m. The motion was carried with a roll call vote of

7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Panther, as follows:

Having considered the application of Josh and Amy Storm, owners of the property at 342 Taylor Avenue, Glen Ellyn, for the following zoning variations: to allow a lot coverage ratio of 25.75% on a property with principal structure greater than one-story where a lot coverage ratio of no more than 20% is permitted and a north interior side yard setback of 4.08 feet where a minimum required interior side yard setback of no less than 6.5 feet is required at 342 Taylor Avenue, on a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variation from Section 10-4-8(D)(2) of the Glen Ellyn Zoning Code based upon the following findings of fact:

- A. That the plight of the owners is not due to a unique circumstance or a particular hardship;
- B. That the variations, if granted, will alter the essential character of the locality because of the large increase in the lot coverage ratio and the loss of the previously granted garage bonus

The motion was carried with 4 “yes” votes and 3 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Miller and ZBA Member Panther. The “no” votes are as follow: ZBA Member Jones, ZBA Member Crudele and ZBA Member Whalls.

ZBA Chairperson Constantino stated the ZBA has denied approval and this application will go the Village Board to be reviewed.

A motion was made by ZBA Member Panther and seconded by ZBA Member Whalls to open the public hearing for 491 Ridgewood Avenue at 8:26 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 491 RIDGEWOOD AVENUE

PETITIONERS CECIL AND AGATHA BARBATO ARE REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. VARIATION FROM SECTION 10-4-1(L) TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ON A PROPERTY LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQUARE FEET IN AREA IN THE R2 RESIDENTIAL ZONING DISTRICT. 2. VARIATION FROM SECTION 10-8-69(B)(3) TO ALLOW THE CONSTRUCTION OF A DETACHED GARAGE ON A PROPERTY LESS THAN 50 FEET IN WIDTH AND LESS THAN 6,534 SQUARE FEET IN AREA IN THE R2

RESIDENTIAL DISTRICT. 3. VARIATION FROM SECTION 10-5-4(A)(2)(a) TO ALLOW THE CONSTRUCTION OF A 600 SQUARE FOOT DETACHED GARAGE ON A PROPERTY WHERE THE MAXIMUM TOTAL SQUARE FOOTAGE FOR ALL ROOFED OVER ACCESSORY STRUCTURES IN THE REQUIRED REAR YARD IS 456 SQUARE FEET. 4. 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.

(Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue.)

Staff Presentation

Planner Katie Ashbaugh was present to speak regarding the proposed variation request and was sworn in.

Planner Ashbaugh stated the petitioners are Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue. She said that 491 Ridgewood Avenue is an interior lot, located on the south side of Ridgewood Avenue, just east of the intersection with Glenwood Avenue. She said that the subject property and the properties to the north, east, west and south are all zoned R-2 – Residential District and are all improved with single-family homes.

Planner Ashbaugh stated the petitioners request a recommendation of approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-1(L) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
2. Section 10-8-6(B)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2 Residential District;
3. Section 10-5-4(A)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures in the required rear yard is 456 square feet; and
4. 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.

Planner Ashbaugh stated the Village does not have records of any prior variations being granted for the subject property.

Planner Ashbaugh stated the existing home, per the petitioners' application packet was constructed in 1909. The original neighborhood, or block area, was platted in 1884. She said the lot width is 38 feet which is 42 percent less than the required minimum lot width of 66 feet for interior lots in the R2 district. She said the lot area is 5,700 square feet, which is 35 percent less than the required minimum lot area of 8,712 square feet for interior lots in the R2 district.

Planner Ashbaugh stated the existing home on the subject property is approximately 881 square feet or 15.5 percent lot coverage. She said the existing detached garage is approximately 297 square feet,

which is less than the 500 square-foot 'bonus' for detached garages and does not count toward total lot coverage. She said no other freestanding accessory structures are located on the subject property

Planner Ashbaugh stated in 1989, the Village Board adopted comprehensive amendments to the Zoning Code, which included the adoption of Section 10-4-1 and Chapter 10-8 to create the minimum size of 'buildable lots' in the Village and regulations for nonconforming uses and structures. She said that Section 10-4-1(L) states that any single family home located on a zoning lot which lawfully existed on or before October 28, 1974, may be modified, repaired, or otherwise altered, given that the subject zoning lot is not less than 50 feet in width and less than 6,534 square feet in area. She concluded that 491 Ridgewood has a lesser width and area than each of these minimums.

Planner Ashbaugh provided additional information regarding the requested variations. She said that the first two variations were to allow the detached garage to even be constructed, since these provisions made the lot "un-buildable" and the third was to allow the size of the garage they were proposing. She said that the maximum permitted area for a detached garage is otherwise 660 square feet on most other 'buildable' lots, whereas the petitioners are requesting a 600 square foot detached garage.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked what the current lot coverage of the house is.

Planner Ashbaugh stated it is about 15.5%

ZBA Member Miller stated if the petitioners were to build the garage at 20 feet by 22 feet, instead of 20 feet by 30 feet, a 3rd variation would not be needed. Planner Ashbaugh answered affirmatively.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Cecil Barbato, owner of the property located at 491 Ridgewood Avenue.

Cecil Barbato provided a background of the house and stated is has had the same footprint since 1909. Mr. Barbato stated the home has had substantial improvements prior to moving in. Mr. Barbato stated there are several issues with the current garage and also noted if he knew the lot was considered a non-buildable lot, he would have not purchased it.

Mr. Barbato stated the lot is approximately 38 feet by 150 feet.

Mr. Barbato stated an issue in lot size was created by updates to the Village Code in 1984 and 1989.

Mr. Barbato stated the garage was non-conforming. Mr. Barbato stated there are several issues with the garage including water running into the garage and ice the builds up inside and outside of the

garage. Mr. Barbato also stated the foundation of the garage is rotting. Mr. Barbato stated with the current setback the garage is 9 inches away from the property to the west and the garage also leans towards the west. Mr. Barbato also compared the size of the existing garage to the size of vehicles used during that time period, compared with the size of vehicles driven today and the need for a larger garage.

Mr. Barbato stated many of the homes in his neighborhood also have 2 car garages and shared various photo examples. Mr. Barbato noted that the placement of the garage would reduce dead space behind the garage.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked when the home was first purchased, if they knew it was non-conforming and was on a non-buildable lot.

Mr. Barbato stated that when they purchased the home, they were really looking to live in Glen Ellyn in a traditional American four-square. Mr. Barbato stated they purchased the home contingent to renovations being complete. Mr. Barbato stated they knew the garage would have to be replaced, and they made the decision to complete the garage at a later time.

ZBA Chairperson Constantino asked if any objection statements have been received by any neighbors.

Mr. Barbato stated no objections have been made. Mr. Barbato also stated he received letters of support from the neighbors he shares a lot line with.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke in favor or in opposition of the variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 491 Ridgewood Avenue; the owners are Cecil and Agatha Barbato; the petitioners are requesting a variation from section 10-4-1(l) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2- Residential Zoning District, a variation from Section 10-8-69(b)(3) to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area in the R2- Residential district, a variation from Section 10-5-4(a)(2)(a) to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over accessory structures in the required rear yard is 456 square feet and 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.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh who indicated no prior variances have been issued from this property; explained the rationale of the difference between the first two variations; if this was considered a buildable lot a 660 square foot roofed structure would be allowed.

ZBA Member Panther continued the findings of fact: the ZBA heard from petitioner Cecil Barbato, owners of the property, who indicated has been in its existing footprint for over 100 years; the home has been fully renovated; the existing garage is in a state of disrepair and indicated a number of issues including structural issues, rotting and flooding concerns around the interior and exterior of the garage; the lot is approximately 38 feet in width; existing setback from the garage to the property to the west is currently 9 inches; the lot coverage ratio is no near the max amount in an R2 Zoning District; all the neighbors that are adjacent to the property and in direct view of the garage have been contacted and there are no concerns.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to amend and approve of the Findings of Fact. The motion was carried with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of the variations. ZBA Member Covington stated hardships were presented, and a functional garage is very important.

ZBA Member Crudele stated she is in favor of the variations. ZBA Member Crudele also stated Mr. Barbato gave a great presentation.

ZBA Member Jones stated he is in favor of the variations.

ZBA Member Miller stated he is in favor of the requests. ZBA Member Miller stated Mr. Barbato did a fantastic job with his presentation.

ZBA Member Panther stated he is in favor of the variations.

ZBA Member Whalls stated he is in favor of the variations.

ZBA Chairperson Constantino stated he is favor of the variations. ZBA Chairperson sated that even though the Village prohibits building on small lots, the surrounding neighbors have two car garages. ZBA Chairperson Constantino stated Mr. Barbato gave a great presentation and did a great job showing the hardships.

Motion

A motion was made by ZBA Member Crudele and seconded by ZBA Member Whalls to close the public hearing for 491 Ridgewood Avenue at 9:08 p.m. The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones as follows:

Having considered the application of Cecil and Agatha Barbato, owners of the property located at 491 Ridgewood Avenue, Glen Ellyn, for the following zoning variations: to allow the construction of a detached garage on a property less than 50 feet in width and less than 6,534 square feet in area and to allow the construction of a 600 square foot detached garage on a property where the maximum total square footage for all roofed over, freestanding accessory structures in the required rear yard is 456 square feet structure on the property located at 491 Ridgewood Avenue, an interior lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on October 27, 2020, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variations from Sections 10-4-1(L), 10-8-6(B)(3), and 10-5-4(A)(2)(a) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The lot is a non-buildable lot
2. The garage is in bad shape and needs to be repaired
3. A two car garage fits the characteristics of the neighborhood

The motion was carried with a roll call vote of 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

ZBA Chairperson Constantino stated the ZBA has now recommended approval and this application will go to the Village Board for Approval.

Village Board Trustee Report

Trustee Christiansen stated the Plan Commission will hold a Public Hearing on November 12, 2020 to review the plans submitted for the former McChesney & Miller property.

Trustee Christiansen stated the Apex project is moving along.

Trustee Christiansen stated Avere is expected to have occupancy in January 2021.

Trustee Christiansen stated the Civic Center Parking Garage is expected to be complete in May 2021.

Trustee Christiansen stated a COVID-19 mitigation plan is in place due to an increase of cases in DuPage County.

Trustee Christiansen stated the tent on Main Street is expected to stay upon until November 8, depending on weather.

Trustee Christiansen stated trick-or-treating hours are from 3-7 PM on Halloween and the Village is asking resident to be safe and wear a mask. Trustee Christiansen also encouraged everyone to check out the Scarecrow Rows in downtown Glen Ellyn.

ZBA Member Miller and ZBA Member Whalls asked several questions regarding the Civic Center Parking Garage pedway design.

Trustee Christiansen stated there are several different levels of designs, each costing a different range of money. Trustee Christiansen stated the Village Board would like the pedway to be more than just an alley, but to have other uses as well.

Staff Report

Planner Ashbaugh stated there will be two construction necessitated variation requests at the November 10 ZBA meeting.

Adjournment

At 9:25 p.m. a motion was made by ZBA Member Crudele and seconded by ZBA Member Covington to adjourn the meeting. The motion was carried with 7 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/10/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-660)**

DOC ID: 2020-660

Public Hearing to Consider A Request for Construction Necessitated Zoning Variations for the Property located at 410 Spring Avenue

Statement of the Issue:

Please refer to staff report.

Analysis:

Please refer to staff report.

Budget Impact:

N/A

Action Requested:

Please refer to staff report.

Attachments:

1. Staff Report
2. Petitioners' Application Materials
3. Zoning and Location Map
4. Aerial Photo
5. 2 Foot Contour Map
6. Plat of Survey, dated 6-1-1983
7. Fence Permit, issued 11-9-2019
8. Original Building Permit Submittal dated 8-8-2019
9. Review Letters sent 8-26-2019
10. Approved Plan issued 10-9-2019
11. Inspection Report - Rough 11-19-2019
12. Inspection Report w Photos - Final 4-14-2020
13. Permit Extension, dated 9-9-2019

14. Plat of Survey (Existing Conditions), dated 8-27-2020
15. Existing Deck Section Plans
16. Existing Conditions Photos from Petitioner
17. Public Works Sewer Line Exhibit, 11-2-2020
18. Previous Conditions Photos from Petitioner
19. Cost Estimates to Correct Installed Work (excluding retaining wall; forthcoming)
20. Location Map for Public Hearing Notice
21. Mailing List for Public Hearing Notices
22. Public Hearing Notice - Mailed and on Public Notice Portal
23. Certificate of Publication
24. Petitions of Support

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: November 6, 2020

SUBJECT: *November 10, 2020 Zoning Board of Appeals Meeting*
Public Hearing – Construction Necessitated Zoning Variation requests to allow an existing deck, stairs, patio, and retaining wall to remain as encroachments into the required interior side and rear yards and as impervious surfaces above the maximum permitted on 410 Spring Avenue.

PROPERTY: 410 Spring Avenue is an interior lot, located on the west side of Spring Avenue, mid-block between the Hill Avenue and Glen Oak Avenue intersections.

PETITIONER: The petitioner is Pierre Biset, owner of the property located at 410 Spring Avenue.

REQUEST: The petitioner requests a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6)

inches is required; and

7. 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.

ZONING/USE: The subject property and the properties to the north, west, and south are all zoned R2 - Residential District and are all improved with single-family homes. The property to the east across Spring Avenue is unincorporated DuPage County and is the location of Glen Oak County Club.

PUBLIC NOTICE: Notice of the public hearing was published in the October 26, 2020, 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: On June 14, 1993, the Village adopted Ordinance 4025-Z. This granted approval of a zoning variation to allow a second-floor addition to the existing single-family home to allow a 25 foot six (6) inch rear yard setback where a 40 feet rear yard setback was permitted.

PERMIT HISTORY:	Year	Permit No.	Type
	1927	X-926	New single-family home
	1983	B7409	Electric repair
	1993	B14009	Addition (related to Ordinance 4025)
	1998	B17855	Sewer repair
	2007	B26657	Sewer repair
	2012	20121566	Alteration/remodel
	2019	20192945	Fence

SITE HISTORY: Per permit X-926, the subject property was improved with a single-family home in 1927. In 1983, electrical work was completed. Ten years later in 1993, a zoning variation to allow a second-floor addition to encroach into the required rear yard was requested and approved by the Village Board. A plat of survey dated June 6, 1983 (Attachment 5), shows the original footprint of the home with this encroachment. Because this encroachment was nonconforming in 1993, the variation was required to enlarge the encroachment with the second-floor addition. A subsequent building permit application was filed and approved that same year. In 1998 and 2007, sewer repairs were completed. In 2012, alteration and remodeling was completed. In November 2019, a new fence was installed.

On August 8, 2019, the petitioner filed a building permit to install a new deck, stairs leading up to the deck, a patio, and a retaining wall (Attachment 7.a).

On August 26, 2019, staff sent rejection letters pertaining to building, zoning,

and stormwater code requirements. Specifically in the zoning review (Attachment 7.b), the proposed deck, stairs, and patio did not comply with the required interior side and rear yard setbacks. In the stormwater review specifically, staff noted neither the net new impervious surface nor the height of the proposed retaining walls were provided.

On October 1, 2019, the petitioner filed their second submittal in response to the review comments. On October 9, 2019, the plans were approved (Attachment 7.c). On the approved plan, the retaining wall is no longer shown in the scope of work. The approved size of the patio was 15 by 24 feet, or 360 square feet in area. The approved size of the deck was 18.16 by 11 feet, or approximately 200 square feet in area. On November 6, 2019, the petitioner applied for and was issued a separate permit to install a new fence (Attachment 6). On November 19, 2020, the aforementioned new deck passed a rough inspection for the pre-pour of the piers (Attachment 7.d). Note a second rough inspection for the framing was required. On January 7, 2020, the new fence passed its final inspection and the permit was closed. On April 14, 2020, staff conducted a final inspection for the new deck, stairs, and patio as approved on October 9, 2019. It was during this inspection staff determined that the deck, stairs, and patio were not installed per the approved plans and the petitioner failed the inspection (Attachment 7.e).

On July 28, 2020, the petitioner first initiated contact with Planner Ashbaugh to inquire about the construction necessitated zoning variation process. On September 9, 2020, the petitioner requested a permit extension, which was approved and will expire on February 9, 2021 (Attachment 7.f).

EXISTING CONDITIONS:

This section will describe the current existing conditions on property, including the work requiring the zoning variations in consideration.

	R2 Lot Requirements [10-4-8(D, E, F)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	8,712 ft ² (0.20 acres)
Lot Coverage (Roofed Structures Only)	No more than 20% for principal structures greater than one story, or 1,600 ft ² for subject property	16% (1,396.2 ft ²)
Lot Width	80', corner lots; 66', all other lots	75'
Front Yard	35' 2" (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	40' 9"
Interior Side Yard	7' 6" (6.5' or 10% of the total lot width,	7' 11" from north

X:\Plander\BUILDING\ZBA\5. VARIATION BY ADDRESS\S\SPRING\Spring 410\4. Staff Report - Ordinances\20201106_410 Spring_CNZVs-Accessory Structures_Staff Report.docx

	whichever is greater)	interior side lot line to principal structure; 35' from south interior side lot line to principal structure
Rear Yard	40'	25'
	Accessory Structure Requirements [10-5-5(B)(4)]	Subject Property Data
Lot Coverage (Impervious Surface, Rear Yard)	+/- 1,505 ft ² (No more than 50% of the required rear yard may be impervious surface in the R2 District)	+/- 1,808 ft ²
Interior Side Yard	Deck, stairs, and patio: 7' 6" (10% of lot width)	Deck: 5' 8" Stairs: 5' 3" Patio: 5'
	Retaining wall, <3' in height: 3' 9" Retaining wall, >3' in height: 7' 6"	2'
Rear Yard	Patio: 7' 6"	Patio: 7' 1"

Installed Patio – Zoning

Per Section 10-5-5(B)(4) #18, impervious surfaces may cover no more than 50 percent of required front, corner, and rear yards on properties in the R0, R1, R2, and R3 zoning districts. For the purposes of this request, only the required rear yard will be discussed. The maximum permitted lot coverage for impervious surfaces in the required rear yard for the subject property is approximately 1,505 square feet. Permit #20191874 (Attachment 6.c) approved the removal of the previous patio and the installation of a new 360 square-foot patio (15 by 24 feet). The petitioner installed an approximately 560 square-foot patio (Attachment 7), which is roughly 18 by 30 feet. Per Sections 10-5-5(B)(4) #28 and 37, patios are required to be ten (10) percent of the width, or seven (7) feet six (6) inches from interior side and rear lot lines. This patio is also approximately five (5) from the north interior side lot line and seven (7) feet from the rear lot line, where setbacks of seven (7) feet six (6) inches are required from each line. Three variations are required to allow the existing patio to remain.

Installed Patio – Stormwater

In the review letter sent to the petitioner on August 26, 2019 (Attachment 7.b), Senior Civil Engineer Amy McKenna stated that the net new impervious surface needed to be indicated on the plans. Additionally, it was noted that an increase of new impervious surface by 300 square feet or more would require a drainage plan and a drywell. On the site plan approved and issued on October 9, 2019 (Attachment 7.c), the petitioner indicated that 369 square feet of existing impervious surface would be removed and that 360 square

feet would be installed. This resulted in a net loss of impervious surface coverage of nine (9) square feet. Engineer McKenna noted on the plan that the net new impervious surface was less than 300 square feet. The plan was thus approved. As installed, approximately 200 square feet of net new impervious surface was added beyond what was approved on the plan. Please see the Staff Comments section for further information.

Installed Deck

Per Section 10-5-5(B)(4) #8, decks are not permitted encroachments in required interior side yards. Therefore, the required interior side yard of seven (7) feet six (6) inches applies. The approved permit plan indicated that the deck would be installed in compliance with the required setback. The petitioner installed the deck five (5) feet eight (8) inches from the north interior side lot line. One variation is required to allow the existing deck to remain.

Installed Stairs

Per Section 10-5-5(B)(4) #34, stairs are not permitted encroachments in required interior side yards. Therefore, the required interior side yard of seven (7) feet six (6) inches applies. The approved permit plan indicated that the stairs would also be installed in compliance with the required setback. The petitioner installed the deck five (5) feet three (3) inches from the north interior side lot line. One variation is required to allow the existing stairs to remain.

Setbacks – Retaining Wall

Per Section 10-5-5(B)(4) #38, retaining walls which are 36 inches or less in height must be three (3) feet nine (9) inches from all adjacent lot lines. Retaining walls exceeding 36 inches in height must be seven (7) feet six (6) inches from all adjacent lot lines. In the review comments sent to the petitioner on August 26, 2020 (Attachment 7.b), staff indicated that the height of the proposed retaining wall needed to be shown. It was further noted that a structural engineer needed to certify the retaining wall if the wall were three (3) feet or more in height.

On the site plan approved and issued on October 9, 2019, the retaining wall was no longer shown as included in the scope of work and therefore was not approved to be installed (Attachment 7.c). On the current plat of survey documenting existing conditions received on October 21, 2020 (Attachment 7), the new retaining wall is shown. It is approximately 52 feet six (6) inches long, and the height is not known at this time. It is approximately five (5) feet north of the existing home and two (2) feet south of the interior side lot line. One variation is required to allow the existing retaining wall to remain.

When staff discovered the retaining wall on the current plat of survey, the petitioner was informed of the contents of the public hearing notice and asked to update their application accordingly. The petitioner indicated in correspondence that they believed that the retaining wall could not be located

closer to the existing house due to the placement of an existing sewer line. Community Development Department and Public Works staff all evaluated this presumed condition and confirmed that an existing sewer line does in fact run beneath the lot line separating 410 and 416 Spring Avenue (Attachment 11). They also confirmed that this sewer line is not located within a public utility easement. Public Works Director John Hubsy also stated that if the wall is to remain, that it is in conflict with the area in which the Village would need to dig to perform maintenance. He said that an indemnification agreement with the Village should be required should the variation be approved for the retaining wall. However, if the variation for the retaining wall were denied and compliance with the setback were required, the wall would then be farther from this existing sewer line and less susceptible to potential damage or required removal.

STAFF COMMENTS

Staff suggests that should the Zoning Board of Appeals elect to recommend approval of any or all of the construction necessitated zoning variations to allow the existing deck, stairs, patio, and retaining wall to remain, that the following conditions also be considered with those decided upon by the Zoning Board of Appeals during their deliberations:

1. That the active building permit #20191874 be updated and resubmitted for review by staff for compliance with stormwater and building codes;
2. That no further changes to the existing scope of work shown on Attachment 7 be added to the permit unless requested by Village staff;
3. That section drawings indicating the material and installation details for the existing retaining wall be provided per staff's review comment dated 8/23/2020;
4. That the existing plat of survey be marked to indicate the height of the existing retaining wall in at least three (3) locations;
5. That a new drainage plan be submitted;
6. That within 30 days of administrative review and approval for compliance with the Village stormwater and building code requirements, a final building inspection and final grading inspection be requested by the petitioner;
7. That the petitioner sign an indemnification agreement with the Village to be recorded against the property in relation to any possible damage or required removal of the retaining wall in close proximity to the existing sewer line not protected by a public utility easement prior to the release of any escrow deposits;
8. That should the petitioner fail either or both of the final building and stormwater/grading inspections, that the petitioner modify the area not in conformance per staff direction in a manner that does not increase the degree of the variations granted; and
9. That within 90 days of passing the final building and grading inspections, the petitioner submit as-built drawings for the work approved under the amended permit #20191874 prior to the release of any escrow deposits.

In the event the ZBA elects to recommend denial of the requested construction necessitated zoning variations, that the following conditions also be considered with those decided upon by the Zoning Board of Appeals during their deliberations:

1. That the petitioner modify the existing deck and stairs to comply with all zoning and building code requirements;
2. That the petitioner modify the existing patio such that it complies with the plan approved and issued under permit #20191874; and
3. That the petitioner remove the retaining wall in its entirety and should they desire to install a new one, amend the existing permit #20191874 per staff's review letter dated 8/26/2019 and continue through the standard review process before beginning work on its installation in a compliant location.

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 the requested variation 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 request per Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioners' Application Materials
2. Zoning & Location Map
3. Aerial Photo
4. 2' Contour Map
5. Plat of Survey, dated 6/1/1983
6. Fence Permit, issued 11/6/2019
7. Approved Building Permit
 - a. Original Submittal dated 8/8/2019
 - b. Review Letters sent 8/26/2019
 - c. Approved Plans, issued 10/9/2019
 - d. Inspection Report – Rough, 11/19/2019
 - e. Inspection Report w/ Photos – Final, 4/14/2020
 - f. Permit Extension, dated 9/9/2020
8. Plat of Survey (Existing Conditions) – current, dated 8/27/2020
9. Existing Deck Section Plans
10. Existing Conditions Photos from Petitioner
11. Public Works Sewer Line Exhibit, dated 11/2/2020
12. Previous Conditions Photos from Petitioner
13. Cost Estimates to Correct Installed Work (excluding retaining wall; forthcoming)
14. Location Map for Public Hearing Notice
15. Mailing List for Public Hearing Notice

X:\Plander\BUILDING\ZBA\5. VARIATION BY ADDRESS\5. SPRING\Spring 410\4. Staff Report - Ordinances\20201106_410 Spring_CNZVs-Accessory Structures_Staff Report.docx

16. Public Hearing Notice - Mailed and on Public Notice Portal
17. Certificate of Publication
18. Petitions of Support

CC:

Staci Springer, AICP, Director of Community Development
Steve Witt, AIA, Building & Zoning Official
Amy McKenna, PE, CFM, Senior Civil Engineer
Paula Moritz, Plan Reviewer

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 410 Spring 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 Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

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: Pierre Biset

Address: 410 Spring Ave

Home Phone No.: _____ Cell Phone No.: 847-774-7094

Fax No.: _____

E-mail: pierre.biset@gmail.com

Ownership Interest in the Property in Question:

Owner of 410 Spring Ave since 2013.

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):

N/A

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

N/A

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.

III. PROPERTY INFORMATION:

Common address: 410 Spring Ave

Permanent tax index number: 05-12-318-005

Legal description:

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
ADDRESS: 410 SPRING AVE., GLEN ELLYN PIN: 05-12-318-005 AREA: 0.20 ACRES

Zoning classification: R2

Lot size: 75 ft. x 110/120 ft. Area: 8712 sq. ft.

Present use:

Residential Home

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):

Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;

Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;

Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required

Estimated date to begin construction: _____

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

N/A

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:

The subject property is situated on a triangular block with irregular shaped lots surrounding it. An existing detached garage to the north is located in close proximity to the property line. The unusual relationship of property lines and required yards results in a situation where strict application of the code would produce no meaningful benefit to the surrounding properties and would substantially diminish the value and usability of the improvement to the applicant.

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):

Decks and patios of a usable design and dimension are reasonable improvements to residential property. Modifying the layout or dimensions of the modestly sized deck and patio would negatively impact its utility and return on investment. To achieve the existing deck and patio improvement, the applicant went to extraordinary expense to remove existing non-compliant structures and improve site grading. The applicant concedes there is limited return on the project as it exists today, but submits quotes with this application to document the significant expense associated with strict application of the code. If required to bear these costs, the applicant believes there will be no return on the project and does not view it as reasonable given the good-faith investment made improving the property.

OR

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

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

The essential character of the property is and has been residential. Decks and patios are permissible and common improvements on residential property. Investment in the new deck, patio and associated improvements increased the aesthetic quality of the property and enhanced its residential character for the owners, neighbors and the neighborhood at large to enjoy.

- 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:

The subject property was built in 1920 and is one of the original homesteads in the area. As was typical at the time, improvements were not established following a set a of prescribed zoning laws in effect today. This fact created a situation where the home is not ideally located on the property from today's zoning perspective. To design and construct a new deck and patio, the applicant contracted extensive site grading and demolition work to remove several existing non-compliant and unsafe improvements. During construction it was determined the planned stair location would interfere with the reasonable use of the patio and building-code compliant changes were made in the field, in part based upon the apparently permissible setback of the existing detached garage to the north. Only upon inspection was it determined the field change resulted in an encroachment of the required setback. Correcting this minor encroachment offers no material benefit to the surrounding property owners and would require a significant additional cost be borne by the applicant.

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 property is situated on a triangular block with the subject property being an original structure dating back to 1920. Irregular shaped lots were created and surround the existing property, which resulted in structures built with a variety of setbacks and unusual relationships between the side and rear yards. As presently exists, the detached garage to the north is located closer to the applicant's property line than the new deck and patio improvements. Setback regulations are more generally applicable to a traditional lot and block layout, which is not present at this particular location.

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:

Prior to the applicant's purchase of this home, the property was listed continuously for ± 2 years due to the poor condition of the property. Since its purchase 7 years ago, the applicants have worked continuously to repair, restore and improve the property, both inside and out. Decks and patios are common improvements to residential property, but uncommon is the extent of work this property needed to support a reasonably sized deck and patio. The cost of the project was \$77,000, which included extensive site grading and demolition to accomplish. Nobody with profit-motive alone would choose to construct the improvements the applicant pursued.

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 challenges faced in constructing a reasonably sized and usable deck and patio on the subject property primarily arises from existing conditions, such as lot sizes and shapes in the area and efforts taken to correct unsafe and unsightly conditions established by past construction activity.

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.

Approval of the variation will not be detrimental or injurious to the public welfare, in fact it will permit the existing improvement to continue, which replaced old decrepit, unsafe, and unsightly structures.

6. Provide evidence that the proposed variation will not:

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

Approval of the variance will not cause or impair an adequate supply of light and or air to adjacent properties.

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

Approval of the variance will not substantially increase the hazard from fire or other dangers to the property.

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

Approval of the variance will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village, rather the contrary is true, evidenced by the written support of all surrounding property owners who express gratitude for investment in the property.

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

Approval of the variance will not diminish or impair the property values within the neighborhood. Granting the variance will permit the new deck and patio to remain, which contributes to property values in the area.

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

Approval of the variance will not impact traffic congestion in the public streets and highway.

- f. Create a nuisance; or

Approval of the variance will not create a nuisance.

- g. Results in an increase in public expenditures.

Approval of the variance will not result in increased 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.

Submitted with this application is a plat of survey identifying the applicable setbacks. The request to vary the required side yard setback from 7.5' to 5' is the minimum variance necessary to provide for the improvements. Applicant is agreeable to ensuring no future improvements encroach the setback as a condition of variance approval.

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

We purchased this beautiful old house in 2013. Although it had a lot of issues we loved it. Since the the day we moved it in it's been a family project. I can say all the people I love have helped through out the years fix/repair/restore this home. Our approach has always to been to restore with love what we can instead of replace. Unfortunately due to the dangerous stairs and poor conditions of the outside we stayed indoors for most of those years. Finally, last year I was able fund a complete exterior renovation of the home. Everything that was done wrong or home-made was corrected and improved by professionals. Our goal was to not only provide our family with a safe and usable yard but contribute to the upkeep of a quality neighborhood and bring our property up to a similar standard of aesthetics and quality as we see all around us. Included with this application are before and after photos for your reference. What we learned after all the old structures were removed and a clean slate was present was that there were serious issues with the proposed design. The biggest issue was that the stairs from the deck would land near the center of the patio, bisecting it in two. We made field corrections to remedy the design concern and assure if our twin 5-year olds opened one of the doors leading to the rear yard, they would step onto a surface rather than fall $\pm 5.5'$ to the ground. I have discussed my project with all surrounding property owners, who have all signed in support of the project and the improved property aesthetics. My neighbor on the north side (416 Spring Ave), which is the side on which the variation is being requested, is willing to provide public testimony in support of the request.

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.

<u>11-4-2020</u>	<u>Pierre Biset</u>	<u>Pierre Biset</u>
Date	Print Name	Signature of Applicant
<u>11-4-2020</u>	<u>Holly Biset</u>	<u>Holly Biset</u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Pierre & Holly Biset, and I hold the position of Home Owner for 410 Spring Ave ("*Applicant*").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("*Application*") the Applicant filed with the Village of Glen Ellyn ("*Village*").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

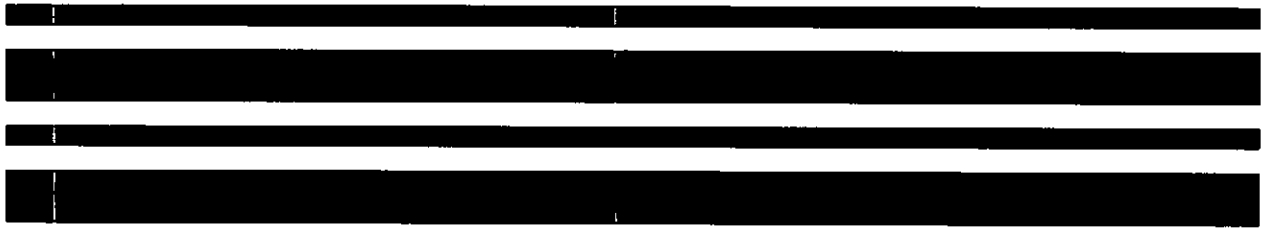
Further affiant sayeth naught.

Name: Pierre Biset & Holly Biset
Title: Home Owners
Applicant's Name: Pierre & Holly Biset

Subscribed and sworn to me this

04 day of November, 2020.

Notary Public



Final Title Policy

As of Date : 07-27-2016
Loan Number : 0406054064
Previous Loan Number : 000000401598008
Borrower Name : PIERRE BISET
Loan Status : Active
Loan Custodian : Deutsche Bank National Trust Company
DokTrak Document Type :
DokTrak Condition :
Collateral File Location : Deutsche Bank National Trust Company
Property Address : 410 Spring Avenue GLEN ELLYN, IL 60137

CONFIDENTIAL



NSM-0406054064-FINAL.TP

Centex Home Equity
Audit Review Correction Transmittal

Print Date: 07/27/2016

Comments

Investor Code: 8,073
Investor Name: 1ST LIEN
Product ID: 000 - Unknown
Loan#: 406054064
Sub Servicer Loan#:

Borrower: Biset, Pierre, SSN:
Co-Borrower: Biset, Holly M, SSN:
Borrower 3: , , SSN:

Property Address: 410 Spring Avenue City: Glen Ellyn
County: IL 60137

Loan Type: 0 1. FHA 3. Conv Unins 4. VA 5. Conv Ins

Loan Amount: 255,900.00 Term: 360 P&I: 1,203.34
Interest Rate: 3.88000 Cap: UPB: 255,900.00
Margin: Ceiling:

Date of Note: 07/06/2016 Ship Date:
Closing Date: Date AOL Sent:
1st Pmt Date: 09/01/2016 Date AOL Rcvd:
Fund Date: 07/11/2016
Last Pmt Date: 08/01/2046 1st Pmt Chg Date:
Interest Change Date:

Bk Location:

Time In: 7/13/2016 10:03:08
Loc ID: DB-GL

CmpName: Vantage Point Title
Address: 410 Spring Avenue
City: Glen Ellyn State: IL Zip: 60137
PhoneNbr: 727-466-1107 GFNbr: IL324835

Please return, upon completion of corrections, to the attention of

____ Ext. ____

**SHORT FORM RESIDENTIAL LOAN POLICY
ONE-TO-FOUR FAMILY****Issued by
STEWART TITLE GUARANTY COMPANY****SCHEDULE A****Name and Address of Title Insurance Company:****Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763****Stewart Title Guaranty Company
1980 Post Oak Blvd., Houston, TX 77056****File No.: IL324835****Policy No.: U-9375-001234614****Loan No.: 0406054064****Property Address: 410 Spring Avenue, Glen Ellyn, IL 60137****County: Du Page****Amount of Insurance: \$255,900.00****Mortgage Amount: \$255,900.00****Mortgage Date: July 6, 2016****Date of Policy: July 19, 2016****Name of Insured: Nationstar Mortgage LLC DBA Greenlight Loans, its Successors and/or Assigns****Name of Borrower(s): Pierre Biset and Holly M. Biset**

The estate or interest in the Land identified in this Schedule A and which is encumbered by the Insured Mortgage is fee simple and is, at Date of Policy, vested in the borrower(s) shown in the Insured Mortgage and named above.

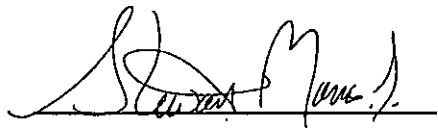
The land referred to in this Policy is described as set forth in the Insured Mortgage.

This policy consists of one page, including the reverse side, unless an addendum is attached and indicated below:

 X Addendum Attached

The endorsements checked below, if any, are incorporated in this policy:

- ☐ ALTA 4-06 - Condominium
- ☐ ALTA 4.1-06 - Condominium
- ☐ ALTA 5-06 - Planned Unit Development
- ☐ ALTA 5.1-06 - Planned Unit Development
- ☐ ALTA 6-06 - Variable Rate Mortgage
- ☐ ALTA 6.2-06 - Variable Rate Mortgage, Negative Amortization
- ☐ ALTA 7-06 - Manufactured Housing Unit
- ☐ ALTA 7.1-06 - Manufactured Housing Conversion; Loan
- ☒ ALTA 8.1-06 - Environmental Protection Lien referring to the following state statute(s): None
- ☒ ALTA 9-06 - Restrictions, Encroachments, Minerals
- ☐ ALTA 14-06 - Future Advance-Priority w/ MML
- ☐ ALTA 14-06 - Future Advance-Priority w/o MML
- ☐ ALTA 14.1-06 - Future Advance-Knowledge w/ MML
- ☐ ALTA 14.1-06 - Future Advance-Knowledge w/o MML
- ☐ ALTA 14.3-06 - Future Advance-Reverse Mortgage w/ MML
- ☐ ALTA 14.3-06 - Future Advance-Reverse Mortgage w/o MML
- ☐ ALTA 22-06 - Location The type of improvement is a one-to-four family residential structure and the street address is as shown above.

Countersigned by:**Authorized Countersignature****stewart**
title guaranty company
Senior Chairman of the Board

Vantage Point Title, Inc.
Company Name

Clearwater, FL 33763
City, State

Serial No.: U-9375-001234614
Page 1 of 2 SHORT FORM RESIDENTIAL POLICY 6/16/07

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, STEWART TITLE GUARANTY COMPANY, A TEXAS CORPORATION, HEREIN CALLED THE "COMPANY", HEREBY INSURES THE INSURED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (6-16-07), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B SHALL REFER TO SCHEDULES A AND B OF THIS POLICY.

SCHEDULE B

**EXCEPTIONS FROM COVERAGE AND
AFFIRMATIVE INSURANCE**

Except to the extent of the affirmative insurance set forth below, this Policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Those taxes and special assessments that become due or payable subsequent to Date of Policy. (This does not modify or limit the coverage provided in Covered Risks 11(b)).
2. Covenants, conditions or restrictions, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - (a) The violation of those covenants, conditions, or restrictions on or prior to Date of Policy;
 - (b) a forfeiture or reversion of Title from a future violation of those covenants, conditions or restrictions, including those relating to environmental protection; and
 - (c) provisions in those covenants, conditions or restrictions, including those relating to environmental protection, under which the lien of the Insured Mortgage can be extinguished, subordinated, or impaired.

As used in paragraph 2(a), the words "covenants, conditions, or restrictions" do not refer to or include any covenant, condition, or restriction (a) relating to obligations of any type to perform maintenance, repair or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that a notice of violation or alleged violation affecting the Land has been recorded or filed in the Public Records at Date of Policy and is not referenced in an addendum attached to this policy.

3. Any easements or servitudes appearing in the Public Records; however, this Policy insures against loss or damage arising from (a) the encroachment, at Date of Policy, of the improvements on any easement; and (b) any interference with or damage to existing improvements, including lawns, shrubbery, and trees, resulting from the use of the easements for the purposes granted or reserved.
4. Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the Public Records; however, this policy insures against loss or damage arising from: (a) any effect on or impairment of the use of the Land for residential one-to-four family dwelling purposes by reason of such lease, grant, exception or reservation of minerals or mineral rights; and (b) any damage to existing improvements, including lawns, shrubbery and trees, resulting from the future exercise of any right to use the surface of the Land for the extraction or development of the minerals or mineral rights so leased, granted, excepted or reserved. Nothing herein shall insure against loss or damage resulting from subsidence.

NOTICES, WHERE SENT: Any notice of claim or other notice or statement in writing required to be given the Company under this policy must be given to the Company at the following address: Claims Department at P.O. Box 2029, Houston, TX 772522029.

**ADDENDUM TO
SCHEDULE B**

File No.: IL324835

Policy Number: U-9375-001234614

SCHEDULE B (Continued)

IN ADDITION TO THE MATTERS SET FORTH ON SCHEDULE B OF THE POLICY TO WHICH THIS ADDENDUM IS ATTACHED, THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEYS' FEES OR EXPENSES) THAT ARISE BY REASON OF THE FOLLOWING:

Easements & Restrictions

- SUBJECT TO ALL MATTERS AS SHOWN ON THE PLAT OF Elam's Division of Lot 1 of J. R. Smith's addition to Glen Ellyn in Section 12 and 13, Township 39 North, Range 10, East of the Third Principal Meridian, in Dupage County, Illinois.

Liens & Requirements

N/A





0.02 mile
1 inch equals 83 feet

Map created on November 4, 2020.
© 2020 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.



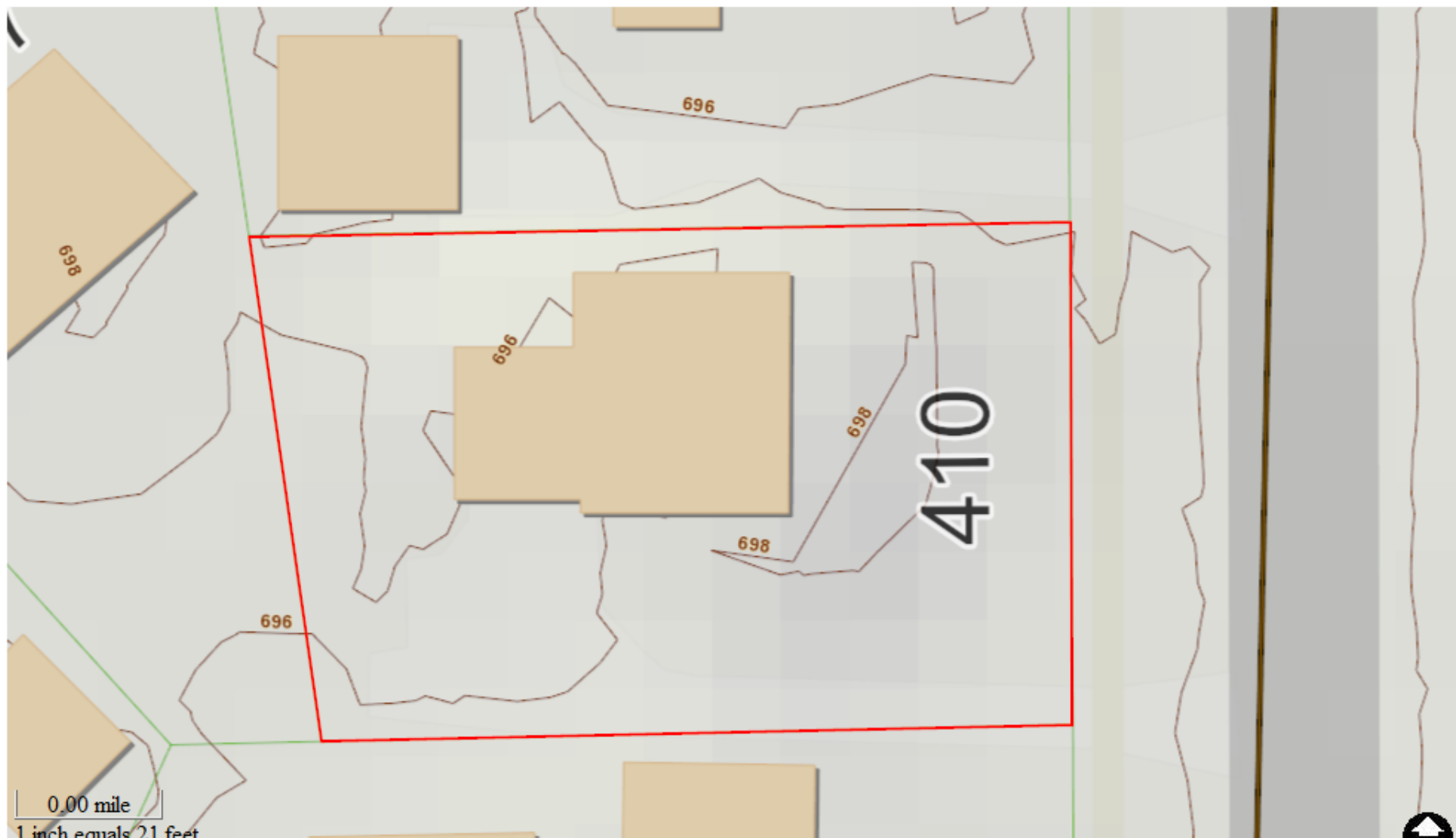
0.00 mile
1 inch equals 21 feet

Map created on November 4, 2020.

© 2020 [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.



1 inch equals 21 feet

Map created on November 4, 2020.

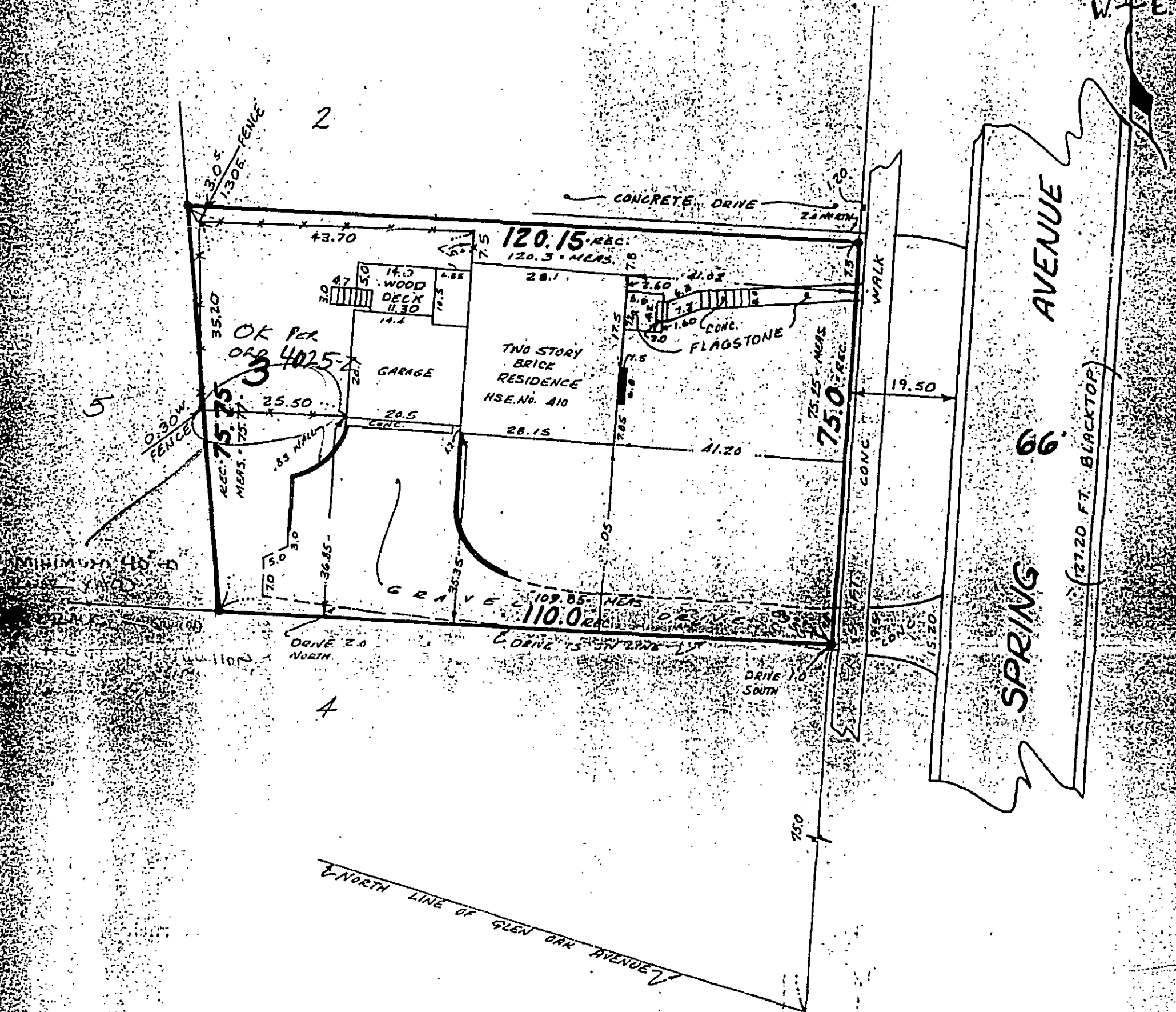
© 2020 GIS Consortium and MGP Inc. All Rights Reserved.

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.

PLAT OF SURVEY

OF LOT 3 IN ELAM'S DIVISION OF LOT 1 OF J. R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1926 AS DOCUMENT NO. 224899 IN DU PAGE COUNTY, ILLINOIS.



NOTE: THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY DOES NOT FALL IN A FLOOD HAZARD AREA ACCORDING TO THE LATEST FIRM MAP FOR THE VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, COMMUNITY PANEL NO. 170207 0005 C DATED JANUARY 22, 1982. *W/L*

ORDERED BY: STEVE WILSON

ORDER NO. 92 J 295
82-6141

FILE NO. 83422

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

RESURVEYED AND ADDITIONAL
IMPROVEMENTS LOCATED:
11-11-92 W/L

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

REVISED TO ADD FLOOD
CERTIFICATION 2-20-93
W/L

BUILDINGS LOCATED AS SHOWN ON
THIS 1ST DAY OF JUNE A.D. 19 93

THIS IS TO CERTIFY THAT I, AN ILLINOIS
LAND SURVEYOR, HAVE SURVEYED THE
PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REP-
RESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT
WHEATON, ILLINOIS THIS 1ST DAY OF JUNE
A.D. 19 93

• IRON STAKE FOUND
• IRON STAKE SET

Robert V. Lambert
Illinois Land Surveyor No. 1865

LAMBERT AND ASSOCIATES
LAND SURVEYORS
323 S. HALE ST. WHEATON, ILL.
PHONE 653-6331

Refer to deed or Certificate of Survey for restrictions not shown
on survey.
All dimensions are shown in feet and decimals thereof.



Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

FENCE PERMIT APPLICATION

Permit Number 20192945

Date Issued 11-6-19

NOV 05 2019
VILLAGE OF GLEN ELLYN

PROJECT ADDRESS: 410 Spring Ave

FENCE DESCRIPTION:

Cedar Fence. Partial 6ft / 4ft

PROJECT COST \$ 6,000

PROPERTY OWNER: Name: Pierre Biset

Address: 410 Spring Ave

Phone: 847-774-7094

Fax: _____

Email: pierre.biset@gmail.com

PERMIT APPLICANT (owner's agent): Name: Pierre Biset

Company: _____

Address: 410 Spring Ave

Phone: 847-774-7094

Fax: _____

Email: pierre.biset@gmail.com

CONTRACTOR (owner's agent): Name: Ted Schramup

Company: Everlast Fence

Registration Number: 31391

Address: 25756 Seil Rd, Shorewood IL 60404

Phone: 630-341-6130

Fax: _____

Email: everlastfence@gmail.com

REQUIRED INSPECTIONS:

CLEAR PAGE

1. Before any excavation work for the fence posts is started, underground utilities must be marked to avoid damage and to insure safety. The owner and owner's agents are responsible for calling 811 and obtaining a JULIE utilities survey.
2. The owner and owner's agents are responsible for calling the Planning & Development Department at 630-469-5250 and requesting a final inspection upon completion of the work. The inspection will confirm that the fence has been installed in accordance with the type and location approved on the building permit and no damages have occurred to the sidewalk, parkway and public trees.

BUILDING PERMIT FEE:

Village Code Section 4-1-4(A)3(g): The building permit fee is \$30 and includes the plan review and the final inspection.

CERTIFICATION:

The property owner and the permit applicant certify that the permit application information is true and correct, and that the work will be completed in compliance with the Village Code, and that any errors or omissions discovered in the permit documents shall not be construed to approve any work in violation of the Village Code, and that the issuance of a building permit or approval of a construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to design, engineer and construct the work in compliance with the Village Code, and that the required final inspection will be requested when the work is completed and any discovered noncompliant conditions will be rectified.

Pierre Biset
Property Owner Signature (REQUIRED)

11-6-2019
Date

Pierre Biset
Permit Applicant (Owner's Agent) Signature

11-6-2019
Date

BUILDING PERMIT APPROVED: _____

Building and Zoning Official

Date

FINAL INSPECTION - Approved by: _____

BK Date: 11/7/19

01/15/2020 09:09
vcardoso

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 1
piappent

GENERAL APPLICATION

Fee Effective Dt 11/06/2019

Application ref 20192945
Department Planning & Development
Location 410 SPRING AV
Parcel 0512318005
Cross streets
Add'l loc desc
Municipality
Subdivision
Existing use
Current Zoning R2-RESIDENTIAL DISTRICT
Flood zone
Applicant
Proj/Activity
Class of work
Description
Proposed use
memo
Proposed zoning R2-RESIDENTIAL DISTRICT
Flood zone
Non-conforming
Applic received
Estimated cost
Estim start/end
Actual start/end
Impervious Surf
Assigned to
Status
Status code desc
Next action
Ordinance ref
Reason for app
Parent app

GLEN ELLYN

Lot

GENERAL CONTRACTOR
2019 FENCE
MISCELLANEOUS PERMIT
EVERLAST FENCE 630-360-4099
NEW FENCE

Proposed use
memo

Proposed zoning R2-RESIDENTIAL DISTRICT

Flood zone

Non-conforming

Applic received

Estimated cost

Estim start/end

Actual start/end

Impervious Surf

Assigned to

Status

Status code desc

Next action

Ordinance ref

Reason for app

Parent app

Multiple submissions N
Government owned N

ROLES/NAMES

Role
OWNER
CID : 22915
Phone: 847-774-7094
Name/Address
BISET, PIERRE
410 SPRING AV
GLEN ELLYN, IL 60137
GENERAL CONTRACTOR
CID : 31391
Phone: 630-360-4099
Name/Address
EVERLAST FENCE, INC
25756 SEIL RD
SHOREWOOD, IL 60404
OTHER
CID : 31391
Phone: 630-360-4099
Name/Address
EVERLAST FENCE, INC
25756 SEIL RD
SHOREWOOD, IL 60404

01/15/2020 09:09
vcardoso

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 2
piappent

Application ref: 20192945 (continued)

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
FENC FEE	21270	ISSUED	11/06/19	65.00	.00
FENC RVW	21271	ISSUED	11/06/19	15.00	.00
		TOTAL:		80.00	.00

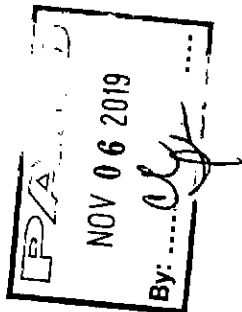
PERMIT ITEMS

Type-Fee	Item/Fxt	Loc/Floor	New Qty	Rate	Fee Amount
FENC FEE-CDFI	FENCE NEW		1.0	25.00	25.00
FENC FEE-CDFI	FENCREPAIR		.0	25.00	.00
	TOTAL:				25.00
FENC FEE-IBI	FENCE NEW		1.0	40.00	40.00
FENC FEE-IBI	FENCREPAIR		.0	40.00	.00
	TOTAL:				40.00
FENC RVW-PRCD	FENCE NEW		1.0	15.00	15.00

INSPECTIONS

Type	Requested	Scheduled	Insptr	Permformd Results	Bal Due
BLDG FNL S			BK	01/07/20 PASS	.00

** END OF REPORT - Generated by Veronica Cardoso **



1
P
piappent

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

11/06/2019 09:33
mhayley

Fee Effective Dt 11/06/2019

Lot

GENERAL APPLICATION

Application ref 20192945
Department Planning & Development
Location 410 SPRING AV
Parcel 0512318005
Cross streets
Add'l loc desc
Municipality
Subdivision
Existing use
Current Zoning R2-RESIDENTIAL DISTRICT
Flood zone
Applicant GENERAL CONTRACTOR
Proj/Activity 2019 FENCE
Class of work MISCELLANEOUS PERMIT
Description EVERLAST FENCE 630-360-4099
NEW FENCE

Proposed use
memo
Proposed zoning R2-RESIDENTIAL DISTRICT
Flood zone
Non-conforming N
Applic received 11/06/19
Estimated cost 6,000
Estim start/end 11/06/19 11/06/20
Actual start/end
Impervious Surf
Assigned to
Status ACTIVE
Status code desc NEW
Next action
memo
Ordinance ref
Reason for app
Parent app

Multiple submissions N
Government owned N

ROLES/NAMES

Name/Address
BISET, PIERRE
410 SPRING AV
GLEN ELLYN, IL 60137
Name/Address
EVERLAST FENCE, INC
25756 SEIL RD
SHOREWOOD, IL 60404
Name/Address
EVERLAST FENCE, INC
25756 SEIL RD
SHOREWOOD, IL 60404
OWNER
CID : 22915
Phone: 847-774-7094
GENERAL CONTRACTOR
CID : 31391
Phone: 630-360-4099
OTHER
CID : 31391
Phone: 630-360-4099

11/06/2019 09:33
mhayley

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 2
piappent

Application ref: 20192945 (continued)

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
FENC FEE	21270	ISSUED	11/06/19	65.00	65.00
FENC RVW	21271	ISSUED	11/06/19	15.00	15.00
TOTAL:				80.00	80.00

PERMIT ITEMS

Type-Fee	Item/Fxt	Loc/Floor	New Qty	Rate	Fee Amount
FENC FEE-CDFI	FENCE NEW		1.0	25.00	25.00
FENC FEE-CDFI	FENCREPAIR		.0	25.00	.00
TOTAL:					25.00
FENC FEE-IBI	FENCE NEW		1.0	40.00	40.00
FENC FEE-IBI	FENCREPAIR		.0	40.00	.00
TOTAL:					40.00
FENC RVW-PRCD	FENCE NEW		1.0	15.00	15.00

INSPECTIONS

Type	Requested	Scheduled	Insptr	Permformd	Results	Bal Due
BLDG FNL S			GEN			.00

** END OF REPORT - Generated by Margaret Hayley **

25756 Seil Road, Shorewood, IL 60404
Email: everlastfence@gmail.com
Robert: 630-341-6130



TEOS 630-347-4498

RECEIVED

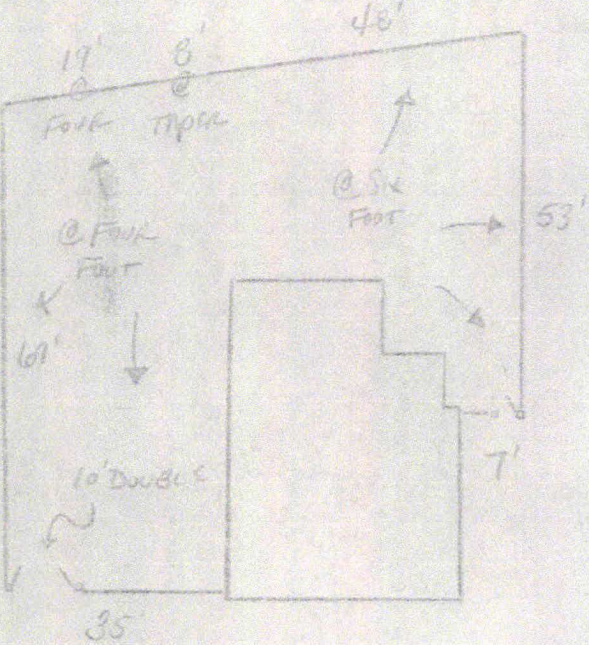
Proposal for: <u>PIERRE, & Holly</u>	Cell Phone: <u>847-774-7094</u>	Date: <u>NOV 05 2019</u>
Address: <u>410 Spring Ave. Biser</u>	Work Phone:	Target Install Date: <u>11/5/19</u>
City, Zip Code, County: <u>Green Egg IL 60137</u>	Home Phone:	
Email: <u>PIERRE.BISER@GMAIL.COM</u>	Subdivision: <u>N/A</u>	

CUSTOMER TO: OBTAIN PERMIT

Provide plat of survey • Dirt removal included DIRT REMOVAL
3 years warranty • 1 year on gates

INSTALL

HEIGHT:	<u>6' Solid / 4' Spaced picket</u>
STYLE:	<u>DOG EAR STRAIGHT TOP</u>
BOARD:	<u>6' White or Six Foot Tan</u> <u>4' on Four Foot Tan</u> <u>GRADE # 2 + BUTTER</u>
FRAMES:	<u>3-2'x4"-0' panels on Six Foot</u> <u>2-2'x4"-0' panels on Four Foot</u> <u>Full framed</u>
POST:	<u>4 1/2" x 4 1/2" HEARTWOOD CUT</u> <u>Set 36" in concrete with mandatory caps</u> <u>Install one single gate & one 10' double</u>



MATERIAL	_____
TAX	_____
LABOR	_____
EXTRAS	_____
TOTAL	<u>\$ 6000</u>

DEPOSIT \$ 2000 Received 11/5/2019 (TS) (ck or auth. # 173)

BALANCE UPON COMPLETION \$ 4000 (ck or auth. # _____)

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any alterations or deviations from the above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. Customer is responsible for any home owners association rules and covenants.

BUYER'S RIGHT TO CANCEL: YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DAY OF THIS TRANSACTION.

Salesman TEO JERAMON Signature Pierre Biser Date 11-5-2019

OFFICE USE ONLY

DIG # _____ Good By _____
PERMIT # _____

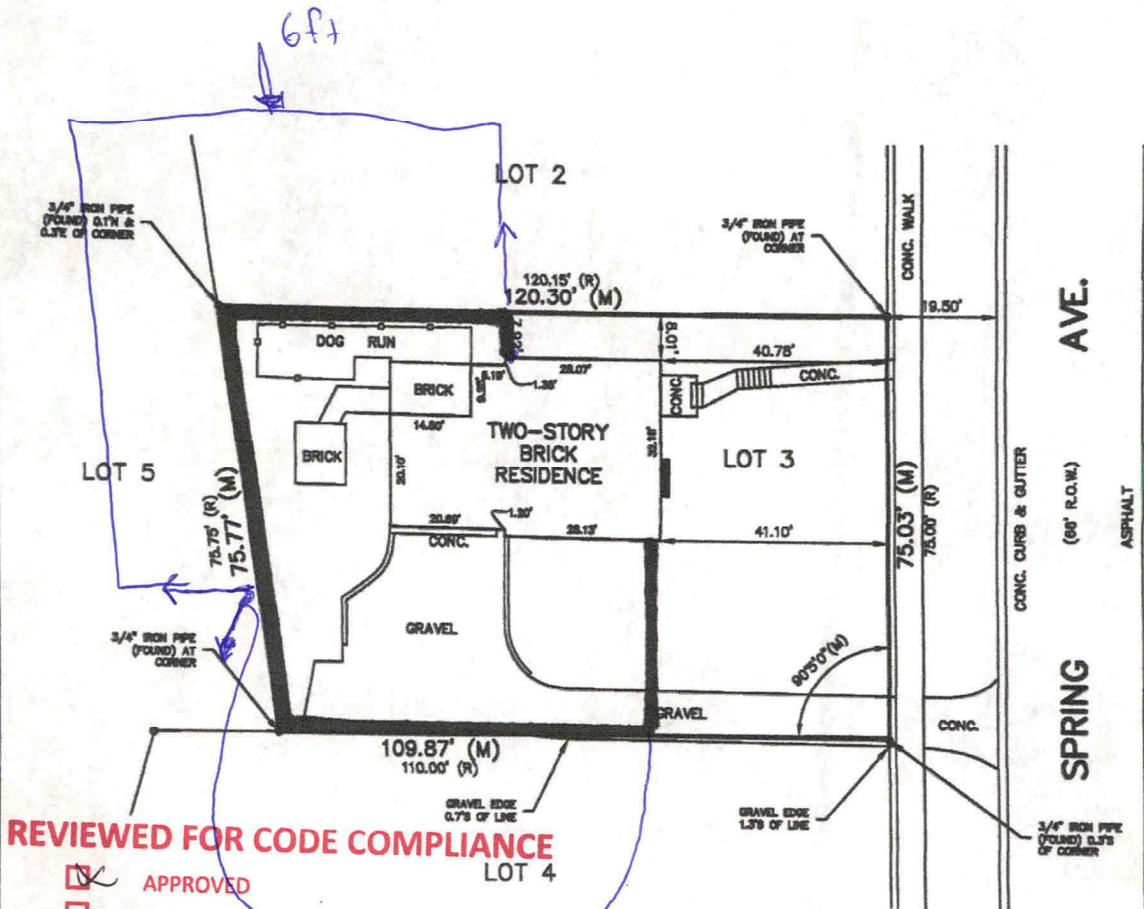
PI
 LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J
 NORTH, RANGE 10, EAST OF THE THIRD P
 ADDRESS: 410 SPRING AVE., GLEN ELLYN
 PIN: 05-12-318-005
 AREA: 0.20 ACRES

- FENCING - INTERIOR LOT - REAR YARD
 - 6' maximum height; 6" additional allowed for fence posts and/or decorative post caps
 - Fence/posts must be installed up to and inside property line
 - Exposed structural elements of fence shall face toward the property on which fence is constructed.
 - FENCING - FRONT & CORNER SIDE YARD
 - Fence must be 33.3% open.
 - Exposed structural elements of the fence shall face toward the property on which fence is constructed.
 - in visibility triangle 3' maximum height extending 30' on each intersecting side of the visibility triangle
 - 4' maximum height; 6" additional allowed for fence posts and/or decorative post caps
- (Village Building Code - Section 10-5-5(B)4-11)

39

19

ELLYN



REVIEWED FOR CODE COMPLIANCE

- ☒ APPROVED
- ☐ AS NOTED
- ☐ FOUNDATION ONLY

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

Date 11-6-19 Permit No. 20192945

By Steve Woot

FINAL INSPECTION REQUIRED FOR ALL PROJECTS
 CALL 630-547-1111

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/23/2019. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 27TH DAY OF AUGUST, A.D., 2019.

Norbert V. Lambert Jr
 ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20
 ILLINOIS DESIGN FIRM NO. 184-007280

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

• = FOUND IRON STAKE
 • = SET IRON STAKE



Norbert V. Lambert Jr
 2019.08.27 17:09:23 -5

ORDERED BY: PIERRE, BISEL ORDER NO. 18-H-42 FILE NO. 18-0441

LAND SURVEYING AND CIVIL ENGINEERING	
LAMBERT & ASSOCIATES 983 W. LIBERTY DR WHEATON, IL 60187 P: (630)653-6331 F: (630)653-6306 E: INFO@LAMBERTSURVEY.COM	LAND TECHNOLOGY 3922 W. MAIN STREET McHENRY, IL 60050 P: (815)963-9200 F: (815)963-9228 E: LANDTECH@LT-PR.COM



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

RESIDENTIAL OUTDOOR STRUCTURE

Permit Application

(stamp date received here)

Permit #: 20191874



Project Address:	410 Spring Ave		
Project Description:	- Replace Deck - Replace Driv. Patio - Replace driveway retaining wall.		
Did this project require a review by a Commission or the Village Board? If YES, provide the Ordinance Number.		☐ YES	☒ NO
Does the scope of work for this project include the installation of any additional and/or relocated plumbing fixtures and/or equipment?		☐ YES	☒ NO
PROJECT COST: The cost of labor and materials for all demolition, site improvements, utility services, new construction work and existing building alterations and remodeling work.		Project Cost: \$ 50,775	
Project Description:	☐ Arbor, Pergola (ARBR) ☒ Deck/Porch (DKPO) # of levels _____ ☐ Gazebo, Greenhouse (GG) ☐ Detached Garage (DGAR) # of stories _____ ☐ Fire Pit, Outdoor Oven/Kitchen (OUTD) ☐ Impervious Surface (IMPV) (sport court, patio, private sidewalks) -- Square Feet _____ ☒ Retaining Wall (RETW) Height _____ ☐ Swimming Pool Above Ground (PSAG) ☐ Other _____ ☐ Swimming Pool In Ground (PSIN)		

Applicant Name:	Pierre Biset
Applicant Address/City/State/Zip:	410 Spring Ave
Applicant Phone:	847-774-7094
Applicant Fax:	
Applicant Email:	pierre.biset@gmail.com
Property Owner Name:	Pierre Biset
Property Owner Address/City/State/Zip:	410 Spring Ave
Property Owner Phone:	847-774-7094
Property Owner Email:	Pierre.biset@gmail.com
Plan Review Notification Name/Company:	
Plan Review Notification Address/City/State/Zip:	

Plan Review Notification Phone:	
Plan Review Notification Fax:	
Plan Review Notification Email:	
Additional Plan Review Notification - NAME	
Additional Plan Review Notification - EMAIL	

REQUIRED SUBMITTALS

The following documents need to be submitted to initiate a review of your project.

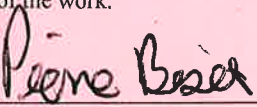
- Permit Application signed by property owner.
- Plan Review Fee Payment – amount to be determined by the Permit Clerk at time of submission.
- Contractor Listing & Registration (complete page 2 of Permit Application)
- Plat of Survey – 3 copies of the legal plat of survey marked to identify location of the work to include dimensions and distance from the principal structure and lot lines.
- Construction plans – 3 copies containing construction details.
- Tree Preservation Plan – required if more than 300 sf disturbed area or enlargement of existing structure by 20% or more.
- Drainage/Stormwater Plan – required if more than 300 sf disturbed area.

Contractor Registration:

All contractors are required to be registered with the Village of Glen Ellyn under Village Code Section 4-1-11 and must be identified on this application at the time of submission. Contractors working at this project address in violation of this code section may be served with a Citation, or may be issued a Stop Work Order, or may cause the suspension or revocation of the Building Permit.

Certification:

The property owner and the permit applicant (as owner's agent) certify that the permit application information is true and correct, and agree that the work will be completed in compliance with the Village Code, and that errors or omissions discovered in the permit documents shall not be construed to approve any work in violation of the code, and that the issuance of a building permit or approval of construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to design, engineer and construct the work in compliance with the Village Code, and that the inspections of each stage of the work as listed on the building permit will be requested and approved prior to proceeding with the next stage of the work.

 _____ Property Owner Signature (Required)	8 Aug 8 2019 _____ Date	_____ Contractor (Owner's Agent) Signature	_____ Date
--	----------------------------------	---	---------------

FOR OFFICE USE ONLY: Permit Number: _____ Issue Date: _____ Expiration: _____ Approved By (Name/Signature): _____ Date: _____

PROJECT ADDRESS: 410 Spring Ave

PERMIT #:

REGISTERED CONTRACTOR LISTING SHEET

All contractors required to be registered with the Village of Glen Ellyn under Village Code Section 4-1-11 must be identified on this Registered Contractor Listing Sheet submitted with the permit application. Contractors working at this project address in violation of this code section may be served with a citation, or a Stop Work Order may be issued, or the Building Permit may be suspended or revoked.

TYPE OF CONTRACTOR	CONTACT/COMPANY NAME	ADDRESS, CITY, STATE, ZIP	CONTACT PHONE	CONTACT EMAIL
ARCHITECT (Does not need to be registered.)		353214		
GENERAL CONTRACTOR	Take 2 Remodeling	35324 Rachell Dr. Unit D - Verrenville IL 60555	630-340-1092	Paul Miller @ Take 2 Remodeling.com
ELECTRICAL	# 23431			
PLUMBING				
IRRIGATION				
ROOFING				
FIRE SPRINKLER				
FIRE ALARM				
ELEVATOR/LIFT				
DEMOLITION				
MECHANICAL				
OTHER: Pato	Beaumont Landscaping	28 W 111 Gary's Mill Rd Winfield, IL 60190	630-870-0553	Beaumont Landscaping@gmail.com
	Beaumont Landscaping Winfield			

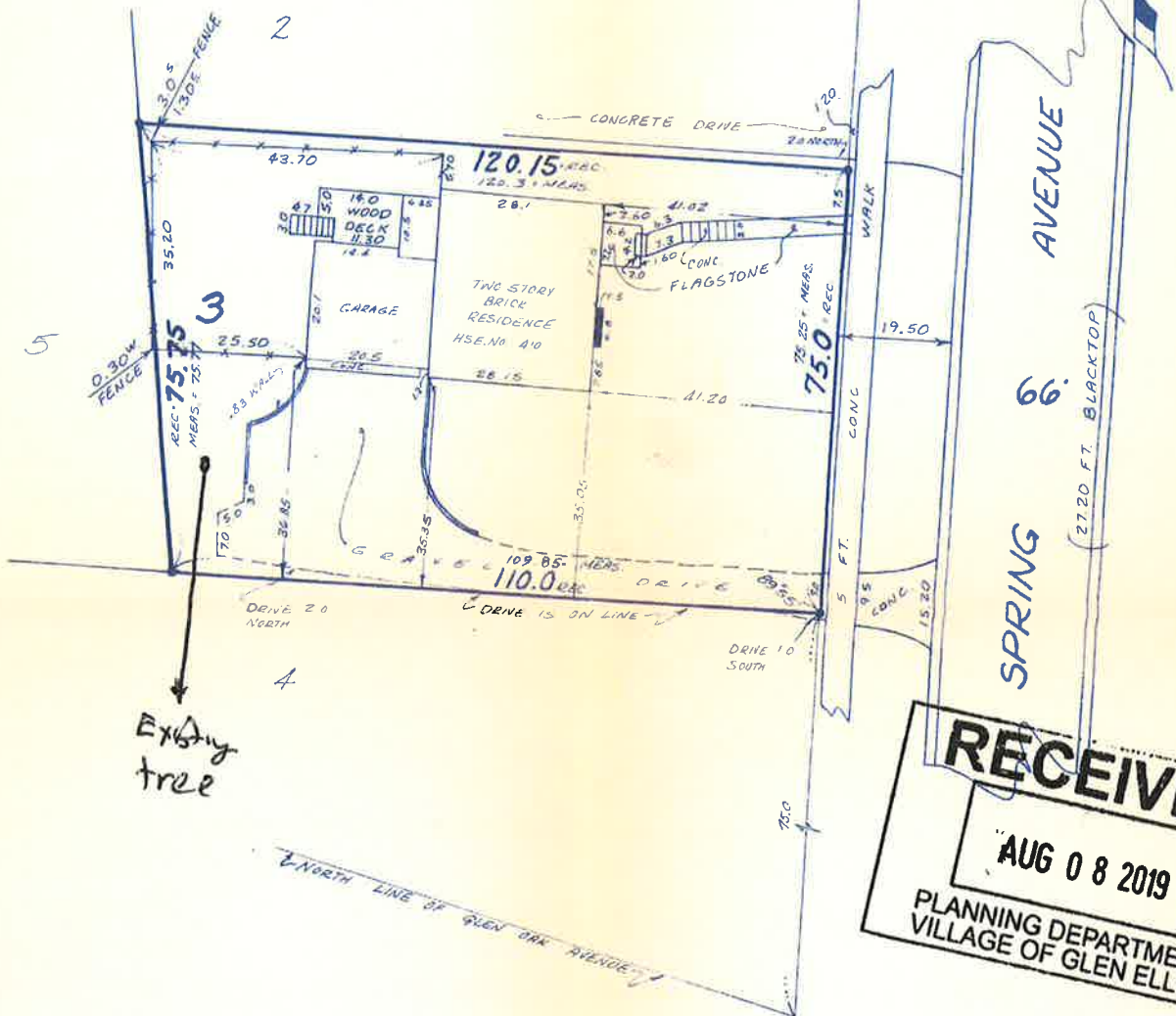
OF LOT 3 IN CLAM'S DIVISION OF LOT 1 OF J. R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1926 AS DOCUMENT NO. 224899 IN DU PAGE COUNTY, ILLINOIS.



Refer to sheet on Gravelled Filter
on survey.
All dimensions are shown in feet and decimals thereof.

PLAT OF SURVEY

OF LOT 3 IN PLAM'S DIVISION OF LOT 1 OF J. R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1926 AS DOCUMENT NO. 224899 IN DU PAGE COUNTY, ILLINOIS.



ORDERED BY: STEVE WILSON

ORDER NO. 92 J 295

FILE NO. 83422

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

RESURVEYED AND ADDITIONAL
IMPROVEMENTS LOCATED:
11-11-92 N.V.L.

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE }

BUILDINGS LOCATED AS SHOWN ON
THIS 1ST DAY OF JUNE A.D. 19 83

THIS IS TO CERTIFY THAT I, AN ILLINOIS
LAND SURVEYOR, HAVE SURVEYED THE
PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REP-
RESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT
WHEATON, ILLINOIS THIS 10 DAY OF JUNE
A.D. 19 83.

• IRON STAKE FOUND
• IRON STAKE SET

Robert V. Lambert
Illinois Land Surveyor No. 1025

LAMBERT AND ASSOCIATES
LAND SURVEYORS
323 S. HALE ST. WHEATON, ILL.
PHONE 653-6331

Refer to deed or Certificate Filing for restrictions not shown
on survey.
All dimensions are shown in feet and decimals thereof.

PLAT OF SURVEY

OF LOT 3 IN PLAN'S DIVISION OF LOT 1 OF J. R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF DATED JANUARY 13, 1926 AS DOCUMENT NO. 224899 IN DU PAGE COUNTY, ILLINOIS.

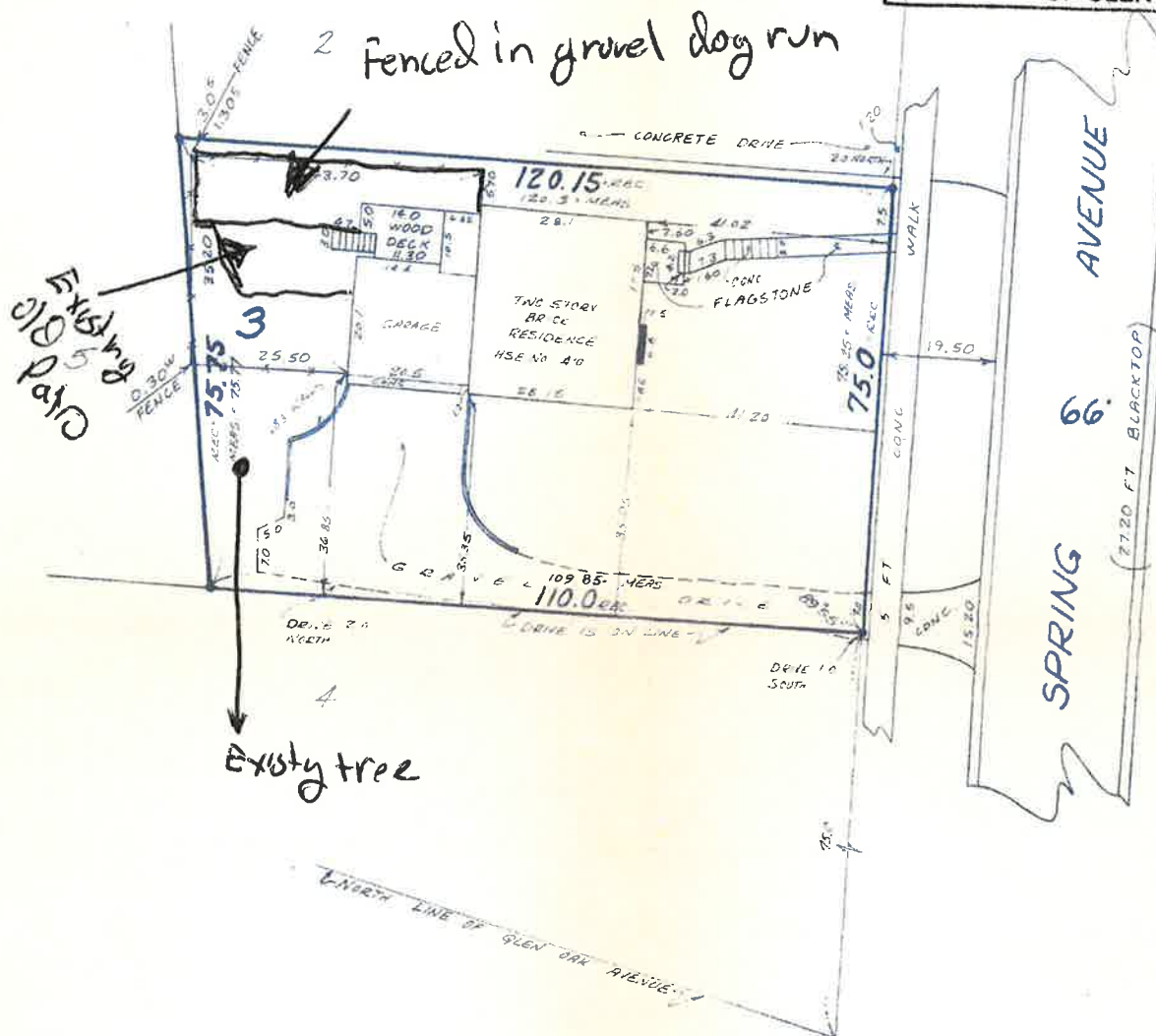
■ = Existing today + will be removed

■ = New

RECEIVED

AUG 08 2019

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



ORDERED BY: STEVE WILSON

ORDER NO. 72 J 295

FILE NO. 83422

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE

RESURVEYED AND ADDITIONAL
IMPROVEMENTS LOCATED:

11-11-92 N.W.

STATE OF ILLINOIS } ss
COUNTY OF DU PAGE

BUILDINGS LOCATED AS SHOWN ON
THIS 1ST DAY OF JUNE A.D. 19 83

THIS IS TO CERTIFY THAT I, AN ILLINOIS
LAND SURVEYOR, HAVE SURVEYED THE
PROPERTY DESCRIBED ABOVE AND THAT
THE ANNEXED PLAT IS A CORRECT REP-
RESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT
WHEATON, ILLINOIS THIS 1ST DAY OF JUNE
A.D. 19 83.

IRON STAKE FOUND
IRON STAKE SET

LAMBERT AND ASSOCIATES
LAND SURVEYORS
323 S. HALE ST. WHEATON, ILL.
PHONE 653-6331

Refer to deed or Guarantee Policy for restrictions not shown
on survey.
All dimensions are shown in feet and decimals thereof.

OF LOT 3 IN PLAM'S DIVISION OF LOT 1 OF J. R. SMITH'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1926 AS DOCUMENT NO. 224899 IN DU PAGE COUNTY, ILLINOIS.



FILE NO. 83422

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

BUILDINGS LOCATED AS SHOWN ON
THIS 1ST DAY OF JUNE A.D. 19 83.

Robert W. Lambuth
Illinois Land Surveyor No. 1862

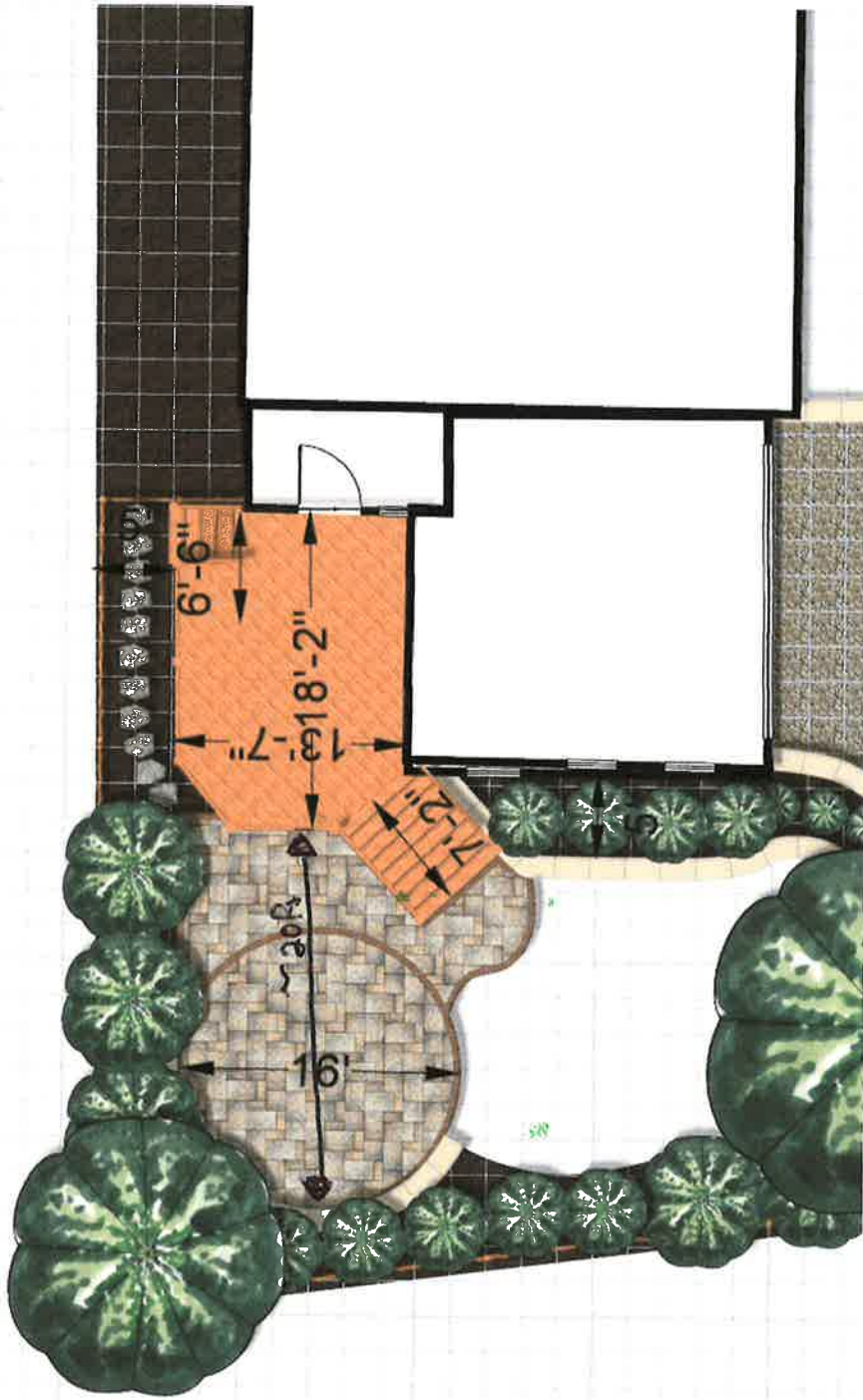
LAMBERT AND ASSOCIATES
LAND SURVEYORS
323 S. HALE ST. WHEATON, ILL.
PHONE 653-6331

RECEIVED

AUG 08 2019

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

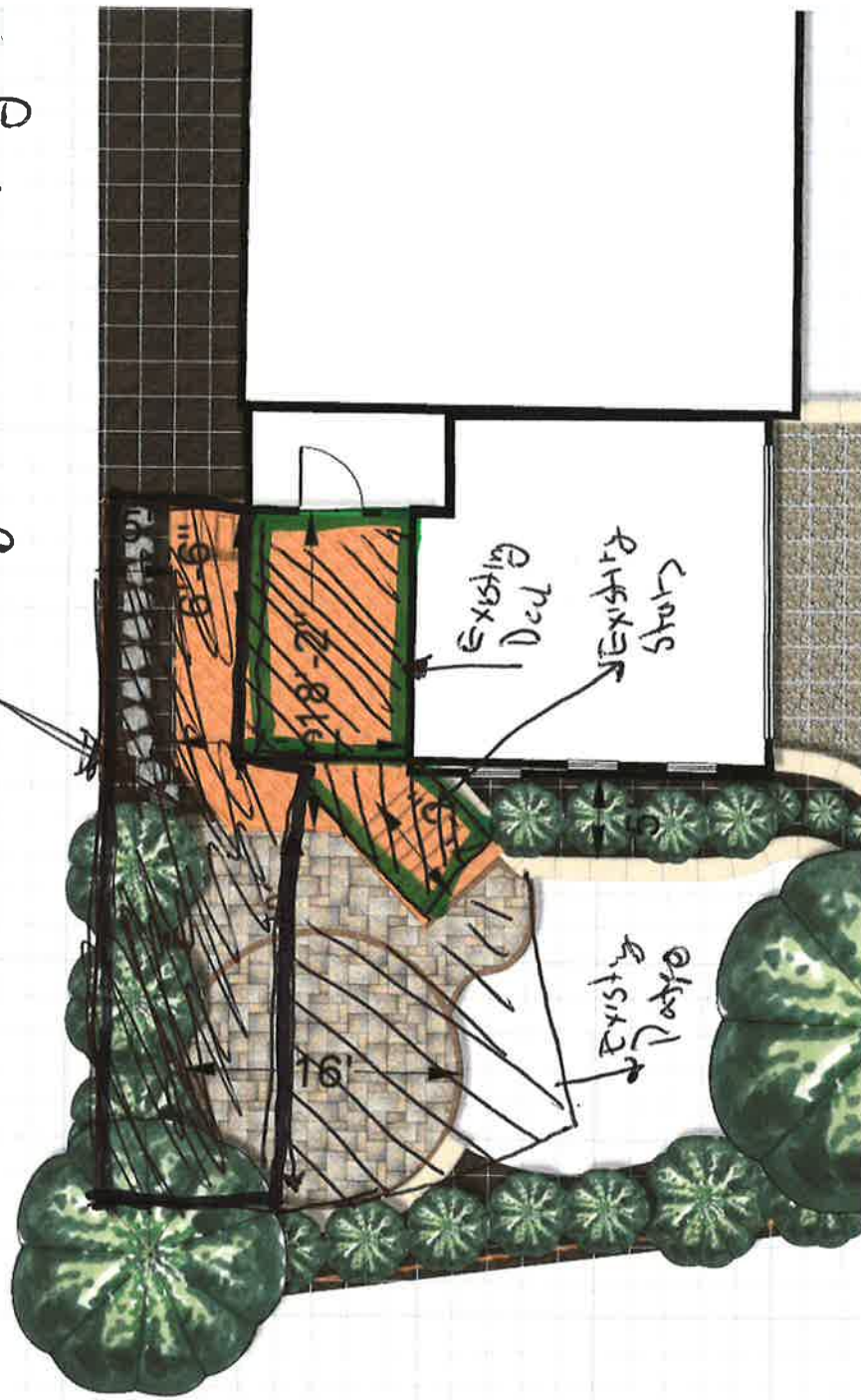
New Config.



RECEIVED
AUG 08 2013
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

[Hatched Box] = Existing

Existing Fenced in Gravel dog Run



38324 Rockwell Dr. unit B
Warrenville, IL 60555

Office: (630) 216-9714
Cell: (630) 340-1092
Paul.Miller@Take2Remodeling.com



WWW.Take2.Remodeling.com

Estimate

Page 1 of 1

Date: 4/9/2019

Name: Pierre Biset
Address: 419 Spring Ave
Glen Ellyn IL 60137

Phone:
Cell: (847) 774-7094
Email: pierre.biset@gmail.com

In response to your request and information that was provided during my site visit, I am submitting for your approval the following contract. This proposal includes all materials and labor necessary to preform the scope of work detailed below unless others noted.

Scope of Work

Deck 14'x 19'

- Dig and pour forms approximately 42" deep and 2" to 3" above grade.
- Frame deck with 2"x 8" set 16" o.c. and 4"x 4" support posts with 2"x 10" support beams. All pleasure treated structural with a 1"x 10" cedar skirt board.
- Install two sets of stairs. pressure treated
- Decking will be 5/4"x 6" cedar running on a 45 degree angle.
- Handrail is al cedar and to be constructed with 6"x 6" posts and 2"x 4" horizontal supports with 2"x 2" spindles set 4" o.c.

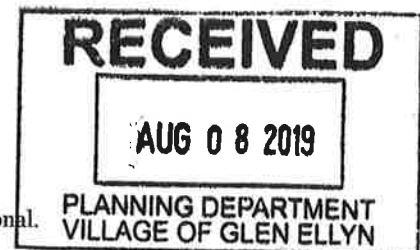
WE have determined the cost for this job to be \$12,775.00

OPTION #1 \$1,500.00

- Inclose and build a door for the underneath of deck for storage with treated 2"x framing covered with 1"x 6" cedar.

Notes:

- All drawings and permits are the homeowners responsibility any fees will be additional.
- All debris will be hauled away and properly disposed of.
- All Workmanship is backed by a two year guarantee.
- All work will be performed in a safe and clean manor.
- Payment will be made as above with balance due upon completion.
- Finance charges will apply (1 1/2% monthly) unless previously arranged.
- Customer shall be liable for all reasonable attorneys fees, court costs, finance charges and expenses that may be incurred as a result of failure to make payment.
- Take2 Custom Remodeling Inc. pays all applicable state sales taxes.





Beaumont Landscape
28W111 GARYS MILL ROAD
WINFIELD, IL 60190 US
(630) 870-0555

Estimate 1618

ADDRESS

Pierre Biset
410 Spring Ave
Glen Ellyn, IL 60137

DATE
04/05/2019

TOTAL
\$39,900.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/05/2019	INSTALLATION -REMOVE EXISTING EVERGREEN/OLD BUSHES/AND ALL WASTE IN BACK YARD LEAVING AREA PREPPED AND CLEAN -PROVIDE AND INSTALL ALL PLANTS LISTED IN ATTACHMENTS FILE - PLANTS WILL BE PROPERLY INSTALLED AND WARRANTY FOR 1 YEAR -PROVIDE PREP AND INSTALL ALL AREAS FOR THE PATIO (WE WILL FOLLOW DESIGN THAT HOME OWNER HAS PROVIDED TO BEAUMONT LANDSCAPE (MATERIAL LIST IN ATTACHMENT. (ONE YEAR WARRANTY) -ANY CHANGES/ADJUSTMENTS OR ADDITIONAL WORK WILL BE DISCUSSED AND BILLED SEPARATELY IF AND WHEN IT COMES UP	1	36,500.00	36,500.00
04/05/2019	INSTALLATION -WE WILL CHARGE \$3400.00 TO INSTALL THE NEW FENCE (THIS IS FOR OUT LABOR ONLY) ANY FENCE MATERIAL WILL BE ADDITIONAL *****LABOR ONLY*****	1	3,400.00	3,400.00



PLEASE MAKE ALL CHECKS PAYABLE TO
BEAUMONT LANDSCAPE LLC
MIKE ROMANO 630-870-0555
BEAUMONTLANDSCAPE@GMAIL.COM

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/05/2019	ADDITIONAL INFO -PRICE INCLUDES ALL LABOR/MATERIAL/DISPOSAL (EXCEPT ANY FENCE MATERIAL) -50% REQUIRED DOWN AND FINAL PAYMENT UPON COMPLETION IF PRICE EXCEEDS \$5000.00 - THANK YOU!! -IF PRICE IS LESS THEN \$5000.00 PAYMENT IS DUE UPON COMPLETION! -LIKE US ON FACEBOOK/SHARE OUR PAGE AND RECEIVE ADDITIONAL \$25.00 OFF FINAL BILL!	1	0.00	0.00

TOTAL	\$39,900.00
--------------	--------------------

THANK YOU.

Accepted By

Accepted Date



PLEASE MAKE ALL CHECKS PAYABLE TO
 BEAUMONT LANDSCAPE LLC
 MIKE ROMANO 630-870-0555
 BEAUMONTLANDSCAPE@GMAIL.COM

Line #	Item #	Item Desc	Qty
1	PATIO	PATIO	
2	0261M00630923-0-p	Unilock Beacon Hill 3pc Enduracolor Alpine Grey 6 cm (104 sq. ft. /pallet) Item Note: 4 PALLETS	416
3	PALLET FEE	Pallet Fee - for Illinois Only	4
4	3130020881507-1-89.2P	Unilock Copthorne Burgandy Red (89.2 sq. ft. / pallet)	50
5	PALLET FEE	Pallet Fee - for Illinois Only	1
6	3210CS2414421-5-W	Unilock Ledgerstone Coping Unit Buff 12 in. x 24 in. (12 pcs. / pallet)	16
7	PALLET FEE	Pallet Fee - for Illinois Only	1
8	1574WT0028822-0-W	Unilock Olde Quarry Wall Bundle 3pc Sierra (33.75 sq. ft. /pallet) Item Note: 1 Pallet	33.75
9	PALLET FEE	Pallet Fee - for Illinois Only	1
10	9P06	NDS PVC S&D Offset Downspout Adapter White 3 in. x 4 in. x 4 in. (fits 4" pipe)	2
11	SODBBX80009	Kentucky Bluegrass Blend Sod 2 ft. x 5 ft. Standard Small Roll	140
12	PALLET FEE	Pallet Fee - for Illinois Only	2
13			
14	BACK YARD	RETAINING WALL	
15	1574WT0028822-0-W	Unilock Olde Quarry Wall Bundle 3pc Sierra (33.75 sq. ft. /pallet) Item Note: 2 Pallets	67.5
16	PALLET FEE	Pallet Fee - for Illinois Only	2
17	2883-AVS	Corrugated 4 x 100 Perf w/Sock	1
18	100-1032	Bulk Stone River Rock 1 1/2 in. per cu. yd.	2
19	PROBLK-3300	3 X 300 3OZ 12 Year Nonwoven Weedbarrier-Spunbond	1
20	3210CS2414421-5-W	Unilock Ledgerstone Coping Unit Buff 12 in. x 24 in. (12 pcs. / pallet)	16
21	PALLET FEE	Pallet Fee - for Illinois Only	1
22			
23	RETAINING WALL	GARAGE	
24	100-1032	Bulk Stone River Rock 1 1/2 in. per cu. yd.	4
25	PROBLK-3300	3 X 300 3OZ 12 Year Nonwoven Weedbarrier-Spunbond	1
26	GSRW-U450	Universal Geogrid 4x50" 22.2sy Roll	2

Patio
Unilock

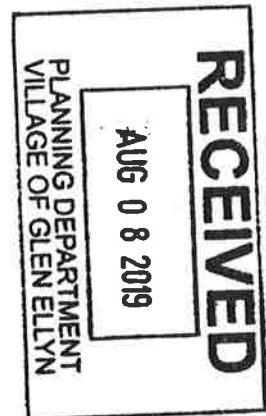
27	1574WT0028822-0-W	Unilock Olde Quarry Wall Bundle 3pc Sierra (33.75 sq. ft. /pallet) Item Note: 5 Pallets	168.75
28	PALLET FEE	Pallet Fee - for Illinois Only Item Note: 5 pALLETS	5
29	9999991	Sales Tax	

Done

Bid 4045917.pdf

2	100-1113	BULK Soil Compost per Cu Yard	3
3	63107-020	Cercis Canadensis 2" REDBUD EASTERN	1
4	78257-020	Pyrus C Cleveland Select 2" CLEVELAND SELECT PEAR CALLERY	1
5	73397-304	Thuja O Emerald 4' SMARAGD (EMERALD) ARBORVITAE EASTERN	5
6	62400-105	Buxus X Green Velvet #5 GREEN VELVET BOXWOOD	5
7	79277-105	Forsythia X Arnold Dwarf #5 ARNOLD DWARF FORSYTHIA	3
8	73128-105	Syringa P Miss Kim #5 MISS KIM LILAC MANCHURIAN	3
9	73122-105	Syringa M Palibin #5 PALIBIN LILAC DWARF	1
10	74823-105	Hydrangea M Endless Summer #5 ENDLESS SUMMER (BAILMER) HYDRANGEA BIGLEAF	3
11	67191-105	Hydrangea P Limelight #5 LIMELIGHT HYDRANGEA PANICLE	3
12	7459-AVS	Premium Hardwood Mulch Bulk	4
13	4566-AVS	Steppers Fond Du Lac 1 in - 2 in. per ton	1
14			
15	FRONT	LANDSCAPE	
16	400-35-PVC-10	PVC Sewer and Drain Pipe 4 in. x 10 ft. SDR-35 Bell End (Sold per ft.)	50
17	100-1110	BULK Soil Pulverized Topsoil per Cu Yard	5
18	SODBBX00009	Kentucky Bluegrass Blend Sod 2 ft. x 5 ft. Standard Small Roll	134
19	PALLET FEE	Pallet Fee - for Illinois Only	1
20	100-1113	BULK Soil Compost per Cu Yard	3
21	71677-105	Rhododendron Pjn #5 PJM RHODODENDRON	1
22	62400-105	Buxus X Green Velvet #5 GREEN VELVET BOXWOOD	6
23	67191-105	Hydrangea P Limelight #5 LIMELIGHT HYDRANGEA PANICLE	3

24	60239-304	Acer P Burgundy Lace 4' BURGUNDY LACE MAPLE JAPANESE	1
25	74823-105	Hydrangea M Endless Summer #5 ENDLESS SUMMER (BAILMER) HYDRANGEA BIGLEAF	3
26	76304-105	Azalea X Karen #5 KAREN AZALEA	3
27	67192-105	Hydrangea P Little Lamb #5 LITTLE LAMB HYDRANGEA PANICLE	3
28	67212-105	Hydrangea Quercifolia #5 HYDRANGEA OAKLEAF	1
29	66927-101	Hosta X Guacamole #1 GUACAMOLE HOSTA Item Note: 9 PERENNIALS	9
30	7459-AVS	Premium Hardwood Mulch Bulk	5
31			
32	SOUTH SIDE	LANDSCAPE	
33	100-1113	BULK Soil Compost per Cu Yard	2
34	66782-105	Hibiscus S Aphrodite #5 APHRODITE ROSE OF SHARON	3
		Hosta X Guacamole #1	



Paula Moritz

From: Paula Moritz
Sent: Monday, August 26, 2019 11:09 AM
To: pierre.biset@gmail.com
Cc: Amy McKenna
Subject: 410 Spring - Patio, deck, retaining wall -Review 1
Attachments: 410 Spring-Deck, patio, retaining wall-Review 1-082619.pdf; Drainage plan review - 410 Spring - 8-23-19.pdf; drywell-infiltration bed - sample detail.pdf; Drainage Plan Certification 7-2-13.pdf

Pierre-

Please see the attached review. Three hard copies of revised plans and a letter summarizing your responses are required for re-review.

Thanks,

Paula J. Moritz

Plan Examiner
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5372



August 26, 2019

Pierre Biset
410 Spring Ave.
Glen Ellyn, IL 60137
Email: pierre.biset@gmail.com

Village President
Diane McGinley

Trustees
Kelli Christiansen
Bill Enright
Gary Fasules
Craig Pryde
Mark Senak
Steve Thompson

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Community Development
630-547-5250

Police
65 South Park Boulevard
Glen Ellyn, IL 60137
630-469-1187

Public Works
30 South Lambert Road
Glen Ellyn, IL 60137
630-469-6756

The Village Links
485 Winchell Way
Glen Ellyn, IL 60137
630-469-8180

RE: Building Permit Application #20191874
Patio, Deck, and Retaining Wall
410 Spring Ave.

Building Plan Review No. 1

The submitted permit documents, received 8/8/19, prepared by you, not dated, for the above project, have been reviewed for compliance with applicable building codes.

The permit documents do not appear to comply with the building requirements of the Village of Glen Ellyn. Please revise and resubmit three complete drawing sets. Permit documents prepared and sealed by a design professional may only be revised by the design professional. All changes shall be clouded.

A response letter summarizing your revisions is required to be submitted with the revised drawings.

Please address the following plan review comments (applicable code section in parenthesis).

Zoning: Not approved.

The plans provided are insufficient for review. Plans must be drawn to scale and must provide all required dimensions indicating the size of the proposed construction and demonstrating compliance with required setbacks.

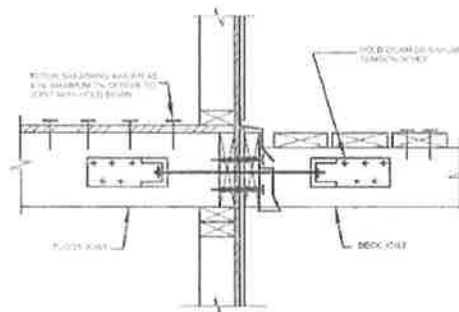
1. The submittals indicate the deck and stairs are proposed at 5' from the side property line, which is not in compliance and must be revised. No portion of the deck and stairs are permitted in the required side yard setback of 7.5'. (Village Code Table 10-5-5(B)4 Item 8) Provide plans (to scale) with the required dimensions.
2. The submittals do not provide the patio setbacks. No portion of the patio is permitted in the required side yard setback of 7.5' and no closer than 7.5' from the rear property line. (Village Code Table 10-5-5(B)4 Item 8) Provide plans (to scale) with the required dimensions.

Building: Not approved.

Insufficient information has been provided for review. Deck plans and details must be submitted. Plans and details shall be scalable and of sufficient detail to clarify the proposed construction.

The Village of Glen Ellyn has adopted and enforces the 2009 International Residential Code for decks at single family residences. The American Wood Council publishes a prescriptive deck guide based on the IRC requirements. This free resource is available on-line <https://www.awc.org/codes-standards/publications/dca6>.

1. A foundation pier plan for the deck is required and was not provided. Indicate the footings to be provided including the size, depth and spacing of the footings. Pier footings shall be a minimum of 12" diameter x 42" deep. 1500 psf maximum soil bearing capacity is assumed unless a Geotechnical Soils Report is provided to the Village confirming the actual site soil bearing capacity. At this bearing capacity, one 12" diameter footing can support roughly 23.5 square feet of deck. Your footings must be sized appropriate for the imposed loads. It is not the responsibility of this department to design your footings for you.
2. Deck framing plans are required but were not provided. The required framing plans shall indicate the size, grade, species, and spacing of all structural members.
3. The plans shall indicate the height of the deck above the adjacent grade.
4. Provide details/sections through the proposed deck to clarify the connection to the house and pier footings. Indicate the method used to restrain the bottom and tops of the posts from lateral (sideways) movement. Generally, pre-manufactured metal connectors are used.
5. The deck must also be designed for lateral loads (i.e. wind). Provide a detail of the ledger connection of the deck to the house. Hold down tension devices must be provided at the deck to positively anchor the deck to the primary structure (house) for lateral support. If two are provided, each device shall have an allowable stress design capacity of not less than 1500 pounds. (2009 IRC, R502.2.2 and R502.2.2.3). The following is an acceptable design per the 2009 IRC:



6. 36" high (minimum) guards shall be located along decks that are located more than 30" measured vertically to grade below at any point within 36" horizontally to the edge of the open side. Required guards shall not allow passage of a 4" sphere. (2009 IRC, R312)
7. Provide stair details. The stairs shall be a minimum width of 36" in clear width. Risers shall be a maximum height of 7¾" and the greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8". (2009 IRC, R311.7.4.1) Treads shall be a minimum depth of 10" and the greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8". (2009 IRC, R311.7.4.2).
8. Provide a detail at the stair supports at the top and bottom. Stair stringers shall bear directly on the ground.

9. A graspable handrail shall be provided on at least one side of each continuous run of treads or flight with four or more risers (2009 IRC, R311.7.7). Handrail height shall not be less than 34" and not more than 38" measured at the nosing (R311.7.7.1). Required handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

Other Reviews:

The above review is for building code compliance only. Our records indicate the status of the other required reviews as follows:

	<u>received</u>	<u>rejected</u>	<u>approved</u>
Grade Engineering Review	8/8/19	8/23/19	
Tree Preservation Review	8/8/19	---	8/13/19

This review, or any errors, omissions or conflicts in the permit documents, shall not relieve the owner and his agent(s) of their responsibility to comply with all applicable provisions of the Building Code, Zoning Code, and Ordinances of the Village of Glen Ellyn.

Please contact me immediately at 630-547-5372 if you have any questions about these plan review comments or call 630-547-5250 for other information or assistance in completing the permit issuance process.

Sincerely,



Paula J. Moritz
Building Plan Examiner

Enclosures: Drainage review, Drainage Plan Certification, Drywell detail

CC: file



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

**DRAINAGE PLAN REVIEW AND
REQUIREMENTS**
(Driveways, Patios, and Disturbed Areas between 300
and 1,500 square feet)

ADDRESS: 410 Spring REVIEWER: Amy McKenna
SUBMITTAL DATE: 8/08/19 REVIEW DATE: 8/23/19 PERMIT #: 20191874
EMAIL TO: Builder: Pierre Biset Email: pierre.biset@gmail.com

☐ THE SUBMITTAL APPEARS TO CONFORM TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.

☒ PLEASE SUBMIT TWO (2) COPIES OF A REVISED DRAINAGE PLAN. SEE COMMENTS BELOW FOR SPECIFIC REQUIREMENTS.

The following information is required, and if checked or noted, must be addressed on a revised drainage plan:

- ☒ 1. Provide a drainage plan drawn to a minimum scale of 1 inch equals 20 feet. The plan must be labeled with the property address and be dated. All revisions to the plan must be dated on the plan. The plan shall not exceed 24" by 36". The required information added to an existing Plat of Survey is generally acceptable.
- ☒ 2. Show the direction of stormwater flow across the property. Using arrows show the existing flow direction with dashed or fine lines and proposed flow direction with solid or bold lines. If a drainage swale or ditch is present please indicate on the plan. If the proposed work will not change the existing grades please specify on the plan.
- ☒ 3. Show the location of all existing and proposed buildings, driveways, walkways, patios, decks, retaining walls, fences, and all other structures and significant trees on the property.
- ☒ 4. Show the location, area and depth of any disturbance or change to the existing grade including the removal of existing soil or the addition of any fill, soil, stone or mulch materials.
- ☒ 5. Show the location and orientation of all existing and new downspout outlets, sump pump discharge outlets and underground storm water piping, structures and outlets. Any underground piping must exit into a drywell or daylight at grade to allow water to travel across the permitted property for a minimum of 20 feet prior to reaching a property line.
- ☒ 6. Provide a certification statement on the plan per section 10-5-8(B)4a of the Village of Glen Ellyn Zoning Code.

The following information may be required on a case by case basis, and if checked or noted, must be included on a revised drainage plan:

- ☐ 7. The locations of all utility structures located within 10 feet of the disturbed area.
- ☐ 8. The floodplain elevation and floodplain limits must be shown if the property is located within 50 feet of a designated floodplain. A statement regarding the presence of floodplain onsite shall be included, referencing the current FEMA FIRM by number and effective date. If any grading or fill is proposed in the floodplain a grading plan is required.
- ☐ 9. The limits of any easement and 100-year high water level must be shown if a stormwater management facility (detention basin) is present on the property.
- ☐ 10. Location and dimensions of the specific storm or surface water drainage system to serve the site together with connections to offsite drainage facilities, including inverts of connection points.
- ☐ 11. Locations, sizes and material types of the sanitary and water service lines, proposed B-box locations, and the horizontal clearance between sewer and water lines. Contact the Public Works Department at 630.469.6756 for additional utility information including material specifications.
- ☒ 12. A drywell or infiltration system to address the increase in impervious. It shall be sized to accommodate 1.25 inches of runoff from the new impervious (XX square feet of new impervious * 1.25 / 12 = XX cubic feet of storage).

CLEAR PAGE

- ☐ 13. A grading plan per the Village requirements is required due to existing drainage problems on the property and/or adjacent properties.

Additional Comments:

CLEAR PAGE

1. Provide calculations of existing impervious areas to be removed and proposed new impervious areas. Please note that the gravel dog run is considered pervious areas. If more than 300 square feet of net new impervious area is being proposed, an infiltration system is needed to reduce runoff to the adjacent property; the infiltration system is sized per item 12 above. If a stone infiltration bed is provided (sample detail is attached), a void ratio of 0.36 may be used when determining the size of the stone bed.
2. Label the height of the proposed retaining walls. Walls that are 3 feet and higher generally require certification by a licensed structural engineer.



VILLAGE OF GLEN ELLYN
DRAINAGE PLAN CERTIFICATION

(A DRAINAGE PLAN MUST ACCOMPANY THIS CERTIFICATION FOR ACCEPTANCE)

CERTIFICATION STATEMENT

In accordance with the Village of Glen Ellyn Zoning Code Section 10-5-8(B)4, I hereby certify that the drainage of surface waters will not be changed from approved, existing drainage grades, as the Village may determine therefore from time to time, by the construction of any required parking space, approved driveway or approved parking space, or any part thereof; or if changed from any approved existing drainage grade, the surface waters will not be deposited on the property of any adjoining land owners.

Project Address _____
Glen Ellyn, IL 60137

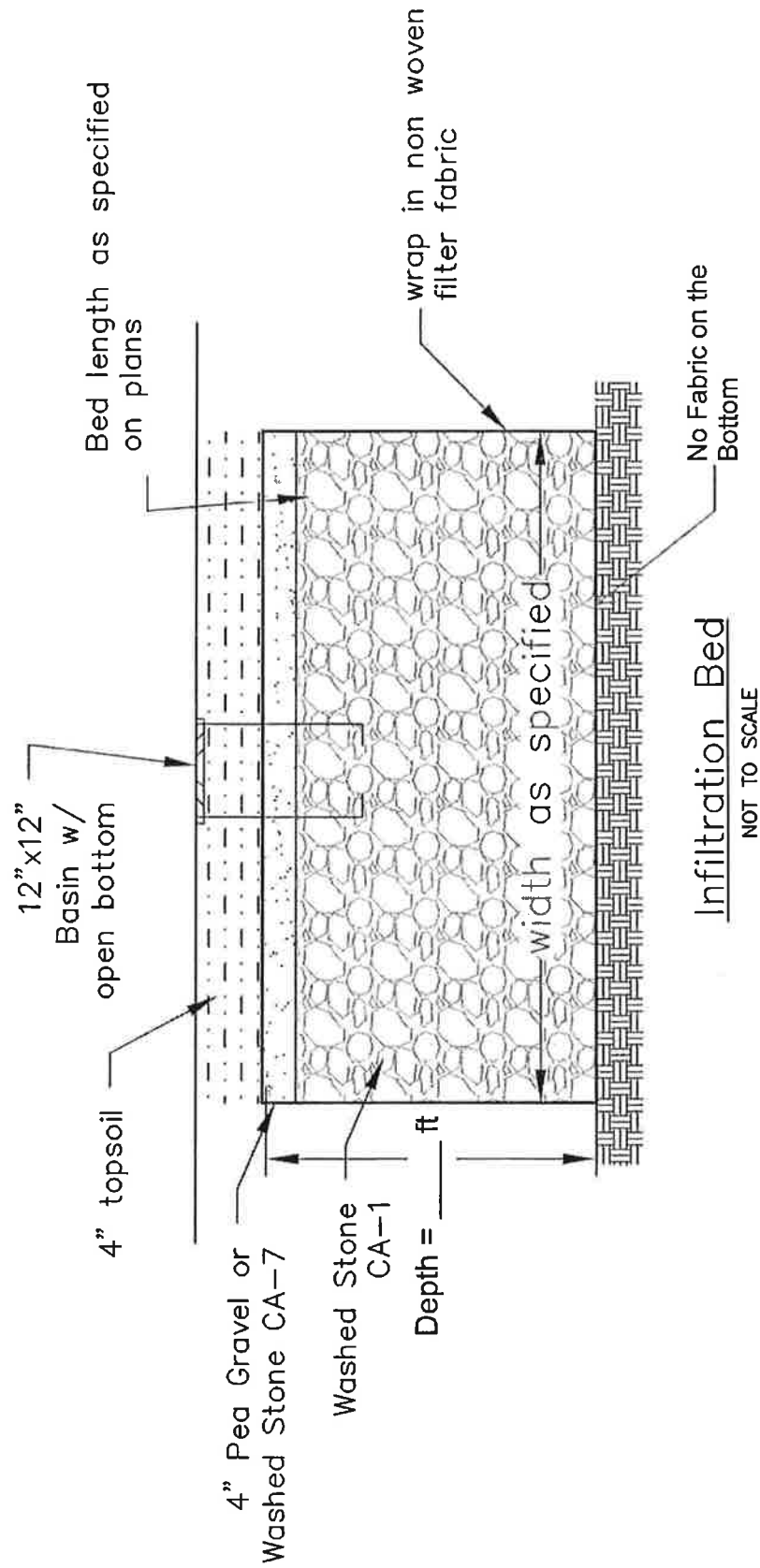
Signature of Property Owner

Date

Signature of Contractor

Date

(Note if there are any existing drainage problems on the property or adjacent properties, or the Village Engineer deems it necessary, a grading survey prepared by a professional land surveyor or engineer registered in the State of Illinois may be required.)



Call Bill Miller in the Public Works Department
for inspection of the drywell 630-469-6756

Amy McKenna

From: Amy McKenna
Sent: Friday, August 23, 2019 4:50 PM
To: Paula Moritz
Subject: Engineering review for 410 Spring
Attachments: Drainage plan review - 410 Spring - 8-23-19.pdf; drywell-infiltration bed - sample detail.pdf; Drainage Plan Certification 7-2-13.pdf

Paula,
Here's my review and attachments to send with your memo to the applicant.

Thanks!

Amy S. McKenna, PE, CFM | Development Civil Engineer | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
amckenna@glenellyn.org | p 630.547.5247 | f 630.547.5370





Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

**DRAINAGE PLAN REVIEW AND
REQUIREMENTS**
(Driveways, Patios, and Disturbed Areas between 300
and 1,500 square feet)

ADDRESS: 410 Spring REVIEWER: Amy McKenna
SUBMITTAL DATE: 8/08/19 REVIEW DATE: 8/23/19 PERMIT #: 20191874
EMAIL TO: Builder: Pierre Biset Email: pierre.biset@gmail.com

☐ THE SUBMITTAL APPEARS TO CONFORM TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.

☒ PLEASE SUBMIT TWO (2) COPIES OF A REVISED DRAINAGE PLAN. SEE COMMENTS BELOW FOR SPECIFIC REQUIREMENTS.

The following information is required, and if checked or noted, must be addressed on a revised drainage plan:

- ☒ 1. Provide a drainage plan drawn to a minimum scale of 1 inch equals 20 feet. The plan must be labeled with the property address and be dated. All revisions to the plan must be dated on the plan. The plan shall not exceed 24" by 36". The required information added to an existing Plat of Survey is generally acceptable.
- ☒ 2. Show the direction of stormwater flow across the property. Using arrows show the existing flow direction with dashed or fine lines and proposed flow direction with solid or bold lines. If a drainage swale or ditch is present please indicate on the plan. If the proposed work will not change the existing grades please specify on the plan.
- ☒ 3. Show the location of all existing and proposed buildings, driveways, walkways, patios, decks, retaining walls, fences, and all other structures and significant trees on the property.
- ☒ 4. Show the location, area and depth of any disturbance or change to the existing grade including the removal of existing soil or the addition of any fill, soil, stone or mulch materials.
- ☒ 5. Show the location and orientation of all existing and new downspout outlets, sump pump discharge outlets and underground storm water piping, structures and outlets. Any underground piping must exit into a drywell or daylight at grade to allow water to travel across the permitted property for a minimum of 20 feet prior to reaching a property line.
- ☒ 6. Provide a certification statement on the plan per section 10-5-8(B)4a of the Village of Glen Ellyn Zoning Code.

The following information may be required on a case by case basis, and if checked or noted, must be included on a revised drainage plan:

- ☐ 7. The locations of all utility structures located within 10 feet of the disturbed area.
- ☐ 8. The floodplain elevation and floodplain limits must be shown if the property is located within 50 feet of a designated floodplain. A statement regarding the presence of floodplain onsite shall be included, referencing the current FEMA FIRM by number and effective date. If any grading or fill is proposed in the floodplain a grading plan is required.
- ☐ 9. The limits of any easement and 100-year high water level must be shown if a stormwater management facility (detention basin) is present on the property.
- ☐ 10. Location and dimensions of the specific storm or surface water drainage system to serve the site together with connections to offsite drainage facilities, including inverts of connection points.
- ☐ 11. Locations, sizes and material types of the sanitary and water service lines, proposed B-box locations, and the horizontal clearance between sewer and water lines. Contact the Public Works Department at 630.469.6756 for additional utility information including material specifications.
- ☒ 12. A drywell or infiltration system to address the increase in impervious. It shall be sized to accommodate 1.25 inches of runoff from the new impervious ($XX \text{ square feet of new impervious} \times 1.25 / 12 = XX \text{ cubic feet of storage}$).

CLEAR PAGE

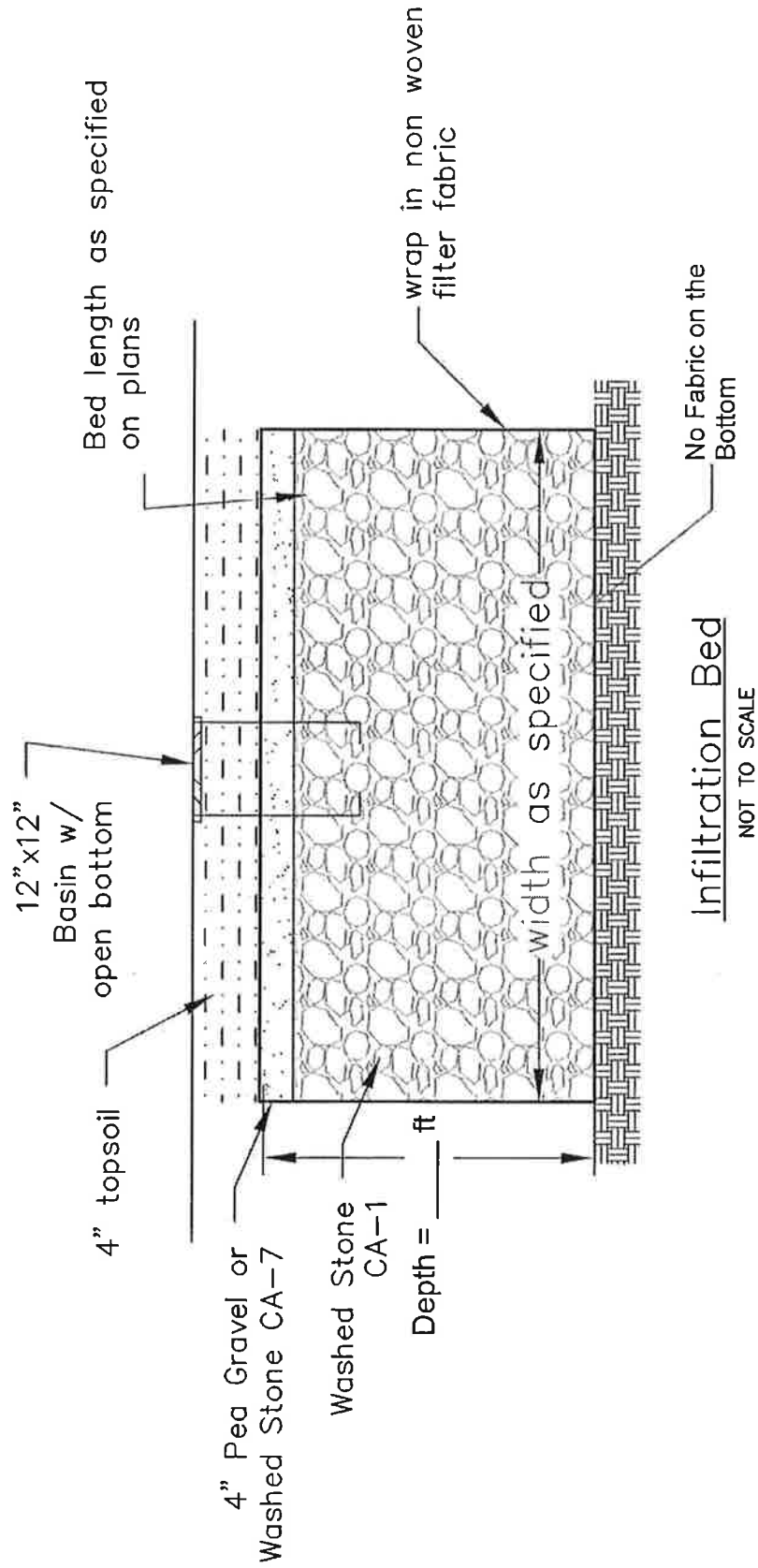


13. A grading plan per the Village requirements is required due to existing drainage problems on the property and/or adjacent properties.

Additional Comments:

CLEAR PAGE

1. Provide calculations of existing impervious areas to be removed and proposed new impervious areas. Please note that the gravel dog run is considered pervious areas. If more than 300 square feet of net new impervious area is being proposed, an infiltration system is needed to reduce runoff to the adjacent property; the infiltration system is sized per item 12 above. If a stone infiltration bed is provided (sample detail is attached), a void ratio of 0.36 may be used when determining the size of the stone bed.
2. Label the height of the proposed retaining walls. Walls that are 3 feet and higher generally require certification by a licensed structural engineer.



Call Bill Miller in the Public Works Department
for inspection of the drywell 630-469-6756



**VILLAGE OF GLEN ELLYN
DRAINAGE PLAN CERTIFICATION**

(A DRAINAGE PLAN MUST ACCOMPANY THIS CERTIFICATION FOR ACCEPTANCE)

CERTIFICATION STATEMENT

In accordance with the Village of Glen Ellyn Zoning Code Section 10-5-8(B)4, I hereby certify that the drainage of surface waters will not be changed from approved, existing drainage grades, as the Village may determine therefore from time to time, by the construction of any required parking space, approved driveway or approved parking space, or any part thereof; or if changed from any approved existing drainage grade, the surface waters will not be deposited on the property of any adjoining land owners.

Project Address _____
Glen Ellyn, IL 60137

Signature of Property Owner

Date

Signature of Contractor

Date

(Note if there are any existing drainage problems on the property or adjacent properties, or the Village Engineer deems it necessary, a grading survey prepared by a professional land surveyor or engineer registered in the State of Illinois may be required.)

10/09/2019 11:48
vatkinson

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 1
piappent



GENERAL APPLICATION

Application ref 20191874 Fee Effective Dt 08/08/2019
Department Planning & Development
Location 410 SPRING AV
Parcel 0512318005
Cross streets
Add'l loc desc
Municipality GLEN ELLYN
Subdivision
Existing use Lot
memo
Current Zoning R2-RESIDENTIAL DISTRICT
Flood zone
Applicant GENERAL CONTRACTOR
Proj/Activity 2019 DECK OR PORCH
Class of work MISCELLANEOUS PERMIT
Description TAKE 2 REMODELING 630-216-9714
REPLACE DECK / PATIO/DRIVEWAY RETAINING WALL
Proposed use
memo
Proposed zoning R2-RESIDENTIAL DISTRICT
Flood zone
Non-conforming N
Applic received 08/08/19
Estimated cost 50,775
Estim start/end 10/09/19 10/09/19
Actual start/end
Impervious Surf
Assigned to
Status ACTIVE
Status code desc NEW
Next action Multiple submissions N
memo Government owned N
Ordinance ref
Reason for app
Parent app

ROLES/NAMES

Role	Name/Address
OWNER	BISET, PIERRE
CID : 22915	410 SPRING AV
Phone: 847-774-7094	GLEN ELLYN, IL 60137
GENERAL CONTRACTOR	TAKE 2 REMODELING (GC)
CID : 23431	3 S 681 CURTIS AVE.
Phone: 630-340-1092	WARRENVILLE, IL 60555
OTHER	TAKE 2 REMODELING (GC)
CID : 23431	3 S 681 CURTIS AVE.
Phone: 630-340-1092	WARRENVILLE, IL 60555

09/2019 11:48
atkinson

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 2
piappent

Application ref: 20191874 (continued)

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
DEP TREE		FEE		360.00	360.00
DKPO FEE	20929	ISSUED	10/09/19	225.00	225.00
DKPR RVW		FEE		60.00	.00
DRPR RVW		FEE		30.00	.00
IMPR RVW		FEE		83.00	83.00
IMPV FEE	20930	ISSUED	10/09/19	260.00	260.00
RETW FEE	20931	ISSUED	10/09/19	65.00	65.00
PWPR RVW		FEE		75.00	.00
		TOTAL:		1,158.00	993.00

PERMIT ITEMS

Type-Fee	Item/Fxt	Loc/Floor	New Qty	Rate	Fee Amount
DKPO FEE-CDFI	DECK1LEVEL		1.0	25.00	25.00
DKPO FEE-CDFI	DECK+1 LVL		.0	25.00	.00
	TOTAL:				25.00
DKPO FEE-IBI	DECK1LEVEL		1.0	200.00	200.00
DKPO FEE-IBI	DECK+1 LVL		.0	325.00	.00
	TOTAL:				200.00
DKPR RVW-PRCD	DECK1LEVEL		1.0	60.00	60.00
DKPR RVW-PRCD	DECK+1 LVL		.0	80.00	.00
	TOTAL:				60.00
RETW FEE-CDFI	RETAINWALL		1.0	25.00	25.00
RETW FEE-IBI	RETAINWALL		1.0	40.00	40.00
PWPR RVW-PRCD	RETAINWALL		1.0	75.00	75.00
DRPR RVW-PRCD	ACCESS MOD		1.0	30.00	30.00
DRPR RVW-PRCD	DRIVEWAY		.0	30.00	.00
	TOTAL:				30.00
IMPV FEE-CDFI	IMPERVSMAL		.0	25.00	.00
IMPV FEE-CDFI	IMPERV+299		1.0	25.00	25.00
	TOTAL:				25.00
IMPV FEE-IBI	IMPERVSMAL		.0	40.00	.00
IMPV FEE-IBI	IMPERV+299		1.0	40.00	40.00
	TOTAL:				40.00
IMPV FEE-ISSI	IMPERV+299		1.0	75.00	75.00
IMPV FEE-ITI	IMPERV+299		1.0	120.00	120.00
IMPR RVW-PRCD	IMPERVSMAL		.0	30.00	.00
IMPR RVW-PRCD	IMPERV+299		1.0	27.00	27.00
	TOTAL:				27.00

09/2019 11:48
atkinson

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P 3
piappent

Application ref: 20191874 (continued)

IMPR RVW-PRTI IMPERV+299

1.0

83.00

83.00

INSPECTIONS

Type	Requested	Scheduled	Insptr	Permformd Results	Bal Due
FOOTING PP			GEN		.00
FRMG RGH			GEN		.00
BLDG FNL S			GEN		.00
GRADDRAFIN			GEN		.00
			TOTAL:		.00

** END OF REPORT - Generated by Vanessa Atkinson **

PLAT OF SURVEY

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 410 SPRING AVE., GLEN ELLYN
PIN: 05-12-318-005
AREA: 0.20 ACRES

Back 1, 2

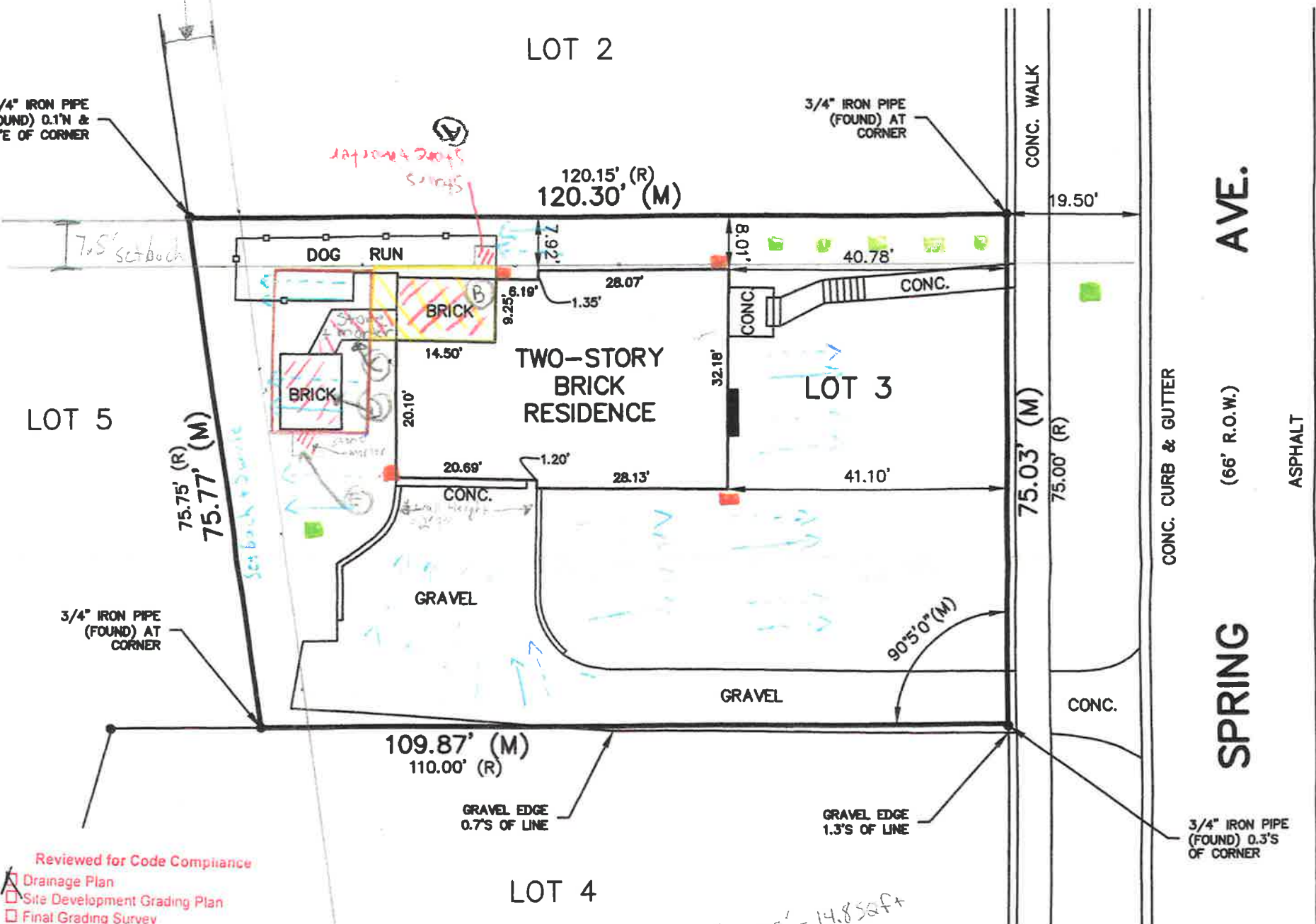
Side 5, 10

Deck side 5, 10

new 360 SF
Excavate 8"
Existing downspouts
Impervious will be removed
new deck pervious 18'2" x 11'

tree
Plate shows all current existing building, driveways etc. Added structure which is missing from plat in pencil

7.5' set back
HS wall



- Reviewed for Code Compliance**
- ☒ Drainage Plan
 - ☐ Site Development Grading Plan
 - ☐ Final Grading Survey
 - ☐ Site Inspection Conducted

No errors or omissions in the submitted survey or plans or in the review response shall relieve the owner or the owner's agents of their responsibility to design, engineer and construct the work in compliance with all applicable codes.

- ☐ Elevation Certificate
- ☐ Final Grading Survey Required
- ☒ Final Grading Inspection Required
- ☐ Stormwater Facility Inspection Required

Amy McKenna
Village of Glen Ellyn

Existing Impervious to be removed

A = 5.1' x 2.9' = 14.85 sq ft
B = 14.5' x 9.25' = 134.125 sq ft
C = 73.3 sq ft
D = 10.25' x 11.6' = 118.9 sq ft
E = 9.4' x 4.5' = 42.3 sq ft
F = 36.5 sq ft
E = 15.2' x 2.0' = 30.4 sq ft

FILE COPY
Review 2

< 300 SF
net new impervious

RECEIVED
OCT 01 2019
VILLAGE OF GLEN ELLYN

STATE OF ILLINOIS } s.s.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/23/2019.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 27TH. DAY OF AUGUST, A.D., 2019.

Norbert V. Lambert Jr

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS



Norbert V. Lambert Jr
2019.08.27 17:09:23 --5

ORDERED BY: PIERRE BISET ORDER NO. 19_H_47 FILE NO. 19-044

LAND SURVEYING AND CIVIL ENGINEER

LAMBERT & ASSOCIATES

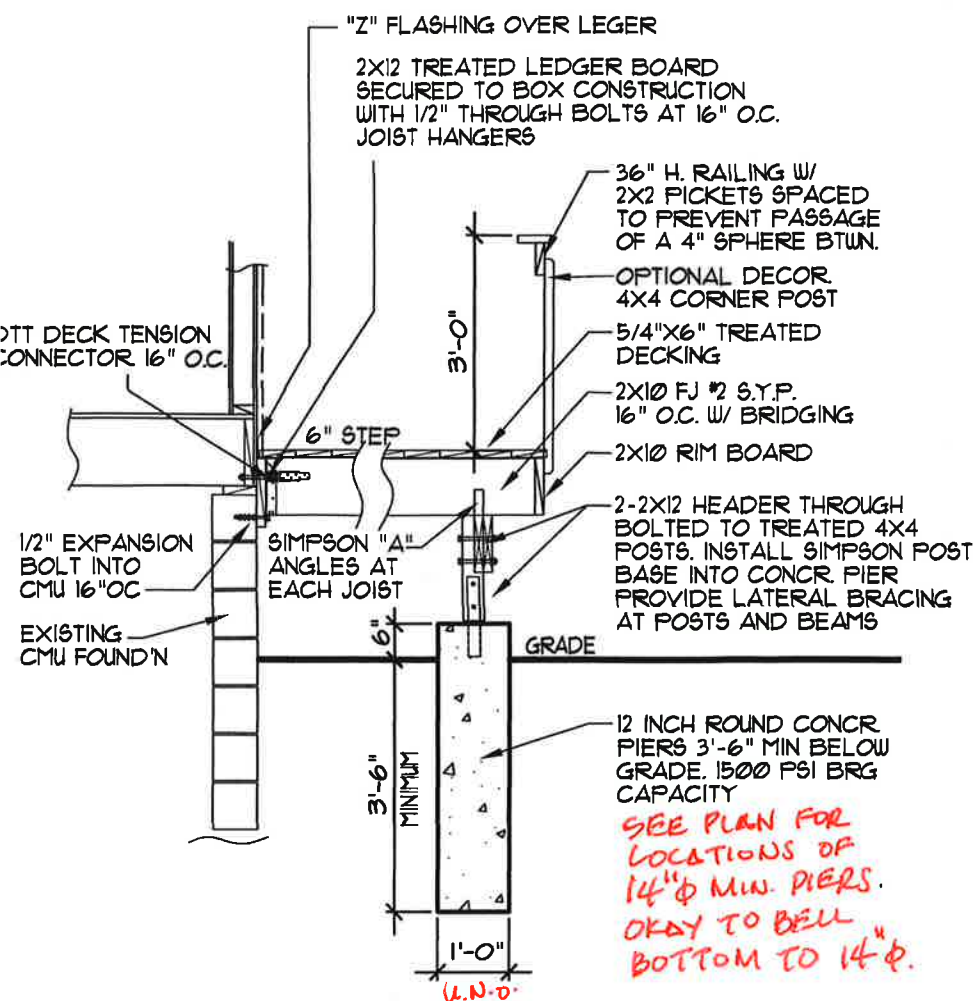
933 W. LIBERTY DR
WHEATON, IL 60187

P: (630) 653-6331
F: (630) 653-6332

LAND TECHNOLOG

3922 W. MAIN ST
McHENRY, IL 60050

P: (815) 363-2200
F: (815) 363-2220



DECK SECTION

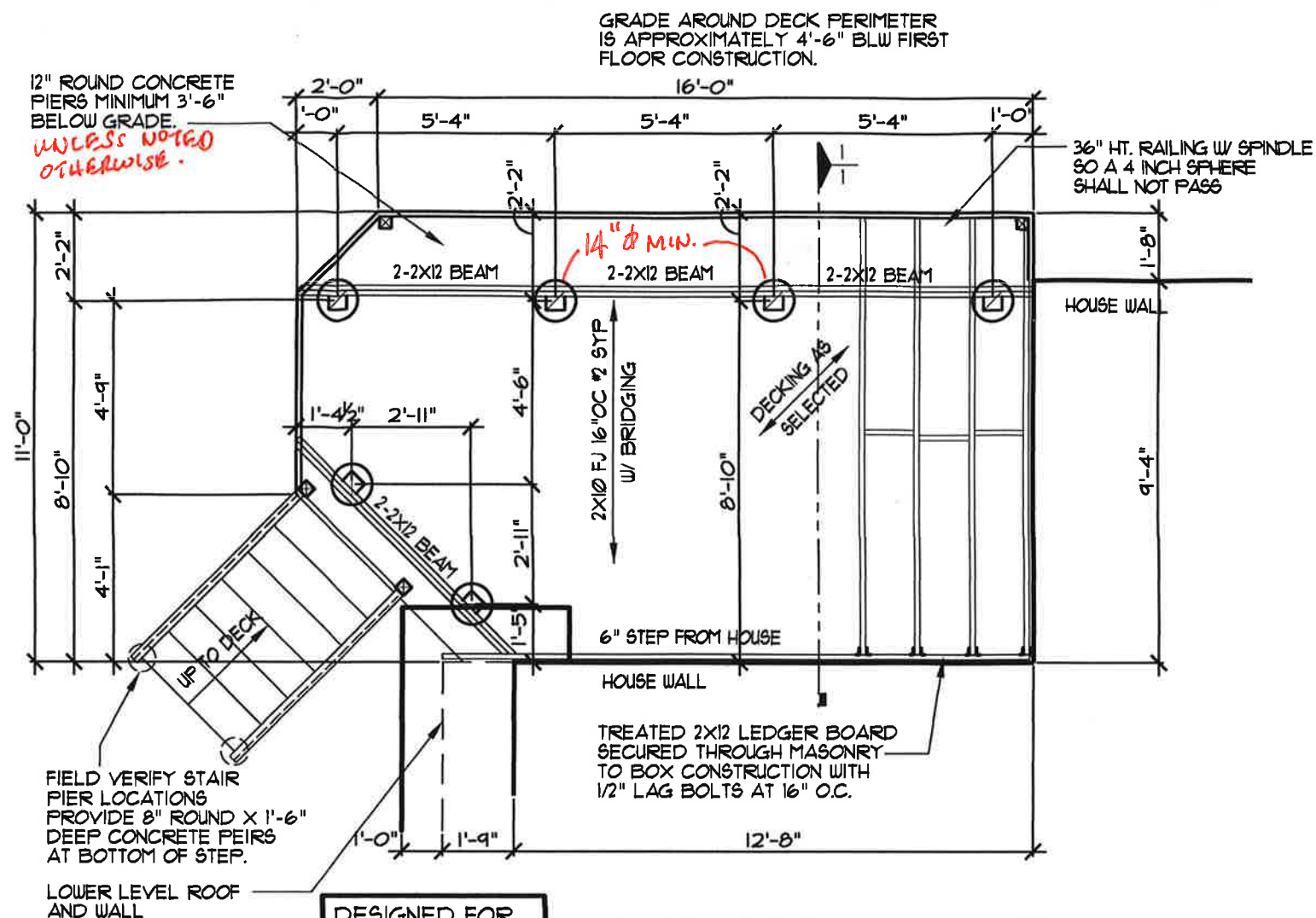
SCALE: 3/8"=1'

ALL STRUCTURAL MEMBERS OF A DECK, JOISTS BEAMS ETC., MUST BE OF WOOD THAT IS NATURALLY RESISTANT TO DECAY SUCH AS CEDAR, OR #2 S.Y.P. TYPICAL.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864mm) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS

WOOD STAIRS SHALL BE MIN. 2-2X12 STRINGERS OR HD. WOOD EQUIVALENT. MIN. 10" CLEAR TREAD W/ 1" NOSING. 7-3/4" MAX. RISERS AND 6'-8" MIN. CLEAR HEAD ROOM. MINIMUM STAIRWAY WIDTH IS 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF CONTINUOUS RUN OF STAIRS WITH FOUR (4) OR MORE RISERS. HANDRAILS MUST BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS. HAND RAILS MUST BE CONTINUOUS FOR THE ENTIRE FLIGHT OF STAIRS FROM A POINT DIRECTLY



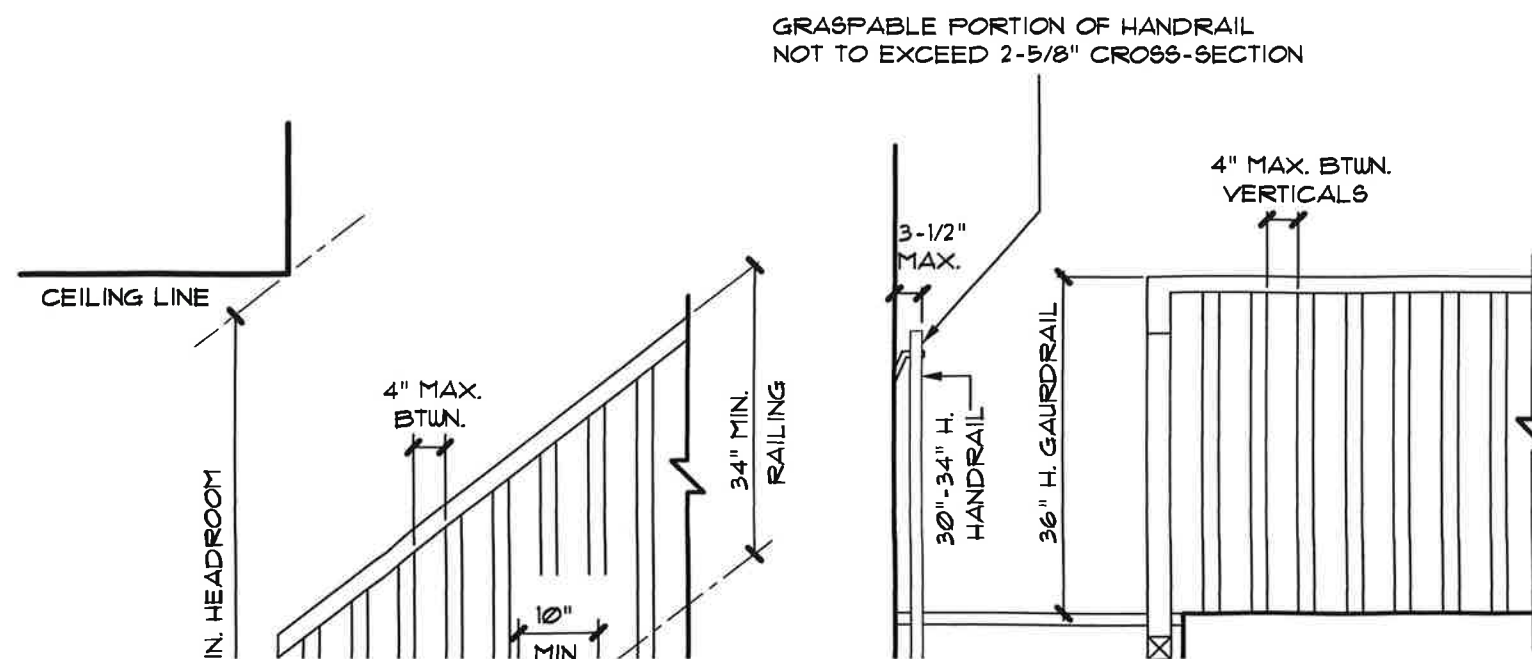
DESIGNED FOR
40* LIVE LOAD
10* DEAD LOAD
50* TOTAL LOAD

DECK PLAN

183 SQ. FT.

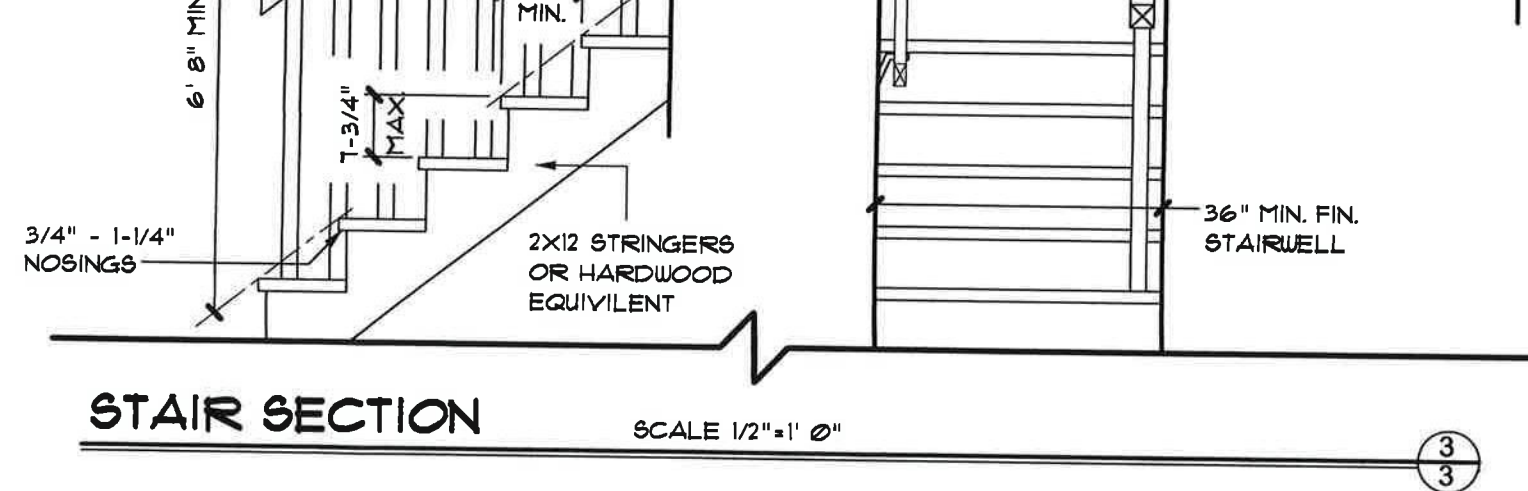
SCALE 1/4" = 1'-0"

NORTH



TAKE2 CUSTOM REMODELING
WARRENVILLE, IL.
(630) 340-1092

ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



REVIEWED FOR CODE COMPLIANCE

- ☐ APPROVED
- ☒ AS NOTED
- ☐ FOUNDATION ONLY

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

Date 10/9/19 Permit No. 20191874

By [Signature]
FINAL INSPECTION REQUIRED FOR ALL PROJECTS
CALL 630-547-5250

FILE
COPY
Review 2

NEW DECK CONSTRUCTION PLAN
419 SPRING AVENUE
GLEN ELLYN, IL

RECEIVED

OCT 01 2019

VILLAGE OF GLEN ELLYN

DATE: 10.01.19

JOB: 1918

SHEET: 1



RECEIVED
OCT 01 2019
VILLAGE OF GLEN ELLYN

VILLAGE OF GLEN ELLYN
DRAINAGE PLAN CERTIFICATION

(A DRAINAGE PLAN MUST ACCOMPANY THIS CERTIFICATION FOR ACCEPTANCE)

CERTIFICATION STATEMENT

In accordance with the Village of Glen Ellyn Zoning Code Section 10-5-8(B)4, I hereby certify that the drainage of surface waters will not be changed from approved, existing drainage grades, as the Village may determine therefore from time to time, by the construction of any required parking space, approved driveway or approved parking space, or any part thereof; or if changed from any approved existing drainage grade, the surface waters will not be deposited on the property of any adjoining land owners.

Project Address 410 Spring Ave
Glen Ellyn, IL 60137

Pierre Biser
Signature of Property Owner

9/12/2019
Date

[Signature]
Signature of Contractor

9/12/19
Date

(Note if there are any existing drainage problems on the property or adjacent properties, or the Village Engineer deems it necessary, a grading survey prepared by a professional land surveyor or engineer registered in the State of Illinois may be required.)

Residential ☒

PLANNING & DEVELOPMENT FEES:

Building Project Fee	\$
Sign Project Fee	\$
Demolition Project Fee	\$
Plan Review Fee	\$
Site Develop. Review Fee	\$
Demolition Tax	\$
Demolition Inspection	\$
Plumbing Inspection	\$
	\$
SUBTOTAL	\$

PUBLIC WORKS FEES:

Water Service Fee	\$
Water Meter Fee	\$
Sanitary Service Fee	\$
Stormwater Connection Fee	\$
GBWWA Fee	\$
Demolition Set-up Fee	\$
Water/San. Inspection	\$
Driveway Inspection	\$
Road Cut Inspection	\$
SUBTOTAL	\$

REFUNDABLE DEPOSITS:

Parkway	\$
Sidewalk	\$
Grading	\$
Street	\$
Tree	\$
Demo Hydrant Meter	\$
Exterior Appearance	\$
Water Billing Account	\$
	\$
SUBTOTAL:	\$

FORESTRY FEES:

Tree Pres. Review Fee	\$
Irrigation Inspection	\$
SUBTOTAL	\$

TOTAL BUILDING

PERMIT FEE: \$

ADDRESS	PERMIT #	Inspections	Date	Initials
410 Spring	20191874			
☐				
☒		Footings/Slab/Reinf.	11/19/19	THI
☐		Garage Foundation		
☐		Foundation Survey		
☐		Backfill		
☐		Fnd Wall/Reinforcing		
☐		Plumbing Underground		
☐		Electric Underground		
☐		Electric Service		
☐		Height Certification		
☒		Frame Rough		
☐		Roof Rough		
☐		Electric Rough		
☐		Plumbing Rough		
☐		Mechanical Rough		
☐		Sprinkler Rough		
☐		Insulation		
☐		Fire Alarm/Sprinkler		
☐		Plumbing Final		
☐		Elevator Final		
☐		Blower Door Test		
☐		Duct Pressure Test		
☐		Fire Wall		
☒		Building Final		

OTHER INSPECTIONS	REQ.	DATE	INITIALS	REFUNDS	DATE	INITIALS
Landscape Final	✓			ROD TO PW		
Grading Final	✓			ROD TO AP		
Ord/Appearance Final						
Public Works - Drywell						
Health Final						

INSPECTOR NOTES AND COMMENTS:

Village of Glen Ellyn
Building & Zoning Division
(630) 547-5250

1 of 2

Inspection Report

Date: 4/14/20

Permit # _____

Address: 410 Spring Ave

☐ Footing	☐ Rough Electric	☐ Site
☐ Backfill/Draintile	☐ Mechanical	☒ Final
☐ Electric Service	☐ Fire Sprinklers	☐ Other
☐ Framing	☐ Insulation	<u>Deck/Patio</u>

Comments: ☐ Approved ☒ Not Approved

- Patio Detail indicates 15' x 24' Actual 19' x 29'
 - ↳ Need to verify setback met
 - ↳ Need to verify Drywell req.
 - ↳ Need to verify size approval
- Deck - Does not meet detail on Plan
 - ↳ Need new detail submitted
 - ↳ Need to verify setback met
 - ↳ Grasable handrail required - one side
 - ↳ Riser height not more than 7 3/4" x
not more than 3/8" difference + or -
between risers.

Reinspection Required? ☒ Yes ☐ No

\$100.00 Fee? ☐ Yes ☒ No

[Signature]
Inspector (Signature):

Gave copy to Pierre
Contr./ Homeowner (Signature):
Homeowner

Village of Glen Ellyn
Building & Zoning Division
 (630) 547-5250

Inspection Report

2 of 2

Date: 4/14/20

Permit # _____

Address: 410 Spring

☐ Footing	☐ Rough Electric	☐ Site
☐ Backfill/Drain tile	☐ Mechanical	☒ Final
☐ Electric Service	☐ Fire Sprinklers	☐ Other
☐ Framing	☐ Insulation	<u>Deck/Patio</u>

Comments: ☐ Approved ☒ Not Approved

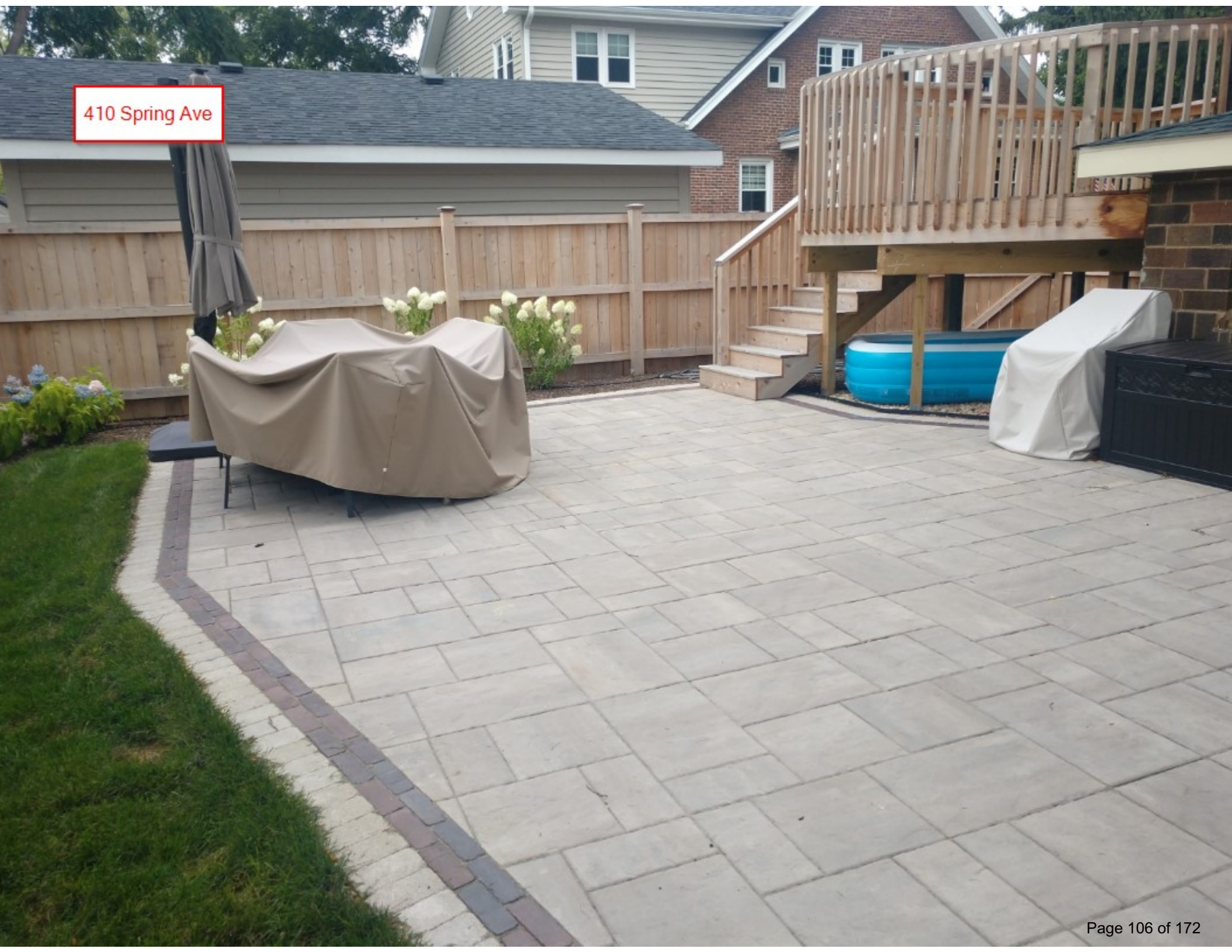
- Verify ledger attachment(s) Detail calls for 1/2" through bolting
- 4x4 Post (Front) adjacent to stair - bracket
- Detail appears to indicate notched posts
- West Deck Joist not transferring load to beam
- Bridging required spans over 8' Deck joists
- Tension Ties required to resist lateral movement.

Reinspection Required? ☒ Yes ☐ No\$100.00 Fee? ☐ Yes ☒ No


 Inspector (Signature):

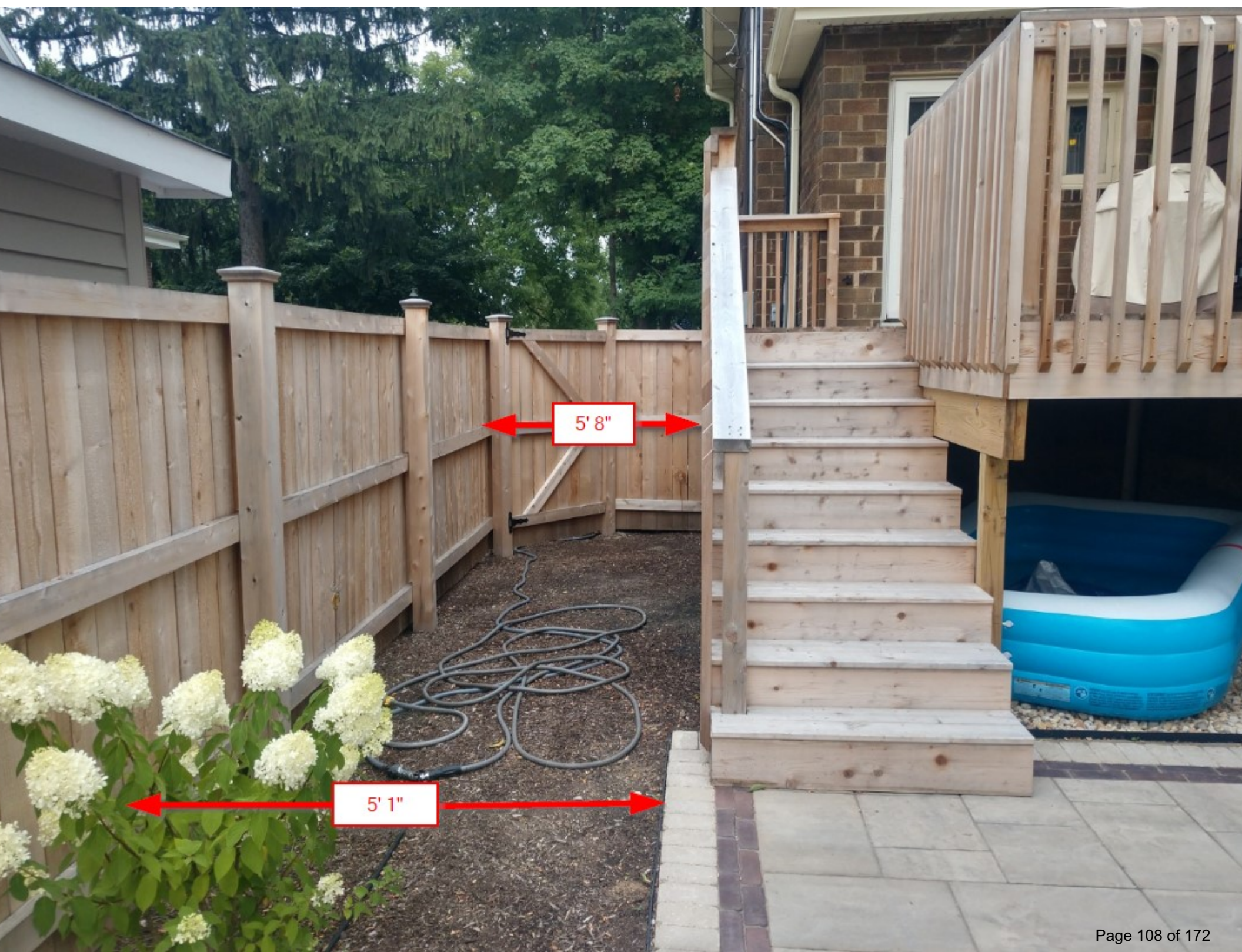
Give Copy to Homeowner
 Contr./ Homeowner (Signature):
 (P. L. R. E. R.)

410 Spring Ave



410 Spring Ave
Deck View





410 Spring Ave
North Border

5' 8"

5' 1"

410 Spring Ave
Rear Yard - West

7' 1"

8'



410 Spring Ave
South Border

09/09/2020 12:05 | VILLAGE OF GLEN ELLYN
vackinson | APPLICATION PROFILE

| P
1
piaprent

GENERAL APPLICATION

Application ref 20191874

Fee Effective Dt 08/08/2019

Department Planning & Development
Location 410 SPRING AV
Parcel 0512318005

Cross streets
Add'l loc desc
Municipality
Subdivision
Existing use
GLEN ELLYN

Lot

Current Zoning memo
Flood zone R2-RESIDENTIAL DISTRICT

Applicant GENERAL CONTRACTOR
Proj/Activity * DECK OR PORCH
Class of work MISCELLANEOUS PERMIT
Description TAKE 2 REMODELING 630-216-9714
REPLACE DECK / PATIO/DRIVEWAY

RETAINING WALL

Proposed use

Proposed zoning memo
Flood zone R2-RESIDENTIAL DISTRICT

Non-conforming N
Applc received 08/08/19
Estimated cost 50,775
Estim start/end 10/09/19 02/09/21
Actual start/end
Impervious Surf
Assigned to

Status ACTIVE
Status code desc NEW

Next action Multiple submissions N
memo Government owned N

Ordinance ref
Reason for app
Parent app

ROLES/NAMES

Role Name/Address
OWNER BISET, PIERRE
CID : 22915 410 SPRING AV
Phone: 847-774-7094 GLEN ELLYN, IL 60137

GENERAL CONTRACTOR
CID : 23431
Phone: 630-340-1092 TAKE 2 REMODELING (GC)
3 S 681 CURTIS AVE.
WARRENVILLE, IL 60555

OTHER
CID : 23431
Phone: 630-340-1092 TAKE 2 REMODELING (GC)
3 S 681 CURTIS AVE.
WARRENVILLE, IL 60555



535 DUANE ST
GLEN ELLYN IL 60137
630-469-5000

Terminal ID: *****703 ***7
9/9/20 1:45 PM
MASTERCARD - MANUAL
ACCT #: *****7350
MOTO SALE
UID: 025310038976 REF #: 5494
BATCH #: 169 AUTH #: 99282T
AMOUNT \$200.00

APPROVED
CUSTOMER COPY

09/09/2020 12:05 VILLAGE OF GLEN ELLYN
vackinson APPLICATION PROFILE

Application ref: 20191874 (continued)

P
piaprent 2

OTHER
CID : 26671
Phone: 630-870-0555

BEAUMONT LANDSCAPING
15464 CHASE AVE
LOMBARD, IL 60148

PERMITS

Type	Permit Number	Status	Issued	Fee	Unpaid Amt
DEP TREE		FEE		360.00	.00
DKPO FEE	20929	ISSUED	10/09/19	225.00	.00
DKPR RVW		FEE		60.00	.00
DRPR RVW		FEE		30.00	.00
IMPR RVW		FEE		83.00	.00
IMPV FEE	20930	ISSUED	10/09/19	260.00	.00
PEXT FEE		REVIEW		200.00	.00
RETW FEE	20931	ISSUED	10/09/19	65.00	.00
PWPR RVW		FEE		75.00	.00
TOTAL:				1,358.00	200.00

PERMIT ITEMS

Type-Fee	Item/Fxt	Loc/Floor	New Qty	Rate	Fee Amount
DKPO FEE-CDFI	DECKLEVEL		1.0	25.00	25.00
DKPO FEE-CDFI	DECK+1 LVL		.0	25.00	.00
TOTAL:					25.00
DKPO FEE-IBI	DECKLEVEL		1.0	200.00	200.00
DKPO FEE-IBI	DECK+1 LVL		.0	325.00	.00
TOTAL:					200.00
DKPR RVW-PRCD	DECKLEVEL		1.0	60.00	60.00
DKPR RVW-PRCD	DECK+1 LVL		.0	80.00	.00
TOTAL:					60.00
RETW FEE-CDFI	RETAINWALL		1.0	25.00	25.00
RETW FEE-IBI	RETAINWALL		1.0	40.00	40.00
PWPR RVW-PRCD	RETAINWALL		1.0	75.00	75.00
DRPR RVW-PRCD	ACCESS MOD		1.0	30.00	30.00
DRPR RVW-PRCD	DRIVEWAY		.0	30.00	.00
TOTAL:					30.00
IMPV FEE-CDFI	IMPERVSMAL		.0	25.00	.00
IMPV FEE-CDFI	IMPERV+299		1.0	25.00	25.00
TOTAL:					25.00
IMPV FEE-IBI	IMPERVSMAL		.0	40.00	.00
IMPV FEE-IBI	IMPERV+299		1.0	40.00	40.00
TOTAL:					40.00
IMPV FEE-ISSI	IMPERV+299		1.0	75.00	75.00

09/09/2020 12:05
valkinson

VILLAGE OF GLEN ELLYN
APPLICATION PROFILE

P
piappent
3

Application ref: 20191874 (continued)

IMPV FEE-TTI	IMPERV+299	1.0	120.00	120.00
IMPR RVW-PRCD	IMPERVSMAL	.0	30.00	.00
IMPR RVW-PRCD	IMPERV+299	1.0	27.00	27.00
TOTAL:			27.00	27.00
IMPR RVW-PRTI	IMPERV+299	1.0	83.00	83.00
PEXT FEE-CDFI	PRMT EXTEN	4.0	50.00	200.00

INSPECTIONS

Type	Requested	Scheduled	Insptr	Permformd	Results	Bal Due
FOOTING PP			TPI	11/19/19	PASS	.00
FRMG RGH			RC	04/14/20	FAIL	.00
BLDG ENL S			RC	04/14/20	FAIL	.00
GRADDRAFIN			GEN			.00
MISC INSP			GEN			.00
TOTAL:						.00

** END OF REPORT - Generated by Vanessa Atkinson **



Village of Glen Ellyn
Planning & Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250; Fax: 630-547-5370
www.glenellyn.org

Extension of Expiration of Application or Building Permit or Permit Renewal

Project: 410 Spring Ave Building Permit Number: 20191874
Address: 8/8/2019 Permit Issue Date: 10/8/2019 Permit Expiration Date: 10/8/2020
Permit Application Date:

Building Permit Application Extension: A building permit application expires 6 months from the date it is received. The time period may be extended for a maximum of 3 months if a written request is received prior to the expiration date and if the permit has been pursued in good faith and justifiable cause is demonstrated. An expired building permit application may not be renewed and a new application must be submitted with all necessary documents for review and approval and all applicable fees paid. [reference 2009 IBC 105.3.2 and 2009 IRC R105.3.2]

- ☐ Your request for a building permit application extension was received after the application expiration date and is not approved.
- ☐ Your request for a building permit application extension has been approved for _____ months and expires on _____.

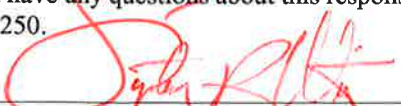
Building Permit Extension: A building permit expires 6 months from the date the permit is issued if construction work has not started. The time period may be extended if a written request is received prior to the expiration date and justifiable cause is demonstrated and an extension fee payment of \$50 per month is received. Building permits for commercial projects and new homes expire in 18 months and building permits for residential projects expire in 12 months from the date the permit is issued. The time period may be extended for a maximum of 6 months if a written request is received prior to the expiration date and justifiable cause is demonstrated and an extension fee payment of \$50 per month is paid. [reference Village Code 4-1-6(B)8 and 4-1-8(B)11 and 4-1-4(A)17]

- ☐ Your request for a building permit extension is not approved. A new building permit application must be submitted and approved and applicable fees paid prior to completing any work on this project.
- ☒ Your request for a building permit extension is approved for 4 months and expires on 2/9/2021
The fee is \$50 per month for a total of 200.00.

Building Permit Renewal: An expired or suspended building permit may be renewed if a written request is received and if justifiable cause is demonstrated and a renewal fee payment of 50% of the original building permit fee, not to exceed \$1,000, is paid. [reference Village Code 4-1-4(A)18]

- ☐ Your request for renewal of an expired or suspended building permit is not approved. A new building permit application must be submitted and approved and applicable fees paid prior to completing any work on this project.
- ☐ Your request for renewal of an expired or suspended building permit is approved for _____ months and expires on _____. The fee is 50% of the original permit fee (not to exceed \$1,000) for a total of _____.

If you have any questions about this response to your request or Village Code requirements please contact me at 630-547-5250.


Stephen R. Witt, Building & Zoning Official

9/9/2020
Date



Village of Glen Ellyn BUILDING PERMIT

Permit No. 20191874

Expires: 02/09/2021

Property Owner:

BISET, PIERRE
410 SPRING AV
GLEN ELLYN, IL 60137

410 SPRING AV DECK

INSPECTIONS
FOOTING PRE POUR
FRAMING ROUGH
BUILDING FINAL
GRADING DRAINAGE FINAL
MISCELLANEOUS INSPECTION

Call 811 - JULIE before you dig

This Building Permit is issued upon condition that the work will be completed in compliance with the Village Code, that errors or omissions discovered in the permit documents do not approve any work in violation of the Village Code, that the issuance of this Building Permit or approval of a construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to design, engineer and construct the work in compliance with the Village Code, and that inspections of each stage of the work as listed on this Building Permit will be requested and approved prior to proceeding with the next stage of the work.

Building and Zoning Official

Issue Date: 10/09/2019

For Building Inspections Please Call:

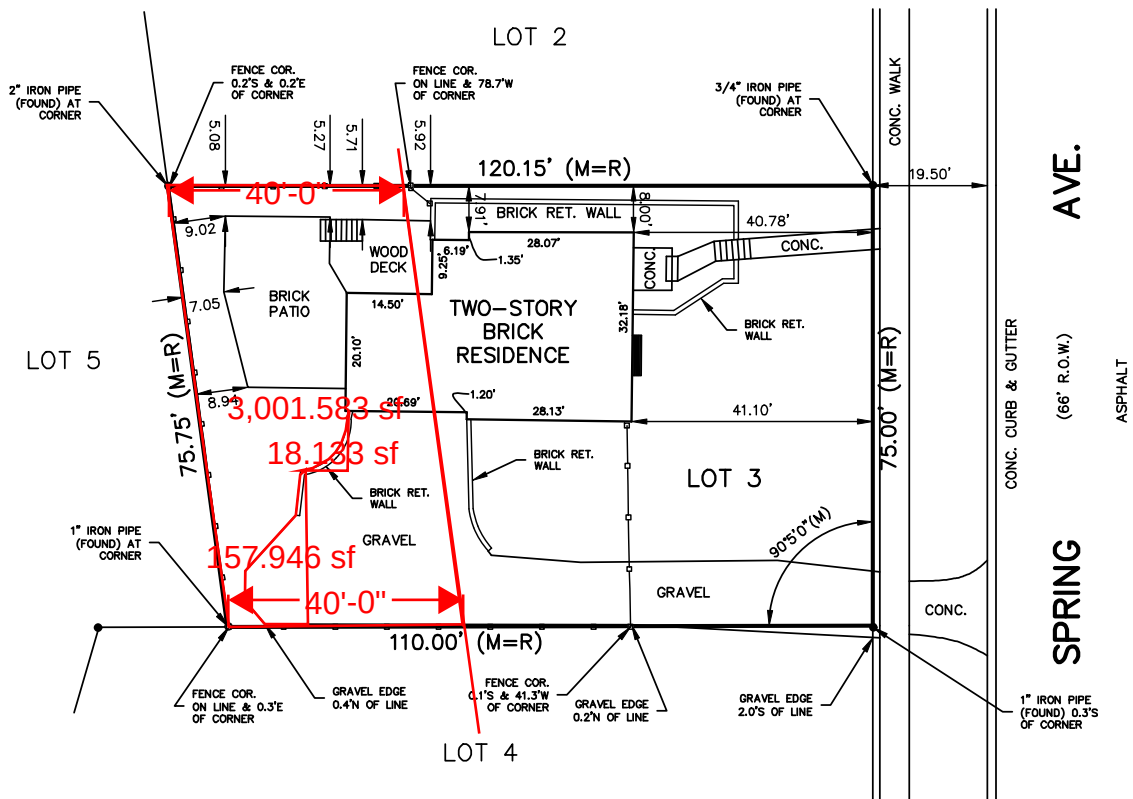
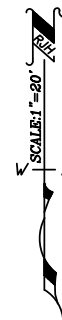
630-547-5250

For Public Works Inspections Please Call:

630-469-6756

LOT 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 410 SPRING AVE., GLEN ELLYN
PIN: 05-12-318-005
AREA: 0.20 ACRES



Norbert V. Lambert Jr
2020.08.25 17:20:41 --5

STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE
SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE
ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
FIELD WORK COMPLETION DATE: 08/20/2020.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS,
THIS 25TH. DAY OF AUGUST, A.D., 2020.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/20
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS
NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY
APPARENT DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE
○ = SET IRON STAKE

LINE LEGEND	
	= WOOD FENCE

ORDERED BY: PIERRE BISET

FILE NO.20-0752

LAND SURVEYING AND CIVIL ENGINEERING

**LAMBERT &
ASSOCIATES**

933 W. LIBERTY DR

WHEATON, IL 60181

P: (630)653-6331

F: (630)653-6396
E: INFO@LAMBERTSURVEY.COM

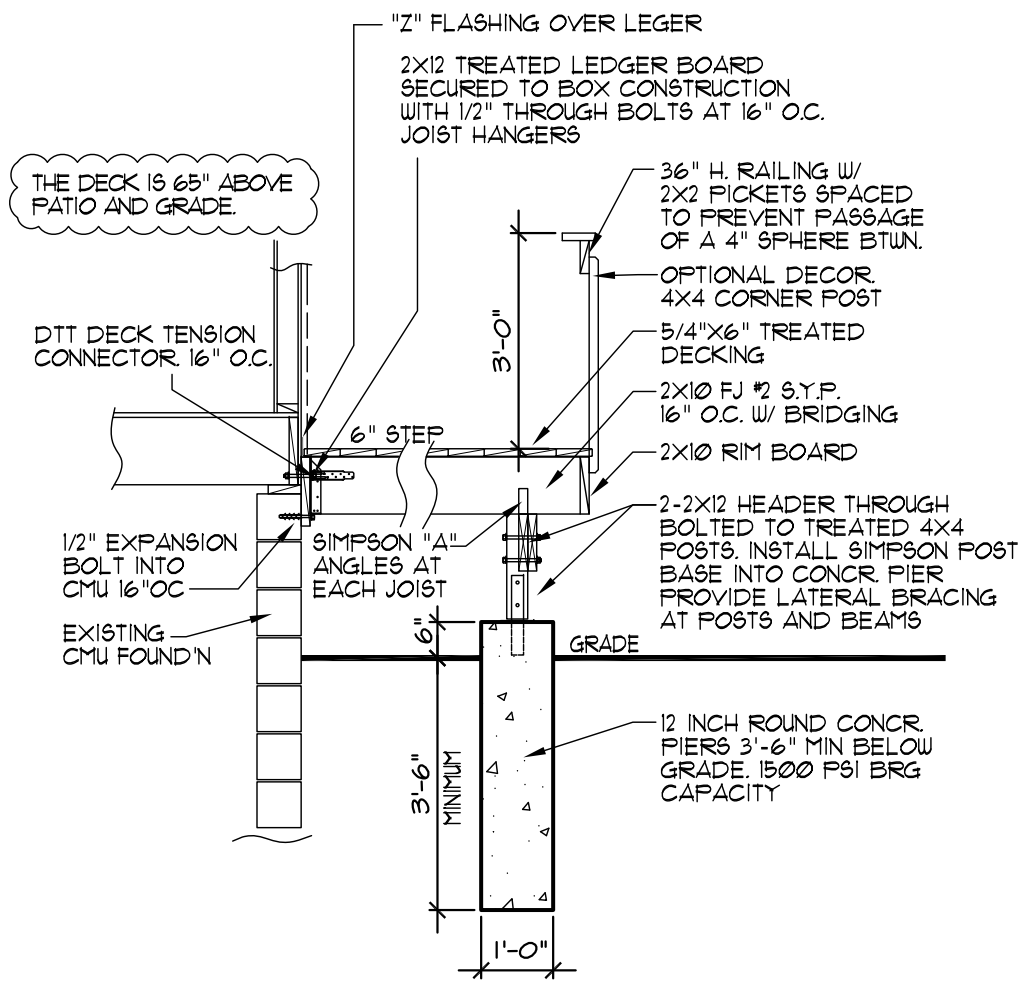
LAND TECHNOLOGY

980 EAST OAK ST #3
LAKE IN THE HILLS, IL 60156

IN THE HILLS, IL

P: (815)363-9200

F: (815)363-9223
E: LANDTECH@LT-PE.COM



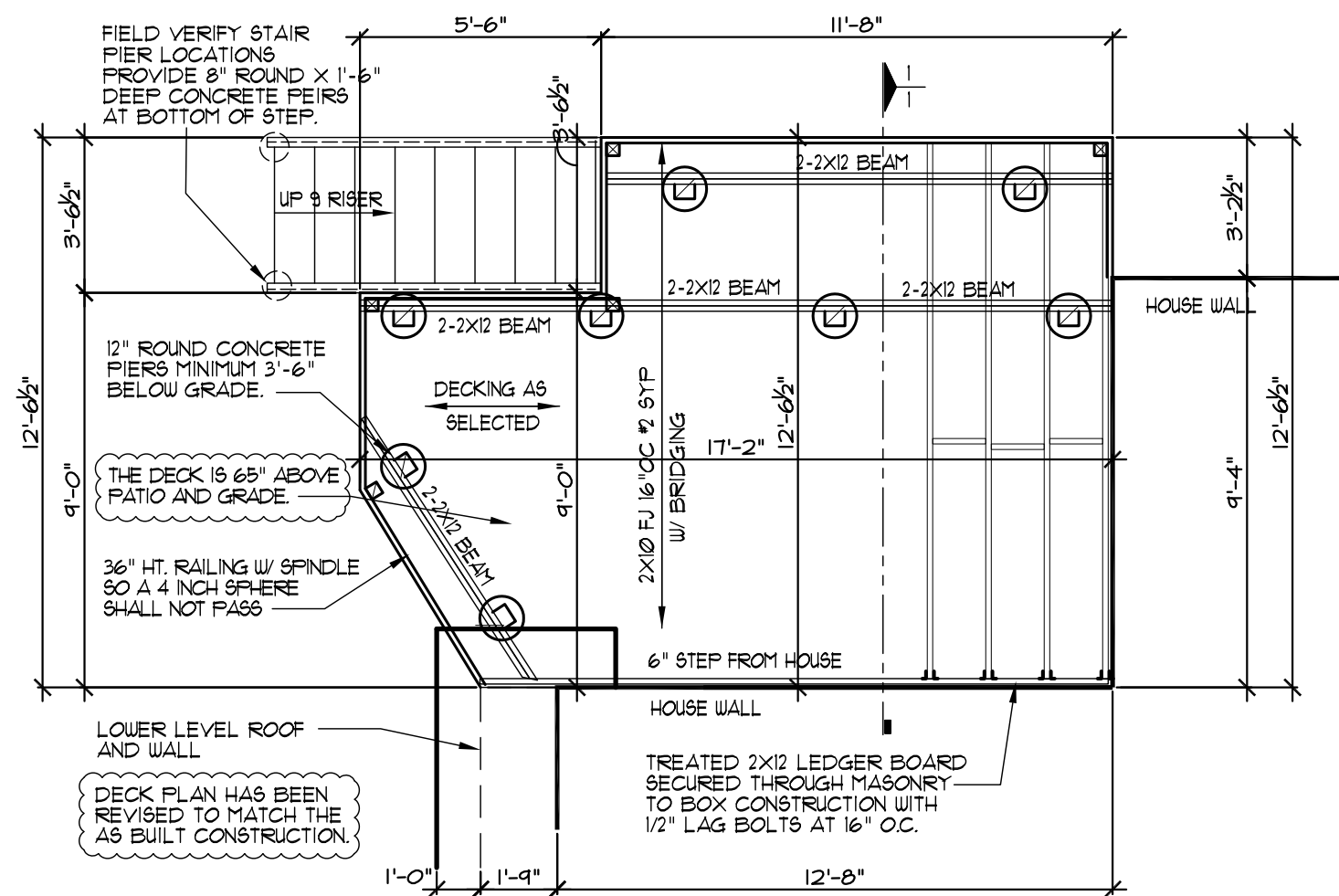
DECK SECTION

SCALE: 3/8"=1'

1
1

ALL STRUCTURAL MEMBERS OF A DECK JOISTS BEAMS ETC. MUST BE OF WOOD THAT IS NATURALLY RESISTANT TO DECAY SUCH AS CEDAR, OR P.S.Y.P. TYPICAL.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864mm) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.



DESIGNED FOR
40# LIVE LOAD
10# DEAD LOAD
50# TOTAL LOAD

DECK PLAN

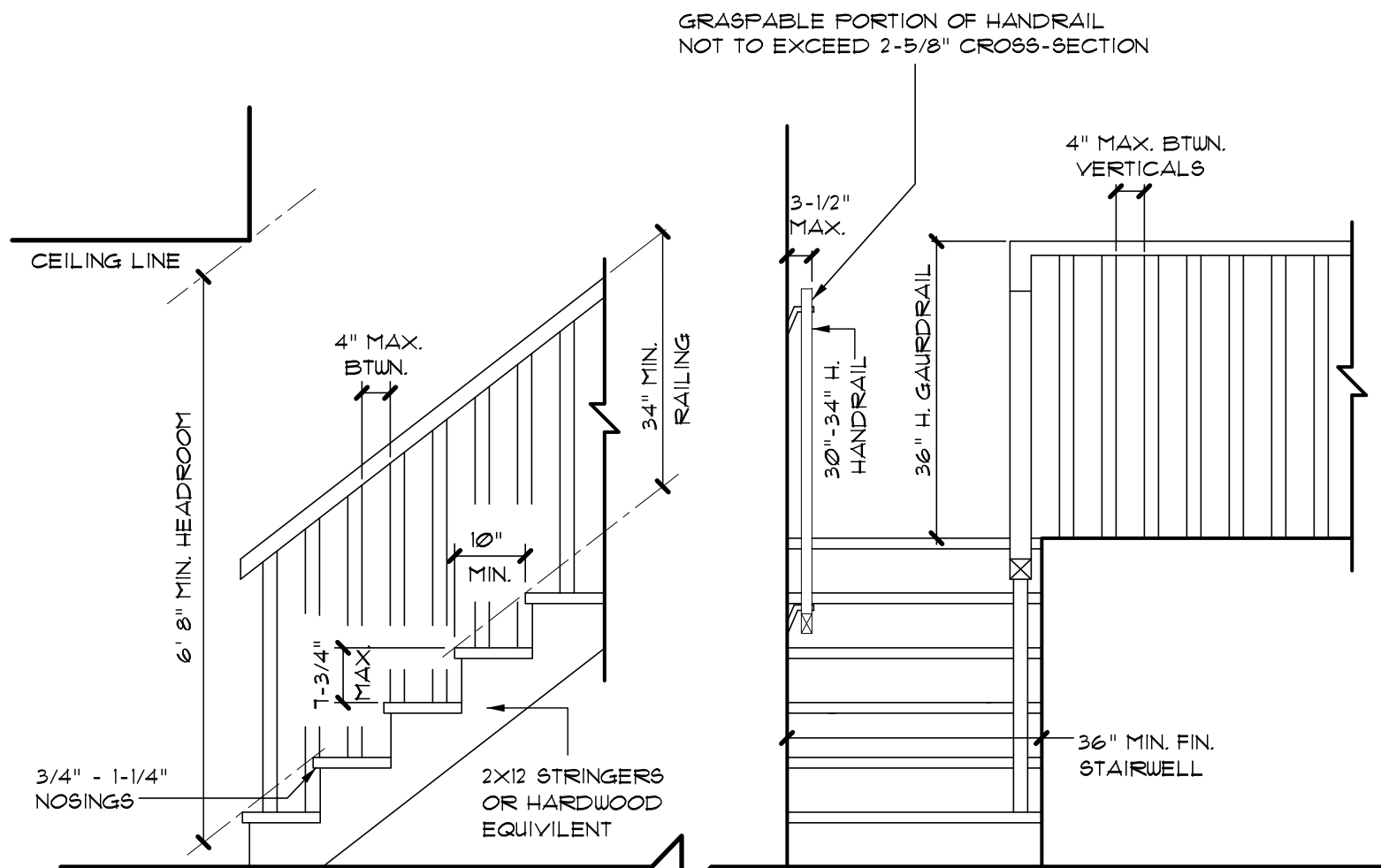
SCALE 1/4" = 1'-0"

180 SQ. FT.

NORTH

WOOD STAIRS SHALL BE MIN. 2"x12" STRINGERS OR HD. WOOD EQUIVALENT. MIN. 10" CLEAR TREAD W/ 1" NOSING. 1-3/4" MAX. RISERS AND 6'-8" MIN. CLEAR HEAD ROOM. MINIMUM STAIRWAY WIDTH IS 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF CONTINUOUS RUN OF STAIRS WITH FOUR (4) OR MORE RISERS. HANDRAILS MUST BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS. HAND RAILS MUST BE CONTINUOUS FOR THE ENTIRE FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



STAIR SECTION

SCALE 1/2"=1' 0"

3
3

NEW DECK CONSTRUCTION PLAN
419 SPRING AVENUE
GLEN ELLYN, IL

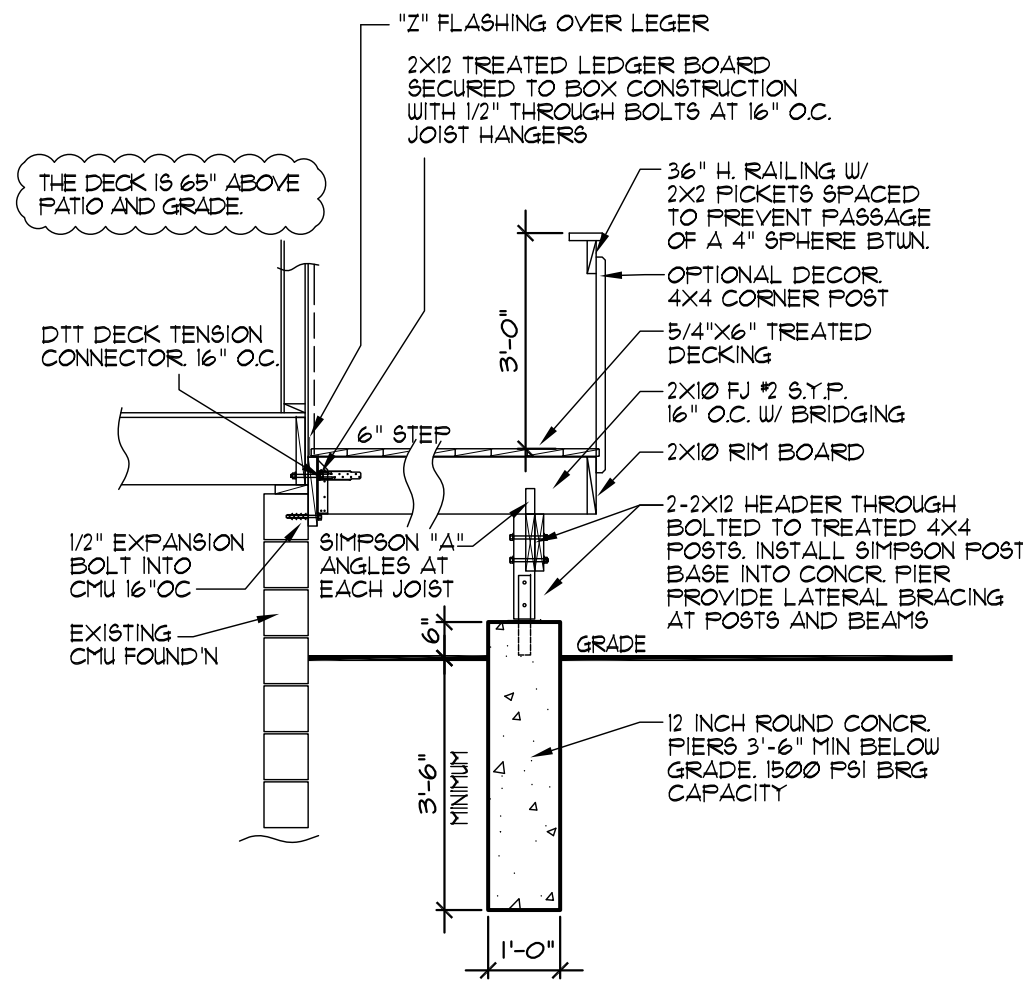
DATE: 10.01.19

JOB: 1918

SHEET: 1

OF: 1

TAKE2 CUSTOM REMODELING
WARRENVILLE, IL.
(630) 340-1092



DECK SECTION

SCALE: 3/8"=1'

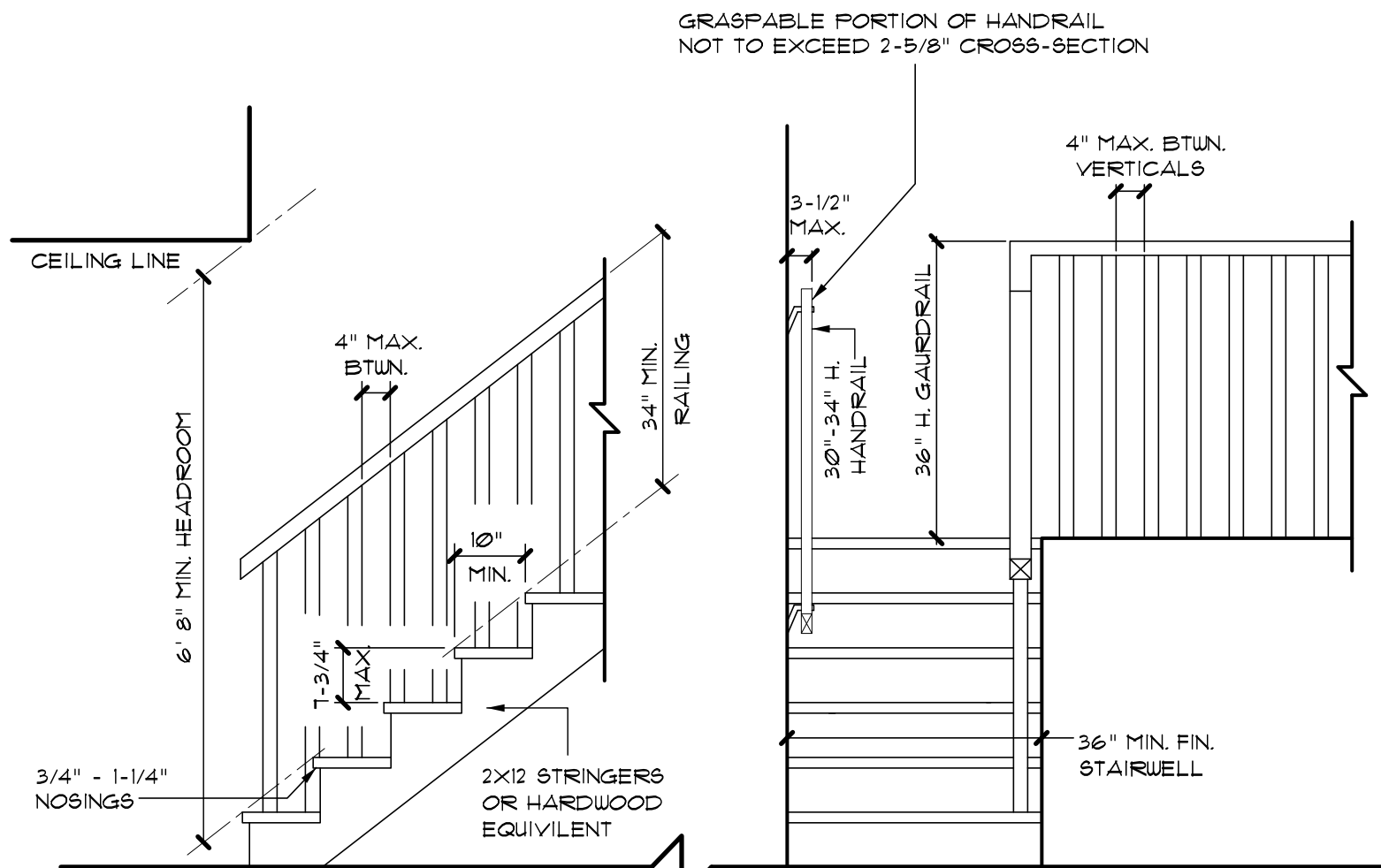
1
1

ALL STRUCTURAL MEMBERS OF A DECK JOISTS BEAMS ETC. MUST BE OF WOOD THAT IS NATURALLY RESISTANT TO DECAY SUCH AS CEDAR, OR P.S.Y.P. TYPICAL.

OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES (864mm) IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.

WOOD STAIRS SHALL BE MIN. 2"x12" STRINGERS OR HD. WOOD EQUIVALENT. MIN. 10" CLEAR TREAD W/ 1" NOSING. 1-3/4" MAX. RISERS AND 6'-8" MIN. CLEAR HEAD ROOM. MINIMUM STAIRWAY WIDTH IS 36" CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF CONTINUOUS RUN OF STAIRS WITH FOUR (4) OR MORE RISERS. HANDRAILS MUST BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS. HAND RAILS MUST BE CONTINUOUS FOR THE ENTIRE FLIGHT OF STAIRS FROM A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



STAIR SECTION

SCALE 1/2"=1' 0"

3
3

NEW DECK CONSTRUCTION PLAN
419 SPRING AVENUE
GLEN ELLYN, IL

DATE: 10.01.19

JOB: 1918

SHEET: 1

OF: 1

TAKE2 CUSTOM REMODELING
WARRENVILLE, IL.
(630) 340-1092







North Side
of house.

11-2-2020

N →

410 Spring Ave

B.M.

Sanitary

416
Spring Ave

C.O.

C.O.













35324 Rockwell Dr. unit B
Warrenville, IL 60555

Office: (630) 216-9714

Cell: (630) 340-1092

Paul.Miller@Take2Remodeling.com



WWW.Take2.Remodeling.com

Estimate

Page 1 of 1

August 27, 2020

Name: Pierre Biset

Phone:

Address: 419 Spring Ave

Cell: (847) 774-7094

Glen Ellyn IL 60137

Email: pierre.biset@gmail.com

In response to your request and information that was provided during my site visit, I am submitting for your approval the following contract. This proposal includes all materials and labor necessary to preform the scope of work detailed below unless others noted.

Scope of Work

Deck reconfiguration.

- Demo stairs, outer handrail as needed, decking as needed, framing, peers, beam and fence as needed to relocate deck and within easement guidelines
- Install peers, posts and beams as needed for new design.
- Refrain steps and deck with an easement guidelines.
- Install cedar decking, railing and fence as needed

WE have determined the cost for this job to be \$9,575.00

(SPECIAL NOTE): cedar is very hard to come by these days and there is no end in sight for the for this. So there would be no guarantee if and/or when this job could even get done.

Signature below is an agreement to the above scope of work and payment structure and all terms to this contract.

Owners Signature: _____

Date: _____

Authorized Signature: _____

Paul Miller

Date: _____

Notes:

- All drawings and permits are the homeowners responsibility any fees will be additional.
- All debris will be hauled away and properly disposed of.
- All Workmanship is backed by a two year guarantee.
- All work will be performed in a safe and clean manor.
- Payment will be made as above with balance due upon completion.
- Finance charges will apply (1 1/2% monthly) unless previously arranged.
- Customer shall be liable for all reasonable attorneys fees, court costs, finance charges and expenses that may be incurred as a result of failure to make payment.
- Take2 Custom Remodeling Inc. pays all applicable state sales taxes.



Beaumont Landscape
28W111 GARYS MILL ROAD
WINFIELD, IL 60190 US
(630) 870-0555

Estimate 2094

ADDRESS	DATE	TOTAL	
Pierre Biset	09/20/2020	\$4,000.00	
Pierre Biset			
410 Spring Ave			
Glen Ellyn, IL 60137			

DATE	ACTIVITY	QTY	RATE	AMOUNT
	PROJECT 1	1	4,000.00	4,000.00
	-REMOVE 2.5 FT OF PATIO PAVERS AND FIX AREA TO LOOK COMPLETE AND FINISHED			

PLEASE MAKE ALL CHECKS PAYABLE TO
BEAUMONT LANDSCAPE LLC
MIKE ROMANO 630-870-0555
BEAUMONTLANDSCAPE@GMAIL.COM

DATE	ACTIVITY	QTY	RATE	AMOUNT
	ADDITIONAL INFO -PRICE INCLUDES ALL LABOR/MATERIAL/DISPOSAL -50% REQUIRED DOWN AND FINAL PAYMENT UPON COMPLETION IF PRICE EXCEEDS \$5000.00 - THANK YOU!! -IF PRICE IS LESS THEN \$5000.00 PAYMENT IS DUE UPON COMPLETION! -IF AFTER DEPOSIT IS RECEIVED THE JOB IS CANCELLED FOR ANY REASON DUE TO THE CUSTOMER , BEAUMONT LANDSCAPE LLC WILL KEEP 10% OF THE TOTAL PROJECT PRICE AS A NON REFUNDABLE DEPOSIT - IF PAYING BY CREDIT CARD, THERE WILL BE AN ADDITIONAL 3% CHARGE ON TOP OF YOUR TOTAL -LIKE US ON FACEBOOK/SHARE OUR PAGE AND RECEIVE ADDITIONAL \$25.00 OFF FINAL BILL!	1	0.00	0.00

TOTAL	\$4,000.00
THANK YOU.	

Accepted By

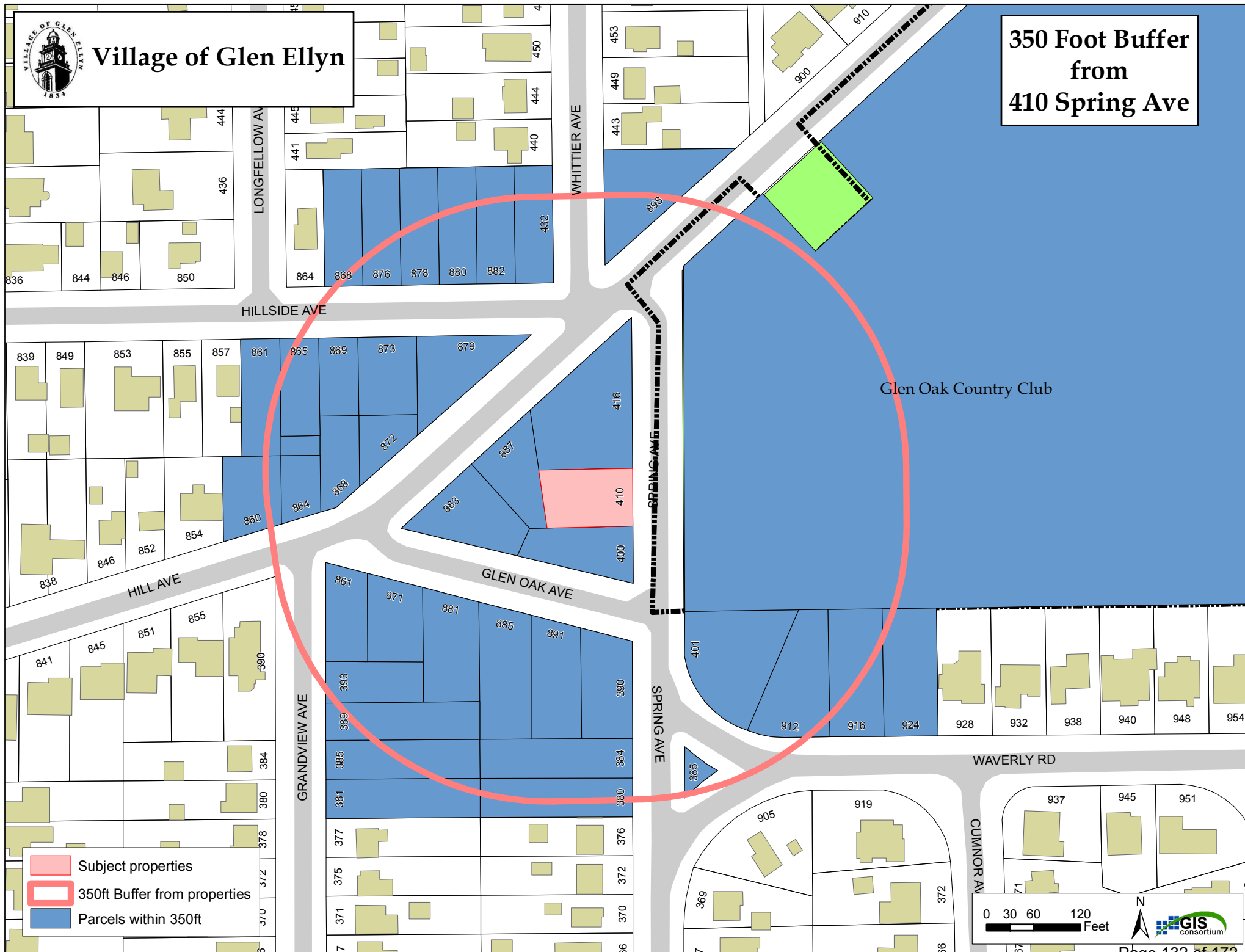
Accepted Date

PLEASE MAKE ALL CHECKS PAYABLE TO
BEAUMONT LANDSCAPE LLC
MIKE ROMANO 630-870-0555
BEAUMONTLANDSCAPE@GMAIL.COM



Village of Glen Ellyn

350 Foot Buffer
from
410 Spring Ave



**List of Addresses for the Public Hearing Notice
410 Spring Avenue**

Recipient	Street Number	Street Name	City	State	Zip
ATKINSON, MATTHEW & M	879	HILLSIDE AVE	GLEN ELLYN	IL	60137
BISET, PIERRE & HOLLY	410	SPRING AVE	GLEN ELLYN	IL	60137
BRADLEY, MICHAEL D	878	HILLSIDE AVE	GLEN ELLYN	IL	60137
CARTER, NANCY T	400	SPRING AVE	GLEN ELLYN	IL	60137
CHIN, GEORGE & BARBARA	401	SPRING AVE	GLEN ELLYN	IL	60137
DAWSON, ELIZABETH & IAN	869	HILLSIDE AVE	GLEN ELLYN	IL	60137
FESSENBECKER, PAUL G	393	GRANDVIEW	GLEN ELLYN	IL	60137
FILMER, DANIEL E & JANE	390	SPRING AVE	GLEN ELLYN	IL	60137
FOSSSEN, J & B LASZEWSKI	871	GLEN OAK AVE	GLEN ELLYN	IL	60137
GALITZ, R CLIFF & LINDA	880	HILLSIDE AVE	GLEN ELLYN	IL	60137
GLEN OAK COUNTRY CLUB	21W451	HILL AVE	GLEN ELLYN	IL	60137
HENNESSEY, MICHAEL & J K	924	WAVERLY RD	GLEN ELLYN	IL	60137
KILINSKI, JEFFREY & MARIA	389	GRANDVIEW AVE	GLEN ELLYN	IL	60137
KNOPP, DAWN	868	HILLSIDE AVE	GLEN ELLYN	IL	60137
KUMMER, BRUCE	883	HILL AVE	GLEN ELLYN	IL	60137
LOTT, JASON	385	GRANDVIEW AVE	GLEN ELLYN	IL	60137
MARTE, JANINE	868	HILL AVE	GLEN ELLYN	IL	60137
MARTIN, MANDY	865	HILLSIDE AVE	GLEN ELLYN	IL	60137
MARTIN, MANDY M	876	HILLSIDE AVE	GLEN ELLYN	IL	60137
O'DEA, R MICHAEL	885	GLEN OAK AVE	GLEN ELLYN	IL	60137
OFRIA, J & N RICHMOND	881	GLEN OAK AVE	GLEN ELLYN	IL	60137
OLSON, LAVERNE M	375	WINDSOR AVE	GLEN ELLYN	IL	60137
PALATINUS, STEPHEN	891	GLEN OAK	GLEN ELLYN	IL	60137
PETERSON, MARK P & SUSAN	887	HILL AVE	GLEN ELLYN	IL	60137
PIQUETTE JR, PAUL & DIANE	864	HILL AVE	GLEN ELLYN	IL	60137
PONES, STEPHEN & JULIE	898	HILL AVE	GLEN ELLYN	IL	60137
POST, M & M LECOCQ	416	SPRING AVE	GLEN ELLYN	IL	60137
SCHAUB, JANET	861	HILLSIDE AVE	GLEN ELLYN	IL	60137
SCHEFFLER GREEN, JULIE A	882	HILLSIDE AVE	GLEN ELLYN	IL	60137
SCHLUETER, J & S STEVENS	861	HILL AVE	GLEN ELLYN	IL	60137
STONE, CHRISTOPHER & M	432	WHITTIER	GLEN ELLYN	IL	60137
STONE, WILLIAM F & HELEN	912	WAVERLY RD	GLEN ELLYN	IL	60137
STRINGER, RANDAL & KAREN	380	SPRING AVE	GLEN ELLYN	IL	60137
TAYLOR, ELMORE & MARGARET	916	WAVERLY RD	GLEN ELLYN	IL	60137
UREVIG, KATHERINE	873	HILLSIDE AVE	GLEN ELLYN	IL	60137
VILLAGE OF GLEN ELLYN	535	DUANE ST	GLEN ELLYN	IL	60137
WAGNER, COURTNEY	872	HILL AVE	GLEN ELLYN	IL	60137
WINANS, JOHN R	860	HILL AVE	GLEN ELLYN	IL	60137
WITTMAN, CRAIG & JILL	384	SPRING AVE	GLEN ELLYN	IL	60137

NOTICE OF PUBLIC HEARING

Pierre Biset, owner of the property located at 410 Spring Avenue, Glen Ellyn, is requesting a public hearing for construction necessitated zoning variations to allow an existing deck, stairs, patio, and retaining wall to remain in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, November 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of the following construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;
4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;
6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required; and
7. Any other zoning relief necessary to allow the existing deck, stairs, patio, and retaining wall to remain, 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 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-318-005

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Thursday, November 5, 2020, on the Village's website on the Agendas and

Minutes page, linked here,
<http://glenellynvillageil.qm2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentzba> or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, November 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84874590291?pwd=TXIxcGtIRmtXK2FQMmg3eHFOU2VpUT09>

Passcode: 234012

Or iPhone one-tap:

US: +13126266799,,84874590291#,,,,,0#,,234012# or
+16465588656,,84874590291#,,,,,0#,,234012#

Or Telephone, Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 7459 0291

Passcode: 234012

International numbers available: <https://us02web.zoom.us/j/84874590291?pwd=TXIxcGtIRmtXK2FQMmg3eHFOU2VpUT09>

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

NOTICE OF PUBLIC HEARING

Pierre Bisel, owner of the property located at 410 Spring Avenue, Glen Ellyn, is requesting a public hearing for construction necessitated zoning variations to allow an existing deck, stairs, patio, and retaining wall to remain in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on Tuesday, November 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The property owner is requesting approval of the following construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,809 square feet, or 61 percent of the required rear yard, where only up to 50 percent, or approximately 1,505 square feet, of the required rear yard is permitted to be covered by impervious surfaces;

2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately five (5) feet from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

3. Section 10-5-5(B)(4) #28 to allow an existing patio to be approximately seven (7) feet one (1) inch from the west rear lot line where a rear yard setback of seven (7) feet six (6) inches is required;

4. Section 10-5-5(B)(4) #8 to allow an existing deck to be approximately five (5) feet eight (8) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

5. Section 10-5-5(B)(4) #34 to allow existing stairs to be approximately five (5) feet three (3) inches from the north interior side lot line where an interior side yard setback of seven (7) feet six (6) inches is required;

6. Section 10-5-5(B)(4) #38 to allow an existing retaining wall to be approximately two (2) feet from the north interior side lot line where a setback of either three (3) feet nine (9) inches or seven (7) feet six (6) inches is required; and
7. Any other zoning relief necessary to allow the existing deck, stairs, patio, and retaining wall to remain, 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 3 OF ELAM'S DIVISION OF LOT 1 OF J.R. SMITH'S ADDITION TO GLEN ELLYN IN SECTION 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-318-005

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Thursday, November 5, 2020, on the Village's website on the Agendas and Minutes page, linked here:

<http://glenellynvillage.illam2.com/Citizens/default.aspx>.

If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or

kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here:

<https://glenellyn.illseamlessdocs.com/publiccommentzba>

or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, November 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84874590291?pwd=TXJxcGIIRm1XK2FqMm9jZHFoU2VpUT09>

Passcode: 234012

Or iPhone one-tap:

US: +13126266799, 84874590291#,,,,,0#,,234012# or

+16465588656, 84874590291#,,,,,0#,,234012#

Or Telephone, Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or

+1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 7459 0291

Passcode: 234012

International numbers available:

<https://us02web.zoom.us/j/84874590291?pwd=TXJxcGIIRm1XK2FqMm9jZHFoU2VpUT09>

On June 12, 2020, Governor Pritzker signed PA 100-0640

(SB2135) into law. This new law amends the Open Meetings

Act ILCS 120 to expressly authorize public bodies to meet

remotely without the otherwise required quorum present

at the meeting place while a disaster declaration is

in place. The Covid-19 disaster declaration satisfies this

condition, allowing Zoning Board of Appeals members

to participate electronically in meetings at this time.

The public is welcome to observe and participate in all

meetings of the Zoning Board of Appeals.

Published in Daily Herald October 26, 2020 (4553337)

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 10/26/2020 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

Laurel Baltz

Designee of the Publisher and Officer of the Daily Herald

RECEIVED

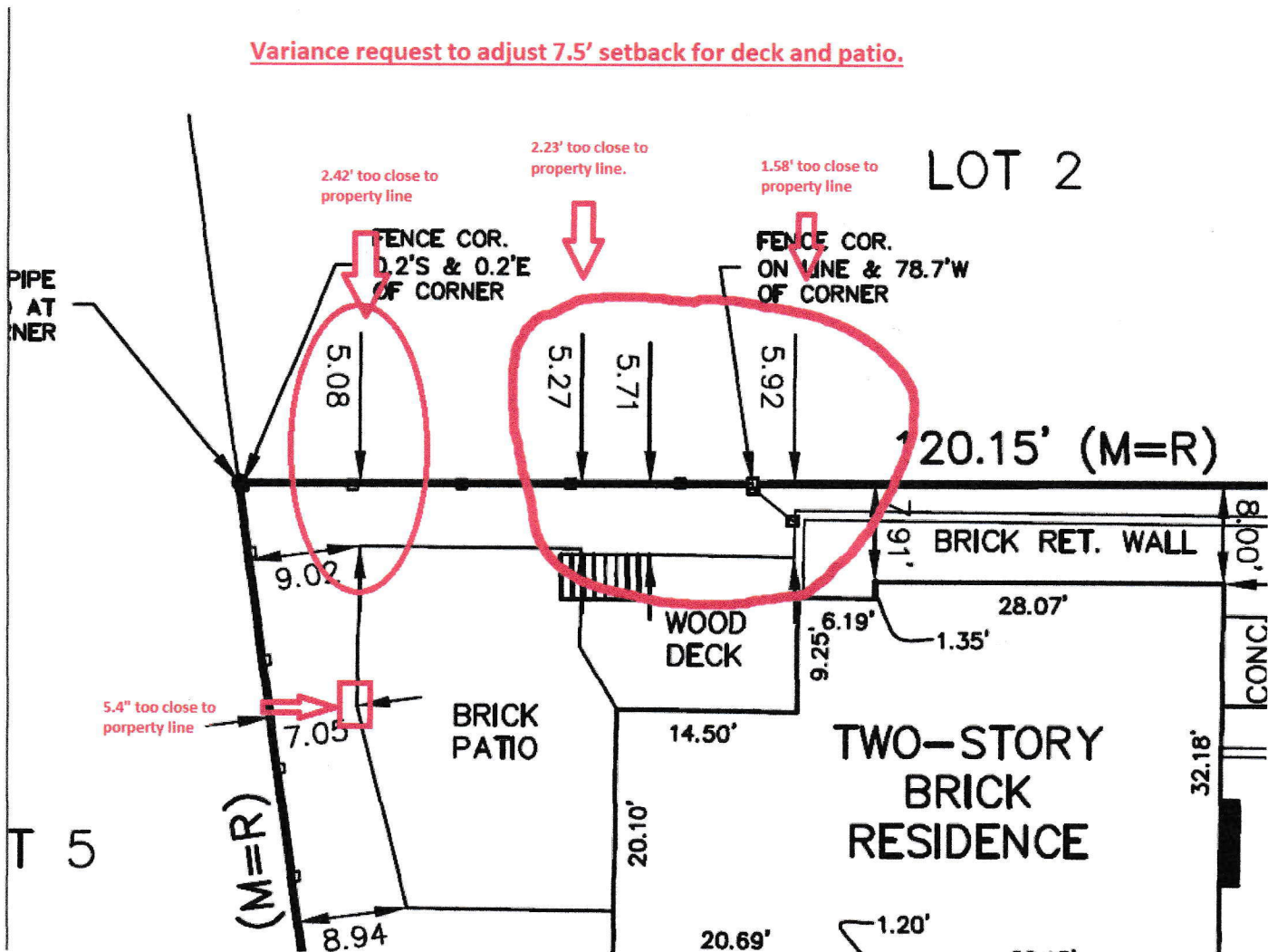
Control # 4553337

NOV 03 2020

VILLAGE OF GLEN ELLYN

410 Spring Patio/Deck 7.5' Setback Variance Change to 5.08' [Delta 2.42'] Petition

I will be asking the village to change the 7.5' setback on the North Side of my property from 7.5' to 5.08'. This will allow me to keep my new existing deck and patio. This is simply a petition/signatures from adjacent property owners stating that you do not object to my request.



Name: Nancy Carter
Address: 400 Spring Ave
Signature: Nancy Carter

Name: Caroline + Eric Smevold
Address: 416 ~~Smevold~~ Spring Ave.
Signature: Wagner

Name: Mahesh
Address: 887 Hill Ave
Signature: Mahesh

Name: Benjamin
Address: 883 Hill
Signature: Benjamin

Hillside Ave

Spring Ave

Hill Ave

All Surrounding Neighbors Have Signed Petition

Hill Ave

416 Spring Ave

887 Hill Ave

883 Hill Ave

460 Spring Ave

Glen Oak Ave

Glen Oak Ave

Glen Oak Ave

Glen O
Club Lo



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 11/10/2020 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2020-661)**

DOC ID: 2020-661

**Public Hearing to Consider A Request for Construction
Necessitated Zoning Variations for the Property Located at 717
Amber Ridge Avenue**

Statement of the Issue:

Please refer to staff report.

Analysis:

Please refer to staff report.

Budget Impact:

N/A

Action Requested:

Please refer to staff report.

Attachments:

1. Staff Report
2. Petitioner's Application
3. Zoning and Location Map
4. Aerial Photo
5. 2' Contour Map
6. Approved Site Plan, dated 10-17-2019
7. Inspection Photo, dated 1-7-2020
8. Previous Conditions Photos from Petitioner
9. Existing Conditions Photos from Petitioner
10. Current Plat of Survey, dated 10-9-2020
11. Cost Estimate
12. Location Map for Public Hearing Notice
13. Mailing List for Public Hearing Notices

14. Public Hearing Notice
15. Certificate of Publication

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: November 5, 2020

SUBJECT: *November 10, 2020 Zoning Board of Appeals Meeting*
Public Hearing – Zoning Variation request to allow an existing shed to encroach into the required interior side yard.

PROPERTY: 717 Amber Ridge Avenue is an interior lot located on the south side of Amber Ridge Avenue, mid-block between the intersection S. Montclair Avenue to the west and the north-south segment of Amber Ridge Avenue.

PETITIONER: The petitioner is Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue.

REQUEST: The petitioner requests a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District;
2. Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required when the accessory structure is located closer than 10 feet from the principal structure in the R2 Residential District; 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.

ZONING/USE: The subject property, the properties to the north, east, and west are all zoned R2 – Residential District and are all improved with single family homes. The property to the south across Sheehan Avenue is also zoned R2 – Residential District and is occupied by Glen Crest Middle School.

PUBLIC NOTICE: Notice of the public hearing was published in the October 26, 2020, 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
2015	20150105	New single-family home
2016	20160492	Fence
2017	20170303	Patio
2017	20171023	Shed
2018	20181110	Lawn sprinklers
2019	20192752	Shed

EXISTING:**R2 Lot Requirements [10-4-8(D)]****Subject Property Data**

Lot Area	8,712 ft ² (0.20 acres)	8,794 ft ² (0.20 acres)
Lot Width	80', corner lots; 66', all other lots	72'
Front Yard	~42' 9" required (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	30' 9"
Interior Side Yard	7' 2.5" required (6.5' or 10% of the total lot width, whichever is greater)	~12' 2.5" from west interior side lot line to principal structure; 11' 10" east interior side lot line to principal structure
Rear Yard	40'	~52' 4"

**SITE
HISTORY:**

The existing single-family home was constructed in 2015. A fence, patio, shed, and lawn sprinklers were installed in between 2016 and 2018. In October 2019, the petitioner and current homeowner filed a building permit application for the installation of a six (6) by eight (8) foot shed to replace an existing shed on the property. Sheds are issued as over the counter permits. Per Section 10-5-5(B)(4) #29, sheds are permitted to encroach in the required interior side yard. However, per Section 10-5-4(A)(4)(b), accessory structures closer than ten (10) feet to the principal structure must comply with required interior side yard setback in the district (in this case 7 feet 2 inches).

As an over the counter permit involving a lesser scope of work (i.e. no foundation poured), this plan was not reviewed as closely as other accessory structure permit applications. Staff did not note the additional setback requirement for accessory structures closer to the principal structure than 10 feet. The petitioner had intended the location of the new shed to be the same as the previously installed shed (Attachment 5). The previous shed was actually much closer to the east property line than was indicated on the plat

proposing the location of the new shed (Attachment 7). The previous permit application filed for a shed in 2017 expired and was never picked up, so the previously existing shed was likely installed without a permit in the non-compliant and unapproved location. The October 2019 permit application was erroneously issued and the shed subsequently installed a second time in approximately the same non-compliant location. Upon final inspection (Attachment 6) in January 2020, staff discovered the non-compliant location. The petitioner was informed that a construction necessitated zoning variation would be required to allow the shed to remain in its current location, or they could relocate the shed to a compliant location.

**PROJECT
SUMMARY:**

The existing shed is proposed to remain approximately seven (7) inches from the east interior side lot line where a distance of seven (7) feet two (2) inches is required (Attachment 9). Staff notes that 717 Amber Ridge is a through-lot with two front yards. The shed could not be located in what is functionally the rear yard of the home without the granting of a variation.

ZBA ACTION:

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a 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 request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Petitioner's Application
2. Location & Zoning Map
3. Aerial Photo
4. 2' Contour Map
5. Approved Site Plan, dated 10/17/2019
6. Inspection Photo, dated 1/7/2020
7. Previous Conditions Photo from Petitioner
8. Existing Conditions Photos from Petitioner
9. Current Plat of Survey, dated 10/9/2020
10. Cost Estimate
11. Location Map for Public Hearing Notice
12. Mailing List for Public Hearing Notice
13. Public Hearing Notice
14. Certificate of Publication

CC:

Staci Springer, AICP, Director of Community Development
 Steve Witt, AIA, Building & Zoning Official
 Kelly Purvis, AICP, Planning Manager
 Paula Moritz, Plan Reviewer

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\A\AMBER RIDGE\Amber Ridge 717\4. Staff Reports - Ordinances\20201110_717 Amber Ridge ZV_Staff Report.docx

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 717 Amber Ridge 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 Community Development Department.

You may attach separate sheets if additional space is needed for the following answers.

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: Michael Sullivan

Address: 717 Amber Ridge Avenue

Home Phone No.: 630-310-0581 Cell Phone No.: 630-310-0581

Fax No.: _____

E-mail: sulli34@comcast.net

Ownership Interest in the Property in Question:

Home owner

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):

N/A

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

N/A

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.

III. PROPERTY INFORMATION:

Common address: 717 Amber Ridge Avenue

Permanent tax index number: 05-23-222-045

Legal description:

Lot 6 in Amber Ridge subdivision of part of the southeast quarter of the northeast quarter and part of the east half of the southeast quarter of section 23, township 39 north, range 10, east of the third principal meridian according to plat therefore recorded April 16, 2014 as document number R2014-031376, in DuPage County, Illinois.

Zoning classification: R2-Residential District

Lot size: 72.04' ft. x 122.17 ft. Area: 8,800 sq. ft.

Present use:

Single family home

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):

- o Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District;
- o Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required in the R2 Residential District

Estimated date to begin construction: Completed

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

N/A

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:

Upon obtaining a permit, the shed in question was purchased and professionally installed on preexisting framework from previous owner.

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):

OR

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

Due to permit approval, the project was completed and therefore would be a complete loss of expense if unable to acquire approval for variation.

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

Shed is barely visible above fence line, paint matches current structure on the property.

- 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:

Wherein there is no other viable site for the existing shed, removal would be difficult, possibly resulting in property damage.

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:

A unique situation and/or misunderstanding lead to permit approval, therefore should not be applicable generally to other property within the same zoning district.

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:

The shed in question is solely purposed for storage and is not based exclusively upon a desire to make more money out of 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.

No additional person(s) of interest.

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.

No threat to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

6. Provide evidence that the proposed variation will not:

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

The shed does not impair an adequate supply of light and air to adjacent property.

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

The shed is in a secure and safe location, therefore will not increase the hazard from fire or other dangers to the property in question or adjacent property.

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

The structure would in no way represent a threat to public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

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

Property values should not diminish due to this structure.

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

The structure would in no way increase traffic congestion in the public streets and highway.

- f. Create a nuisance; or

The structure would in no way create a nuisance.

- g. Results in an increase in public expenditures.

The structure will not result in an 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 shed rest securely between a privacy fence and the east wall of the home.

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

The Sullivan family has been very pleased with the shed and would very disappointed if removed. We have received numerous compliments from neighbors, as well as their support.

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.

<u>11/02/2020</u>	<u>Michael P. Sullivan</u>	<u>Michael P Sullivan</u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant
<u></u>	<u></u>	<u></u>
Date	Print Name	Signature of Applicant

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – *SEND THIS COUPON* WITH YOUR 1ST INSTALLMENT PAYMENT OF **2019 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

***** DUPLICATE BILL *****

05-23-222-045

SULLIVAN, MICHAEL & JENN
717 AMBER RIDGE AVE
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 1, 2020	.00
PAYING LATE?	PAY THIS AMOUNT:

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, 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. 18, 2020

\$6,782.63 PAID MAY 20, 2020

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR – *SEND THIS COUPON* WITH YOUR 2ND INSTALLMENT PAYMENT OF **2019 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

***** DUPLICATE BILL *****

05-23-222-045

SULLIVAN, MICHAEL & JENN
717 AMBER RIDGE AVE
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 1, 2020	.00
PAYING LATE?	PAY THIS AMOUNT:

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, 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. 18, 2020

\$6,782.63 PAID AUG 26, 2020

Rate 2018	Tax 2018	Taxing District	Rate 2019	Tax 2019
		** COUNTY **		
.1007	160.93	COUNTY OF DU PAGE	.1002	176.20
.0217	34.68	PENSION FUND	.0209	36.75
.0330	52.74	COUNTY HEALTH DEPT	.0331	58.20
.0119	19.01	PENSION FUND	.0113	19.87
.1180	188.58	FOREST PRESERVE DIST	.1141	200.64
.0098	15.66	PENSION FUND	.0101	17.76
.0146	23.33	DU PAGE AIRPORT AUTH	.0141	24.79
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0442	70.64	MILTON TOWNSHIP	.0408	71.74
.0700	111.87	MILTON TWP ROAD	.0700	123.09
.0022	3.51	PENSION FUND	.0022	3.86
NEW		MILTON TWP MOSQ DIST	.0124	21.80
.4971	794.46	VLG OF GLEN ELLYN	.5011	881.18
.2968	474.34	VLG GLEN ELLYN LIBR	.2924	514.18
.0185	29.56	PENSION FUND	.0211	37.10
.2926	467.63	GLEN ELLYN PARK DIST	.2960	520.51
.0099	15.82	PENSION FUND	.0097	17.05
.0105	16.78	GLEN ELLYN MOSQ DIST	NO LEVY	
		** EDUCATION **		
3.6220	5,788.68	GRADE SCHOOL DIST 89	3.6314	6,385.81
.0922	147.35	PENSION FUND	.0924	162.48
2.2413	3,582.04	HIGH SCHOOL DIST 87	2.1902	3,851.46
.0421	67.28	PENSION FUND	.0394	69.28
.2317	370.39	COLLEGE DU PAGE 502	.2112	371.51
	-----			-----
7.7808	12,435.28	TOTAL	7.7141	13,565.26

Mailed to:

SULLIVAN, MICHAEL & JENN
717 AMBER RIDGE AVE
GLEN ELLYN IL 60137

Property Location:

717 AMBER RIDGE AVE
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5070

Property Index Number:

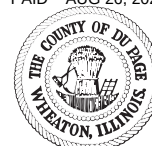
05-23-222-045

CHANGE OF NAME/ADDRESS:
CALL: 630-407-5900

*** S OF A FACTOR 1.0000**

1st INST PAID MAY 20, 2020

2nd INST PAID AUG 26, 2020



TIF Frozen Value	
Fair Cash Value	545,600
Land Value	30,280
+ Building Value	151,570
= Assessed Value	181,850*
x State Multiplier	1.0000
= Equalized Value	181,850
– Residential Exemption	6,000
– Senior Exemption	
– Senior Freeze	
– Disabled Veteran	
– Disability Exemption	
– Returning Veteran Exemption	
– Home Improvement Exemption	
– Housing Abatement	
= Net Taxable Value	175,850
x Tax Rate	7.7141
= Total Tax Due	13,565.26
– Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Net Due	

2019 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

2018 \$165,820 Assessed Value 2019 \$181,850

Property Index Number

--	--

 -

--	--

 -

--	--	--

 -

--	--	--

I certify that I am the owner and authorize the above name and/or address change.

Print Name _____

Property Index Number

--	--

 -

--	--

 -

--	--	--

 -

--	--	--

I certify that I am the owner and authorize the above name and/or address change.

Print Name _____

Failure to receive a bill does not relieve the taxpayer of penalty if payment is late.

This is the only bill you will receive. This bill includes a separate payment coupon for each installment.

All checks are electronically deposited upon receipt, regardless of date on check. Funds must be in U.S. dollars.

Payments returned to us by your bank as unpaid will be subject to a \$25.00 return item fee plus applicable penalties.

Personal checks received after 10/30/20 will be returned.

No payment will be accepted after 11/18/20 regardless of postmark.

Banks: Thru 09/01/20 (see website for participating banks)
Mail Thru 09/30/20:
 DuPage County Collector, P.O. Box 4203, Carol Stream, IL 60197
Mail After 09/30/20:
 DuPage County Collector, 421 N. County Farm Rd, Wheaton, IL 60187
Online: Thru 10/30/20 using Bank account transfer or with Visa, Mastercard or Discover.

- 2.10% Credit Card convenience fee to service provider
- \$3.00 Debit Card convenience fee to service provider

Drop Box: Thru 11/02/20 by 8:00 am
 South Parking Lot, 421 N. County Farm Rd, Wheaton

Phone: Thru 11/16/20 (844)775-5615 (Credit Cards with 2.10% fee)
In Person: Thru 4:30pm on 11/18/20
 Treasurer's Office, 421 N. County Farm Rd, Wheaton

SENIOR ASSESSMENT FREEZE and SENIOR EXEMPTION
Contact Supervisor of Assessments 630-407-5858

SENIOR CITIZEN TAX DEFERRAL
Contact County Treasurer 630-407-5900

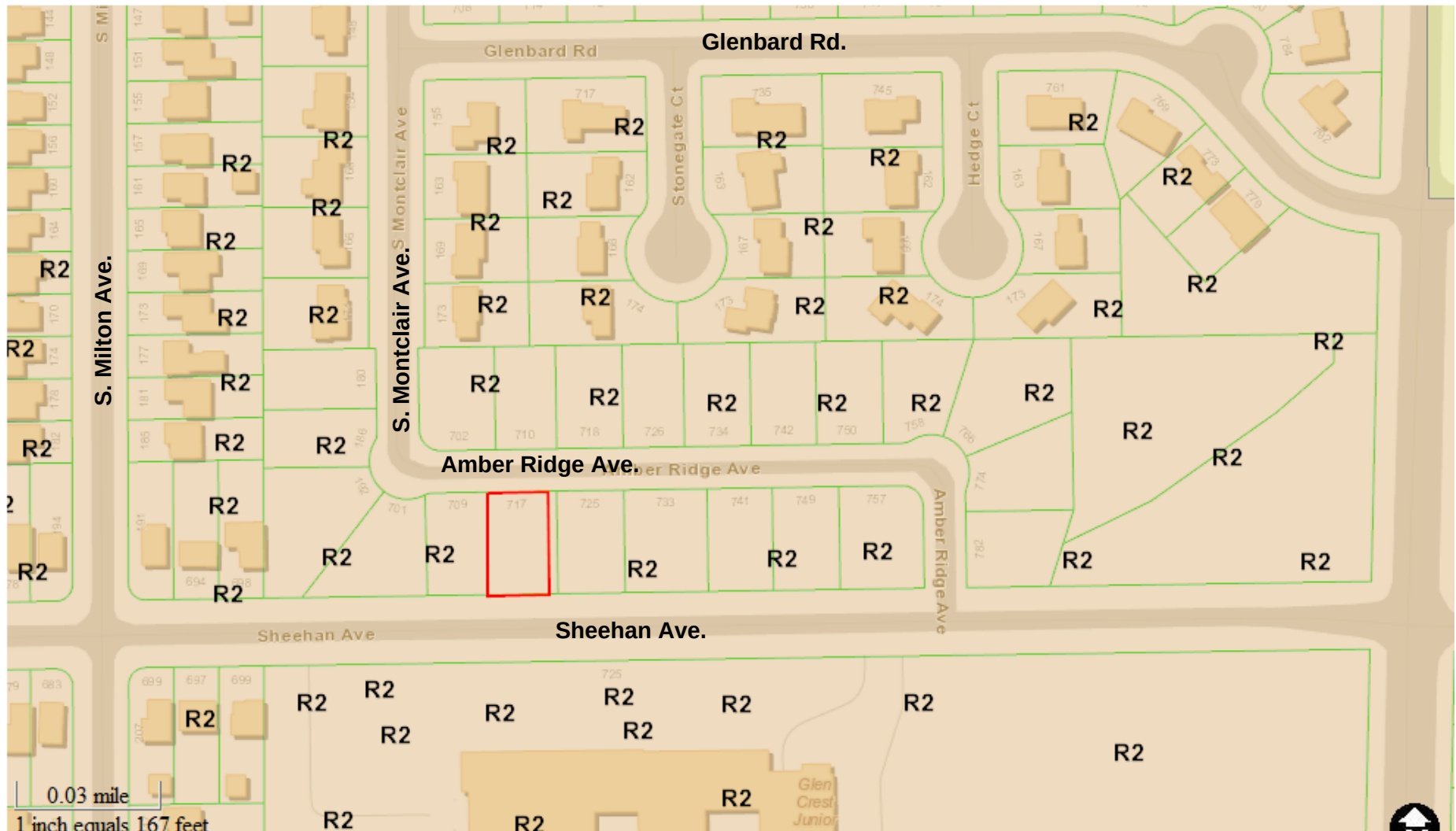
06/01/20	1st installment due date
09/01/20	2nd installment due date
10/09/20	Payment deadline to avoid publication
10/27/20	Certified delinquent bills mailed
10/30/20	Last day to pay online
11/02/20	Certified funds required for payment
11/02/20	\$10 newspaper publication fee assessment begins
11/18/20	In-office payment deadline 4:30pm
11/19/20	Tax Sale

Equalization factors imposed by the State and by DuPage County are used to insure that assessment levels in all nine townships are at the statutory level of assessment of 33.33% of fair cash value. The Illinois Department of Revenue equalization factor (state multiplier) is shown on the front of the bill. The DuPage County Supervisor of Assessments (S of A) equalization factor is also shown on the front of this tax bill*.

After September 30, 2020: Mail payments to the DuPage County Collector, 421 N. County Farm Rd., Wheaton, IL 60187

DuPage County Treasurer's website: www.dupageco.org/treasurer

Zoning & Location Map

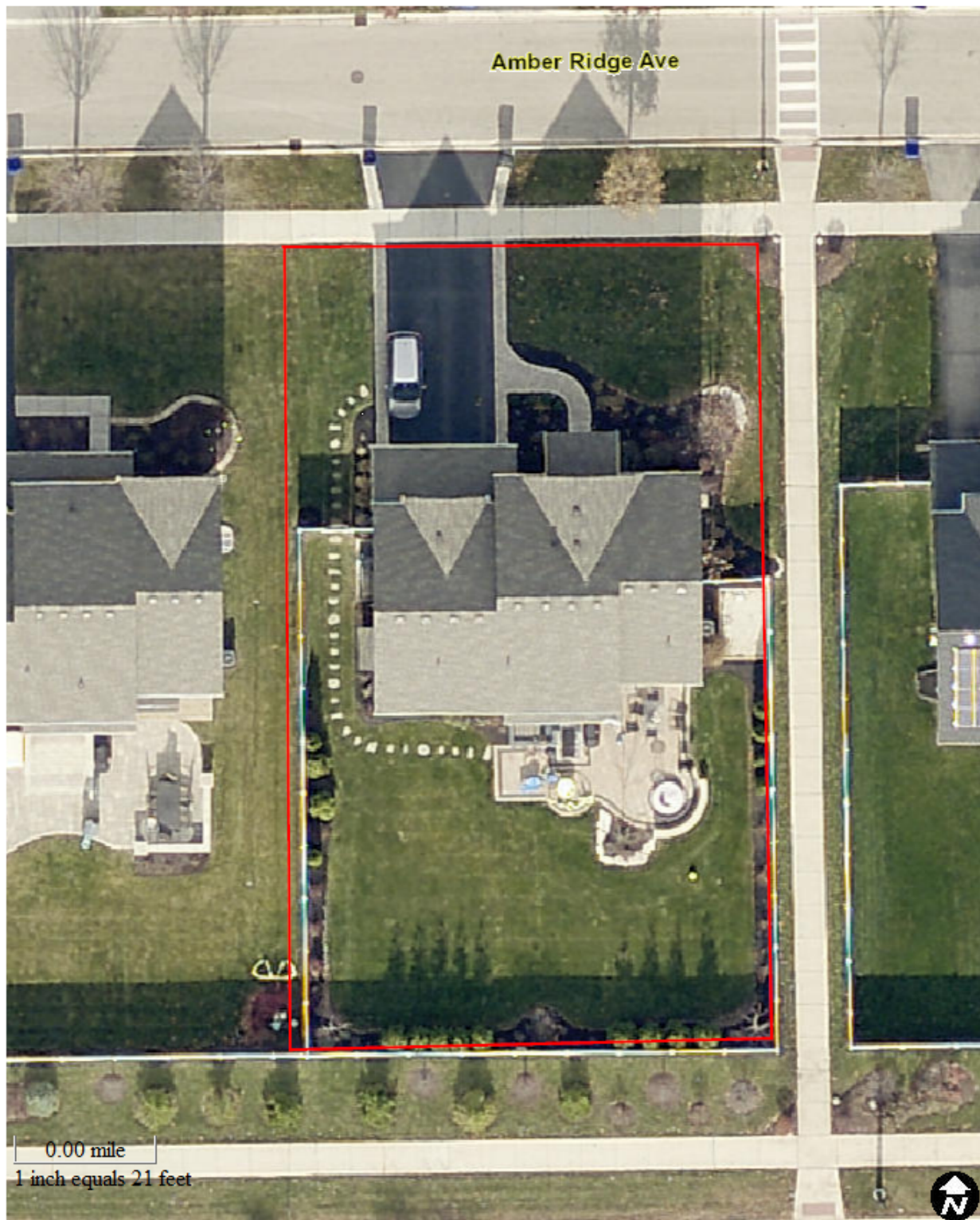


Map created on November 3, 2020.

© 2020 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.



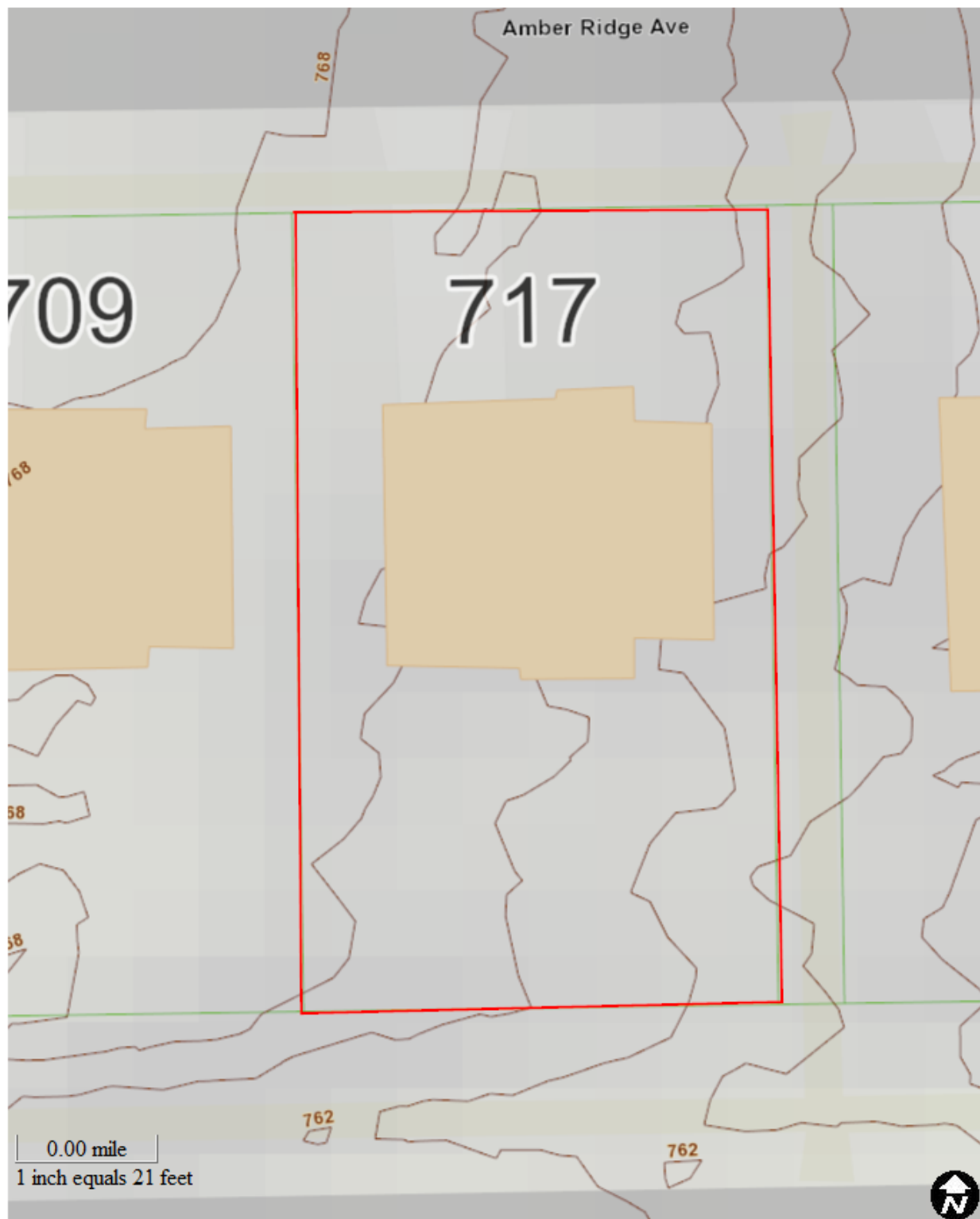
Map created on November 3, 2020.

© 2020 [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 created on November 3, 2020.

© 2020 [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.

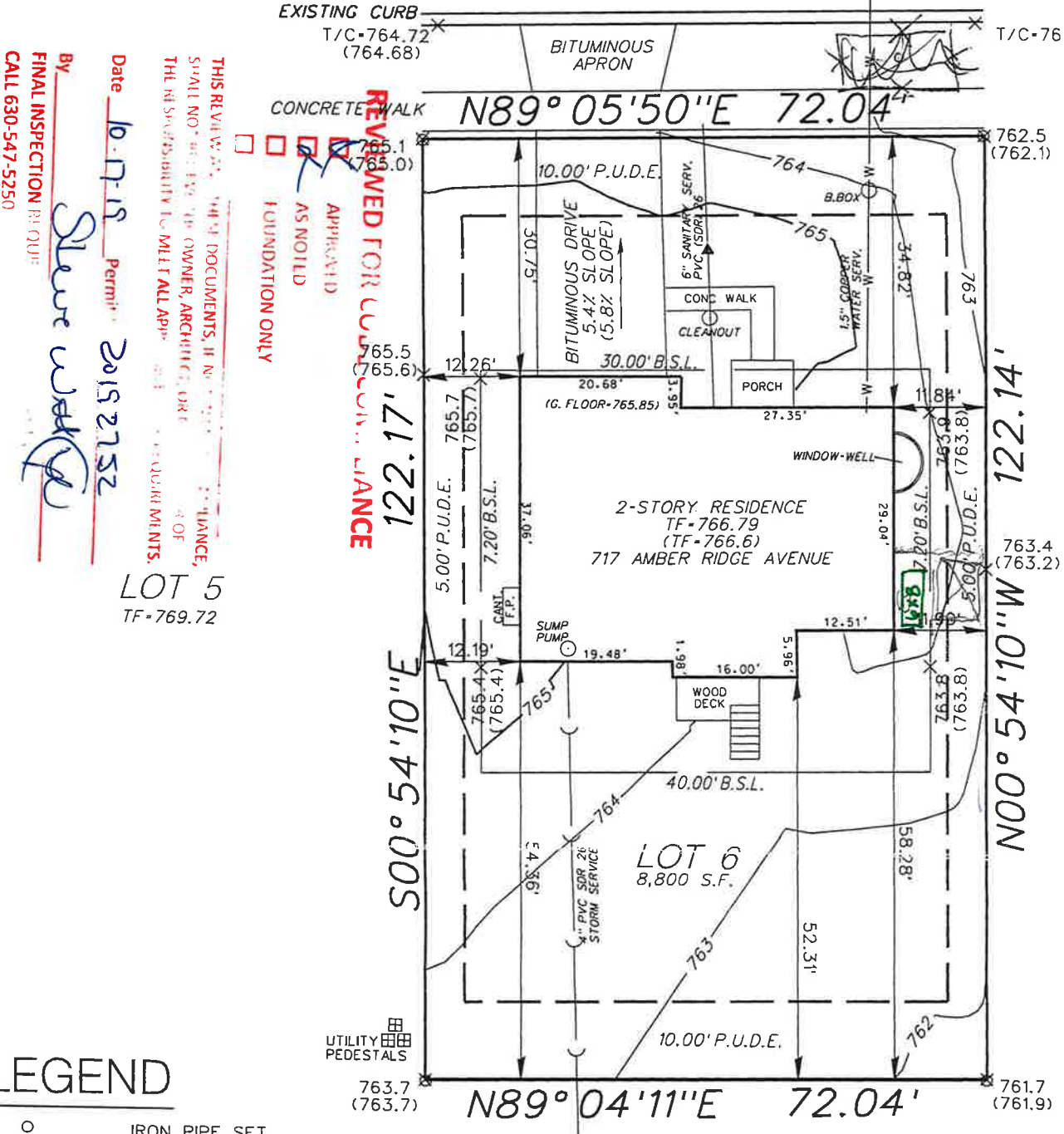
PLAT OF SURVEY

OF
LOT 6 IN AMBER RIDGE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 2014 AS DOCUMENT NUMBER R2014-031376, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED
MAR 14 2017
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

SCALE: 1" = 20'
BEARINGS ARE FOR ANGULAR
REFERENCE ONLY AND ARE
NOT RELATED TO TRUE OR
MAGNETIC NORTH.

AMBER RIDGE AVENUE
50' R.O.W.



FILE PRESERVATION LOT 23
Reviewed for Code Compliance
Approved
Approved as noted
Revise and Resubmit
fence postway has
Date 3/16/17
Planning Resources Inc.
This review and these documents, if not in code compliance, shall not relieve the owner or owner's agents of their responsibility to meet all applicable code requirements

LEGEND

- IRON PIPE SET
- 10' OFFSET STAKE TO BE SET
- EX XX.X EXISTING GRADE ELEVATION
- (XX.X) PROPOSED GRADE ELEVATION
- (TF= XX.X) PROPOSED TOP OF FOUNDATION
- DRAINAGE DIRECTION
- ➔ OVERLAND FLOW ROUTE
- P.U.D.E= PUBLIC UTILITY & DRAINAGE EASEMENT
- B.S.L.= BUILDING SETBACK LINE
- 732.0— EXISTING CONTOURS
- L.E. LANDSCAPE EASEMENT
- L.E.&P.U.E. LANDSCAPE EASEMENT AND PUBLIC UTILITY EASEMENT
- N.A.E. NO ACCESS EASEMENT

- SETBACKS
- FRONT - 30.00 FEET
 - SIDE - 6.5 FEET OR 10% OF THE LOT WIDTH, WHICHEVER IS GREATER
 - REAR - 40.00 FEET (UNLESS OTHERWISE NOTED)

- SURVEYORS NOTES :
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF CONCRETE FOUNDATION.
- GENERAL NOTES :
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
 - COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - ELEVATIONS BASED ON DUPAGE COUNTY GEODETIC SURVEY MONUMENT PID: DK3171. STATION IS 316 FEET SOUTH OF THE CENTERLINE OF ROUTE 38 AND 34 FEET WEST OF THE CENTERLINE OF PRESIDENT STREET IN THE EAST SIDE OF A 2' DIAMETER CONCRETE LIGHT POLE BASE ELEV=761.61 NAVD88.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

CLIENT:
K. HOVNANIAN HOMES
1804 NAPER BLVD
NAPERVILLE, IL

WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PREPARED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 27TH DAY OF JULY A.D., 2015, AT ROSEMONT, ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DAVID M. SPORINA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2016
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017



9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
wlutz@thomsonltd.com

Thomson Surveying Ltd.
PROJECT NO. 4682h06f DATE: 01-13-15
© THOMSON SURVEYING, LTD., 2015

FINAL SURVEY 7-23-15
SPOT FOUNDATION 04-16-15

7/27/2015

SFILES

Brian Beck

I hereby certify that I took this photograph on the date indicated below and that it is a true and accurate representation of the conditions of the building, property or structure located at

From:

Sent:

To:

717 Amber Ridge, Glen Ellyn, IL.

1-7-19, 2018 at 7:00 am / pm
Date Photograph Taken Time

AB
Inspector Date



Sent from my iPhone

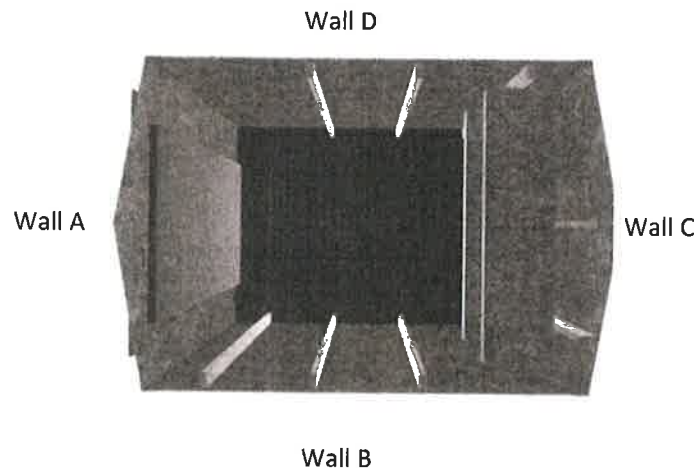


Michael Sullivan
717 Amber Ridge Ave
Glen Ellyn IL 60137
Q970507-967848

RECEIVED

OCT 17 2019

VILLAGE OF GLEN ELLYN



Base Details

Building Size & Style

SR-600 - 6' wide by 8' long

Door

4' x 6' Single Shed Door, Left Hinge Placement

Paint Selection

Base: Ghost Writer, Trim: Sheffield Gray, Accent (Doors): Sheffield Gray

Roof Selection

Nickel Gray 3 Tab

Drip Edge

White

Options Details

Roof

57 Sq Ft Radiant Barrier Roof Decking

Floor and Foundation

48 Sq Ft 3/4" Treated Floor Decking Upgrade

Interior

12 Lin Ft Shelving - 16" deep

Vents

16"x8" Wall Vent - White

Shelving Locations

Shelving on Side C at 39", 60".

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

No

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Dirt/Gravel

Customer Signature: _____

DocuSigned by:

944460EC46254D8...

Date: 10/7/2019



Village of Glen Ellyn BUILDING

PERMIT

Permit No. 20192752

Expires: 10/17/2020

Property Owner:

SULLIVAN, MIKE & JEN
717 AMBER RIDGE AV
GLEN ELLYN, IL 60137

717 AMBER RIDGE AV SHED PERMIT

This Building Permit is issued upon condition that the work will be completed in compliance with the Village Code, that errors or omissions discovered in the permit documents do not approve any work in violation of the Village Code, that the issuance of this Building Permit or approval of a construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to design, engineer and construct the work in compliance with the Village Code, and that inspections of each stage of the work as listed on this Building Permit will be requested and approved prior to proceeding with the next stage of the work.

Building and Zoning Official

Issue Date: 10/17/2019

INSPECTIONS
BUILDING FINAL

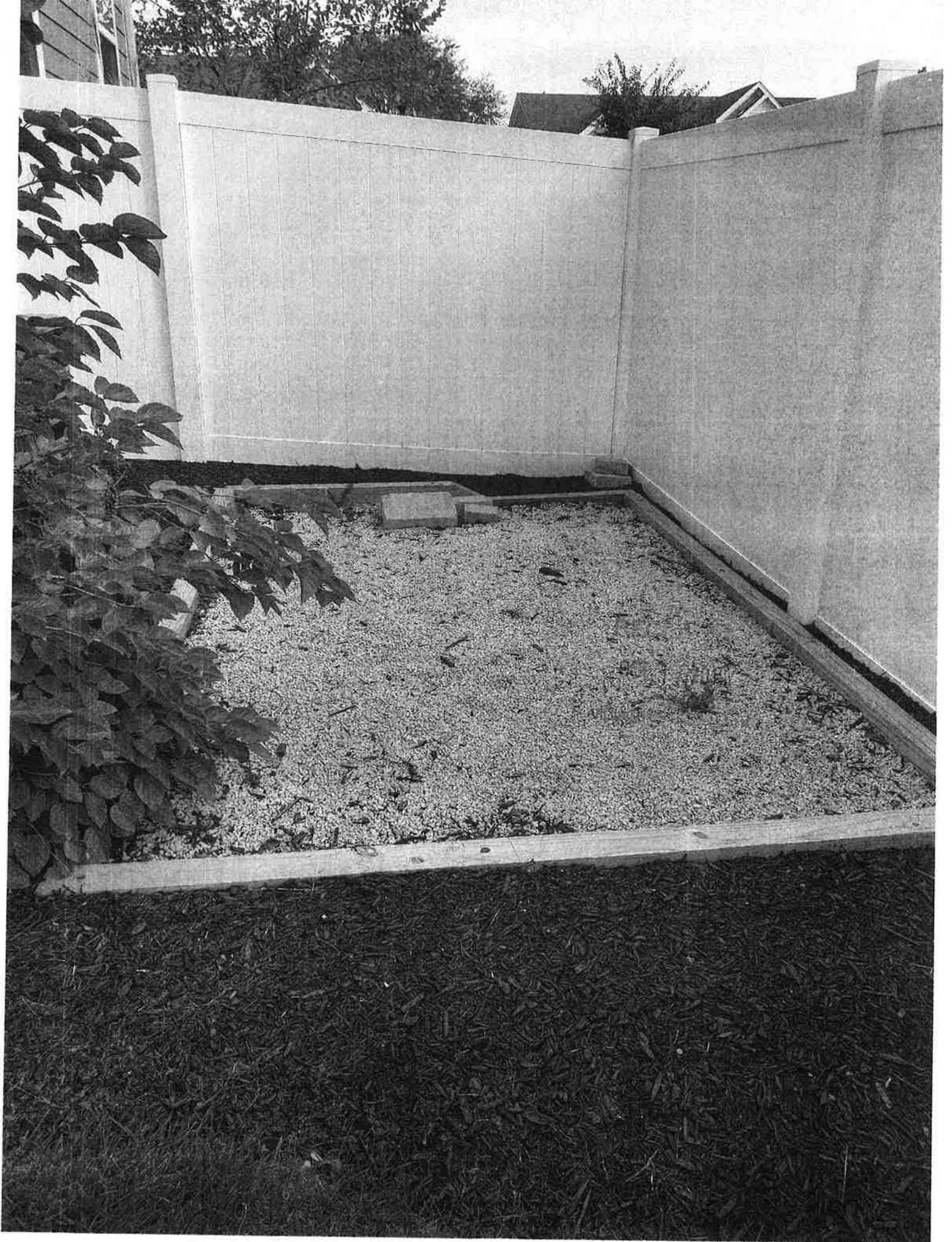
Call 811 - JULIE before you dig

For Building Inspections Please Call:

630-547-5250

For Public Works Inspections Please Call:

630-469-6756

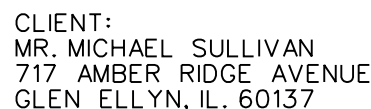






OF

50' R.O.W.



SETBACKS

- FRONT - 30.00 FEET
SIDE - 6.5 FEET OR 10% OF THE
LOT WIDTH, WHICHEVER
IS GREATER
REAR - 40.00 FEET
(UNLESS OTHERWISE NOTED)

SURVEYORS NOTES :

1. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM OUTSIDE FACE OF CONCRETE FOUNDATION.

GENERAL NOTES :

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

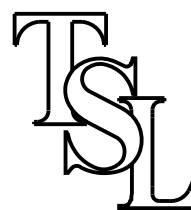
WE, THOMSON SURVEYING, LIMITED, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PREPARED AT AND UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF
OCTOBER A.D., 2020 AT ROSEMONT, ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DAVID M. SPORINA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3394
MY LICENSE EXPIRES NOVEMBER 30, 2020
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2021



FINAL SURVEY UPDATE 10-08-20
FINAL SURVEY 7-23-15
SPOT FOUNDATION 04-16-15



9575 W. Higgins Road
Suite 850
Rosemont, IL 60018
TEL: (847) 318-9790
FAX: (847) 318-9792
dsporina@thomsonltd.com

Thomson Surveying Ltd.

PROJECT NO. 4682h06f DATE: 01-13-15
© THOMSON SURVEYING, LTD., 2020

Katie Ashbaugh

From: Michael P Sullivan MP <MSullivan@TCGDine.com>
Sent: Monday, November 2, 2020 10:19 AM
To: Katie Ashbaugh
Subject: Re: [EXTERNAL] RE: Zoning Variation Application
Attachments: Zoning Variation Request Packet FILLABLE 01062020 Ig 717_v2.pdf

Good morning Katie,

Below are the responses to your requests:

- * The packet has been updated.
- * A second email will follow with two updated pictures.
- * The estimated cost of professional removal is \$1,500.00. The original cost with instillation was approximately \$1,800.

Thank you,

Michael Sullivan

Managing Partner

The Capital Grille Rosemont

5340 N. River Road

Rosemont, IL 60018

847-671-8125

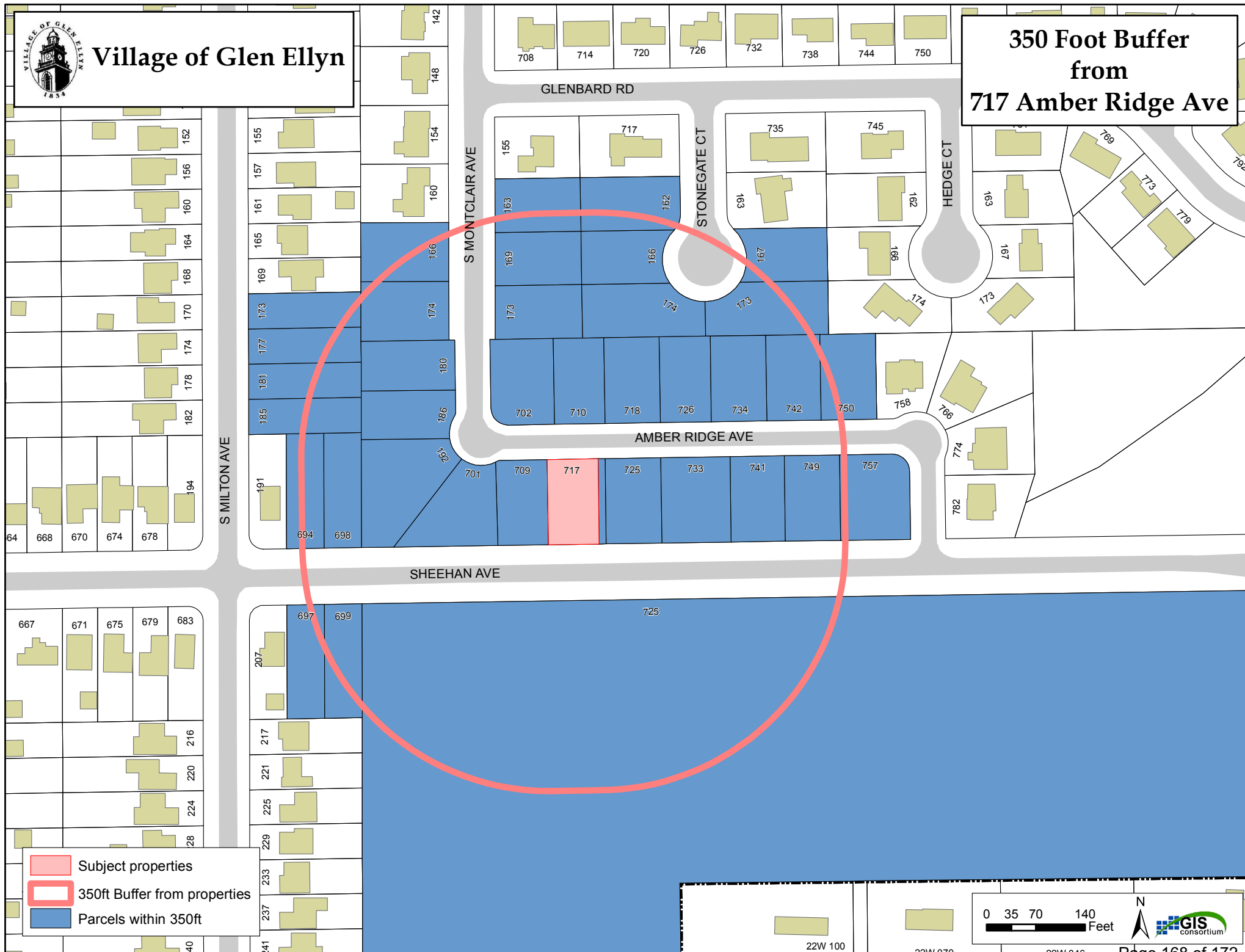
<<http://thecapitalgrille.com/>> [cid:image002.png@01D31756.479A57C0]

P.S.: If you haven't yet downloaded The Capital Grille Concierge App, you're missing out on effortless 2-tap reservations, access to our up-to-the-minute wine list, and exclusive food and wine pairing recommendations. You deserve your own virtual concierge, don't you?



Village of Glen Ellyn

**350 Foot Buffer
from
717 Amber Ridge Ave**



**List of Addresses for Public Hearing Notice
717 Amber Ridge Ave**

Recipient	Number	Street Direction	Street Name	Apt. #	City	State	Zip
AMBER RIDGE HOMEOWNERS	3041		WOODCREEK DR	100	DOWNERS GROVE	IL	60515
BAIRD	697		SHEEHAN AVE		GLEN ELLYN	IL	60137
BAMBERGER, PATRICIA L	694		SHEEHAN AVE		GLEN ELLYN	IL	60137
BARNABAS, ABRAHAM W	725		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
BEILFUSS, ROBERT O	173	S	MILTON AVE		GLEN ELLYN	IL	60137
BRAGA, DAVIDE & F FAHIM	749		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
BUCKLEY, SEAN & MILLIE	169	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
CARLSON, DANIEL & SUSAN	757		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
CASTRO, EDGAR & JENNIFER	699		SHEEHAN AVE		GLEN ELLYN	IL	60137
CHUNG, MICHAEL & ESTHER	186	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
FISHBUNE, MATTHEW & SARAH	702		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
FRIEDL, MARK & JULIET	173		STONEGATE CT		GLEN ELLYN	IL	60137
GALEY, ORION & CHRISTINE	180	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
GLICK, KATHERINE & JOSHUA	709		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
JERBI, M & R HENDON	166		STONEGATE CT		GLEN ELLYN	IL	60137
JONES, LAWRENCE	741		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
KALVELAGE, DAVID J	181	S	MILTON ST		GLEN ELLYN	IL	60137
KELLING, RICHARD M & MARY	163	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
KENDRA, CHRISTOPHER & ANA	173	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
KINCH, KEITH H & K SHAH	166	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
KRANZ, DANIEL M	717		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
LAKHANI, PANKAJ & POONAM	718		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
LIPINSKI, MICHAEL & C	750		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
MCGRANE, KEVIN & KATHRYN	701		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
MEHTA, VIKAS & AVANI	733		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
NAVARRO, ROBERT	162		STONEGATE CT		GLEN ELLYN	IL	60137
OLSEN, JENNIFER & ROBERT	734		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
PURDY, KATHRYN L	185	S	MILTON AVE		GLEN ELLYN	IL	60137
RUDE, WILLIAM E	742		AMBER RIDGE WAY		GLEN ELLYN	IL	60137
SCHOOL DISTRICT NO 89	789		SHEEHAN AVE		GLEN ELLYN	IL	60137
SMITH, GREGORY & YOLANDA	167		STONEGATE CT		GLEN ELLYN	IL	60137
SOTO, R & N BROWN	177	S	MILTON AVE		GLEN ELLYN	IL	60137
THAKKAR, PARAG & RACHNA	192		MONTCLAIR AVE		GLEN ELLYN	IL	60137
THOMOS, JIM & DEBI	726		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
VAN BYSSUM, DORIS M	174	S	MONTCLAIR AVE		GLEN ELLYN	IL	60137
WARNER, KEITH & KATHY	710		AMBER RIDGE AVE		GLEN ELLYN	IL	60137
WASHAM III, JOHN W	174		STONEGATE CT		GLEN ELLYN	IL	60137
WIEGMAN, ARTHUR L & JOAN	698		SHEEHAN		GLEN ELLYN	IL	60137

NOTICE OF PUBLIC HEARING

Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue, Glen Ellyn, is requesting a public hearing for construction necessitated zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, November 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of the following construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District;
2. Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required in the R2 Residential District; 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 property is zoned R2, Residential District, and is legally described as follows:

LOT 6 IN AMBER RIDGE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 2014 AS DOCUMENT NUMBER R2014-031376, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-222-045

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Thursday, November 5, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.igim2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentzba> or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, November 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84874590291?pwd=TXIxcGtIRmtXK2FQMmg3eHFOU2VpUT09>

Passcode: 234012

Or iPhone one-tap:

US: +13126266799,,84874590291#,,,,,0#,,234012# or
+16465588656,,84874590291#,,,,,0#,,234012#

Or Telephone, Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 253 215 8782 or
+1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 7459 0291

Passcode: 234012

International numbers available: <https://us02web.zoom.us/j/kcOzEFXgvH>

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

NOTICE OF PUBLIC HEARING

Michael Sullivan, owner of the property located at 717 Amber Ridge Avenue, Glen Ellyn, is requesting a public hearing for construction necessitated zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on Tuesday, November 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The property owner is requesting approval of the following construction necessitated zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-4(A)(4)(b) to allow an existing shed closer than (ten) 10 feet to the principal structure to encroach into the required interior side yard in the R2 Residential District;
2. Section 10-4-8(D)(3) to allow an existing shed to be approximately seven (7) inches from the east interior side lot line where an interior side yard setback of approximately seven (7) feet three (3) inches is required in the R2 Residential District; 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 property is zoned R2, Residential District, and is legally described as follows:

LOT 6 IN AMBER RIDGE SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 16, 2014 AS DOCUMENT NUMBER R2014-031376, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-222-045
To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Thursday, November 5, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.lqm2.com/Citizens/default.aspx>.

If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynll.seamlessdocs.com/t/publiccommentzba>

or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, November 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar: <https://us02web.zoom.us/j/84874590291?pwd=TXIxcGIIRm1XK2FQMmg3eHFOU2VpUT09>

Passcode: 234012
Or iPhone one-tap:
US: +13126266799,84874590291#,,,,,0#,,234012# or
+16465588656,84874590291#,,,,,0#,,234012#

Or Telephone, Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or
+1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128

Webinar ID: 848 7459 0291
Passcode: 234012

International numbers available:
<https://us02web.zoom.us/j/84874590291?pwd=TXIxcGIIRm1XK2FQMmg3eHFOU2VpUT09>

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Zoning Board of Appeals members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

Published in Daily Herald October 26, 2020 (4553320)

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 10/26/2020 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

Laurel Baltz

Designee of the Publisher and Officer of the Daily Herald

RECEIVED

Control # 4553320

NOV 03 2020

VILLAGE OF GLEN ELLYN