



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, March 9, 2021
7:00 PM
Virtual Meeting 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 Boards 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=TXlxcGtIRmtXK2FQMmg3eHFOU2VpUT09>
Passcode: 234012*

Or iPhone one-tap:

*US: +13126266799,,84874590291#,,, *234012# or
+16465588656,,84874590291#,,, *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=TXlxcGtIRmtXK2FQMmg3eHFOU2VpUT09>

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Allow Remote Participation of ZBA Members (roll call vote)**
- D. Public Comment (Non Agenda Items)**
- E. Approval of Draft Minutes from February 23, 2021**
 - 1) February 23, 2021 Zoning Board of Appeals Draft Meeting Minutes
- F. New Business**
 - 1) A Public Hearing Concerning A Zoning Variation Request for the Property Located at 695 Oak Street

- 2) A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 301 Abbotsford Court
- 3) A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 168 Crest Road

G. Village Board Trustee Report

H. Chairperson's Report

I. Staff Report

J. Adjournment



**Glen Ellyn Zoning Board of
Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/9/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-956)**

DOC ID: 2021-956

February 23, 2021 Zoning Board of Appeals Draft Meeting Minutes

Statement of the Issue:

Please review the attached draft meeting minutes.

Analysis:

N/a

Budget Impact:

N/a

Action Requested:

Please review the attached draft meeting minutes.

Attachments:

1. February 23, 2021 Zoning Board of Appeals Draft Meeting Minutes

DRAFT MINUTES
ZONING BOARD OF APPEALS
February 23, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:03 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller and Reed Panther were present. Zoning Board of Appeals Member Tom Whalls arrived at 7:40 p.m. Also present were Planner Katie Ashbaugh, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statute that was published in the Daily Herald on February 8, 2021 for the property located at 419 Hill Avenue.

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 case 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 Miller moved, seconded by ZBA Member Panther, to allow remote participation in the meeting by the ZBA members. The motion was carried by roll call vote with 6 "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 and ZBA Member Panther.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Panther, to approve the minutes of the January 12, 2021 meeting. The motion was carried with 6 “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 and ZBA Member Panther.

On the agenda was a public hearing regarding the property located at 419 Hill Avenue.

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

A motion was made by ZBA Member Crudele and seconded by ZBA Member Miller to open the public hearing for 419 Hill Avenue at 7:11 p.m. The motion was carried by roll call vote with 6 “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 and ZBA Member Panther.

PUBLIC HEARING – 419 HILL AVENUE

PETITIONER JANE R. HOOTMAN IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-8-6(B)(3) – TO ALLOW A CLASS II ALTERATION OF APPROXIMATELY 70 PERCENT OF THE EXTERIOR SURFACE OF AN EXISTING NONCONFORMING SINGLE-FAMILY HOME WHERE A CLASS I ALTERATION OF NO MORE THAN 50 PERCENT OF THE EXTERIOR SURFACE IS PERMITTED ON LOTS OF AT LEAST 50 FEET IN WIDTH; 2. SECTION 10-4-8(D)(1) – TO ALLOW A FRONT YARD SETBACK FOR THE PROPOSED ADDITION TO THE PRINCIPAL STRUCTURE OF APPROXIMATELY 37 FEET WHERE A SETBACK OF 50 FEET IS REQUIRED; 3. SECTION 10-5-5(B)(4) #24.B – TO ALLOW A FRONT YARD SETBACK FOR THE PROPOSED FRONT PORCH OF APPROXIMATELY 32 FEET 7 INCHES WHERE A SETBACK OF 37 FEET 6 INCHES IS REQUIRED; 4. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLAN PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Jane R. Hootman, owners of the property located at 419 Hill Avenue).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Jane R. Hootman, owner of the property located at 419 Hill Avenue. She said that The subject property and all surrounding properties are zoned R2 – Single Family Residential District and also improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-8-6(B)(3) – to allow a Class II alteration of approximately 70 percent of the exterior surface of an existing nonconforming single-family home where a Class I alteration of no more than 50 percent of the exterior surface is permitted on lots of at least 50 feet in width;
2. Section 20-4-8(D)(1) – to allow a front yard setback for the proposed addition to the principal structure of approximately 37 feet where a setback of 50 feet is required;
3. Section 10-5-5(B)(4) #24.b – to allow a front yard setback for the proposed front porch of approximately 32 feet 7 inches where a setback of 37 feet 6 inches is required; and
4. 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

Planner Ashbaugh stated the Village has not granted any past variations to this property and briefly reviewed previous permits issued for improvements to the property.

Planner Ashbaugh stated the petitioner is proposing to construct a second-story addition with a front porch onto their existing nonconforming single-family home, which requires the three variations.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She said that the property located to the west, 413 Hill Avenue, and the property located to the east, 423 Hill Avenue, are both farther than 50 feet from their respective front lot lines along Hill Avenue, which is the farthest distance homes are permitted to be set back from the front lot line. She said that therefore, the subject property must comply with the maximum 50-foot front yard setback requirement. She said that because the existing home is approximately 37 feet from its front lot line, it is nonconforming. She said that the proposed addition would maintain this existing setback at 37 feet.

Planner Ashbaugh stated front porches are permitted to encroach up to 25 percent into the required front yard. Because the required front yard setback for the subject property is 50 feet, a front porch may encroach up to 12 feet 6 inches for a setback of 37 feet 6 inches from the front lot line. She said the proposed front porch would instead encroach approximately 22 feet 4 inches into the required front yard, for a resulting setback of approximately 27 feet 8 inches from the front lot line.

Planner Ashbaugh stated nonconforming structures on lots with a width of at least 50 feet are permitted to have Class I alterations and Class I and II additions made to the existing principal structure. She stated that Class 1 alterations are defined as alterations in which no more than 50 percent of the total exterior surface of the principal structure may be changed, with the exterior surfaces consisting of the roof and exterior walls of the structure. Planner Ashbaugh noted that window and door openings are not included in the surface area calculation. She said that the proposed addition requires approximately 70 percent of the total exterior surface of the existing principal structure to be replaced.

Planner Ashbaugh stated the proposed addition is considered a Class II addition and will increase the floor area of the home by 1,333 square feet or 114%, which is permitted.

Planner Ashbaugh stated no comments were received in opposition to the request. She said that owners of the properties directly adjacent to the subject lot (413 & 423 Hill Avenue) have signed a petition in support of the requests.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked if this addition makes the porch the “proudest” house on the street. Planner Ashbaugh stated there are a few homes that technically are closer to their front lot lines than the proposed front porch is, so this home will not be the “proudest”.

ZBA Member Panther asked what the current and proposed setback is. Planner Ashbaugh stated the current is 37 feet and the proposed is about 37 feet.

ZBA Member Panther asked if the addition involved enclosing the existing front porch or if the existing porch is part of the principal structure. Planner Ashbaugh stated that the existing front porch is enclosed entirely and considered part of the existing principal structure, not an accessory structure.

ZBA Chairperson Constantino asked if the proposed addition’s bulk (front yard) setback is measured from the existing enclosed porch area. Planner Ashbaugh confirmed this.

Petitioners’ Presentation

Sworn in for the Petitioner’s Presentation was Jane Hootman, petitioner and owner of the property located at 419 Hill Avenue; John Hootman, owner of the property located at 419 Hill Avenue; Julia Smith, petitioner’s architect; Matt Rooney, petitioner’s contractor.

Ms. Jane Hootman stated her family purchased the property in October 2020. Ms. Hootman stated her family has two children and is expecting their third. Ms. Hootman stated it was her intention to purchase a home in Glen Ellyn that was affordable and charming. Ms. Hootman stated the home was purchased with the intention of adding an addition. Ms. Hootman stated she grew up in Glen Ellyn on Hill Avenue. Ms. Hootman stated she wants to maintain the character and charm of the Village of Glen Ellyn.

John Hootman stated the proposed addition is not too large, and thinks the project will fit in the neighborhood.

Matt Rooney stated the hardships and unique circumstances come from the fact the house predates a lot of the current Zoning Code. Mr. Rooney also noted other homes on Hill Avenue have further setbacks, which makes the property at 419 Hill Avenue nonconforming. Mr. Rooney stated Hill Avenue runs on an angle which also creates inconsistencies. Mr. Rooney noted the setback of the home is remaining the same.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked how many bedrooms are in the home and how many are being proposed. Ms. Hootman stated there are currently two bedrooms and with the proposed addition there will be four.

ZBA Chairperson Constantino asked if it was possible to have the addition located the south of the home. Ms. Hootman stated this was not possible due to where the garage is located. Ms. Hootman stated it was reduce the size of the backyard and would create issues navigating the driveway.

ZBA Chairperson Constantino asked if the driveway is shared. Ms. Hootman confirmed it is not.

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 419 Hill Avenue; the petitioner is Jane Hootman, owner of the property at 419 Hill Avenue; the petitioner is requesting a variation from Section 10-8-6(B)(3) – to allow a Class II alteration of approximately 70 percent of the exterior surface of an existing nonconforming single-family home where a Class I alteration of no more than 50 percent of the exterior surface is permitted on lots of at least 50 feet in width, Section 20-4-8(D)(1) – to allow a front yard setback for the proposed addition to the principal structure of approximately 37 feet where a setback of 50 feet is required, Section 10-5-5(B)(4) #24.b – to allow a front yard setback for the proposed front porch of approximately 32 feet 7 inches where a setback of 37 feet 6 inches is required and Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh who indicated the property is zoned R2 – Single Family Residential District and is improved with a one-story single-family home; all surrounds properties are also zoned R2 – Single Family Residential District and also improved with single-family homes; the petitioner's home is nonconforming; the properties located to the west and east are both farther than 50 feet from their respective front lot lines which is why the subject property must comply with the 50-foot front yard setback; the petitioner is proposing to construct a second-story addition essentially going up over the existing enclosed front porch as well as the rear of the home.

ZBA Member Panther continued the findings of fact: the ZBA heard from Jane and John Hootman, owners of the subject property, who indicated the property was purchased in October 2020; they wanted to maintain the character of the home as well as wanting to place a modest size home on the lot; there are currently two bedrooms in the home and they are proposing four bedrooms; it is not possible to have the addition towards the back of the lot because it would cause issues accessing the garage. The ZBA heard from Matt Rooney, the petitioner's contractor, who indicated the potential hardships for the property are that existing home predates the existing Zoning Code, the location of

the adjacent properties made this home nonconforming and the homes are not constructed parallel to the street as Hill Avenue runs on an angle.

ZBA Member Panther continued the findings of fact: there were no objections received by the Village relating the proposed project.

Motion

ZBA Member Jones moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried by roll call vote with 6 “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 and ZBA Member Panther.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated that she is not in favor of approving this project. ZBA Member Covington stated she does not see a hardship. ZBA Member Covington also stated the petitioners knew this home was not large enough for their needs when they purchased it in October 2020.

ZBA Member Crudele stated she understands both sides. ZBA Member Crudele stated she can see how the outdated code can create a hardship. ZBA Member Crudele stated she is in favor of the project as the petitioners are trying to meet the characteristics of Glen Ellyn.

ZBA Member Jones stated he is in favor of approval. ZBA Member Jones stated he sees the hardship. ZBA Member Jones stated if the home was torn down and rebuilt, it would not have much of a backyard and would need a detached garage. ZBA Member Jones noted this project fits the characteristics of Glen Ellyn.

ZBA Member Miller stated he is struggling with this project. ZBA Member Miller stated his biggest concern is the porch as it seems to stick out too far. ZBA Member Miller stated he is not in favor with the current design of the porch.

ZBA Member Panther stated the adjacent homes do create a hardship as they created the nonconformity. ZBA Member Panther stated he is in favor of the project as the petitioners are at a disadvantage to what was approved and built on the surrounding neighbor's homes. ZBA Member Whalls stated he is in favor of this project. ZBA Member Whalls stated the adjacent homes create a hardship and that there is also support from the petitioner's neighbors.

ZBA Chairperson Constantino stated he is struggling with this request. ZBA Chairperson Constantino stated the adjacent neighbor's setbacks do create a hardship for the petitioners. ZBA Chairperson Constantino stated if the entire addition was placed on the south of the house, it would reduce the size of the backyard. ZBA Chairperson Constantino agreed a larger addition would not maintain the characteristic of the neighborhood. ZBA Chairperson Constantino also noted the angle of Hill Avenue. ZBA Chairperson Constantino also noted the neighbors are in favor of the project. ZBA Chairperson Constantino stated due to these reasons, he is in favor of the project.

ZBA Member Miller asked if any other ZBA Member has concerns about the porch sticking out too far. ZBA Chairperson Constantino stated while the porch will sit closer to the street, it is not a unique circumstance on the block. ZBA Member Miller stated he can find a way to support this project.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to close the public hearing for 419 Hill Avenue at 8:01 p.m. The motion was carried by roll call vote 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.

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

Having considered the application of Jane R. Hootman, petitioner and owner of the property located at 419 Hill Avenue, Glen Ellyn, for three (3) zoning variations to allow the following: a Class II alteration of approximately 70 percent of the exterior surface of an existing nonconforming single-family home where a Class I alteration of no more than 50 percent of the exterior surface is permitted on lots of at least 50 feet in width, a front yard setback for the proposed addition to the principal structure of approximately 37 feet where a setback of 50 feet is required, and a front yard setback for the proposed front porch of approximately 32 feet 7 inches where a setback of 37 feet 6 inches is required, all to allow for the addition of a second-story and front porch onto the existing nonconforming, single-family home on the property located at 419 Hill 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 remote public hearing conducted on February 23, 2021, 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 10-8-6(B)(3), 10-4-8(D)(1), and 10-5-5(B)(4) #24.b of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The house predates the current Zoning
2. The garage location includes going further back on the lot
3. The adjacent homes’ locations limits the petitioner’s to a Class II alteration instead of a Class I

The motion was carried by roll call vote with 6 “yes” votes and 1 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther and ZBA Member Whalls. The “no” votes are as follow: ZBA Member Covington.

ZBA Chairperson Constantino stated this request will be brought to the Village Board and stated the petitioners should work with Planner Ashbaugh to confirm the Village Board meeting date. Planner Ashbaugh noted this will be on the March 22, 2021 Village Board Meeting agenda.

Staff Report

Planner Ashbaugh stated there are currently three public hearings scheduled for the March 9, 2021 ZBA meeting. Planner Ashbaugh stated there are currently two (with the possibility of a third) public hearings scheduled for the March 23, 2021 ZBA meeting.

Planner Ashbaugh also noted Associate Planner Jackson's last day at the Village was Monday, February 22.

Trustee Liaison Report

Trustee Christiansen stated the Village Board approved the new Glen Ellyn Food Pantry location at the February 22, 2021 Village Board Meeting.

Trustee Christiansen also stated the Village and Glen Ellyn Park District have partnered to create a Pop-Up Winter Plaza, which is located in the Crescent parking lot.

ZBA Member Whalls asked if there has been any progress with creating a group to review the Village Code and Zoning Code including lot coverage ratio requirements. Trustee Christiansen stated she suggested the idea to staff and also noted parts of the Village Code are being reviewed including several Zoning Code text amendments.

ZBA Member Panther asked if the Village was considering some kind of overlay district or other way to address the multiple nonconforming lots in the R2 district. Planner Ashbaugh also stated Community Development staff are currently in the process of doing historical research on variations and that GIS is preparing a map determine which lots in the R2 district have nonconforming lot widths and areas. Planner Ashbaugh stated no code amendments or zoning map changes are being considered at this time as they are still trying to identify the root of the issue in the R2 district.

Adjournment

At 8:22 p.m. a motion was made by ZBA Member Miller and seconded by ZBA Member Jones to adjourn the meeting. The motion was carried by roll call vote 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 3/9/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-920)**

DOC ID: 2021-920

A Public Hearing Concerning A Zoning Variation Request for the Property Located at 695 Oak Street

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A.

Action Requested:

Please see attached staff report.

Attachments:

1. Staff Report for 695 Oak Street Zoning Variation Request
2. Petitioner's Application Packet
3. Aerial Map
4. Zoning and Location Map
5. 1' Contour Map
6. Photos of Existing Conditions
7. Plat of Survey
8. Existing Floor Plan - 1st floor
9. Proposed Site Plan
10. Sketch Elevations
11. Models and Renderings
12. Public Hearing Notice
13. Certificate of Publication
14. Map of Properties Notified by Mail

15. List of Addresses for Public Notice Mailing
16. Signatures of Support
17. Supplemental Materials from Petitioner

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner
Adrian Diaz, Planning Intern

DATE: March 4, 2021

SUBJECT: *March 9, 2021 Zoning Board of Appeals Meeting*
A Public Hearing to Consider A Zoning Variation for the Property Located at 695 Oak Street

PROPERTY: 695 Oak Street is an interior lot located on the south side of Oak Street, just north of the intersection of Oak Street and Grand Avenue.

PETITIONER: The petitioner is Daniel J. Simoneit, on behalf of Phil and Kris Fontanarosa, owners of the property located at 695 Oak Street.

REQUEST: 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(E) to permit a lot coverage ratio of 24.8 percent where a lot coverage no more than 20 percent is permitted on a lot with a principal structure greater than one story; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING/USE: The subject property and all surrounding properties are zoned R2 – Single Family Residential District and are all improved with single-family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the February 22, 2021, 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 has not granted any past variations to this property.

PERMIT HISTORY:

Year	Permit No.	Type
1925	B921	Construction of single-family home
1957	B5967	Addition
1957	B6389	Electrical Service
1998	B18277	Demolition of existing single-family home
1998	B18228	Construction of a single-family home

1999	B18760	Basement remodel
2000	B19449	Fence
2004	B23659	Irrigation
2008	20080229	Interior remodel

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	+/- 8,750 ft ² (0.20 acres)
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	30' (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)	37.04'
Side Yard	6.5' required	+/- 6.5' (east); +/- 6.5' (west)
Rear Yard	40'	+/- 75'

The lot coverage of the existing home is approximately 22 percent, or 1,928 square feet. The home was constructed in 1998, at which time the maximum permitted lot coverage was 25 percent for homes greater than one-story in the R2 district. The Village Board did not adopt Ordinance 5035-Z to change to the maximum permitted lot coverage from 25 to 20 percent for homes greater than one-story in the R2 district until January 2002. Therefore, the property has a legal nonconforming lot coverage of approximately 22 percent.

PROPOSED: The petitioner is proposing to construct a one-story, 240 square-foot addition to the rear of the existing two-story single-family home. This results in proposed total lot coverage of approximately 2,168 square feet, or 24.8 percent, where 20 percent is permitted for homes greater than one-story.

The existing 24.5 square-foot front porch does count toward the lot coverage ratio, as it does not meet the minimum depth requirement of 6 feet to be eligible for the front porch bonus. The home has an attached two-car garage and does not benefit from the detached garage lot coverage bonus of 500 square feet.

The property owners have submitted a petition of support for the requested variation, which has been signed by six neighboring property owners.

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 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 Packet
2. Aerial Map
3. Zoning and Location Map
4. 1' Contour Map
5. Photos of Existing Conditions
6. Plat of Survey
7. Existing Floor Plan – 1st floor
8. Proposed Site Plan
9. Sketch Elevations
10. Models and Renderings
11. Public Hearing Notice
12. Certificate of Publication
13. Map of Properties Notified by Mailing
14. List of Addresses for Public Notice
15. Signatures of Support
16. Supplemental Materials from Petitioner

CC:

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

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

APPLICATION FOR VARIATION

For the property at 695 Oak Street 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: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors

Address: 504 Hillside Avenue Glen Ellyn, IL. 60137

Home Phone No.: office: 630.858.8888 Cell Phone No.: mobile: 630.341.8888

Fax No.: none

E-mail: office: zplusoai@wowway.com

Ownership Interest in the Property in Question:

none - no ownership interest
applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
(representing property owners Phil + Kris Fontanarosa)

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):

property owners: Phil + Kris Fontanarosa

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

Phil B. + Kristine M. Fontanarosa
695 Oak Street
Glen Ellyn, IL. 60137

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:

Common address: 695 Oak Street Glen Ellyn, IL. 60137

Permanent tax index number: 05-11-212-027

Legal description:

LOT 9 IN SECOND ADDITION TO GLEN ELLYN SPRINGS, BEING A RESUBDIVISION OF PART OF THE LOTS 13, 14, 15, 16 AND 36 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECOND ADDITION TO GLEN ELLYN SPRINGS RECORDED JULY 22, 1891 AS DOCUMENT IN DUPAGE COUNTY, ILLINOIS

Zoning classification: R2

Lot size: 50 ft. x 175 ft. Area: 8750 sq. ft.

Present use:

2-story single family dwelling/private residence w/ 2-car attached garage

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):

The Fontanarosa's are seeking a variation to Glen Ellyn Zoning Code.....

10-4-8. - R2 RESIDENTIAL DISTRICT

(E) MAXIMUM LOT COVERAGE RATIO

1. Lot Coverage Ratio, single-family dwellings, more than one story, and accessory buildings: 20% of the lot.

existing recorded lot: 50.00' x 175.00' = 8,750 sf

lot sf of 8,750 sf x .20 = 1,750 maximum allowable coverage

existing lot coverage is 1,927.79 sf = 22.03% LCR

proposed lot coverage w/ 240 sf addition is 2,167.79 sf = 24.77% LCR

proposed use: 1-story family room addition to an existing 2-story private residence

Estimated date to begin construction: late spring/early summer of 2021

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

architect: Daniel J. Simoneit (Jamie) z+o architecture + interiors
civil engineer: Norbert V. Lambert Jr. Lambert & Associates

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

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

A. Standards Applicable to All Variations Requested:

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

1. The home was constructed in 2000 - 2 years prior to Zoning Code LCR reduction from .25% to .20%
2. The lot size is substandard in its immediate neighborhood
3. The lot width is substandard in its immediate neighborhood
4. The lot was developed w/o any accessory structure bonus's applied/used
5. The home was developed with a very a-typical attached garage that consumes, divides and limits home's first floor plan/primary living spaces

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):

The lot coverage variation request is not being made in the effort to yield a return, reasonable or not. This request is made in the effort to create a space for the Fontanarosa's to host their Children and Grand Children while at the same time resolving the existing, constrained, inefficient, non-functioning, a-typical first floor planning.

OR

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

The homes out-of town developers (Berkshire Homes Inc. of Oswego) unfortunate decision to provide (or should I say force) the amenity of an attached garage has created a unique first floor plan with unusually small living areas. The primary room for gathering (the family room) is less than 10 feet wide .

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 requested variation if granted will not alter the essential character. We are of the belief that will do the opposite by enhancing it by improving the existing nondescript south facade. The addition will also be complimentary. The property (710 Essex Court) with the most direct view of the proposed addition has an addition similar in size - if not bigger.

- 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:

Alternate/non-variation solutions (including expanding into the existing attached garaged and exercising a detached garage 500 sf bonus) have been studied but result in a total renovation of the first floor and have proven to be structurally challenging. Alternates are not desirable/effective and/or economically feasible.

The physical surroundings/lot area of .2 acres combined with a sub-standard/non conforming 50' lot width compounded by poor design/planning by others has created the unique hardship.

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:

As stated above - The a-typically small .2 acres lot combined with the a-typical non-conforming 50' lot width with a poorly planned design solution when mixed together creates a truly unique one-of-a-kind hardship.

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 purpose of the variation request is to create a more comfortable, right-sized, functioning/usable living space thus allowing the home to become the last home the Fontanarosa's will ever purchase.

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.

According to documents provided by the Village of Glen Ellyn via a FOIA request by the Fontanarosa's the home was designed + built speculatively by Berkshire Homes, Inc. The permit process was initiated on November 17, 1998. Final inspection is dated July 16, 1999, two years prior to the 2002 LCR reduction. According to Real Estate records, the home has had 3 owners prior to the Fontanarosa's purchase in May of 2019

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

The Fontanarosa's have been working with and will be working with licensed professionals to ensure best practices, best design solution, means and methods are achieved/implimented. in doing so the proposed additions will not be detrimental to the public welfare or injurious to other neighboring properties.

6. Provide evidence that the proposed variation will not:

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

The 1-story addition is on the south facade in the rear yard of the property. The neighboring home to the west sits higher up the westward rising hill. The homes are also separated by a solid stockade fence, Thus it will not impair light and air to the adjacent properties

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

- f. Create a nuisance; or

None expected/none imagined at the time of application

- g. Results in an increase in public expenditures.

None expected/none imagined at the time of application

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

The footprint dimensions of the new family/sunroom addition are 15'0" wide x 16'0" deep. This will yield a finished gathering room with interior dimensions of 14'0" wide x 15'6" deep. This is a modest sized addition. The new/proposed total coverage/footprint will still be less than most of the properties surrounding neighbors. Furthermore, upon completion it will be still be under the .25% maximum LCR code that was applicable when the home was built in 2000.

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

It is the Fontanarosa's desire to make 695 Oak Street their forever and ever home.

When they purchased the property in May 2019, the Fontanarosa's planned to add a sunroom similar to the one they had at their previous home in Downers Grove. Unfortunately, they were unaware of the 2002 zoning code change and it's limiting implications on their property.

The homes small and divided first floor limits the functionality of the home and is especially problematic during family gatherings + holidays. The existing configuration cannot accommodate their immediate family which consists of 3 daughters and a son, their children's spouses and (currently) 7 grandchildren. All 3 daughters, their spouses, and 6 grandchildren live in/have recently moved to Glen Ellyn. The proposed addition will expand the primary livable space, help to eliminate the inherited constraints on the existing plan while improving function, visual connection and access to their wonderful rear yard.

We respectfully request that the Zoning Board of Appeals will please grant this requested variation. Thank you for your time and assistance in this endeavor.

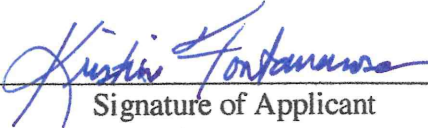
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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>1/12/2020</u>	Phil B. Fontanarosa	
Date	Print Name	Signature of Applicant
<u>1/12/2020</u>	Kristine M. Fontanarosa	
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Phil B. Fontanarosa + KRISTINE FONTANAROSA owner of the property described as

695 Oak Street Glen Ellyn, IL. 60137

verify that Daniel J. Simoneit (Jamie)

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

Phil B Fontanarosa
Kristine Fontanarosa
Owner Signature

Subscribed and sworn to before me this

12th day of January, 2021

J Gardner
Notary Public



Affidavit Affirming No Conflict of Interest

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

1. My name is Daniel J. Simoneit (Jamie), and I hold the position of architect for Phil + Kris Fontanarosa ("**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:

[Signature]

Title:

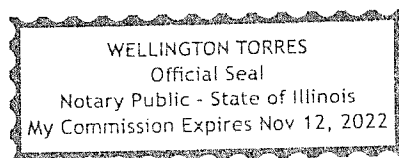
architect, z+o architecture + interiors

Applicant's Name: Daniel J. Simoneit (Jamie)

Subscribed and sworn to me this

20th day of January, 2021.

Wellington Torres 32
Notary Public



This instrument prepared by:
Kevin M. Carrara, Esq.
Rathje & Woodward, LLC
300 E. Roosevelt Road, Ste. 300
Wheaton, IL 60187

After recording return to:
695 Oak St.
Glen Ellyn, Illinois 60137
Attn: Phil & Kristine Fontanarosa

Mail subsequent tax bills to:
695 Oak St
Glen Ellyn, Illinois 60137
Attn: Phil & Kristine Fontanarosa

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
05/06/2019 09:58 AM
RHSP
COUNTY TAX STAMP FEE 407.50
STATE TAX STAMP FEE 815.00

DOCUMENT # R2019-033814

This space reserved for Recorder's use only.

WARRANTY DEED

THIS WARRANTY DEED is made as of this 3rd day of May, 2019, by **TIMOTHY ELLIOTT AND ANNE ELLIOTT**, Husband and Wife, as tenants by the entirety with the right of survivorship, whose mailing address is 695 Oak St, Glen Ellyn, Illinois 60137 ("Grantors"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents hereby **SELLS AND CONVEYS** to the **GRANTEES, PHIL FONTANAROSA AND KRISTINE FONTANAROSA**, husband and wife, as tenants by the entirety with the right of survivorship, whose mailing address is 6619 St. James Court, Downers Grove, IL 60516 ("Grantees"), forever, the following described Real Estate situated in the Village of Glen Ellyn, County of DuPage, in the State of Illinois:

SEE EXHIBIT A LEGAL DESCRIPTION

Permanent Real Estate Index Number: 05-11-212-027
Commonly Known As: 695 Oak St, Glen Ellyn, Illinois 60137

Together with all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as described above, with the appurtenances, unto the Grantees, forever.

And the Grantors, for themselves and their successors, does covenant, promise and agree to and with Grantees and their successors and assigns, they has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as set forth as "Permitted Title Exceptions" on **Exhibit B** attached hereto and

190027846 1 of 2 JFosco

made a part hereof; and that subject to such Permitted Title Exceptions, the Grantors WILL WARRANT AND DEFEND, the premises against all persons lawfully claiming by, through or under the Grantors, but none otherwise.

IN WITNESS WHEREOF, this Warranty Deed has been executed by the Grantors on and as of the date first above written.



Timothy Elliott, Grantor

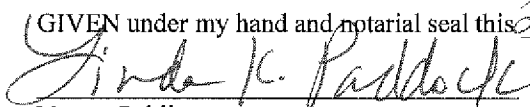


Anne Elliott, Grantor

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

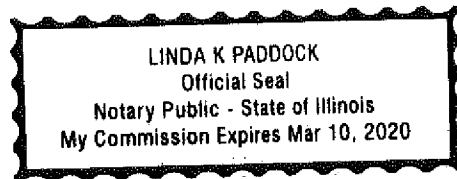
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Timothy Elliott** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of May, 2019.



Notary Public

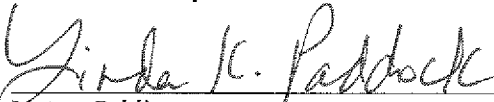
Commission Expires



STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Anne Elliott** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of May, 2019.



Notary Public

Commission Expires

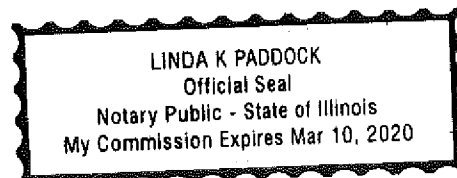


EXHIBIT A

LEGAL DESCRIPTION

11
LOT 9 IN SECOND ADDITION TO GLEN ELLYN SPRINGS, BEING A RESUBDIVISION OF PART OF LOTS 13, 14, 15, 16, AND 36 OF THE ASSESSMENT DIVISION OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECOND ADDITION TO GLEN ELLYN SPRINGS RECORDED JULY 22, 1891 AS DOCUMENT 46086, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Numbers: 05-11-212-027

Commonly Known As: 695 Oak St, Glen Ellyn, Illinois 60137

		Village of Glen Ellyn	
		Real Estate Transfer Tax	
		021708	
Sale \$	815,000.00		
Tax \$	2,445.00		
Date	5-2-19	Initials	PH

EXHIBIT B

PERMITTED EXCEPTIONS

General real estate taxes not due and payable at time of closing,, building line and use or occupancy restrictions, annexation agreement, declarations, conditions, and covenants of record; zoning laws and ordinances; and easements for public utilities



Legend

Medium Basemap

Extent_IL_POLY



0 50 100
ft

Print Date: 3/1/2021

Notes

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



Legend

Zoning and Development

Zoning

- CR: Conservation/Recreation District
- R2: Single Family Residential District

Medium Basemap

Extent_IL_POLY

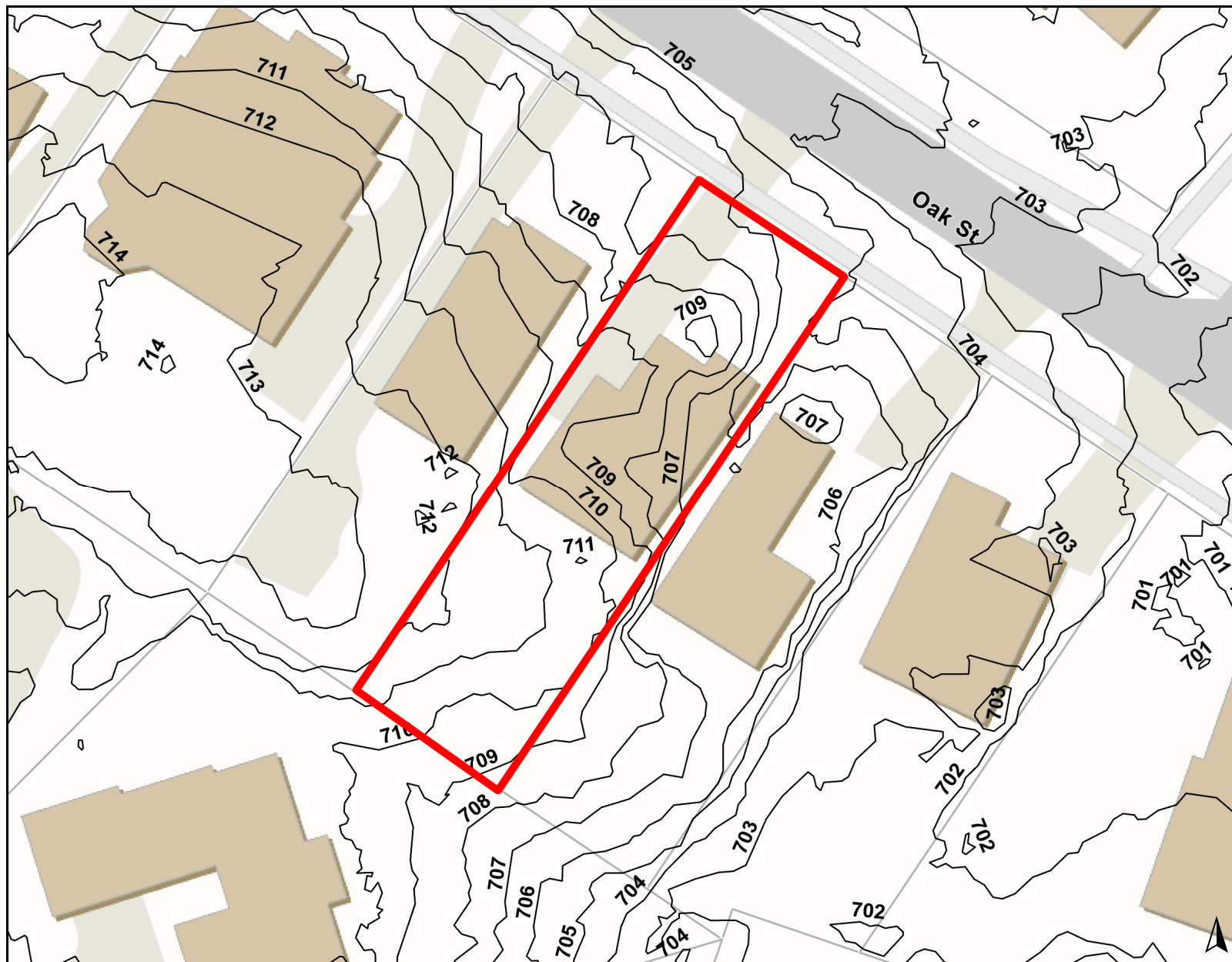


0 100 200
ft

Print Date: 3/1/2021

Notes

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



Legend

DuPage County

DuPage County 1' 2017 Contours

Medium Basemap

Extent_IL_POLY



0 50 100
ft

Print Date: 3/1/2021

Notes

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

Existing Conditions - front facade Photo.01 +.02



Existing Conditions - rear/south facade Photo.03



Existing Conditions - rear/west + east views Photo.04 + 05

west



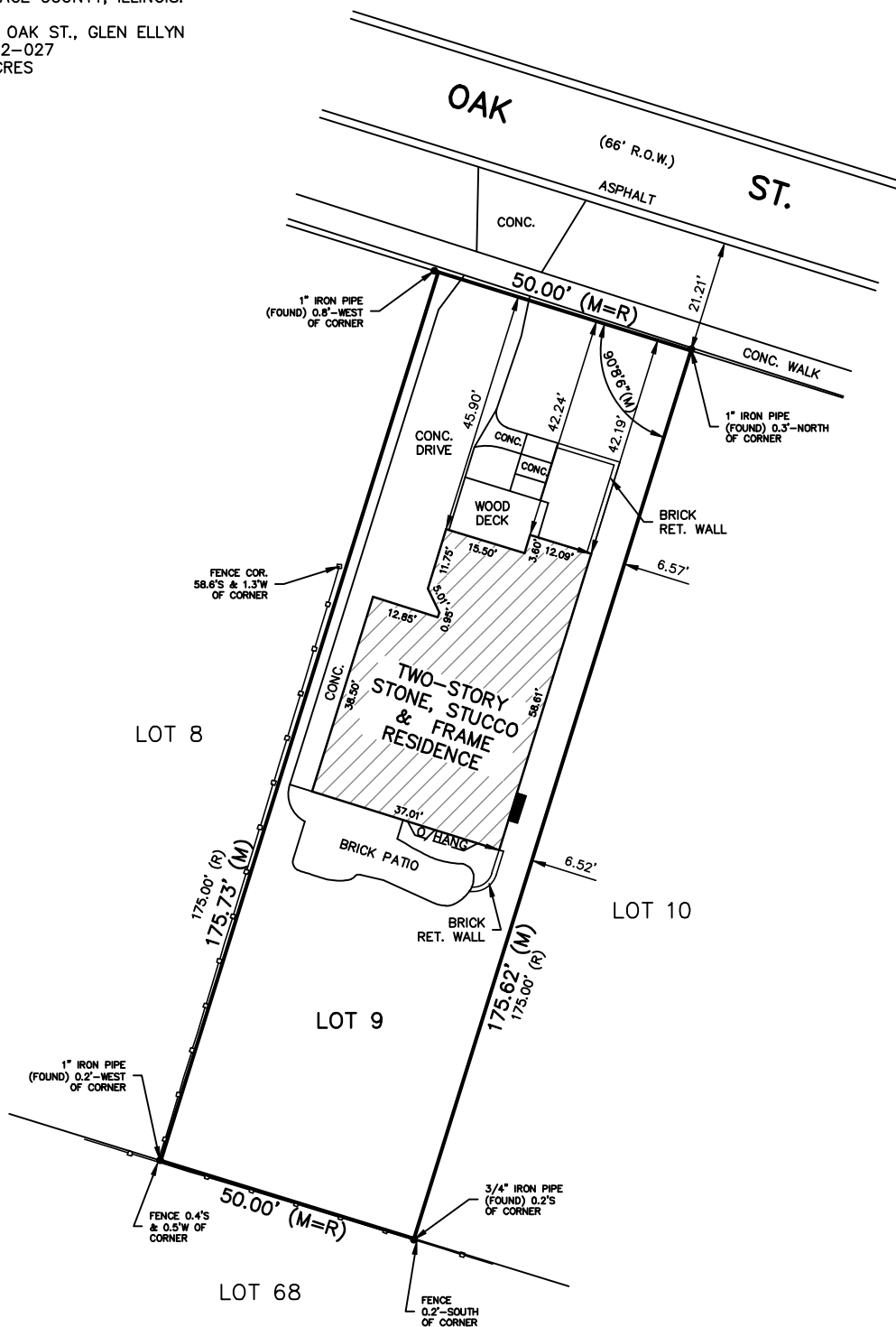
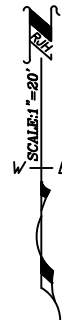
east



PLAT OF SURVEY

LOT 9 IN SECOND ADDITION TO GLEN ELLYN SPRINGS, BEING A RESUBDIVISION OF PART OF LOTS 13, 14, 15, 16 AND 36 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECOND ADDITION TO GLEN ELLYN SPRINGS RECORDED JULY 22, 1891 AS DOCUMENT 46086, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 695 OAK ST., GLEN ELLYN
PIN: 05-11-212-027
AREA: 0.20 ACRES



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: 07/01/2020.

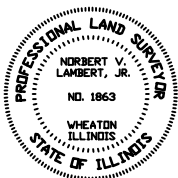
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 7TH DAY OF JULY, A.D., 2020.

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 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

ORDERED BY: PHIL FONTANAROSA, FILE NO. 200527

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES

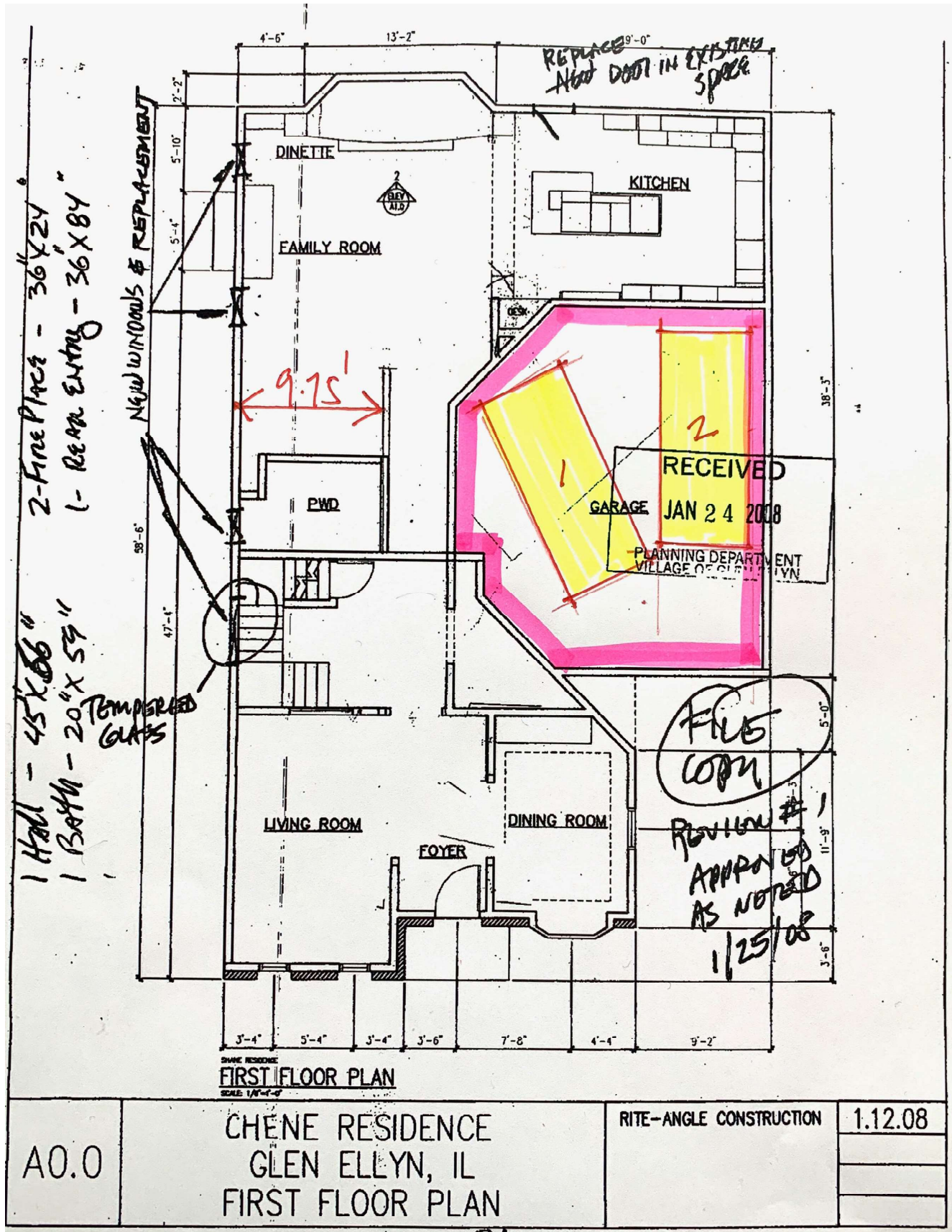
933 W. LIBERTY DR
WHEATON, IL 60187
P: (630)653-6331
F: (630)653-6396

E: INFO@LAMBERTSURVEY.COM

LAND TECHNOLOGY

P: (815)363-9200
F: (815)363-9223
E: LANDTECH@LT-PE.COM

existing first floor plan



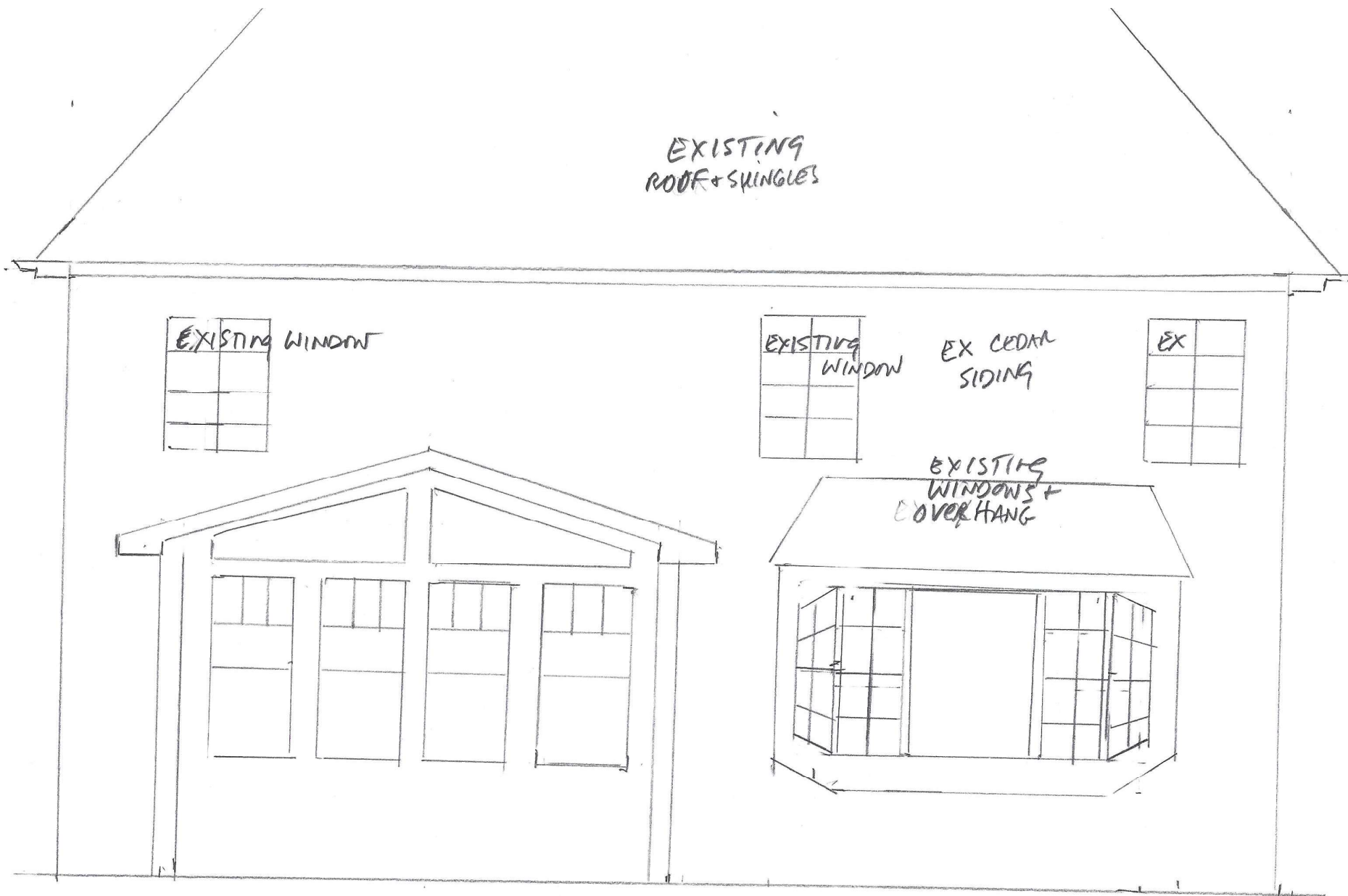
EXISTING LOT COVERAGE: 1927.79 SF / LOT SIZE: 8,750 SF = 22.03 LCR
PROPOSED LOT COVERAGE: 2167.79 SF / LOT SIZE: 8,750 SF = 247.7 LCR

[illegible]

Z+O
architecture + interiors
504 hillside avenue
glen ellyn, illinois 60137

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

site





PROPOSED
EAST ELEVATION

$\frac{1}{4}'' = 1'-0''$



PROPOSED
WEST ELEVATION

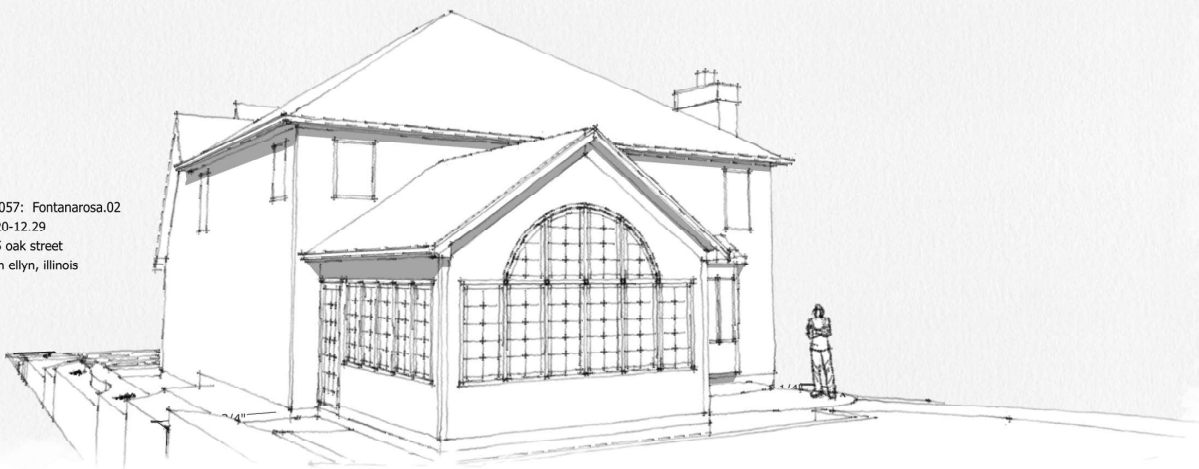
$\frac{1}{4}" = 1'-0"$

3d model study.01 existing/proposed 1 of 5

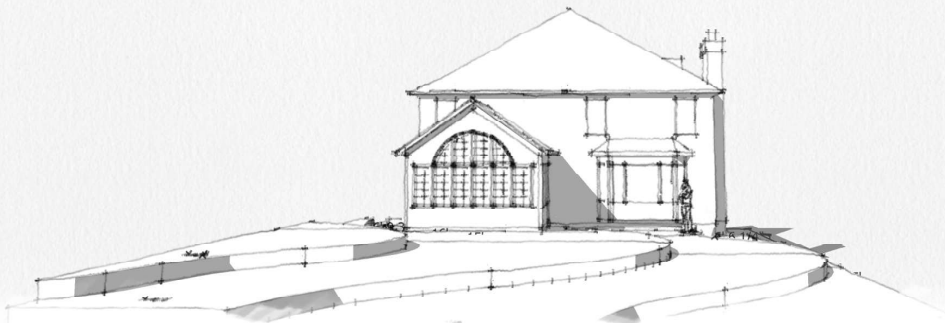
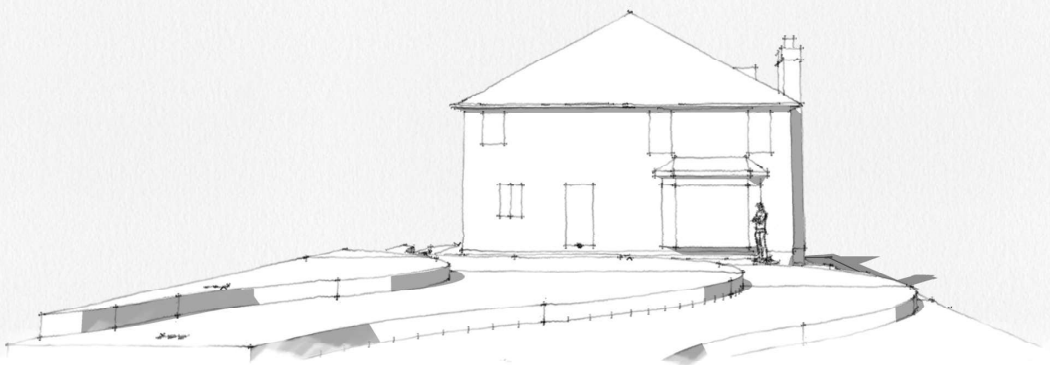
20.057: Fontanarosa-x
2020-11.26
695 oak street
glen ellyn, illinois



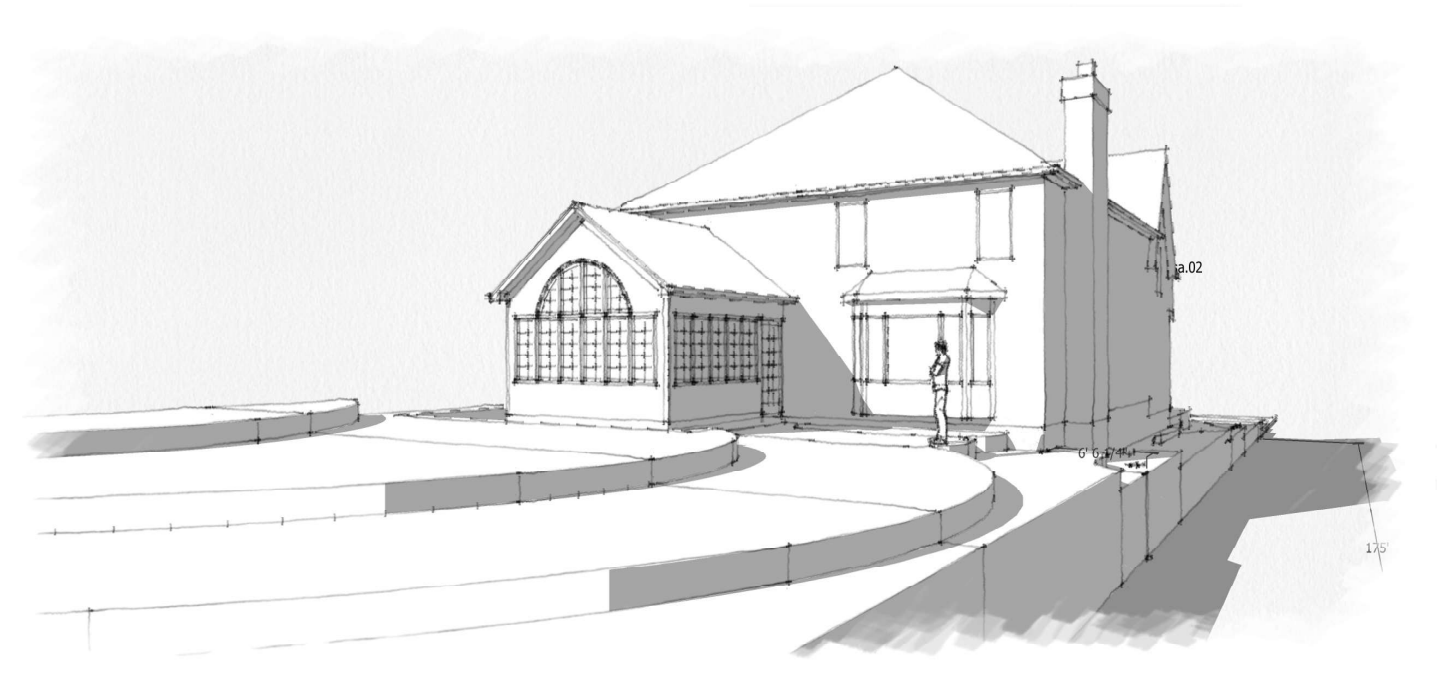
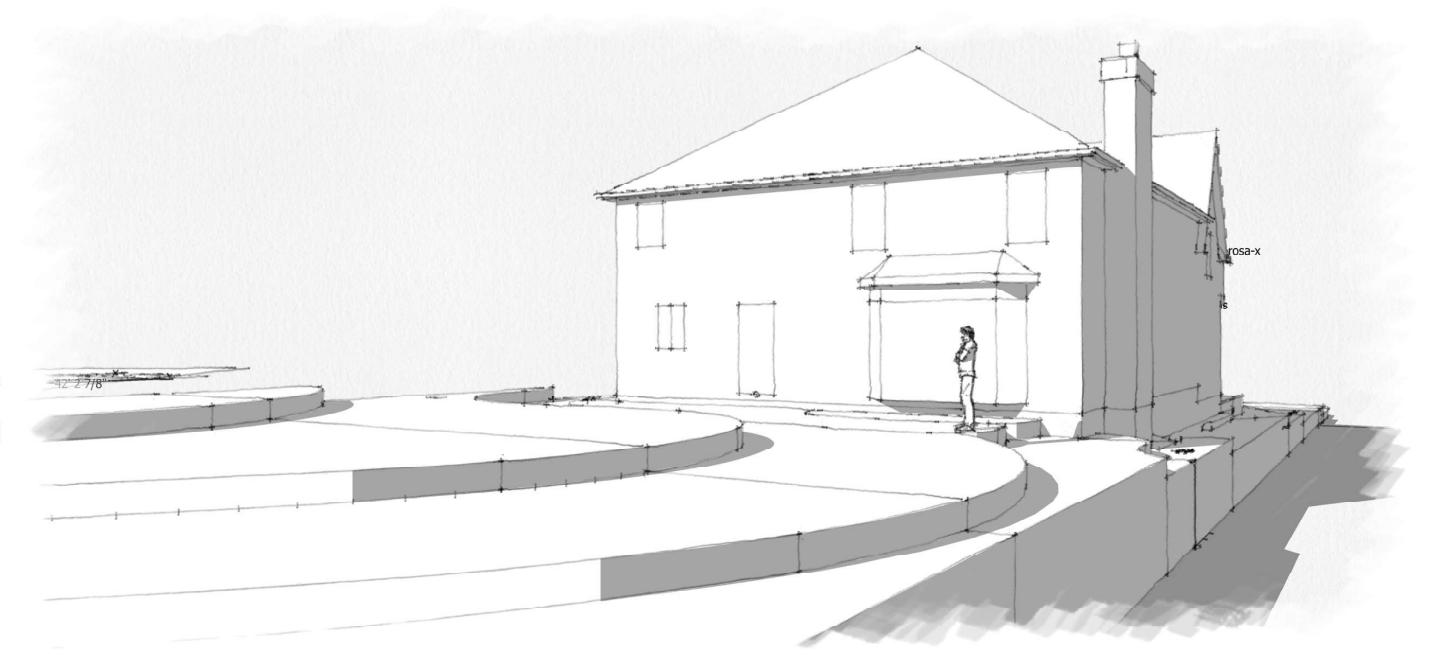
20.057: Fontanarosa.02
2020-12.29
695 oak street
glen ellyn, illinois



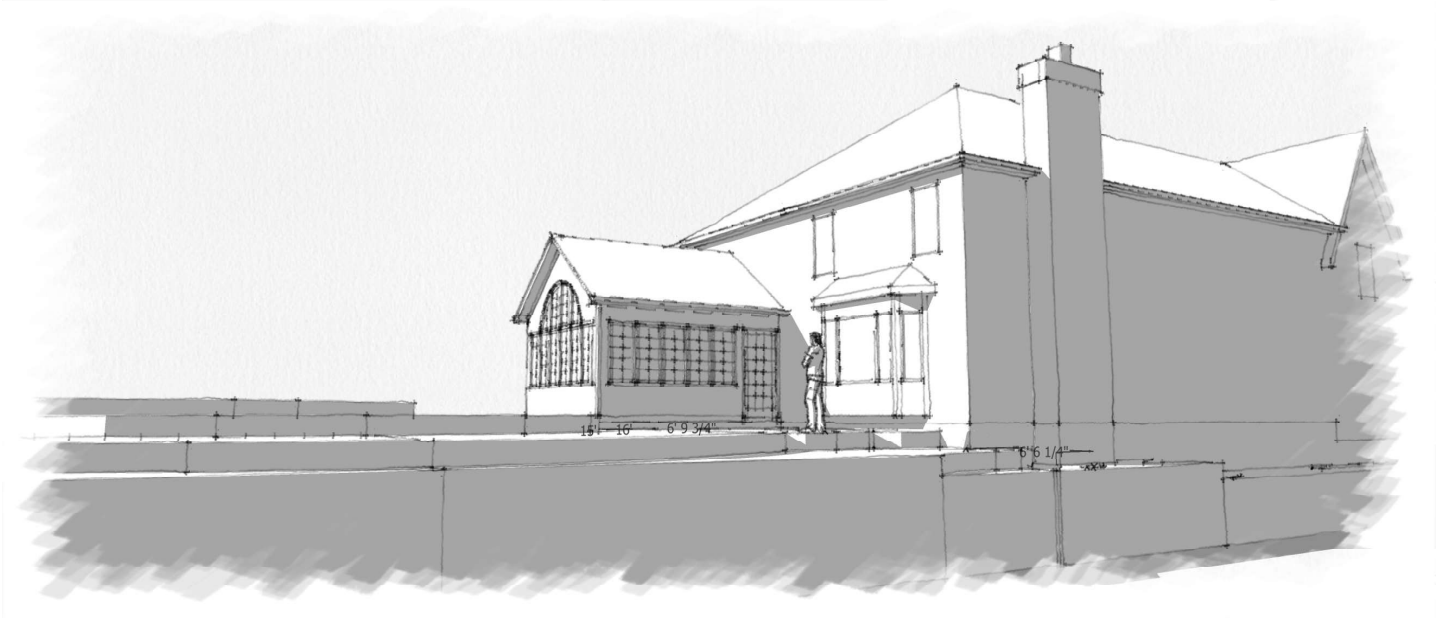
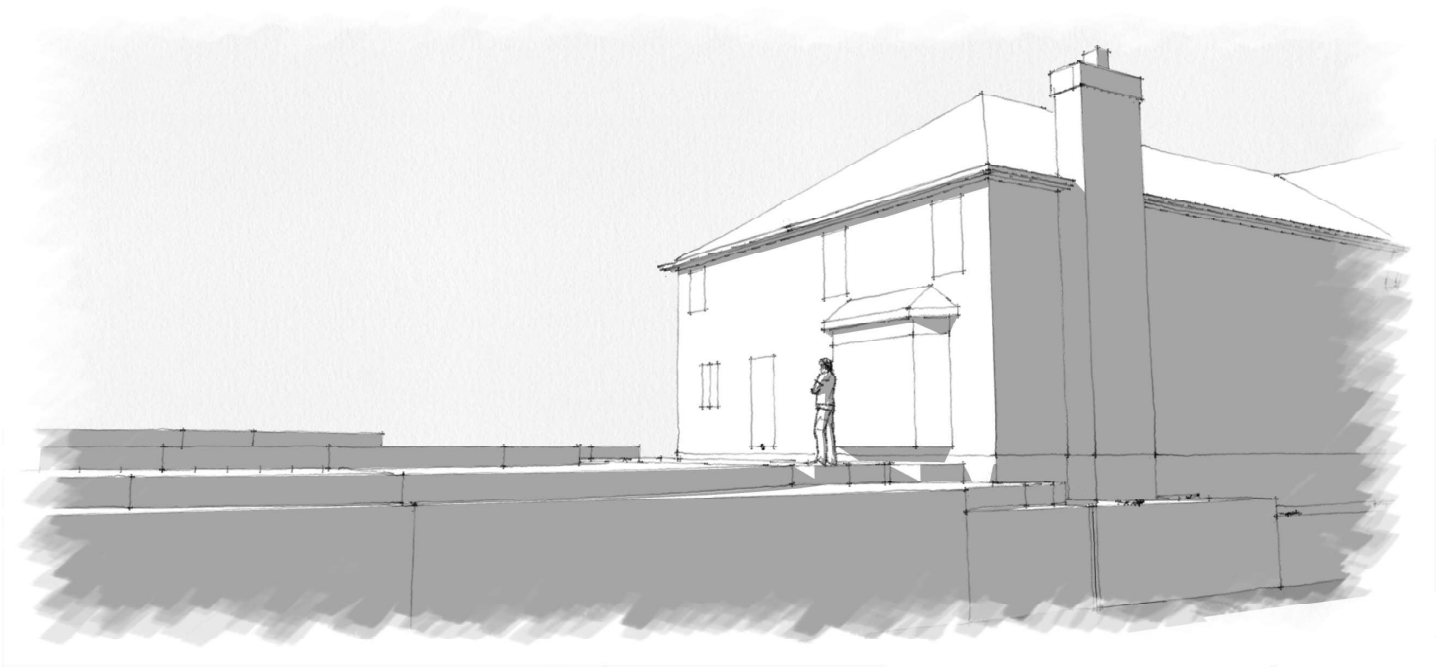
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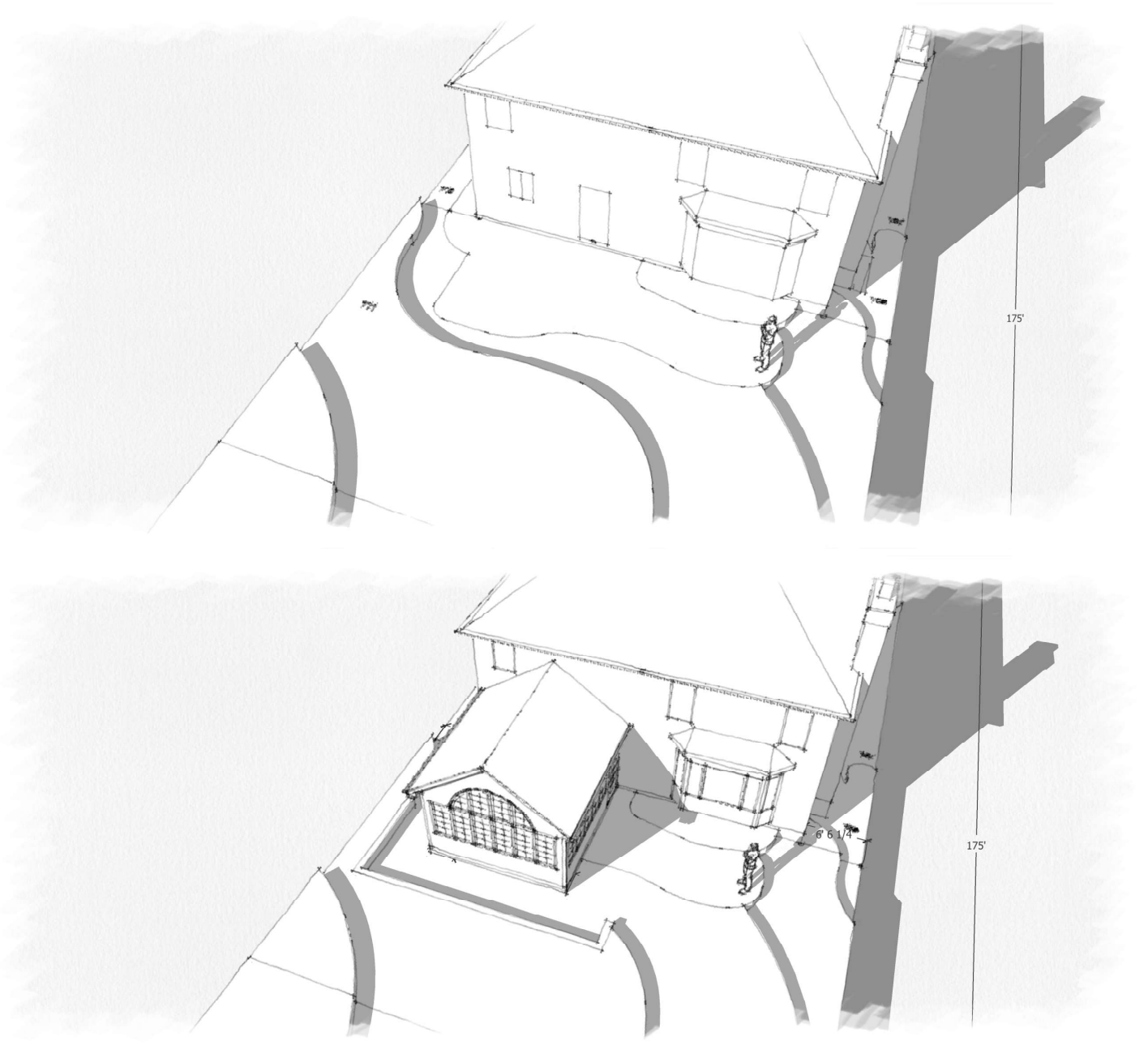
3d model study.01 existing/proposed 3 of 5



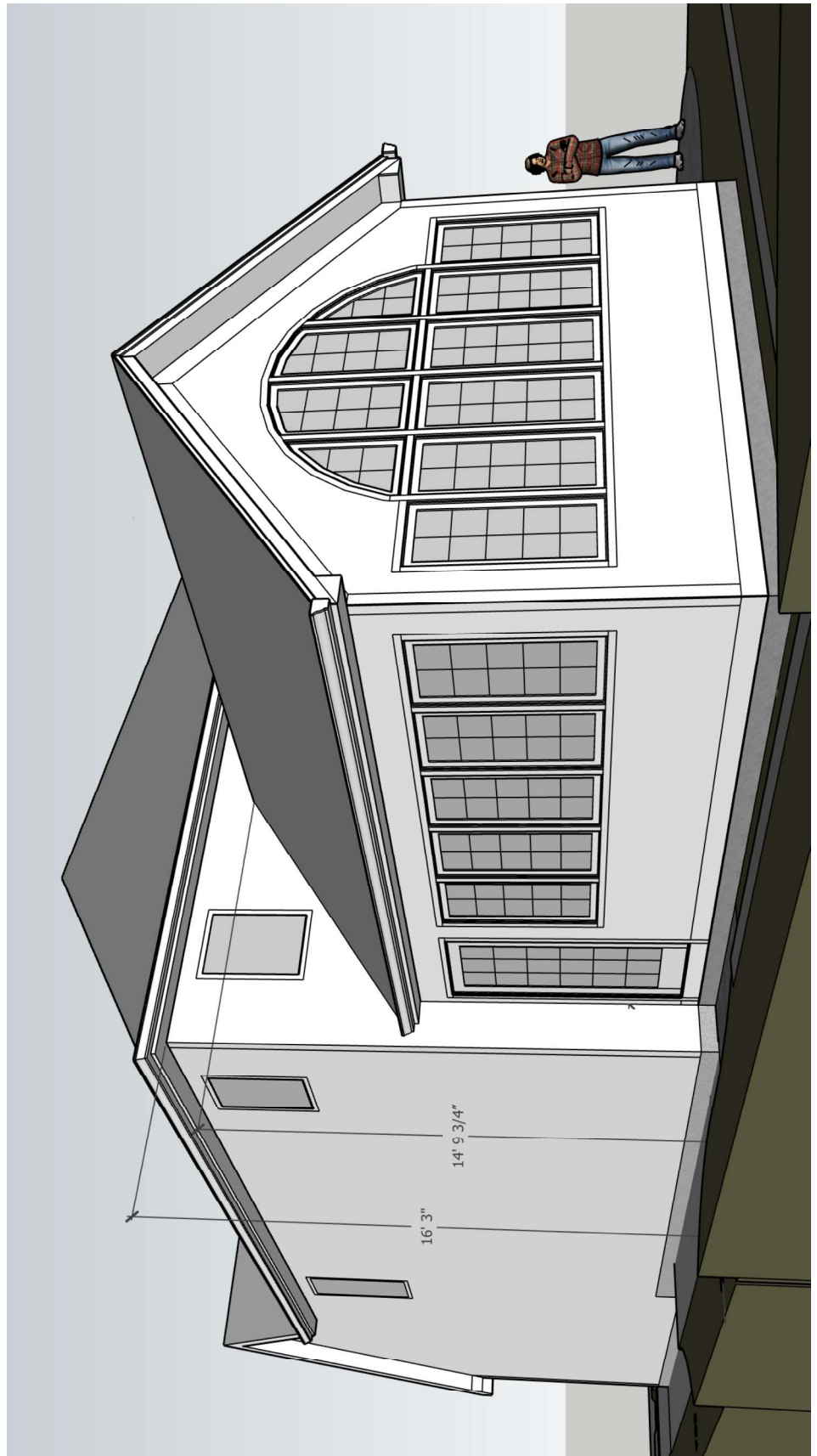
3d model study.01 existing/proposed 4 of 5



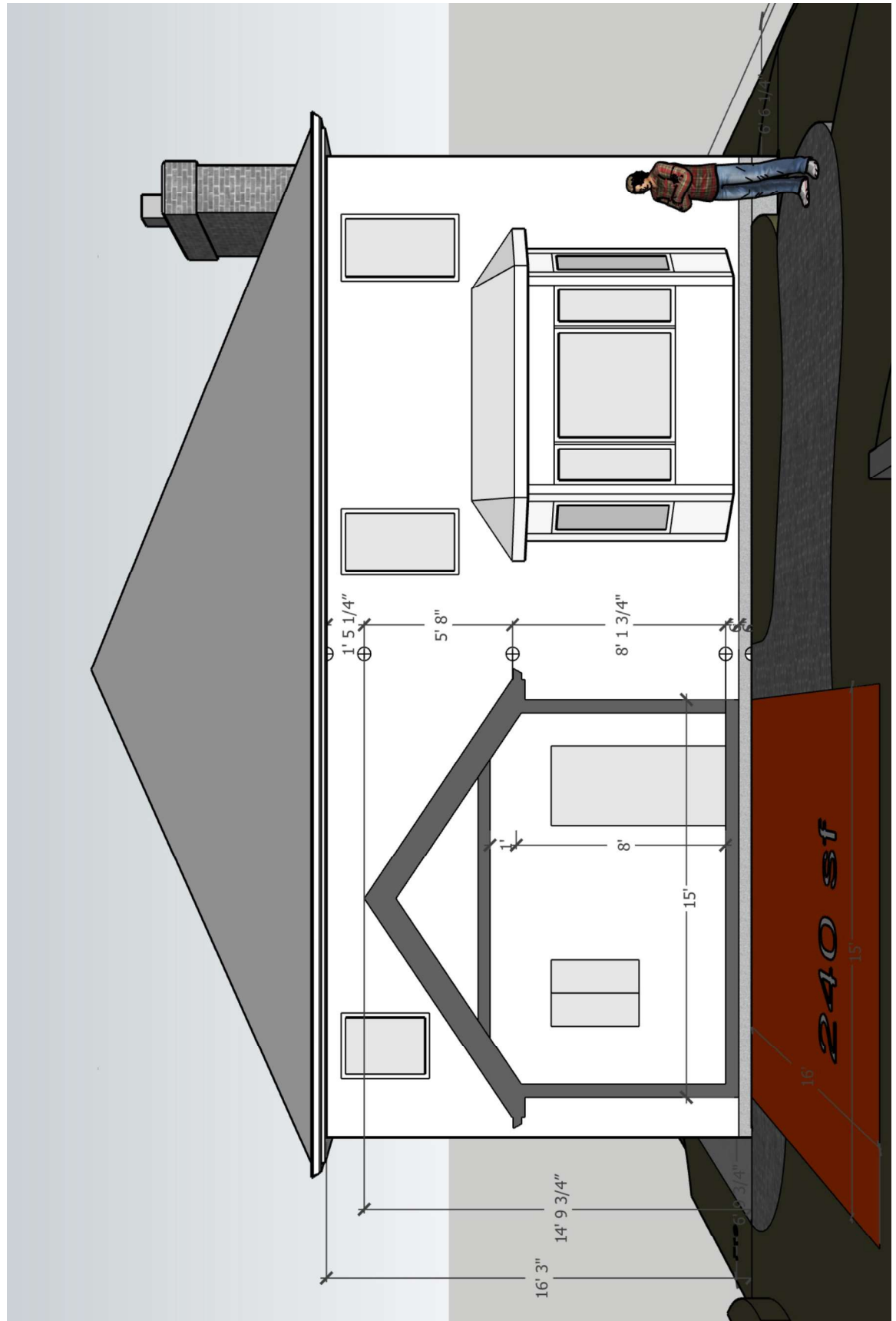
3d model study.01 existing/proposed 5 of 5



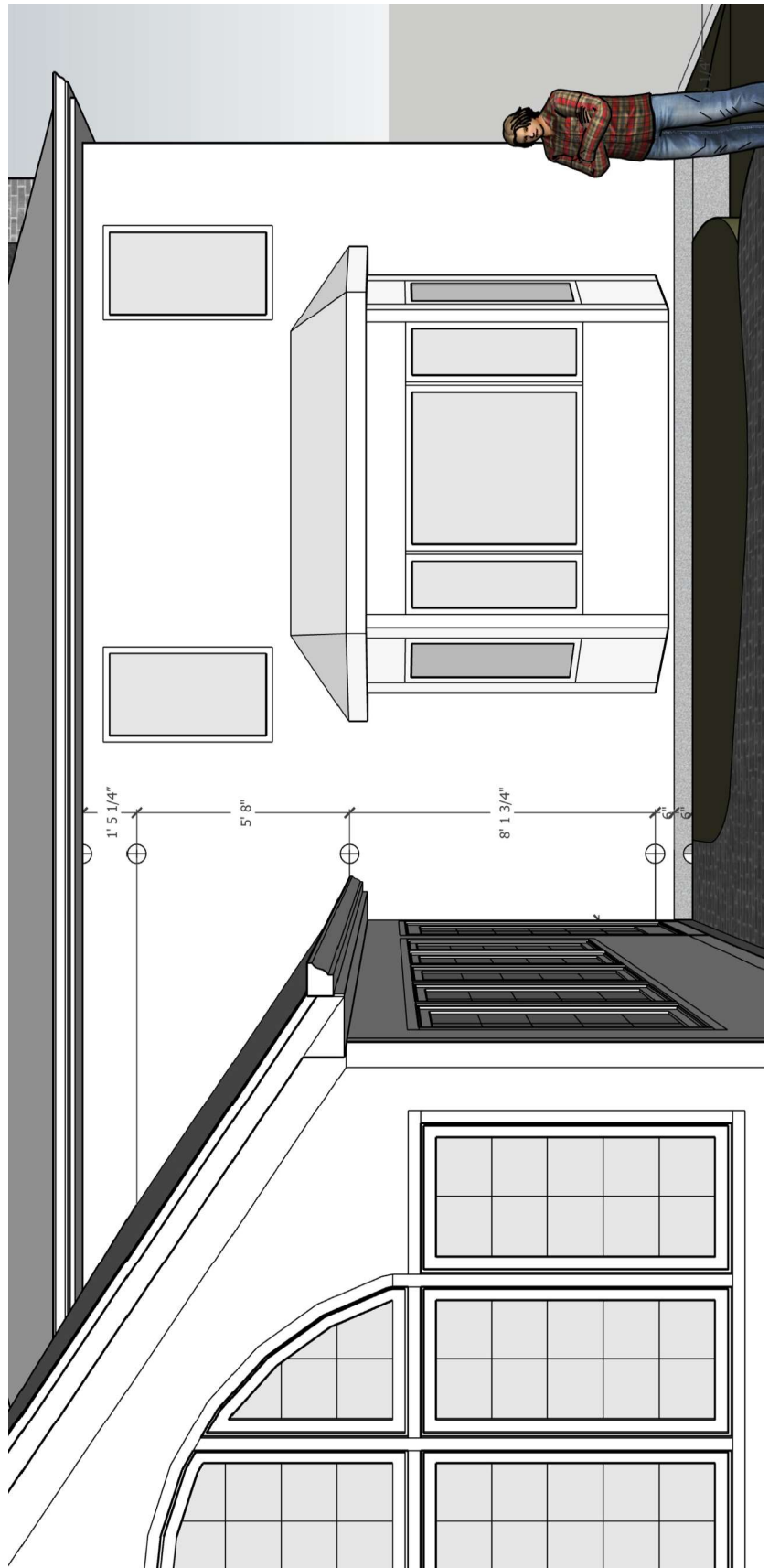
dimensions: 1 of 3



dimensions: 2 of 3



dimensions: 3 of 3





NOTICE OF PUBLIC HEARING

Daniel J. Simoneit, petitioner on behalf of Phil and Kris Fontanarosa, owners of the property located at 695 Oak Street, is requesting a public hearing for a zoning variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider the requested zoning variations on **Tuesday, March 9, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The petitioner is requesting approval of a variation from the Glen Ellyn Zoning Code to allow an addition to their existing home. To accommodate this project, the variation is as follows

1. Section 10-4-8(E)(1) to permit a lot coverage ratio of 24.8 percent where a lot coverage no more than 20% is permitted on a lot with a principal structure of greater than one story; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property, commonly known as 695 Oak Street, is zoned R2 Residential District, and is legally described as follows:

LOT 9 IN SECOND ADDITION TO GLEN ELLYN SPRINGS, BEING A RESUBDIVISION OF PART OF THE LOTS 13, 14, 15, 16 AND 36 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SECOND ADDITION TO GLEN ELLYN SPRINGS RECORDED JULY 22, 1891 AS DOCUMENT 46086 IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-11-212-027

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans related to the proposed project are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website for public viewing on the Agendas and Minutes page no later than Friday, March 5, 2021. If you have questions, please contact Katie Ashbaugh, Planner, via email at kashbaugh@glenellyn.org or by phone at 630-547-5249.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (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.

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, February 23, 2021 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#,,, *234012# or
+16465588656,,84874590291#,,, *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>

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Published in Daily Herald February 22, 2021 (4558935)

RECEIVED

MAR 07 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, 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.

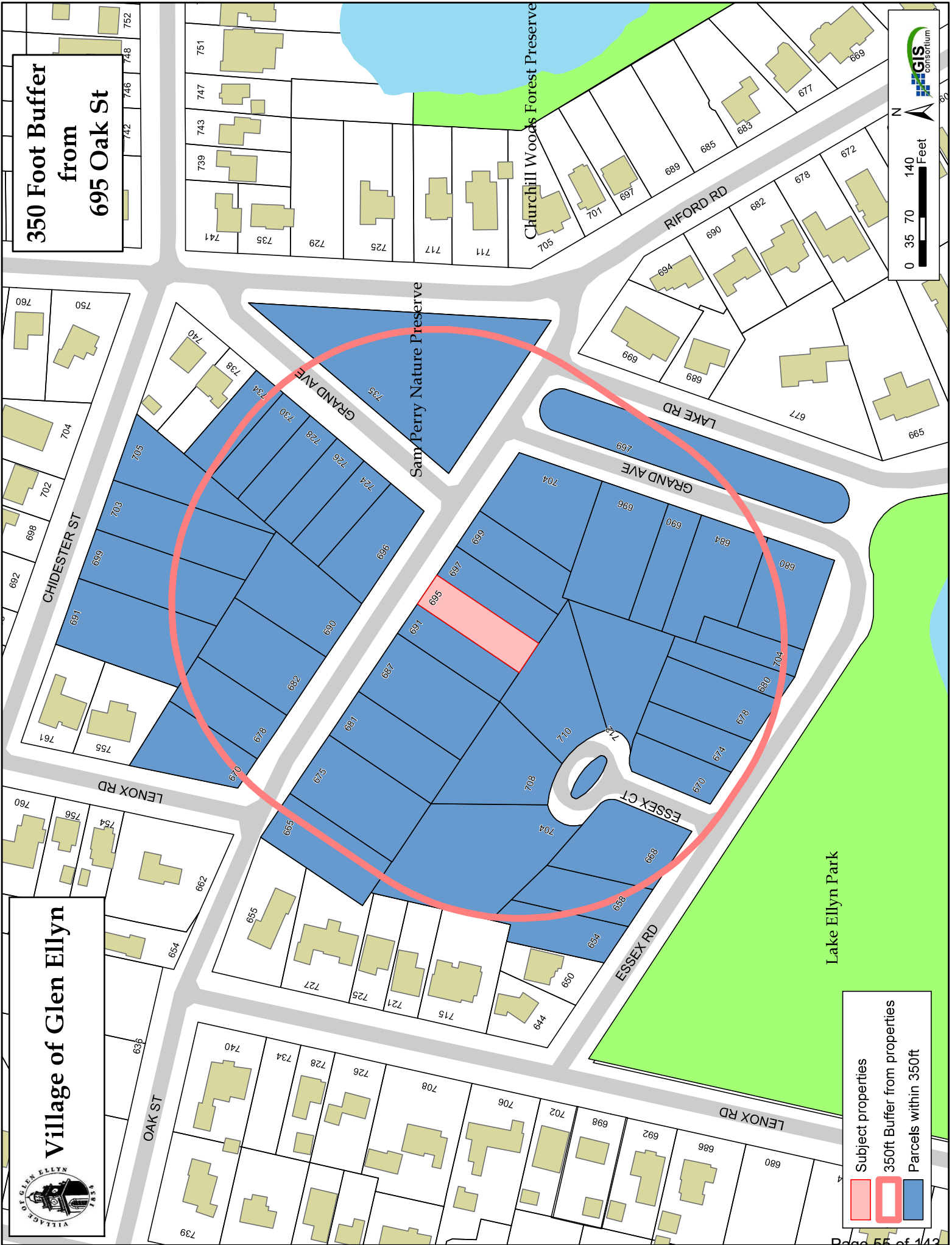
I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/22/2021 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 *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4558935



350 Foot Buffer
from
695 Oak St

Village of Glen Ellyn



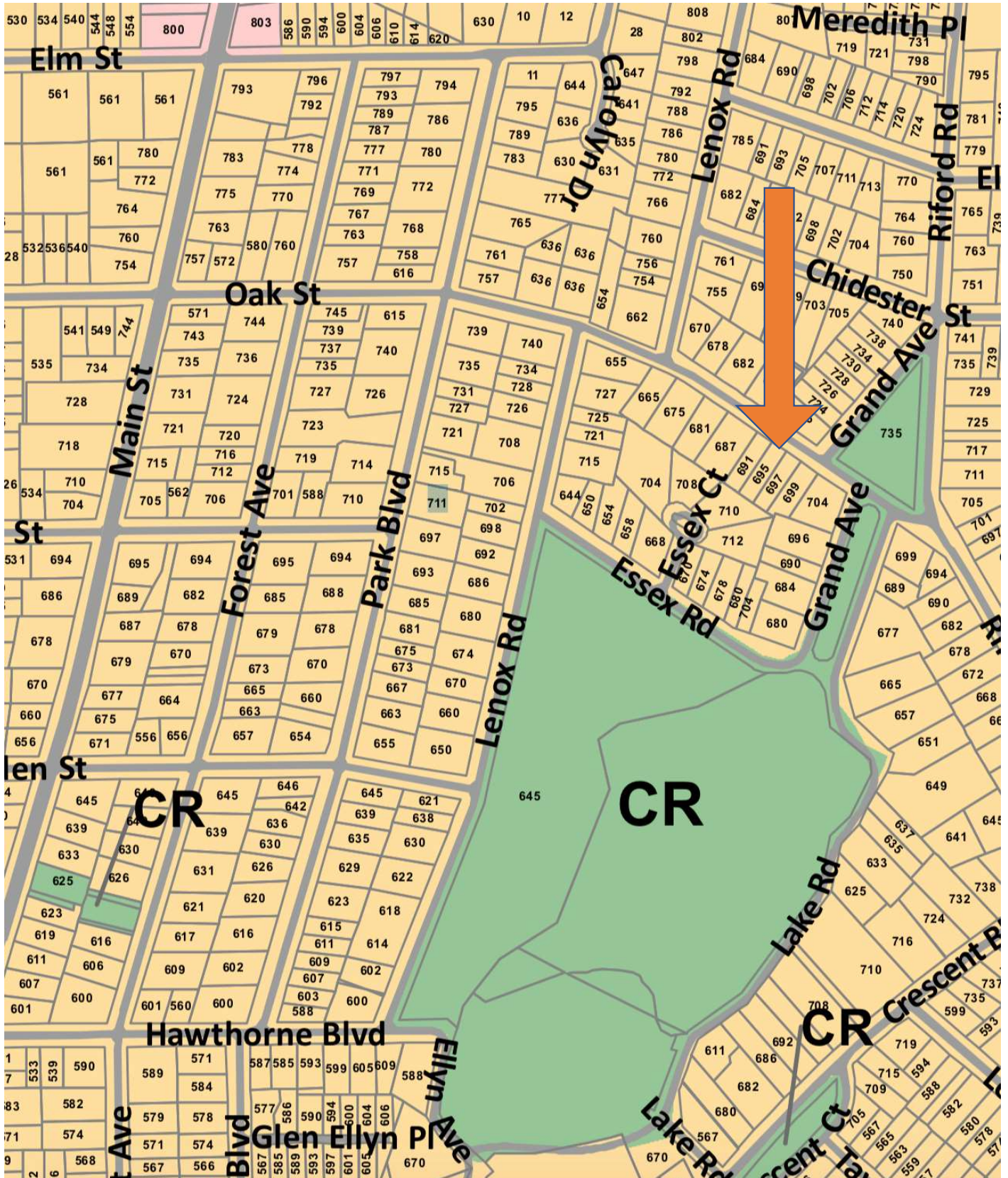
- Subject properties
- 350ft Buffer from properties
- Parcels within 350ft

**List of Addresses for Public Notice
695 Oak Street
Mailed: 2/17/2021**

Recipient Name	Street Number	Street Name	Apt #	City	State	Zip
ABATA, KARSTEN & GIA	682	OAK ST		GLEN ELLYN	IL	60137
ANDERS, REED & TIA	678	ESSEX RD		GLEN ELLYN	IL	60137
AUXIER, SAMUEL & LYNN	728	GRAND AVE		GLEN ELLYN	IL	60137
BERGMAN, CHRISTOPHER & E	696	GRAND AVE		GLEN ELLYN	IL	60137
BERTHOLDT, JAMES & EVELYN	674	ESSEX RD		GLEN ELLYN	IL	60137
CALL, CAMBI L	22	WASHINGTON ST	#1500	CHICAGO	IL	60602
CHIADO, BLAKE & DIANA	690	OAK ST		GLEN ELLYN	IL	60137
DI SANTO, DAVID A	696	OAK ST		GLEN ELLYN	IL	60137
DIMMITT, STEVEN & BETH	734	GRAND AVE		GLEN ELLYN	IL	60137
ECK, MARY KAY	684	GRAND AVE		GLEN ELLYN	IL	60137
ELLIOTT, TIMOTHY & ANNE	695	OAK ST		GLEN ELLYN	IL	60137
EMANUEL, LISA	708	ESSEX CT		GLEN ELLYN	IL	60137
FAGANEL, SHARYL	699	CHIDESTER AVE		GLEN ELLYN	IL	60137
FIFE, GARRET & HILARY	705	CHIDESTER AVE		GLEN ELLYN	IL	60137
GALVANONI, MATTHEW & C	691	CHIDESTER ST		GLEN ELLYN	IL	60137
GELFER, GEORGE & SANDY	726	GRAND AVE		GLEN ELLYN	IL	60137
GLEN ELLYN PARK DIST	185	SPRING AVE		GLEN ELLYN	IL	60137
GRNKOVIC, MICHAEL & C	680	GRAND AVE		GLEN ELLYN	IL	60137
HEIDENREICH, GEORGE & M H	704	GRAND AVE		GLEN ELLYN	IL	60137
HENNESSY, ELIZABETH A	681	OAK ST		GLEN ELLYN	IL	60137
HILDEBRAND, ROBERT	680	ESSEX RD		GLEN ELLYN	IL	60137
ILHARDT, KENT & LORA	687	OAK ST		GLEN ELLYN	IL	60137
JENKS, GARRETT & JENNIFER	699	OAK ST		GLEN ELLYN	IL	60137
KINSEY, BRADLEY J & C H	670	ESSEX RD		GLEN ELLYN	IL	60137
KINSEY, CHRISTINE H	668	ESSEX RD		GLEN ELLYN	IL	60137
MC PARTLIN, S SCOTT & A S	724	GRAND AVE		GLEN ELLYN	IL	60137
MURPHY, RICHARD & JOLENE	658	ESSEX RD		GLEN ELLYN	IL	60137
NEARY, LEONORE M	697	OAK ST		GLEN ELLYN	IL	60137
OBERFRANC, HELEN K TR	654	ESSEX RD		GLEN ELLYN	IL	60137
PETERMAN, RAYMOND & R	730	GRAND AVE		GLEN ELLYN	IL	60137
SCHECK, RICHARD & MEGAN	678	OAK ST		GLEN ELLYN	IL	60137
SHASTEEN, JAMES & TAMARA	691	OAK ST		GLEN ELLYN	IL	60137
SIMON, MARK & S ROTHSCHILD	690	GRAND AVE		GLEN ELLYN	IL	60137
VAINISI, JENNIFER	710	ESSEX CT		GLEN ELLYN	IL	60137
VANEEKEREN, BLAKE & IVY	712	ESSEX CT		GLEN ELLYN	IL	60137
VILLAGE OF GLEN ELLYN	535	DUANE ST		GLEN ELLYN	IL	60137
WACKROW, FRANK P	703	CHIDESTER ST		GLEN ELLYN	IL	60137
WEBSTER, JUDITH Y	670	OAK ST		GLEN ELLYN	IL	60137
WEST SUBURBAN BK 13850	601	RT 83		ELMHURST	IL	60126
WOODS III, GEORGE I	580	OAK ST		GLEN ELLYN	IL	60137

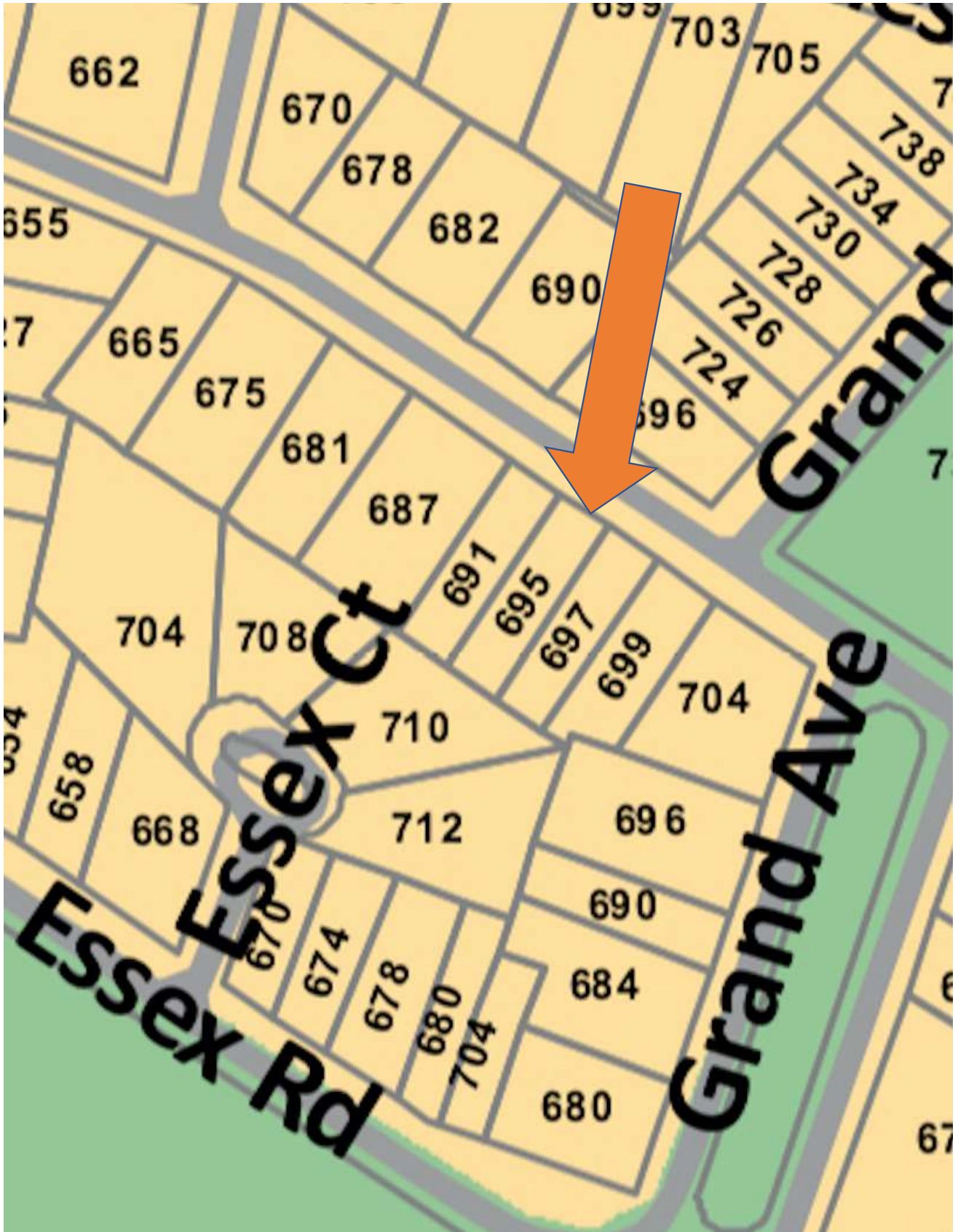
Fontanarosa Residence
695 Oak Street
Glen Ellyn, Illinois

Glen Ellyn Zoning Map 1 of 2



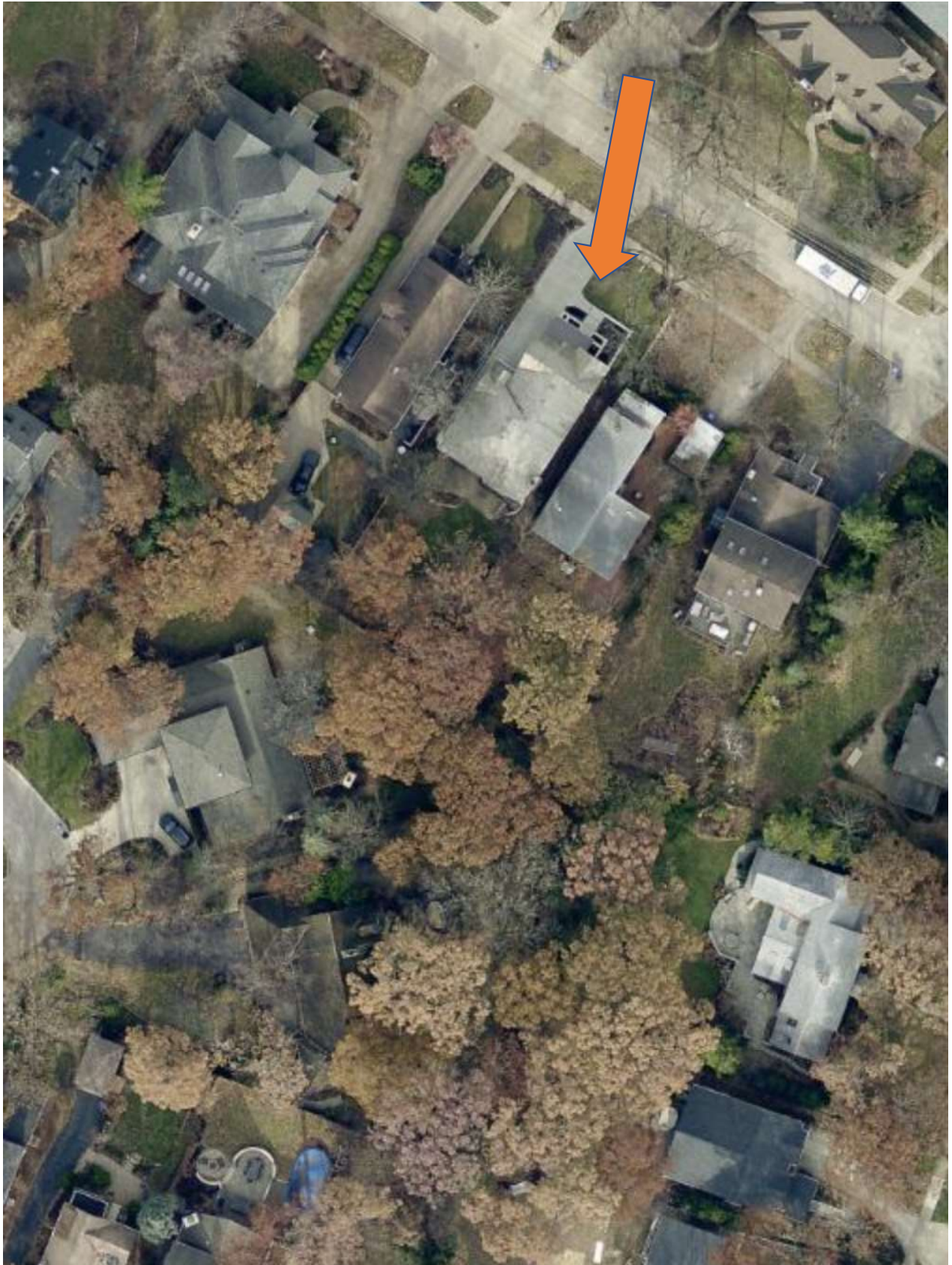
Fontanarosa Residence
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Glen Ellyn Zoning Map 2 of 2

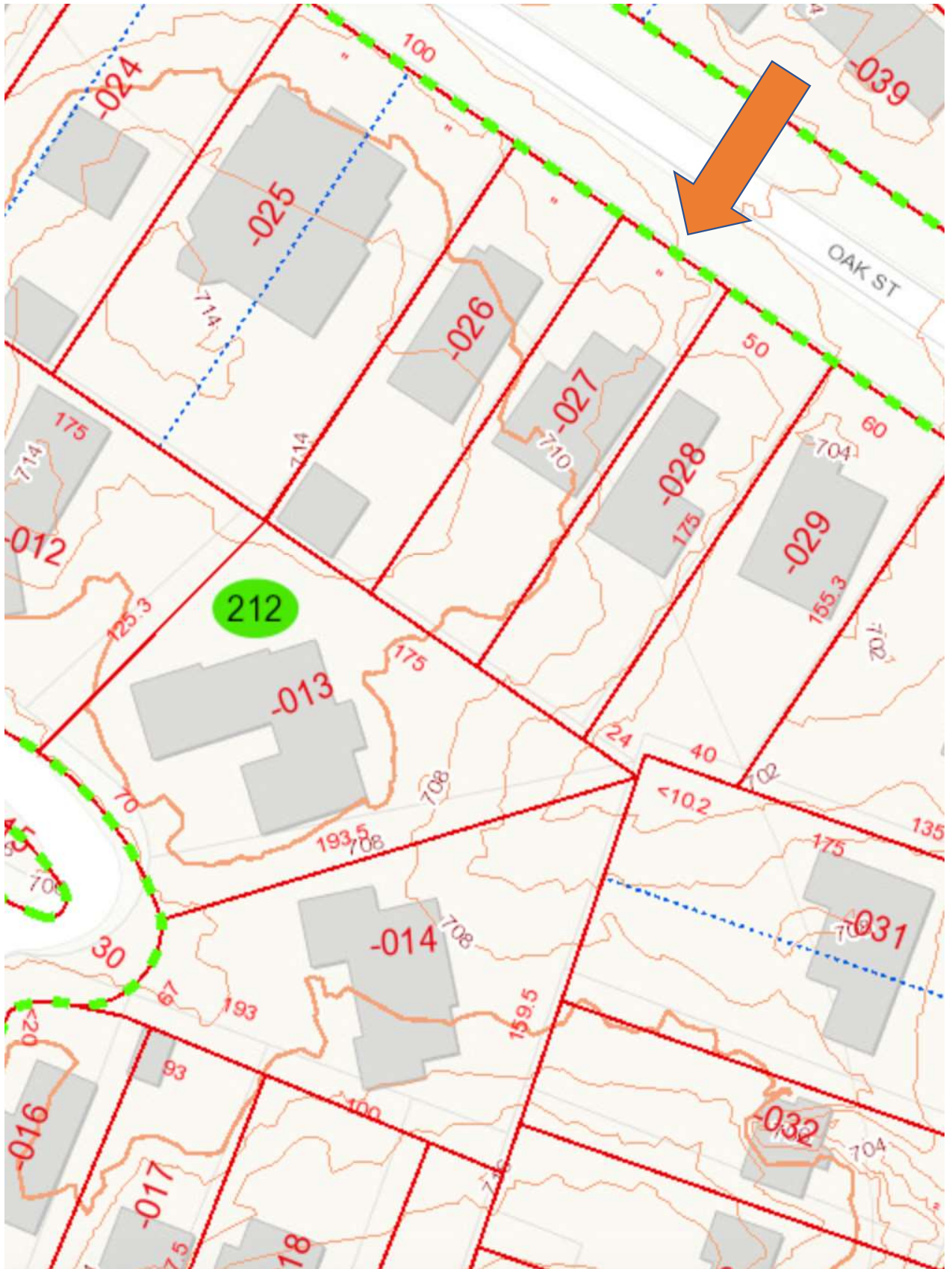


Fontanarosa Residence
695 Oak Street
Glen Ellyn, Illinois

Satellite Image - property + adjoining neighbors



DuPage County Boundary/Topography Map





**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/9/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-920)**

DOC ID: 2021-920

A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 301 Abbotsford Court

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A.

Action Requested:

Please see attached staff report.

Attachments:

1. Staff Report for 301 Abbotsford Court Zoning Variation Requests
2. Petitioner's Application Materials
3. Aerial Photo
4. Zoning - Location Map
5. 1-Foot Contour Map
6. Photos of Existing Conditions
7. Plat of Survey
8. Proposed Site Plan
9. Existing Floor Plan - 1st floor
10. Proposed Floor Plans
11. Proposed Elevations
12. Public Hearing Notice
13. Certificate of Publication
14. Map of Properties Notified by Mail

15. List of Addresses for Public Notice Mailing
16. 1 - 2 Family Zoning Worksheet
17. Signature of Support

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: March 4, 2021

SUBJECT: *March 9, 2021 Zoning Board of Appeals Meeting*
A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 301 Abbotsford Court

PROPERTY: 301 Abbotsford Court is a reverse corner lot located on the east side of Abbotsford Court and Scott Avenue, just south of the intersection of Scott Avenue and Roslyn Road.

PETITIONER: William H. Sessions, owner of the property located at 301 Abbotsford Court, is also the petitioner.

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

1. Section 10-4-8(D)(3) to allow a second-story addition to be no closer than 5 feet 11 inches from the south interior side lot line where the required interior side yard setback is 10 feet 11 inches;
2. Section 10-4-8(D)(4) to allow a second-story addition to be no closer than 8 feet 1 inch from the corner side lot line where the required corner side yard setback is 30 feet; and
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZONING/USE: The subject property is zoned R2 – Single Family Residential District and is improved with a single-family home. All surrounding properties are also zoned R2 – Single Family Residential District. The properties to the south, east, and west are improved with single-family homes. The property to the north is considered public right-of-way, thus making 301 Abbotsford Ct. a corner lot.

PUBLIC NOTICE: Notice of the public hearing was published in the February 19, 2021, 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 has not granted any past variations to this property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1953	B-4091	New construction
1974	B-3108	Addition
1987	B-9550	Addition
1999	B-11682	Fence
2015	#20150778	Remodel
2015	#20151040	Remodel – basement
2017	#20170772	Roof repair
2019	#20190208	Sewer repair
2020	#20202786	Addition/remodel (active)

EXISTING:

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

Subject Property Data

Lot Area	8,712 ft ² (0.20 acres)	+/- 14,563 ft ² (0.33 acres)
Lot Width	80', corner lots; 66', all other lots	109' 6"
Front Yard	30' (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'
Corner Side Yard	30'	+/- 8' 1"
Side Yard (East)	10' 11" required	+/- 5' 11"
Rear Yard	40'	+/- 54' 2"

The subject property was platted in 1924 as Lot 39 of Arthur T. McIntosh and Company's Glen Ellyn Golf Club Addition. The right-of-way of Roslyn Road, which runs east-west along the north lot line of the subject property, is 140.8 feet in width in contrast with the typical right-of-way width of 66 feet. This results in the subject property being defined as a corner lot in accordance with Section 10-2-2 of the Zoning Code.

The area on the south side of Roslyn east of Scott all the way to the river was the site of the original Village wastewater treatment facilities. This is a possible reason why the right-of-way dedicated was unusually large at the time of the subdivision.

PROPOSED:

The petitioner is proposing to construct a second-story addition onto their existing nonconforming single-family home.

Additions to nonconforming principal structures are required to comply with

the setbacks of the applicable zoning district. The front and rear yard setbacks of the existing single-story home are conforming. The existing corner side yard of 8 feet 1 inch is not compliant with the required corner side yard setback of 30 feet. The existing interior side yard of 5 feet 11 inches is not compliant with the required interior side yard setback of 10 feet 11 inches. Note that the odd shape of the lot, which is wider in the front creates a larger side yard setback requirement (since they side yard setback is 10% of the lot width). By proposing to construct a second-story addition directly above the home in its nonconforming location, the non-conforming condition is increased. Two variations therefore are required to allow the proposed addition.

The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 1,367 square feet or 56.5 percent, which is permitted. The proposed alteration is considered a Class 1 alteration and will change approximately 2,102 square feet or 45.6 percent, which is also permitted. The petitioner has provided photos of existing conditions (attached). No comments were received in opposition to the request. Owners of the property directly adjacent to the subject lot (295 Abbotsford Court) have signed a letter in support of the requests.

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 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. Petitioners' Application Materials
2. Aerial Photo
3. Zoning & Location Map
4. 1' Contour Map
5. Photos of Existing Conditions
6. Plat of Survey
7. Proposed Site Plan
8. Existing Floor Plan – 1st Floor
9. Proposed Floor Plans
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11. Public Hearing Notice
12. Certificate of Publication
13. Map of Properties Notified by Mail
14. List of Addresses for Public Notice Mailing
15. 1 & 2 Family Zoning Worksheet
16. Signature of Support

CC:

William H. Sessions, Owner and Petitioner
Staci Springer, AICP, Director of Community Development
Steve Witt, AIA, Building & Zoning Official
Kelly Purvis, AICP, Planning Manager
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 301 Abbotsford Ct. 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: William H. Sessions

Address: 301 Abbotsford Ct., Glen Ellyn IL 60137

Home Phone No.: n/a Cell Phone No.: (214)499-5388

Fax No.: n/a

E-mail: harris.sessions@gmail.com ; harris.sessions@us.gt.com

Ownership Interest in the Property in Question:

Applicant is the sole owner with spouse of the property.

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):

Legal owner is the same as applicant.

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: 301 Abbotsford Ct, Glen Ellyn 60137-4803

Permanent tax index number: 05-13-207-001

Legal description:

Lot 39 in Block 1 in Arthur T. McIntosh and Co's Glen Ellyn Golf Club addition, being a subdivision in the north 1/2 of Section 13, Township 39 North, range 10 East of the third principal meridian, according to the plat thereof recorded November 24, 1924 as Document Number 185312, in DuPage County, Illinois.

Zoning classification: R2

Lot size: _____ ft. x _____ ft. Area: 14,563 sq. ft.

Present use:

Note: Lot size is Irregular (95 + 32 x 138 x 70 x 122); see attached plat of survey.

The present use is as a single family residence.

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Variances requested are:

1) From Section 10-4-8(D)(3) to allow an interior side yard setback of approximately 5 feet 11 inches where a setback of approximately 10 feet 11 inches is required.

2) From Section 10-4-8(D)(4) to allow for a corner side yard setback of approximately 8 feet 1 inch where a setback of 30 feet is required.

The setback dimensions requested in the above two variances are those of the existing property, which is a ranch-style single family residence. The proposed use is to allow for a 2nd story addition and partial renovation of the existing 1st story (bedrooms, 2 bath, office and living space). The proposed construction would only maintain the existing setbacks and would not further reduce either one (no increase to the geographic footprint of the existing house).

Estimated date to begin construction: April 1, 2021

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

Architect: Rick Rearick; 155 N Park Blvd, Glen Ellyn IL 60137; Phone 630-942-0431;
Email rickrearick@gmail.com

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 property is irregularly shaped with a village-owned empty lot to the North that is classified as a Right of Way thus resulting in my property being deemed a Corner Lot. The existing house structure was built in the 1950's and the proposed construction and variance request seeks to only maintain the existing setbacks. In order to comply with the strict letter of the zoning setback requirements, it would require removal of significant parts of the original structure or further setback of the 2nd story addition such that it would hinder the needed functionality and benefit of the addition and negatively impact the overall visual appeal of the updated house.

The requested North-side variance for the garage is solely to put on a new roof structure (does not expand the existing footprint/variance) to conform the roof elevation of that area to the 2nd story addition and enhance the physical appearance of the house by adding a gable that conforms to the design of the rest of the house renovation. Inability to adjust the roof structure in the area impacted by the north side variance would result in less functionality of the roof line with the rest of the renovated house and less visual appeal as well.

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):

N/A

OR

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

Please refer to the responses under A.1 above and B.1 below.

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

Refer to the Plat of Survey and architectural drawings provided. The proposed addition/renovation will not alter/increase the footprint of the existing property. The intended project will also not affect the current use of the vacant lot/Right of Way owned by the Village as that land is not used for any sort of utilities, parks or other regular city or community usage. The addition and window/wall renovations to the South side also will not further impact the South side setback beyond what is currently in existence prior to the current owner's tenure. The neighbor to the South (Lot 38) also has acknowledged they are not in opposition to the project (refer to attached letter).

- 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:

Refer to the above and attached aerial view and street view of the property. As noted, the lot is irregular in shape and the existing structure is set on an angle such that it creates a hardship in meeting the current zoning code for the side setbacks without reducing the existing footprint.

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:

As noted above, Lot 39 is unique in that it was at the East edge of the subdivision addition in 1924 and originally had left the space to the North as unfinished Right of Way / street intersection. With the addition of further subdivision to the Northeast (specifically the area shown as Subdivision 154 in the attached Glen Ellyn Subdivision Map), this space is effectively now a vacant corner lot. This geographic feature uniquely impacts Lot 39 such that it increases the burden associated with the North side setback that other lots in the zoning district do not generally have.

Additionally, the overwhelming majority of lots in the zoning district / subdivision are of rectangular shape such that the irregular shape of Lot 39, coupled with the historical angled placement of the existing structure on the lot, create setback variances that are not common to surrounding lots.

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 current owner purchased the property in 2016 and the intended purpose of the addition/remodel is to increase bedroom/living space for long-term ownership and occupation by the owner's family that consists of 5 people. Inability to complete the addition as planned would result in the owner having to move his family to new house due to having outgrown the existing space.

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.

As noted, the current owner purchased the property in 2016 and has not undertaken any prior renovations since purchase. The hardships associated with the side setbacks are the result of updated zoning requirements put in since the original house being built in the 1950's and original subdivision design in the 1920's. The owner seeks only to renovate/build over the existing property and does not seek to create additional setback variances.

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

The Right of Way / vacant lot to the North has sidewalks, curbs and grass/trees but is otherwise not developed (eg, no utilities, playgrounds, etc) and is un-graded / un-leveled resulting in no common use by the Village or other residents. Renovation of the roof line and roof elevation on the North side of our property will have no detrimental impact to the public welfare associated with that land.

Our neighbors to the South (Lot 38) have provided a letter confirming they do not object to the renovation/addition and do not view it as detrimental to their welfare or being injurious to their property.

6. Provide evidence that the proposed variation will not:

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

The only other adjacent property in question from the variance is to the South (Lot 38). The 2nd story addition will not impact the lighting of that lot given the trajectory of the sun's movement from East to West. Further, the North end of the house on Lot 38 is the attached garage with the living space situated to the farther end of the property. We refer also our neighbors letter that is attached.

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

As noted elsewhere, the proposed addition/renovation does not increase the geographic footprint of the existing structure. All other building codes related to fire/hazards are being followed with the architectural and building plans.

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

Refer to answer provided in Item 5 above regarding current use of the vacant lot to the North. This land is not commonly used by the Village or other subdivision residents.

d. Diminish or impair property values within the neighborhood;

The current property was appraised around \$575,000 and estimated post-renovation was appraised at \$835,000, which places it towards the higher end of the range for property values in the immediate vicinity and in the recent appraiser's comp pool.

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

Renovation/addition will not have any impact to existing traffic in the nearby streets given the current property's use.

f. Create a nuisance; or

Renovation/addition will not create any additional nuisance to the subdivision given the current property's use.

- g. Results in an increase in public expenditures.

Renovation/addition will not have any impact on public expenditures given the current property's use.

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

As noted, the variation being requested is only to renovate and add a 2nd story addition that will maintain / conform to the existing structure's current geographic footprint and setbacks and is not intended to create additional encroachment towards the property lines.

Regardless of whether the construction plans were updated to create a further setback for the 2nd story addition, the renovation would still require re-roofing above the garage in order to match to new building materials and colors (in regards to the North variation) and updating of the windows and re-bricking the wall due to other building/fire escape codes (in regards to the South variation) so approval of the requested variance is consistent with other minimal impacts of construction that will be necessary to complete the renovation from a structural and aesthetics point of view.

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

We have supplemented the appeal form with attachments as follows:

- 1) 1924 original subdivision plat (source: DuPage Records office) - reflects the edge of the subdivision plans and the corner lot with larger right of way / street intersection prior to subdivision expansion to NE
- 2) 2007 (current) Village subdivision Map (source: Glen Ellyn website) - reflects the current subdivision with new properties to the North and East, making the right-of-way to the North into a practical corner lot
- 3) Aerial and street views of the corner lot to the North and property line to the South
- 4) Letter from neighbors to the South (Lot 38) - indicating no objection to the scope of the renovation/addition and requested variance to side setback adjacent to their property

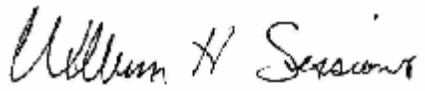
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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>01/22/2021</u>	<u>William H. Sessions</u>	<u></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

Affidavit Affirming No Conflict of Interest

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

1. My name is William H. Sessions, and I hold the position of self for William H. Sessions ("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: William H Sessions

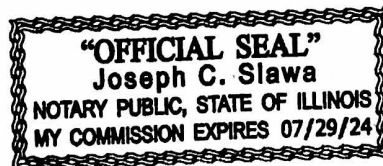
Title: Applicant

Applicant's Name: William H. Sessions

Subscribed and sworn to me this

25th day of January, 2021.

Joseph C Slawa
Notary Public



ANNUAL ESCROW
ACCOUNT STATEMENT

Arvest Central Mortgage Company
801 John Barrow, Suite 1
Little Rock, AR 72205

Customer Service Center
7am to 8pm Mon through Fri (Central)
8am to 2pm Sat (Central)
1-800-366-2132

LOAN NUMBER: 5781062906
PROPERTY ADDRESS: 301 ABBOTSFORD CT
GLEN ELLYN, IL 60137

Next Escrow Cycle: Sep-2020 - Aug-2021
Date Escrow Account Reviewed: 06/30/2020

140
WILLIAM H SESSIONS
MILLIE ANN SESSIONS
301 ABBOTSFORD CT
GLEN ELLYN, IL 60137-4803



We need to let you know that Arvest Central Mortgage Company is a debt collector and we are writing regarding your mortgage loan debt, therefore any information obtained will be used for that purpose.

PAYMENT CALCULATIONS AND ESCROW ACTIVITY FOR THE NEXT 12 MONTH ESCROW CYCLE

Part of your monthly payment is deposited into an escrow account to pay your property taxes and/or insurance premiums. Below, you can see how your new escrow payment was calculated. The following charts project the amounts you will pay into your escrow account and the amounts we expect to disburse for your insurance and tax bills during the next 12 month escrow cycle. **Part A** breaks down your new bills and your new payments. **Part B** lists the escrow transactions we anticipate for the next escrow cycle. **Part C** calculates any required adjustment to your monthly payment. **Part D** (Page 2) shows the escrow transactions for the last escrow cycle.

PART A - PAYMENT CALCULATIONS

Anticipated Bills for Next 12 Month Escrow Cycle

	OLD	NEW
County	0.00	14,225.03
HAZARD INSURANCE	0.00	2,779.24
PMI	0.00	617.52
TOTAL BILLS	0.00	17,621.79
New Monthly Unadjusted Escrow Payment (Total bills divided by 12)		1,468.48

OLD AND NEW PAYMENTS

	OLD	NEW
Payment Effective Date		Sep-2020
Principal & Interest	2,166.24	2,166.24
Escrow Payment	1,453.76	1,468.48
Other Funds Payment	0.00	0.00
Assistance Payment (-)	0.00	0.00
Escrow Adjustment (Part C)	0.00	0.00
TOTAL PAYMENT	3,620.00	3,634.72

NEW PAYMENT IS EFFECTIVE Sep 2020

*** Your new payment coupons will be mailed separately if you are a coupon customer.

*** Customers participating in Arvest Central Mortgage Automatic Payment Plan will not receive a coupon book.

*** Bi-weekly drafts will occur prior to the new effective date.

*** The new payment amount will draft automatically for Arvest Central Mortgage Automatic Payment Plan customers. Any additional draft amounts will remain the same, unless changes are requested by contacting our office.

PART B - ESCROW ACTIVITY FOR THE NEXT 12 MONTH ESCROW CYCLE

Month	(Part A) Anticipated Payment	Anticipated Disbursement	Description	Anticipated Balance	Required Balance*
			Starting Balance	\$9,650.38	\$8,529.54
Sep 2020	1,468.48	7,112.51	County	\$4,006.35	\$2,885.51
Sep 2020	0.00	51.46	PMI	\$3,954.89 A	\$2,834.05 R
Oct 2020	1,468.48	51.46	PMI	\$5,371.91	\$4,251.07
Nov 2020	1,468.48	51.46	PMI	\$6,788.93	\$5,668.09
Dec 2020	1,468.48	51.46	PMI	\$8,205.95	\$7,085.11
Jan 2021	1,468.48	51.46	PMI	\$9,622.97	\$8,502.13
Feb 2021	1,468.48	51.46	PMI	\$11,039.99	\$9,919.15
Mar 2021	1,468.48	51.46	PMI	\$12,457.01	\$11,336.17
Apr 2021	1,468.48	51.46	PMI	\$13,874.03	\$12,753.19
May 2021	1,468.48	51.46	PMI	\$15,291.05	\$14,170.21
Jun 2021	1,468.48	2,779.24	HAZARD INSURANCE	\$13,980.29	\$12,859.45
Jun 2021	0.00	7,112.52	County	\$6,867.77	\$5,746.93
Jun 2021	0.00	51.46	PMI	\$6,816.31	\$5,695.47
Jul 2021	1,468.48	51.46	PMI	\$8,233.33	\$7,112.49
Aug 2021	1,468.48	51.46	PMI	\$9,650.35	\$8,529.51
TOTAL	17,621.76	17,621.79			

*Required minimum balance includes the required escrow reserve amount of 2,834.05 (R). This amount is equal to 2 monthly escrow payments(s), not including FHA MIP or PMI, as allowed by state and/or federal law.

Your anticipated low balance, without any adjustment for a shortage or surplus is 3,954.89 (A)

The actual amounts billed may be different than the Anticipated Disbursements referenced above.

PART C - CALCULATION OF ESCROW ADJUSTMENT

SEE PART B ABOVE. For your escrow account to reach the required balance, the beginning balance must be adjusted.

Beginning Required Balance (Part B)	8,529.54
Beginning Anticipated Balance (Part B)	- 9,650.38
Total Escrow Adjustment - Surplus	1,120.84
Monthly Escrow Adjustment (Total Surplus divided by 0)	0.00

SEE NEW PAYMENT BREAKDOWN IN PART A

We do not issue surplus checks on loans 30 days or more delinquent.

Your surplus will be returned to you within approximately 30 days as long as your loan is current. If the surplus is less than \$50.00, we will keep the surplus in the escrow account and reduce your monthly payment accordingly.

** You may access your escrow information at www.arvestcentralmortgage.com **



ANNUAL ESCROW ACCOUNT STATEMENT
ACCOUNT HISTORY
PAGE 2

LOAN NUMBER: 5781062906

DATE REVIEWED: 06/30/2020

PART D - LAST ESCROW CYCLE ACTIVITY

The following chart itemizes the escrow transactions for your account during the last escrow cycle. For the purpose of calculating your new payment amount, Arvest Central Mortgage Company assumes that all scheduled escrow payments and disbursements will occur up to the effective date of your new monthly payment, although the last few transactions may not have occurred yet.

(1) Month of Activity	(2) Anticipated Payments	(3) Actual Payments	Payment Description	(4) Anticipated Disbursements	(5) Actual Disbursements	Disbursement Description	(6) Anticipated Balance	(7) Actual Balance
						Starting Balance	\$0.00	\$6,807.56
May-20	\$0.00	\$1,453.76 **		\$0.00	\$0.00		\$0.00	\$8,261.32
May-20	\$0.00	\$0.00		\$0.00	\$6,923.34 *		\$0.00	\$1,337.98
May-20		\$0.00		\$0.00	\$51.46 *	PMI	\$0.00	\$1,286.52
Jun-20	\$0.00	\$1,453.76 **		\$0.00	\$0.00		\$0.00	\$2,740.28
Jun-20		\$7,163.98 *	EscOnly Pmt	\$0.00	\$0.00		\$0.00	\$9,904.26
Jun-20		\$0.00		\$0.00	\$51.46 *	PMI	\$0.00	\$9,852.80
Jun-20		\$0.00		\$0.00	\$279.24 *	HAZARD INSURANCE	\$0.00	\$9,573.56
		\$0.00		\$0.00	\$0.00	*** Anticipated Transactions ***	\$0.00	\$9,573.56
Jun-20		\$0.00		\$0.00	\$2,779.24 *	HAZARD INSURANCE	\$0.00	\$6,794.32
Jul-20	\$0.00	\$1,453.76 **		\$0.00	\$0.00		\$0.00	\$8,248.08
Aug-20		\$1,453.76 **		\$0.00	\$51.46 *	PMI	\$0.00	\$9,650.38
TOTAL	0.00	12,979.02		0.00	10,136.20			

Your required low balance for last year was 0.00. Your actual low balance was 1,286.52 (column 7).

To see where a difference occurred, compare the Anticipated Payments to the Actual Payments (columns 2 and 3) and the Anticipated Disbursements to the Actual Disbursements (columns 4 and 5).

* An asterisk indicates a difference in either the amount or date of the anticipated activity and the actual activity.

** A double asterisk indicates actual transaction activity that has not occurred as of the date of this statement. The anticipated balance (column 6) includes the anticipated transactions that have not yet occurred.



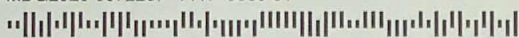
MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF **2019 TAX**

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

MDG2020 0072257 1 AV 0389 01



05-13-207-001
SESSIONS, WILLIAM H
301 ABBOTSFORD CT
GLEN ELLYN IL 60137

1

ON OR BEFORE:

JUNE 1, 2020

PAY:

\$6,923.34

PAYING LATE?

PAY THIS AMOUNT:

JUN 2 THRU 30	7,027.19
JUL 1 THRU 31	7,131.04
AUG 1 THRU 31	7,234.89
SEP 1 THRU 30	7,338.74
OCT 1 THRU 31	7,442.59
NOV 1 THRU 18	7,546.44

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

1051320700115036000069233461

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

05-13-207-001
SESSIONS, WILLIAM H
301 ABBOTSFORD CT
GLEN ELLYN IL 60137

2

ON OR BEFORE:

SEP 1, 2020

PAY:

\$6,923.34

PAYING LATE?

PAY THIS AMOUNT:

SEP 2 THRU 30	7,027.19
OCT 1 THRU 31	7,131.04
NOV 1 THRU 18	7,244.89 *

*INCLUDES \$10 COST: SEE BACK OF BILL FOR EXPLANATION

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

2051320700115036000069233462

Rate 2018	Tax 2018	Taxing District	Rate 2019	Tax 2019
		** COUNTY **		
.1007	193.44	COUNTY OF DU PAGE	.1002	188.86
.0217	41.68	PENSION FUND	.0209	39.39
.0330	63.39	COUNTY HEALTH DEPT	.0331	62.39
.0119	22.85	PENSION FUND	.0113	21.29
.1180	226.67	FOREST PRESERVE DIST	.1141	215.06
.0098	18.82	PENSION FUND	.0101	19.03
.0146	28.04	DU PAGE AIRPORT AUTH	.0141	26.57
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0442	84.90	MILTON TOWNSHIP	.0408	76.90
.0700	134.47	MILTON TWP ROAD	.0700	131.94
.0022	4.22	PENSION FUND	.0022	4.14
NEW		MILTON TWP MOSQ DIST	.0124	23.37
.4971	954.92	VLG OF GLEN ELLYN	.5011	944.52
.2968	570.15	VLG GLEN ELLYN LIBR	.2924	551.14
.0185	35.53	PENSION FUND	.0211	39.77
.2926	562.08	GLEN ELLYN PARK DIST	.2960	557.93
.0099	19.01	PENSION FUND	.0097	18.28
.0105	20.17	GLEN ELLYN MOSQ DIST	NO LEVY	
		** EDUCATION **		
3.2574	6,257.46	GRADE SCHOOL DIST 41	3.2756	6,174.17
.0810	155.60	PENSION FUND	.0802	151.16
2.2413	4,305.53	HIGH SCHOOL DIST 87	2.1902	4,128.30
.0421	80.87	PENSION FUND	.0394	74.26
.2317	445.22	COLLEGE DU PAGE 502	.2112	398.21
7.4050	14,225.02	TOTALS	7.3461	13,846.68

Mailed to:
SESSIONS, WILLIAM H
301 ABBOTSFORD CT
GLEN ELLYN IL 60137

Property Location:

301 ABBOTSFORD CT
GLEN ELLYN, 60137

Township Assessor:

MILTON
630-653-5220

Tax Code:

5036

Property Index Number:

05-13-207-001

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

* S OF A FACTOR 1.0000

TIF Frozen Value	
Fair Cash Value	565,500
Land Value	39,970
+ Building Value	148,520
= Assessed Value	188,490 *
x State Multiplier	1.0000
= Equalized Value	188,490
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	188,490
x Tax Rate	7.3461
= Total Tax Due	13,846.68
- Less Advance Payment	0.00
= Net Tax Due	13,846.68
+ 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

ARVEST[®] CENTRAL MORTGAGE CO.

arvestcentralmortgage.com



May 8, 2020

**WILLIAM H SESSIONS
MILLIE ANN SESSIONS
301 ABBOTSFORD CT
GLEN ELLYN, IL 60137-4803**

RE: 06/01/2020 payment of real
estate taxes
Account #: XXXXX62906
Parcel #: 0513207001
Property: 301 ABBOTSFORD CT

We need to let you know that Arvest Central Mortgage Company is a debt collector and we are writing regarding your mortgage loan debt, therefore any information obtained will be used for that purpose.

Dear Valued Customer(s):

As required by the State of Illinois Act 765ILCS 910/15, Arvest Central Mortgage Company is notifying you of the most recent tax payment from your escrow account. This letter is notification that on May 07, 2020 Arvest Central Mortgage Company disbursed funds in the amount of \$6,923.34 payable to DUPAGE COUNTY. This payment was made for your real estate tax installment for the above property.

If you have any questions, please contact Arvest Central Mortgage Company at (800) 366-2132 from 7am to 8pm CT Monday through Friday and 8am to 2pm CT Saturday.

Sincerely,

Tax Department
Arvest Central Mortgage Company
acmcrealestatetaxgroup@arvest.com

ARVEST[®] CENTRAL MORTGAGE CO.

arvestcentralmortgage.com



August 13, 2020

2684

**WILLIAM H SESSIONS
MILLIE ANN SESSIONS
301 ABBOTSFORD CT
GLEN ELLYN, IL 60137-4803**

RE: 09/01/2020 payment of real
estate taxes
Account #: XXXXX62906
Parcel #: 0513207001
Property: 301 ABBOTSFORD CT

We need to let you know that Arvest Central Mortgage Company is a debt collector and we are writing regarding your mortgage loan debt, therefore any information obtained will be used for that purpose.

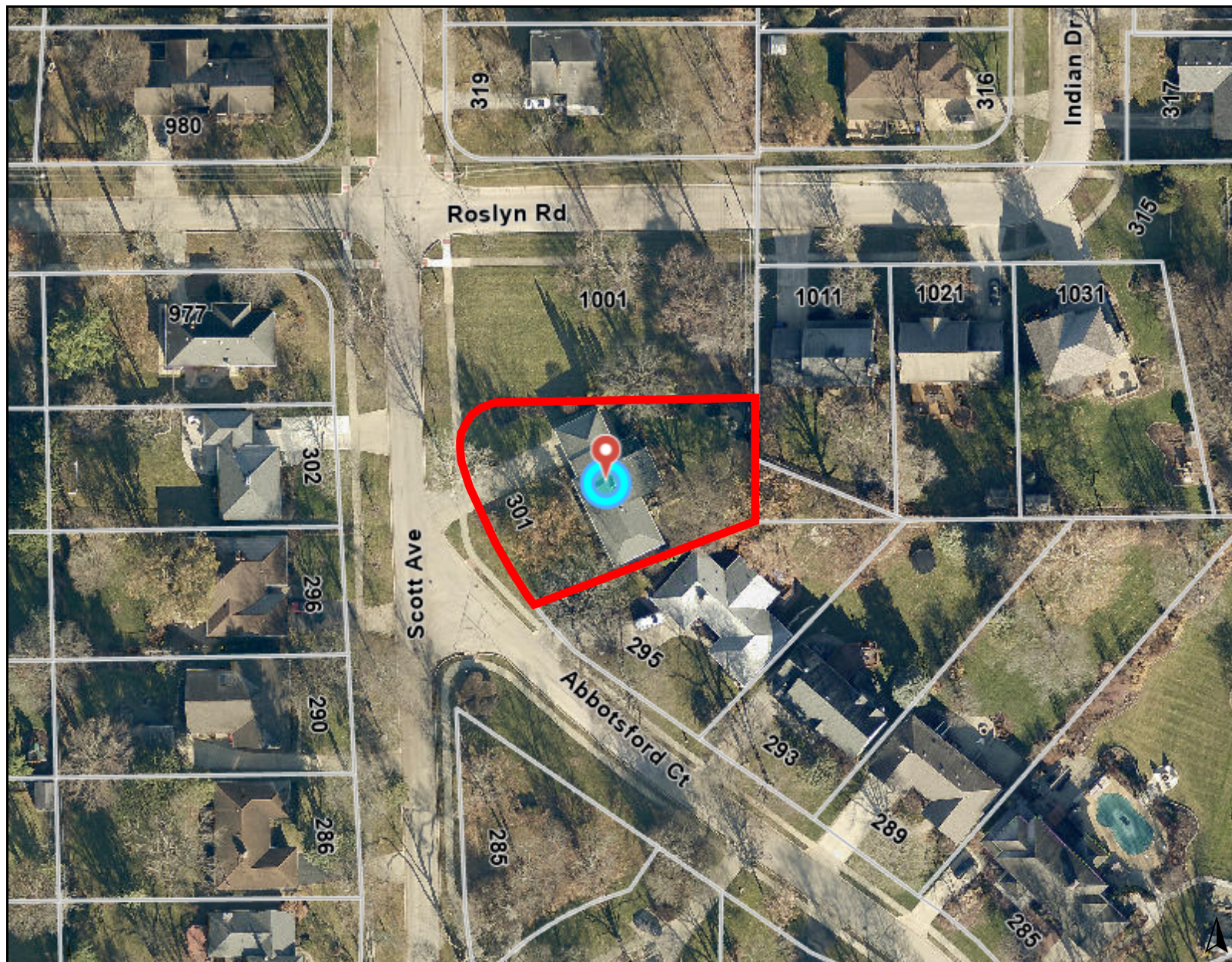
Dear Valued Customer(s):

As required by the State of Illinois Act 765ILCS 910/15, Arvest Central Mortgage Company is notifying you of the most recent tax payment from your escrow account. This letter is notification that on August 12, 2020 Arvest Central Mortgage Company disbursed funds in the amount of \$6,923.34 payable to DUPAGE COUNTY. This payment was made for your real estate tax installment for the above property.

If you have any questions, please contact Arvest Central Mortgage Company at (800) 366-2132 from 7am to 8pm CT Monday through Friday and 8am to 2pm CT Saturday.

Sincerely,

Tax Department
Arvest Central Mortgage Company
acmcrealestatetaxgroup@arvest.com



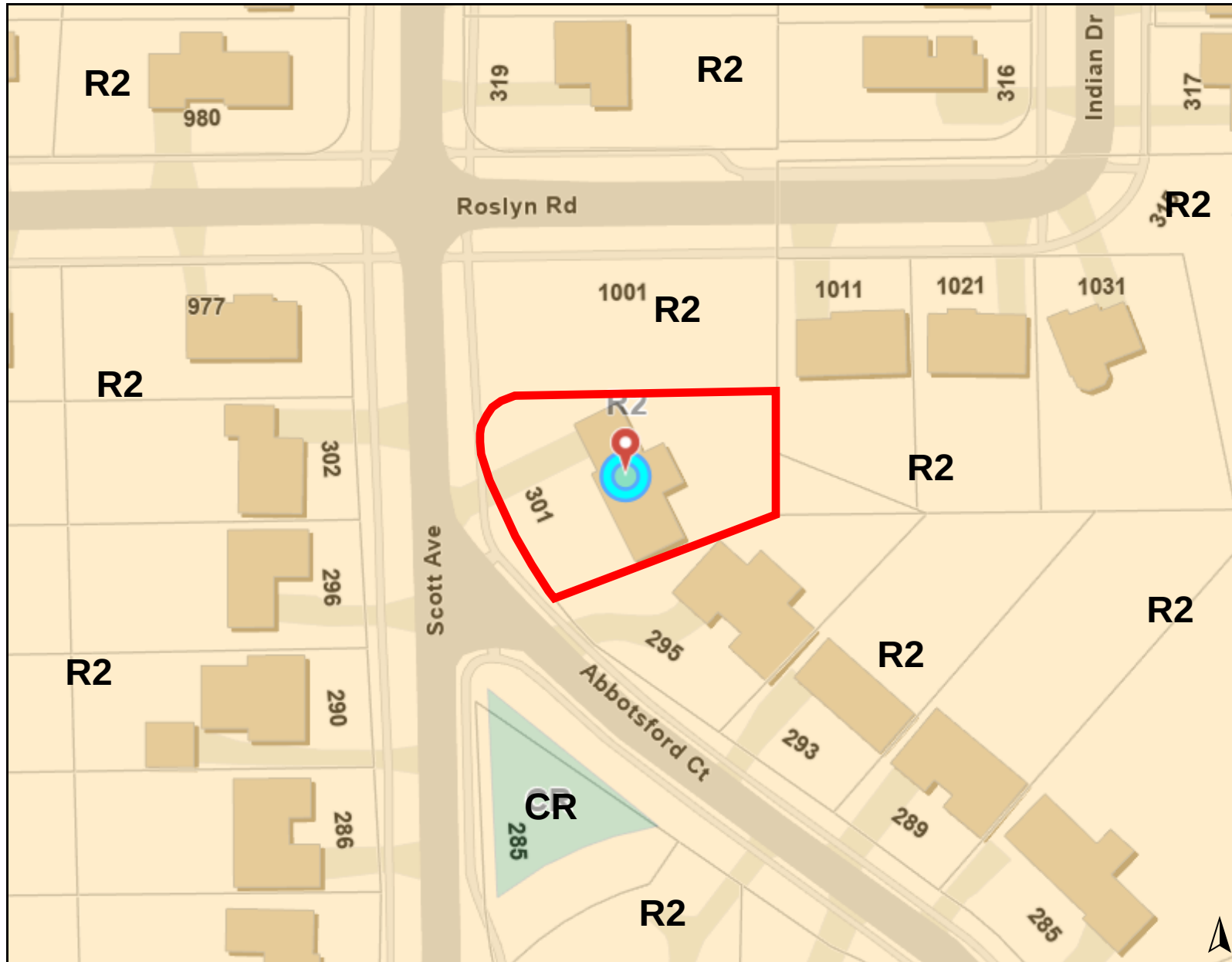
Legend

0 150 300
ft

Print Date: 3/3/2021

Notes

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



Legend

Zoning and Development

Zoning

- CR: Conservation/Recreation
- District
- R2: Single Family Residential District

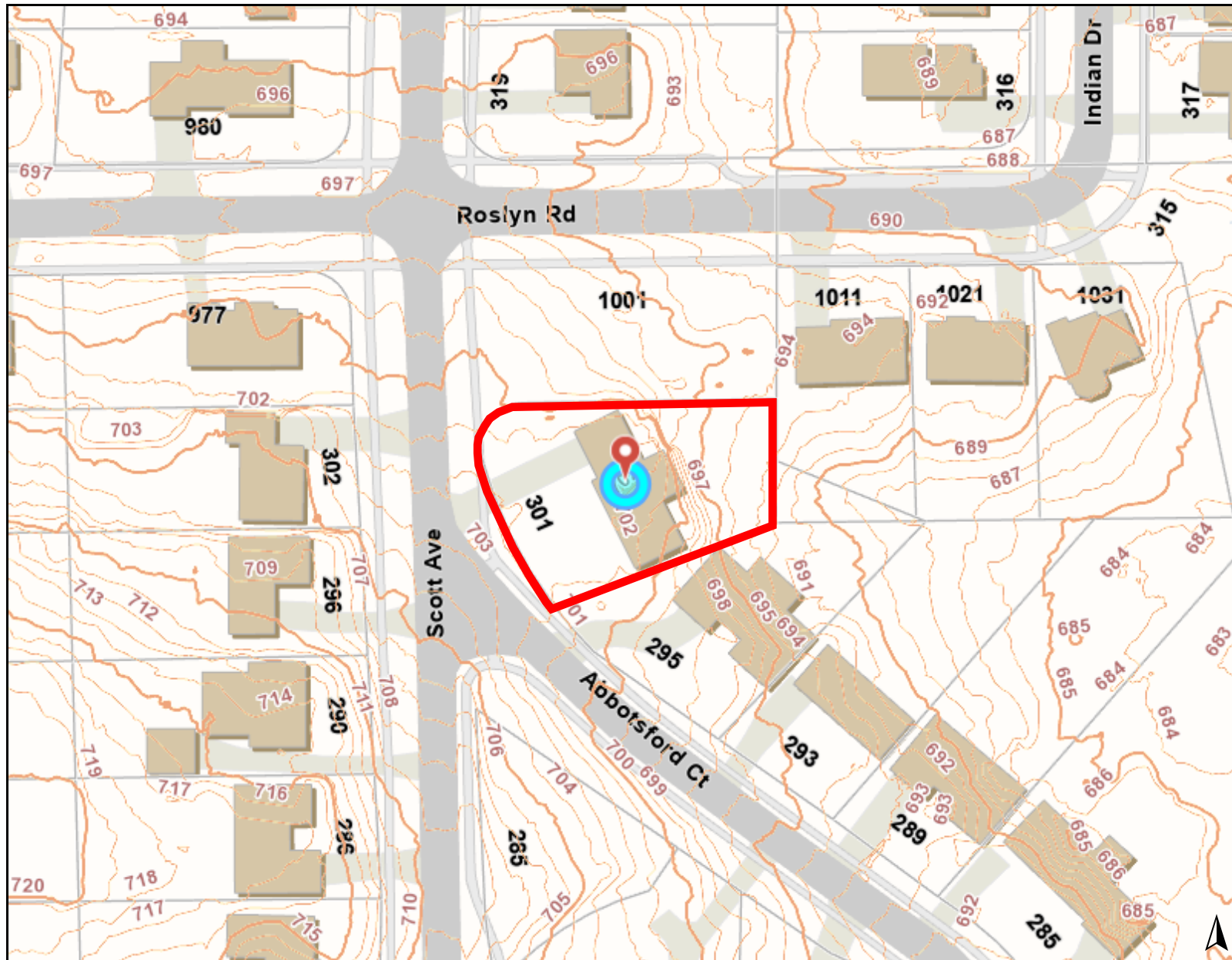
0 150 300
ft

Print Date: 3/3/2021

Notes

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GIS Consortium | 1' Contour Map



Legend

DuPage County

DuPage County 1' 2017 Contours

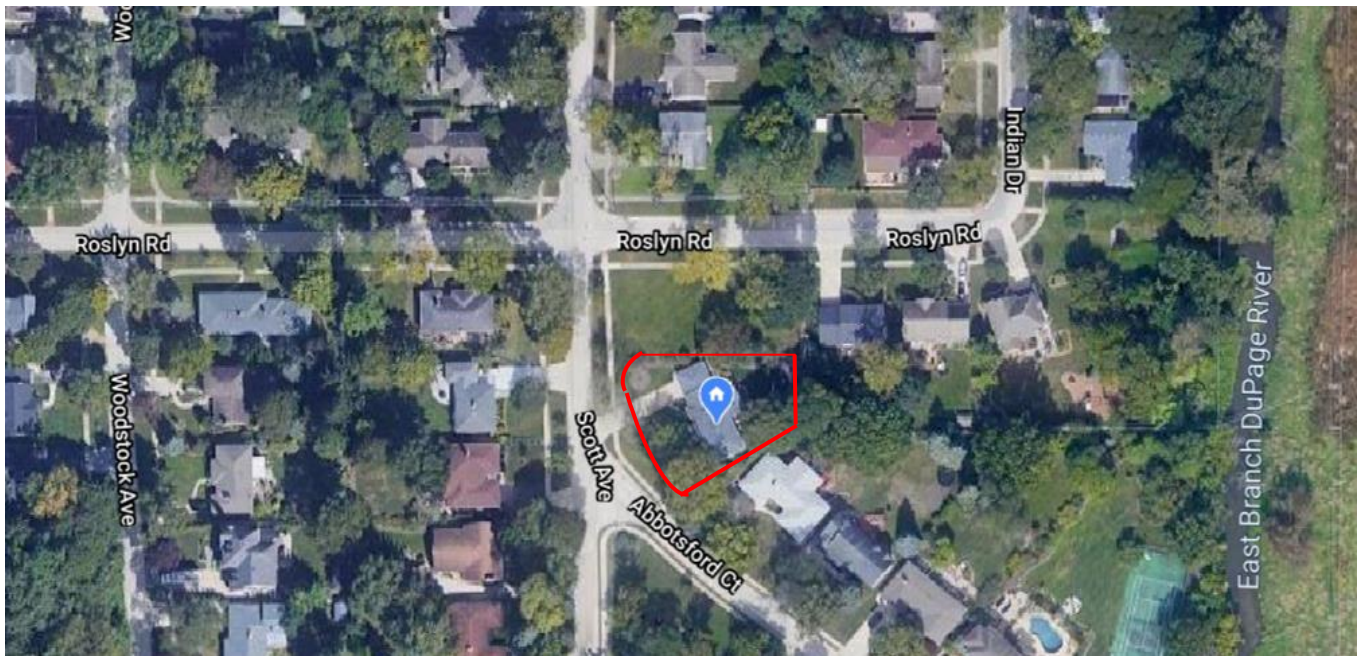
- Contour Line, Intermediate
- Contour Line, Major
- <all other values>

0 150 300
ft

Print Date: 3/3/2021

Notes

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



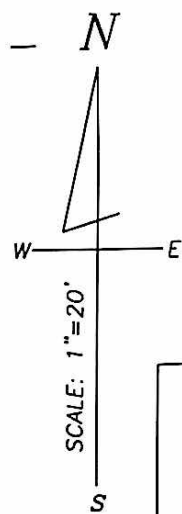




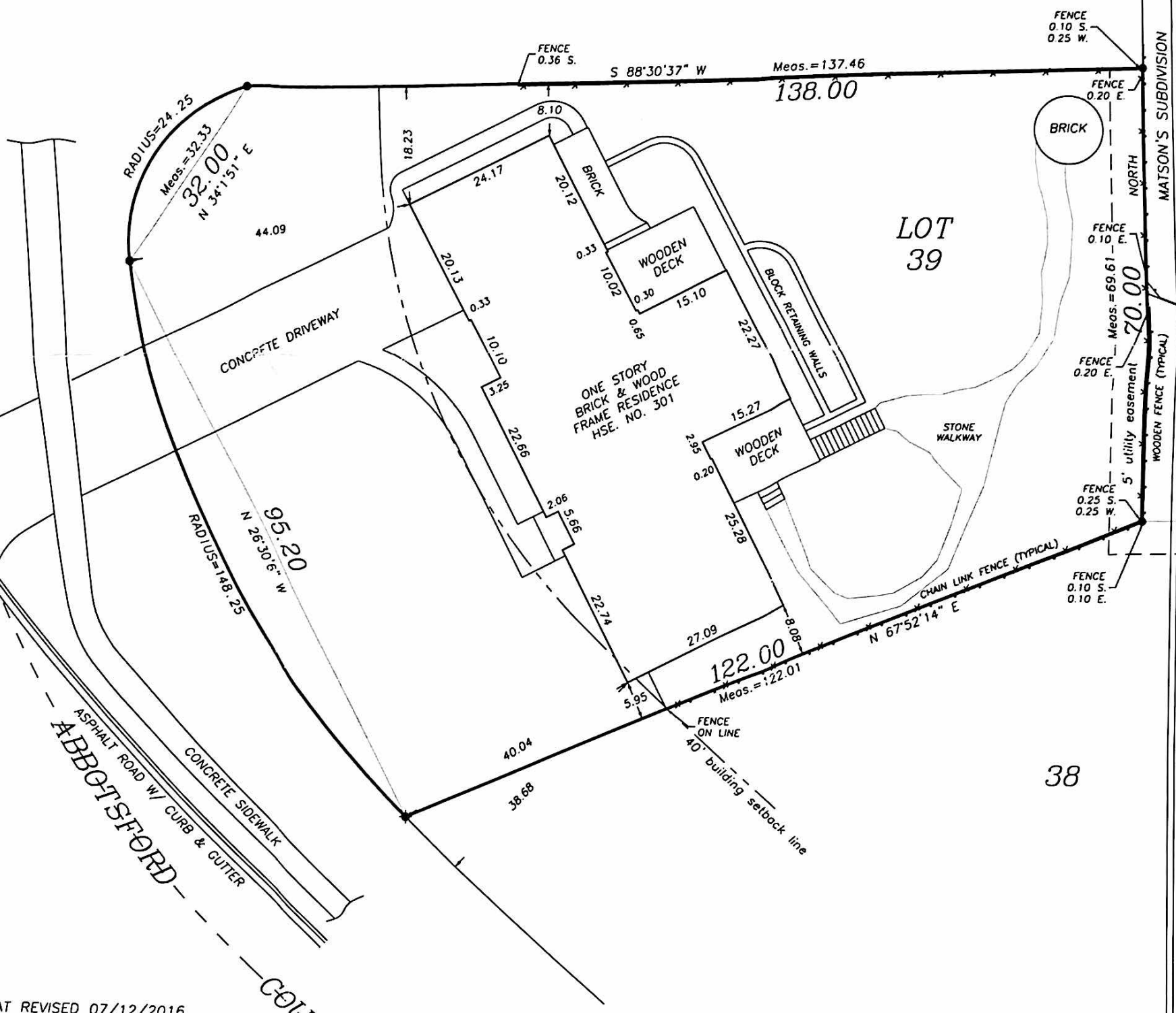


PLAT OF SURVEY

OF
LOT 39 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB ADDITION,
BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED
NOVEMBER 24, 1924 AS DOCUMENT NUMBER 185312, IN DUPAGE COUNTY, ILLINOIS.



SCOTT AVENUE



PLAT REVISED 07/12/2016
(ADD EASEMENTS & BUILDING LINE)

ORDERED BY: TRUEMPER, TITINER & BROUCH, LTD.

ORDER NO. 16 F 96

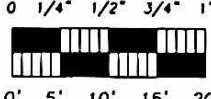
FILE NO. 16462

STATE OF ILLINOIS } S. S.
COUNTY OF KENDALL }

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. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS,
THIS 23RD DAY OF JUNE, A.D., 2016.



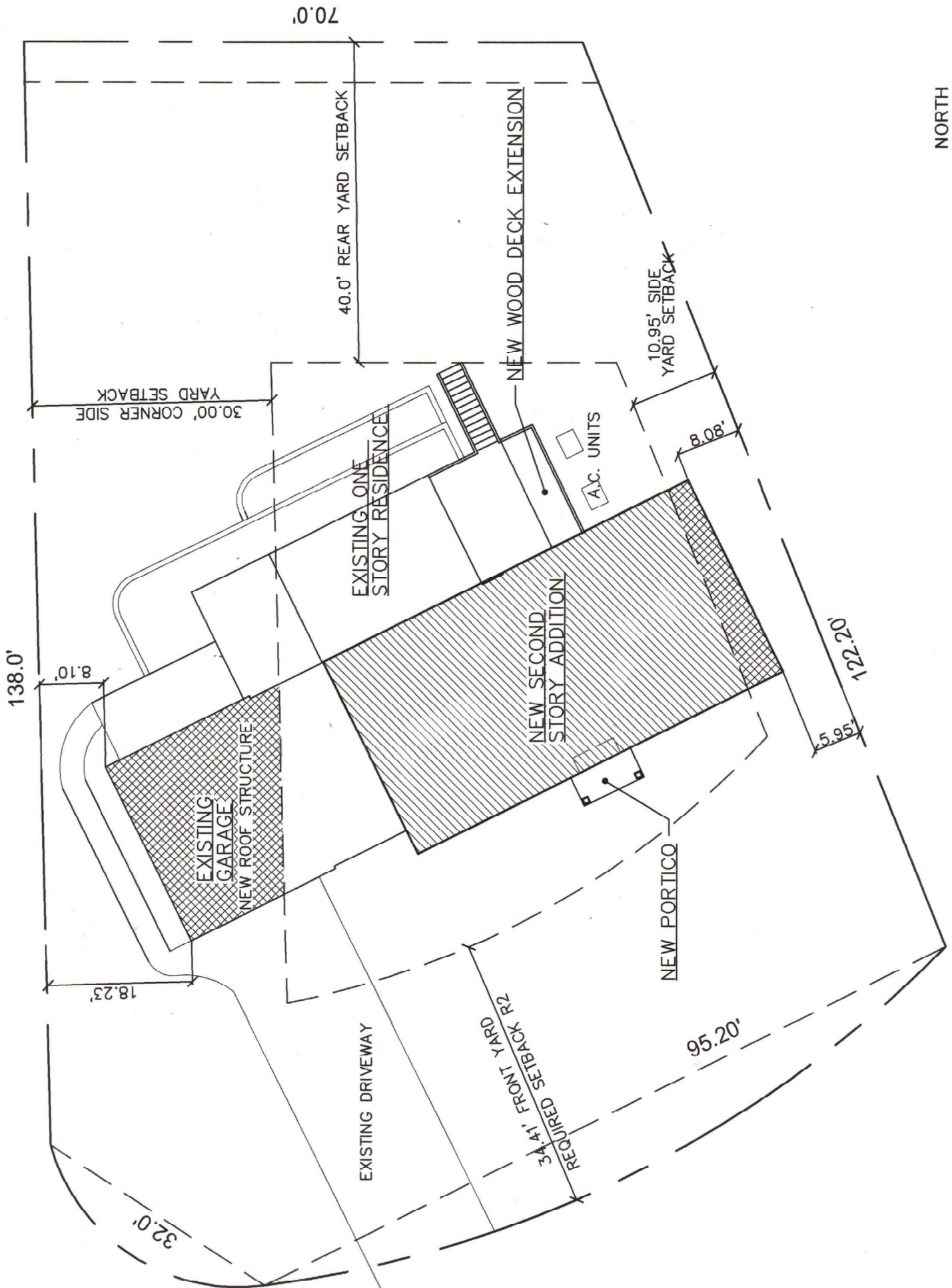
301 ABBOTSFORD CT.DWG
● = found iron stake
○ = set iron stake
0 1/4" 1/2" 3/4" 1"



FIELD WORK COMPLETED, BUILDINGS AND OTHER
IMPROVEMENTS LOCATED AS SHOWN ON THE 23RD
OF JUNE, A.D., 2016.

ILLINOIS LAND SURVEYOR NO. 2675
(LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2016)
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN ASSUMED DATUM LINE.
PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

WILLIAM M. WINGSTEDT
ILLINOIS PROFESSIONAL LAND SURVEYOR
329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
PHONE: (630) 554-8209 FAX (630) 551-1207



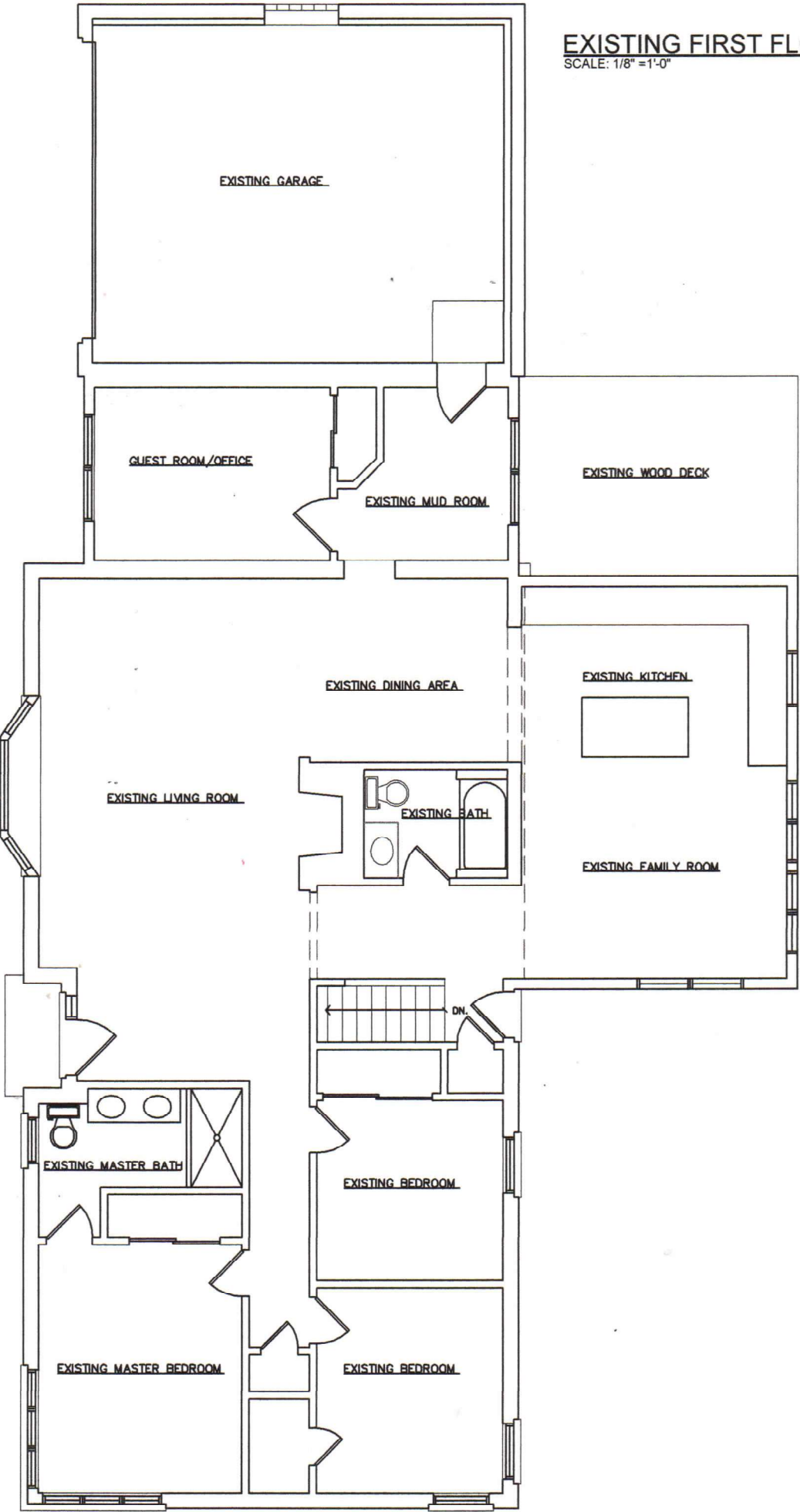
NORTH



SITE PLAN

SCALE: 1/16" = 1'-0"
301 ABBOTSFORD COURT

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



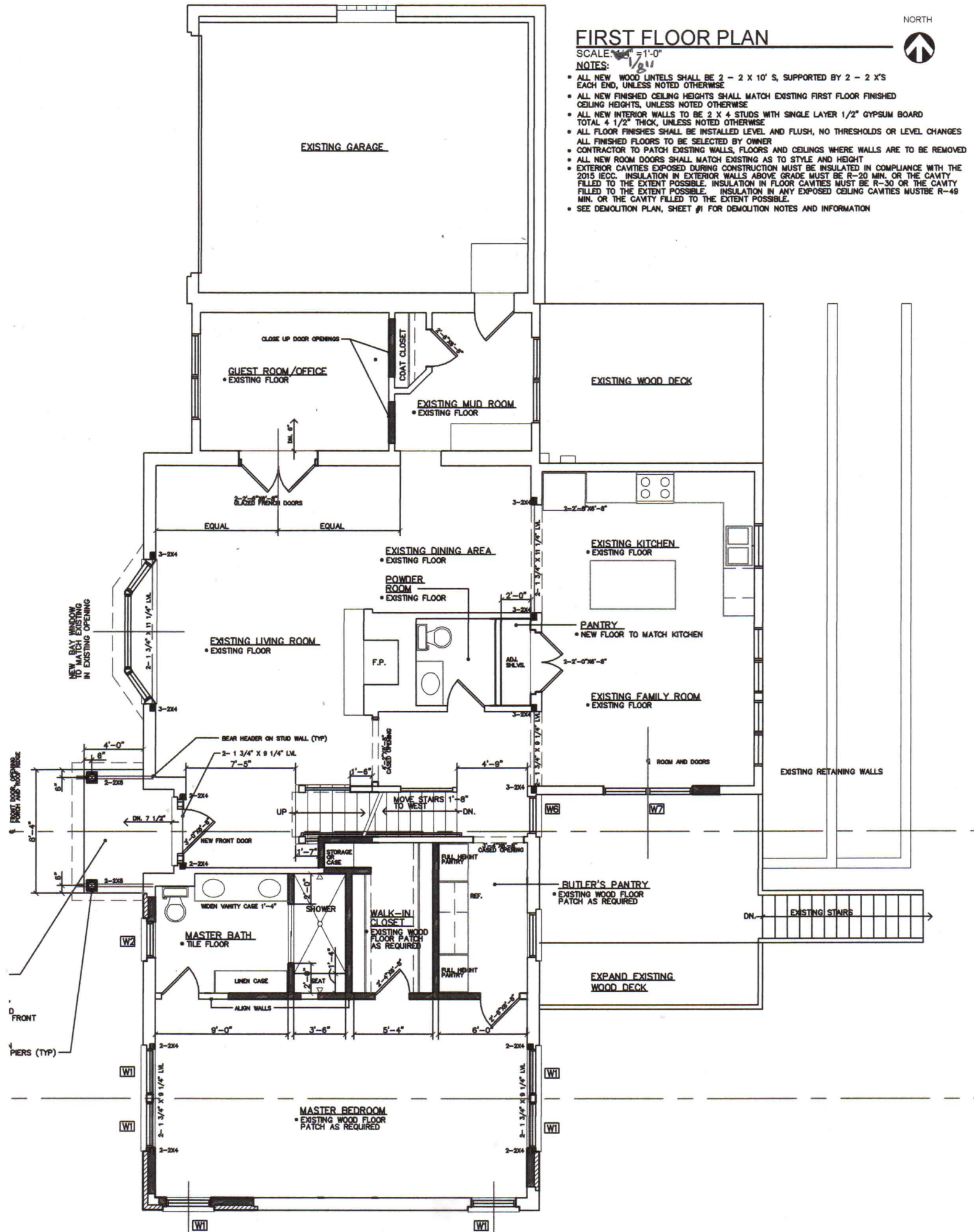


FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

NOTES:

- ALL NEW WOOD LINTELS SHALL BE 2 - 2 X 10' S, SUPPORTED BY 2 - 2 X'S EACH END, UNLESS NOTED OTHERWISE
- ALL NEW FINISHED CEILING HEIGHTS SHALL MATCH EXISTING FIRST FLOOR FINISHED CEILING HEIGHTS, UNLESS NOTED OTHERWISE
- ALL NEW INTERIOR WALLS TO BE 2 X 4 STUDS WITH SINGLE LAYER 1/2" GYPSUM BOARD TOTAL 4 1/2" THICK, UNLESS NOTED OTHERWISE
- ALL FLOOR FINISHES SHALL BE INSTALLED LEVEL AND FLUSH, NO THRESHOLDS OR LEVEL CHANGES
- ALL FINISHED FLOORS TO BE SELECTED BY OWNER
- CONTRACTOR TO PATCH EXISTING WALLS, FLOORS AND CEILINGS WHERE WALLS ARE TO BE REMOVED
- ALL NEW ROOM DOORS SHALL MATCH EXISTING AS TO STYLE AND HEIGHT
- EXTERIOR CAVITIES EXPOSED DURING CONSTRUCTION MUST BE INSULATED IN COMPLIANCE WITH THE 2015 IECC. INSULATION IN EXTERIOR WALLS ABOVE GRADE MUST BE R-20 MIN. OR THE CAVITY FILLED TO THE EXTENT POSSIBLE. INSULATION IN FLOOR CAVITIES MUST BE R-30 OR THE CAVITY FILLED TO THE EXTENT POSSIBLE. INSULATION IN ANY EXPOSED CEILING CAVITIES MUST BE R-49 MIN. OR THE CAVITY FILLED TO THE EXTENT POSSIBLE.
- SEE DEMOLITION PLAN, SHEET #1 FOR DEMOLITION NOTES AND INFORMATION

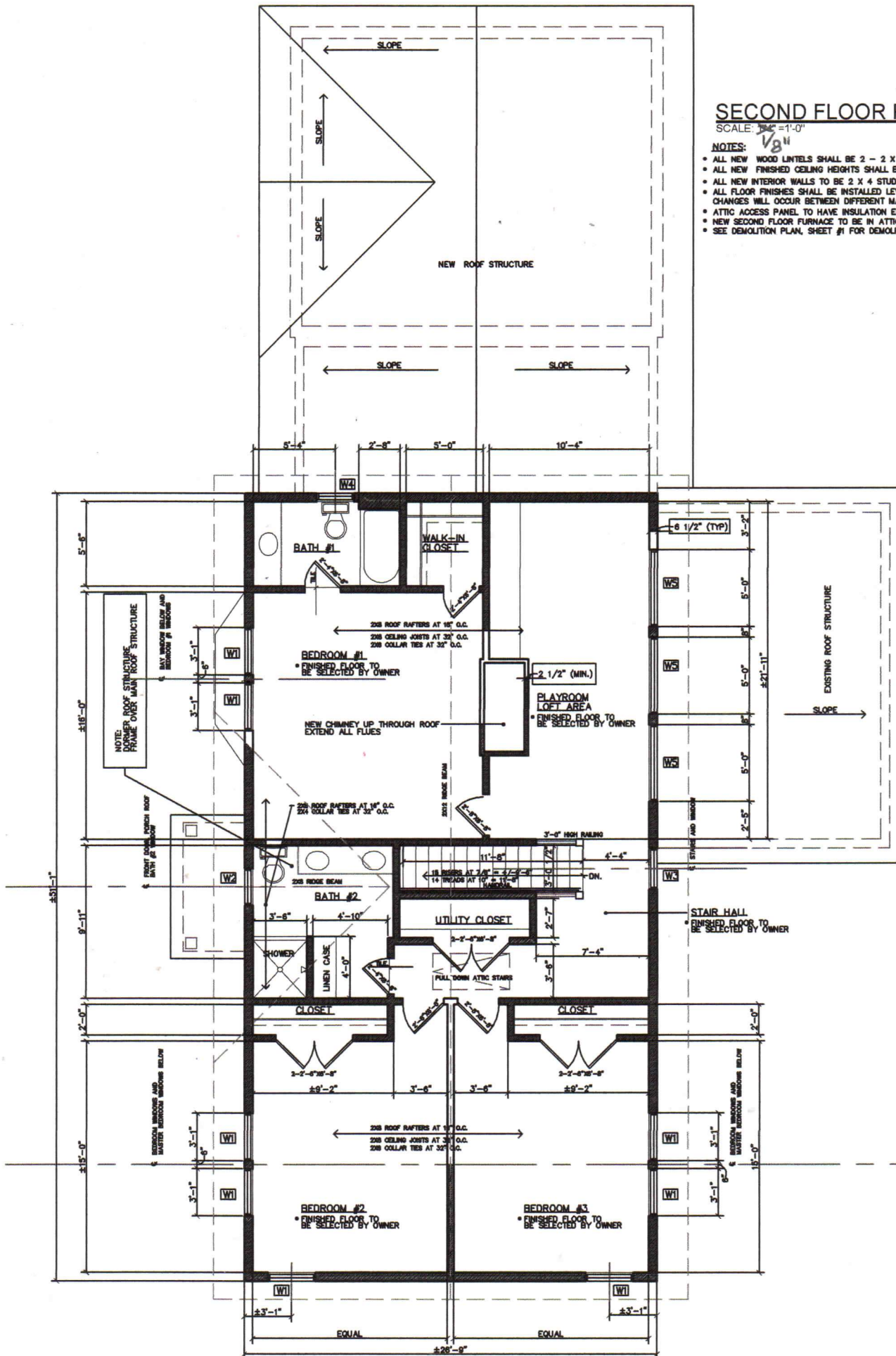


NORTH

SCALE: ~~1/8"~~ = 1'-0"

NOTES:

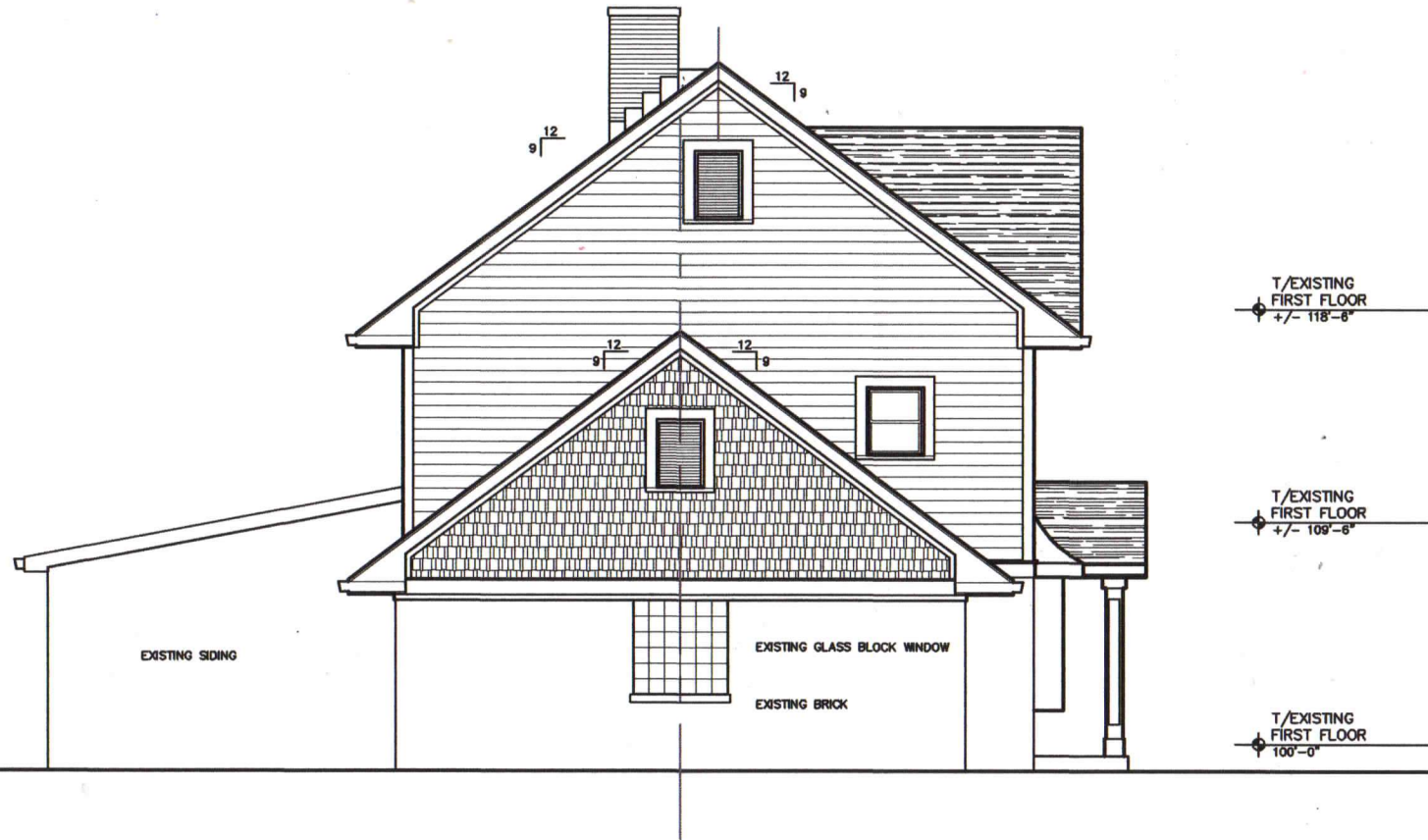
- * ALL NEW WOOD LINTAL SHALL BE 2 - 2 X 10' S, SUPPORTED BY 2 - 2 X 6'S EACH END, UNLESS
- * ALL NEW FINISHED CEILING HEIGHTS SHALL BE 8'-0", UNLESS NOTED OTHERWISE
- * ALL NEW INTERIOR WALLS TO BE 2 X 4 STUDS WITH SINGLE LAYER 5/8" GYPSUM BOARD, TOTAL
- * ALL FLOOR FINISHES SHALL BE INSTALLED LEVEL AND FLUSH, NO THRESHOLDS OR LEVEL
- CHANGES WILL OCCUR BETWEEN DIFFERENT MATERIALS.
- * ATTIC ACCESS PANEL TO HAVE INSULATION EQUAL TO R-40 ON ATTIC SIDE AND BE WEATHERSTRI
- * NEW SECOND FLOOR FURNACE TO BE IN ATTIC WITH A BUILT OUT INSULATED ROOM OVER BATH #2
- * SEE DEMOLITION PLAN, SHEET #1 FOR DEMOLITION NOTES AND INFORMATION





WEST ELEVATION

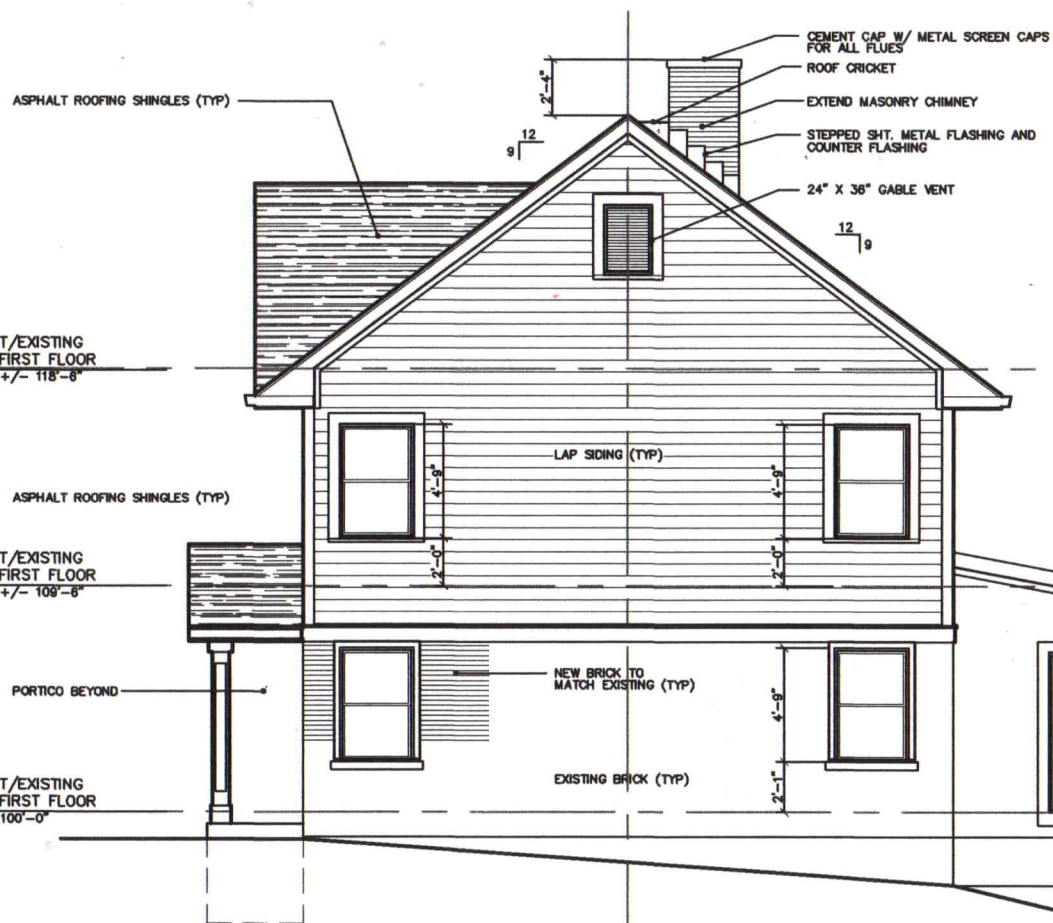
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

SEE WEST ELEVATION FOR NOTES AND ADDITIONAL INFORMATION



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

- WOOD DECK NOT SHOWN FOR CLARITY
- SEE WEST ELEVATION FOR NOTES AND ADDITIONAL INFORMATION



EAST ELEVATION

SCALE: 1/8" = 1'-0"

- WOOD DECK NOT SHOWN FOR CLARITY
- SEE WEST ELEVATION FOR NOTES AND ADDITIONAL INFORMATION



NOTICE OF PUBLIC HEARING

William H. Sessions, owner of the property located at 301 Abbotsford Court, Glen Ellyn, is requesting a public hearing for two (2) 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, March 9, 2021, at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owners are requesting approval of two (2) variations from the Glen Ellyn Zoning Code to construct a second-story addition to the principal structure, a single-family home. To accommodate this project, the property owners are requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)(3) – To allow a second-story addition to be no closer than 5 feet 11 inches from the south interior side lot line where the required interior side yard setback is 10 feet 11 inches;
2. Section 10-4-8(D)(4) – To allow a second-story addition to be no closer than 8 feet 1 inch from the corner side lot line where the required corner side yard setback is 30 feet; and
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property located at 301 Abbotsford Court is zoned R2 Residential District, and is legally described as follows:

LOT 39 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND CO'S GLEN ELLYN GOLF CLUB ADDITION, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1924 AS DOCUMENT NUMBER 185312, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-13-207-001

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. These plans and a staff report will be posted on the Village's website for public viewing on the Agendas and Minutes page for public viewing no later than Friday, March 5, 2021, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Katie Ashbaugh, Planner, at either (630) 547-5249 or kashbaugh@glenellyn.org.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (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.

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, March 9, 2021 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#,,, *234012# or
+16465588656,,84874590291#,,, *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>

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Webinar ID: 848 7459 0291
Passcode: 234012

International numbers available:
<https://us02web.zoom.us/j/84874590291>

Published in Daily Herald February 19, 2021 (4558951)

RECEIVED

MAR 01 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**DuPage County
Daily Herald**

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, 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 02/19/2021 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 *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4558951

**350 Foot Buffer
from
301 Abbotsford Ct**



Village of Glen Ellyn

List of Addresses for Public Notice
301 Abbottsford
Sent: 2/24/2021

Recipient	Street Number	Street Name	City	State	Zip
ACAR, RUSSELL & TING-YU	289	ABBOTSFORD CT	Glen Ellyn	IL	60137
BARRIBALL, THOMAS & JOYCE	303	WOODSTOCK AVE	Glen Ellyn	IL	60137
BERRY, LLOYD & POLLY	302	SCOTT AVE	Glen Ellyn	IL	60137
BROWN, RYAN & CATHERINE	1011	ROSLYN	Glen Ellyn	IL	60137
CARROLL, PATRICK & K	332	INDIAN DR	Glen Ellyn	IL	60137
CIOFFOLETTI, JESS	1S706	SHAFFNER RD	Wheaton	IL	60187
CODY, JOANNE B	977	ROSLYN RD	Glen Ellyn	IL	60137
CONFORTI, NICOLETTA	323	SCOTT AVE	Glen Ellyn	IL	60137
CONGER, GERTRUDE T	326	INDIAN DR	Glen Ellyn	IL	60137
DEMARCO, JOSEPH & DEANNA	319	SCOTT AVE	Glen Ellyn	IL	60137
DICKEY, TODD & ELLEN	270	SCOTT AVE	Glen Ellyn	IL	60137
DURKIN, JANIS	317	INDIAN DR	Glen Ellyn	IL	60137
GERTZEN, JASON	316	INDIAN DR	Glen Ellyn	IL	60137
GOWANS, CAMERON & CARRIE	279	SCOTT AVE	Glen Ellyn	IL	60137
HART, AMY	290	SCOTT AVE	Glen Ellyn	IL	60137
HARTIGAN, JEFFREY & LESLIE	285	ABBOTSFORD CT	Glen Ellyn	IL	60137
HODER, TIMOTHY & NICOLE	273	SCOTT AVE	Glen Ellyn	IL	60137
HOSTER, DAVID	270	ABBOTSFORD CT	Glen Ellyn	IL	60137
JOHNSON, ROBERT & NIKA	297	WOODSTOCK AVE	Glen Ellyn	IL	60137
KERR, DAVID H & DENISE B	296	SCOTT AVE	Glen Ellyn	IL	60137
LAUGHTER, BLAKE & JILL	276	ABBOTSFORD CT	Glen Ellyn	IL	60137
McGinley, Edward & Diane	293	ABBOTSFORD	Glen Ellyn	IL	60137
McKenzie, Gail	323	WOODSTOCK	Glen Ellyn	IL	60137
MEYERS, SARAH & JEFFREY	1031	ROSLYN RD	Glen Ellyn	IL	60137
MILROY, JEFFEREY D	287	WOODSTOCK AVE	Glen Ellyn	IL	60137
OSTROWSKI, MICHAEL	328	SCOTT Ave	Glen Ellyn	IL	60137
PEMBROKE, JENNIFER	322	SCOTT AVE	Glen Ellyn	IL	60137
PISCITELLI, JOHN F	961	ROSLYN RD	Glen Ellyn	IL	60137
RHEAR, KATHLEEN E	980	ROSLYN RD	Glen Ellyn	IL	60137
SCHOENHERR, MICAH & E	283	WOODSTOCK AVE	Glen Ellyn	IL	60137
SESSIONS, WILLIAM H	301	ABBOTSFORD CT	Glen Ellyn	IL	60137
STOLTZ, CHARLES	9520	S CARLS DR	Plainsfield	IL	60585
SWEATMAN, PAUL & KERRY	293	WOODSTOCK AVE	Glen Ellyn	IL	60137
TEGTMEIER, G & R SWANSON	327	INDIAN DR	Glen Ellyn	IL	60137
TEWELL, JENNIFER & N	295	ABBOTSFORD CT	Glen Ellyn	IL	60137
THOMAS, DANIEL S	323	INDIAN DR	Glen Ellyn	IL	60137
TRACY, MICHAEL R & P	1021	ROSLYN RD	Glen Ellyn	IL	60137
VAN EK, JEREMY & KATHY	329	SCOTT AVE	Glen Ellyn	IL	60137
VANDERLEEST, JAMES R	286	SCOTT AVE	Glen Ellyn	IL	60137
VILLAGE OF GLEN ELLYN	535	DUANE ST	Glen Ellyn	IL	60137
WATSON, ALBERT R	960	ROSLYN RD	Glen Ellyn	IL	60137
WOHLFARTH, ROBERT	322	INDIAN DR	Glen Ellyn	IL	60137

Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 301 ABBOTSFORD COURT Zoning District: R-2

Describe the Project: ADDITION TO RESIDENCE

2. **Lot Coverage Ratio (LCR):** District Maximum **R0, R1, R2, R3** = 20% for 2-story or 35% for 1-story structures. All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing 2415.24 sq ft + New 34 sq ft – Garage _____ sq ft – Porch 34 sq ft = Total 2415.24 sq ft

Total lot coverage area 2415.4 sq ft ÷ lot area 13,650 sq ft x 100 = 17.47 % LCR

3. **Front Yard Setback:** District Minimums: **R0** = 50 ft, **R1** = 40 ft, **R2** = 30 ft

Min. required front yard setback: no closer than the closest enclosed portion of the principal structure on either adjacent lot

1. Address (Left Side) _____ Existing Setback: _____ ft

2. Address (Right Side) 295 ABBOTSFORD COURT Existing Setback: 34.41 ft

Required Front Yard Setback (lesser of number 1 or 2 above – 50 ft maximum) 34.41 ft

Front Yard Setback (existing structure): 38.68 ft Proposed Front Yard Setback: 38.68 ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = - ft

Proposed Open Front Porch Setback: - ft

4. **Side Yard Setback:** District Minimums: **R0**=15% of lot width, **R1**=10% of lot width, **R2**=Greater of 6.5 ft or 10% of lot width

Lot width 109.5' ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 10.95 ft

Interior Side Yard Setback (existing structure): Left: 8.10 ft Right: 5.95 ft

Proposed Interior Side Yard Setback: Left: 8.10 ft Right: 5.95 ft

5. **Corner Side Yard Setback:** District Minimums: **R0** = 40 ft, **R1** = 40 ft, **R2** = 30 ft

Corner Side Yard Setback (existing structure): 8.10 ft Proposed Corner Side Yard Setback: 8.10 ft

Corner Side Yard Setback for lots less than 80 feet wide in the R2 District complete this section below:

Lot width _____ x .30 = _____ ft Minimum allowable corner side yard setback

Permitted Open Porch Setback (Required Corner Side Yard Setback from above) x 0.75 _____ ft

Proposed Open Porch Setback: _____ ft

6. **Rear Yard Setback:** Minimums: **R0** = 60 ft, **R1** = 50 ft, **R2** = 40 ft

Rear Yard setback (existing structure): 54.15 ft

Proposed Rear Yard setback: 54.15 ft

7. **Impervious Surface Setback:** Minimum based on lot width = 2% (<66'), 3% (66'-<90'), 4% (90'-100'), 5% (>100')

Lot Width N/A x _____ Percentage Required = _____ Required Setback (ft)

8. **Building Height:** The maximum eave and ridge heights and permitted height bonuses are specified in Zoning Code Section 10-4-8(F)1. Roof height is determined at the highest eave and at the highest ridge from average existing grade at four (4) corners where an imaginary line parallel to the front and rear yard setback lines and touching the proposed structure intersects the required side yard setback lines. Grade elevations at all four points shall be shown on Plat of Survey/Site Development Plan.

A. Front Left Point Grade Elevation: 1'-2" B. Front Right Point Grade Elevation: 1'-2"
 C. Rear Left Point Grade Elevation: 8'-0" D. Rear Right Point Grade Elevation: 8'-2"
 Grade Elevation Total (A + B + C + D) = 18'-6" ÷ 4 = 4'-7 1/2" Average existing grade

Max Ridge Height 37 ft + Porch Bonus or Setback Bonus 0 ft = Permitted Ridge Height 37 ft

Max Eave Height 27 ft + Setback Bonus 0 ft = Permitted Eave Height 27 ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation 1'-1" ft Highest Eave 22'-3 1/2" ft Highest Ridge 35'-2 1/2" ft

9. **Building Classification:**

Any change to an existing building is assigned a classification based on a new use or the proposed work. Village Code 4-1-10 (D) requires certain building improvements be completed for each classification.

- A. **Alteration:** Any change to the exterior structure or part thereof (excluding exterior finishes) of a building.
 Walls: the square footage of all outside wall surfaces from a point 8" above the adjacent grade to the soffit or eave.
 Roof: the square footage of the horizontal plane(s) formed by the outside top edge of the perimeter walls.

Existing Roof Area: 2415.24 sq ft + Existing Wall Area: 2207 sq ft = Total Exterior Surface 4622.4 sq ft

Area of Roof Altered: 2072.24 sq ft + Area of Walls Altered: 30 sq ft = Total Area Altered 2102.24 sq ft

Total Area Altered: 2102.24 sq ft ÷ Total Exterior Surface: 4622.4 sq ft x 100 = 45.47 %

Alteration Classifications: (circle one) Class I = Under 50%, Class II = 50% - 75%, Class III = above 75%

- B. **Addition:** Any change to a structure or part thereof that increases the finished floor area of the building

Floor Area of Addition: 1367 sq ft ÷ Floor Area of Existing Building: 2415.24 sq ft x 100 = 56.5 %

Addition Classifications: (circle one) Class I = Under 75%, Class II = 75% - 150%, Class III = above 150%

- C. **Remodeling:** Any change to the interior or part thereof of a building. The hard cost is the total value of interior improvements (except interior finishes and fixtures). Remodeling Classifications: (circle one)

Class I = under \$15,000 hard cost Class II = \$15,000-\$200,000 hard cost Class III = over \$200,000 hard cost

- D. **Change of Use:** Any change in the purpose or activity within a building or part thereof. See Village Code 4-1-10 (E) Hazard Index Table for index number. Change of Use Classifications: (circle one)

Class I = 0 to 1 increase in index number Class II = 2 or more increase in index number

I do certify that to the best of my knowledge and belief, the Zoning worksheet has been completed substantially in accordance with the building plans. I further agree that if this certification is in error, the permit issued and erection commenced on the strength of said certification, that I will assume full responsibility for any and all changes in the exterior shape and/or design of said residence required to make it comply with the Village of Glen Ellyn Zoning Ordinances.

[Signature]
 Authorized Agent (Signature)

RICK M. DEARIC
 Print Name

1/18/21
 Date

January 4, 2021

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

Re: 301 Abbotsford Ct. zoning/building permit application #20202786

To Whom It May Concern,

We are the property owners of 295 Abbotsford Ct., Glen Ellyn 60137 and are next door neighbors to William Sessions, owner of 301 Abbotsford Ct ("Applicant").

Regarding Mr. Sessions' planned addition/renovation of his property, he has provided us a copy of the permit construction drawings (dated 9/14/2020), Plat of Survey (dated 6/23/2016), Building Plan Review No. 1 letter from the Village of Glen Ellyn (dated 12/29/2020) and Zoning Application for Variation Form. Based on review of these documents, we understand the zoning comments #1, 3 and 4 related to the side yard setback requirements under Village Code 10-4-8 as they relate to our shared property line to the South side of Mr. Sessions' lot.

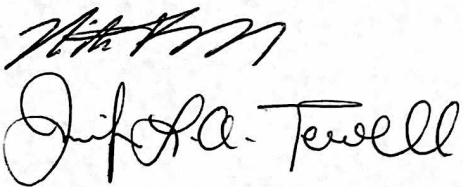
We affirm the following statements:

1. Consistent with Applicant's statements in the Application for Variation Form response V.A.3, we confirm we are not in opposition to the proposed project and do not find it to alter the essential character of his or our property.
2. Consistent with Applicant's statements in the Application for Variation Form response V.B.5, we confirm we do not object to the proposed project and do not view it as detrimental to public welfare or injurious to our property.
3. Consistent with Applicant's statements in the Application for Variation Form response V.B.6.a, we confirm based on review of the aforementioned documents that we do not believe the variation, if approved, will impair an adequate supply of light and air to our property.

We are supportive of Mr. Sessions' intended addition/renovation project and request that the Zoning Board of Appeals consider our letter in support of approving the variance requests.

Kind regards,

Nick and Jennifer Tewell

The block contains two handwritten signatures. The top signature is a stylized, cursive signature that appears to be "Nick". The bottom signature is a more legible cursive signature that reads "Jennifer A. Tewell".



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/9/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-920)**

DOC ID: 2021-920

A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 168 Crest Road

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/A.

Action Requested:

Please see attached staff report.

Attachments:

1. Staff Report for 168 Crest Road Zoning Variation Requests
2. Petitioners' Application Materials
3. Aerial Map
4. Zoning - Location Map
5. 1-Foot Contour Map
6. Plat of Survey
7. Proposed Site Plan
8. Proposed Floor Plans
9. Proposed Elevations
10. Public Hearing Notice
11. Certificate of Publication
12. Map of Properties Notified by Mail
13. List of Addresses for Public Notice Mailing
14. 1 - 2 Family Dwelling Zoning Worksheet

15. Signatures of Support

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: March 4, 2021

SUBJECT: *March 9, 2021 Zoning Board of Appeals Meeting*
A Public Hearing Concerning Two Zoning Variation Requests for the Property Located at 168 Crest Road

PROPERTY: 168 Crest Road is an interior lot located on the west side of Crest Road, just south of the intersection of Crest and Revere Roads.

PETITIONER: The petitioners are Michael Salentine and Bethany Henrichs, owners of the property at 168 Crest Road.

REQUEST: The petitioners are requesting a recommendation of approval of the following variation from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-8(D)(3) to allow a two-story addition at-grade to be no closer than 4 feet 6 inches from the north interior side lot line where the required interior side yard setback is 6 feet 6 inches;
2. A variation from Section 10-4-8(D)(3) to allow a second-story addition to be no closer than 4 feet 6 inches from the north interior side lot line where the required interior side yard setback is 6 feet 6 inches; and
3. 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 is zoned R2 – Single Family Residential District and is improved with a single-family home. All surrounding properties are also zoned R2 – Single Family Residential District and are improved with single-family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the February 19, 2021, 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 has not granted any past variations to this property.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1938	B595	New construction
1958	B6220	Slab
1958	B6813	Screened porch
1973	B2634	Plumbing
1977	B4589	Electrical
1986	B9138	Addition
1993	B13759	Fence
2001	B20337	Fence
2017	20171629	Roof of front porch

EXISTING:

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

Subject Property Data

Lot Area	8,712 ft ² (0.20 acres)	+/- 8,467 ft ² (0.19 acres)
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	30' (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)	+/- 36' 6"
Side Yard	6' 6" required	+/- 4' 7"
Rear Yard	40'	+/- 79'

PROPOSED:

The petitioners are proposing to construct an addition onto their existing nonconforming single-family home. The rear portion of the addition is a two-story addition, and consists of an approximately 255 square-foot footprint. The front portion of the addition is a second-story addition only, over the existing attached garage. The addition over the existing garage is approximately 245 square feet in area.

The two variations requested both relate to the interior side yard setback along the north lot line. The first variation is to allow the new foundation of the two-story addition to be no closer than 4 feet 6 inches from the north interior side lot line where a setback of 6 feet 6 inches is required. This part of the addition will extend approximately 19 feet 5 inches to the west behind the existing garage. The second variation is to allow the second-story addition over the existing garage to also be no closer than 4 feet 6 inches from the north interior side lot line where a setback of 6 feet 6 inches is required. The existing attached garage is approximately 4 feet 6 inches from the north interior side lot line. The petitioner is requesting that the addition in its entirety maintain the setback of the existing home. Due to a slight skew of the lot line, the new additions will be an inch or two closer to the lot line than the existing garage.

The proposed addition is compliant with the maximum permitted lot coverage of 20 percent, with a lot coverage of 19.75 percent proposed. The proposed addition also falls under a Class 1 addition and Class 1 alteration, which are permitted on non-conforming structures. No other zoning relief is necessary for this project.

The petitioners provided signatures of support for their application from 9 adjacent property owners. No comments in opposition to the request were submitted via email or the Village's online public comment form.

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 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. Petitioners' Application Materials
2. Aerial Map
3. Zoning & Location Map
4. 1' Contour Map
5. Plat of Survey
6. Proposed Site Plan
7. Proposed Floor Plans
8. Proposed Elevations
9. Public Notice
10. Certificate of Publication
11. Map of Properties Notified by Mail
12. List of Addresses for Public Notice Mailing
13. 1 & 2 Family Dwelling Zoning Worksheet
14. Signatures of Support

CC:

Michael Salentine and Bethany Henrichs, Owners and Petitioners
Staci Springer, AICP, Director of Community Development
Steve Witt, AIA, Building & Zoning Official
Kelly Purvis, AICP, Planning Manager
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 168 Crest Road 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 Salentine & Bethany Henrichs

Address: 168 Crest Rd. Glen Ellyn, IL 60137

Home Phone No.: NA Cell Phone No.: 630-750-8613

Fax No.: _____

E-mail: michael.salentine@gmail.com

Ownership Interest in the Property in Question:

Sole property 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):

self

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

NA

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: 168 Crest Road

Permanent tax index number: 05-14-303-013

Legal description:

LOT 3, IN BLOCK 6, IN SOUTH CREST, BEING A SUBDIVISION OF PART OF LOTS 7 AND 10, INCLUSIVE, IN COUNTY CLERK'S 6TH ASSESMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT 165582, IN DUPAGE COUNTY, ILLINOIS

Zoning classification: Residential

Lot size: 50.00 ft. x 169.66 ft. Area: 8,467.2 sq. ft.

Present use:

Residential - 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):

- (1) Section 10-4-8(D)3 to allow a two-story addition at grade with an interior side-yard setback of 4.5' in lieu of the required minimum 6.5'
- (2) Section 10-4-8(D)3 to allow a second floor addition with an interior side-yard setback of 4.5' in lieu of the required minimum 6.5'

Estimated date to begin construction: ASAP

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

Rick Rearick - Rick Rearick Architect
155 N. Park Glen Ellyn, IL 60137

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:

Since purchasing our home 4 years ago we have been working to save enough to extend our existing garage to accommodate two cars in a tandem configuration and add two bedrooms. We were unaware that our existing garage was extending into the side-yard setback because we have a 50' wide lot, 16' narrower than the standard 66' wide lot. We looked into the option of placing the garage in the backyard but in addition to losing the two bedrooms we want to add, we would also lose over half our backyard by extending the driveway. This also raises concerns regarding water drainage because during heavy rains our backyard tends to get heavily saturated with water (partly due to neighbors' long driveways extending behind their homes). Another issue is the current garage is only 9.5' wide and cannot get any narrower, leaving us with only the tandem solution for the size of our narrow lot.

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 our narrow lot and the house not centered on the lot we have no other option(s) to add a two car garage to our property without losing over half our backyard to driveway. We love our yard and can not fathom converting that much space into a parking lot for ourselves or future owners.

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

Mike has grown up in Glen Ellyn, and after living and working in other US cities, he is very appreciative of the appealing character of Glen Ellyn. Mike has worked with Rick Rearick, also a long time resident and Architect in Glen Ellyn, to incorporate a design to maintain the character of the house, improve the curb appeal of our home, and continue to enhance the charming character of the Glen Ellyn community.

- 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:

Due to our 50' narrow lot and the grading of our backyard combined with that of our neighbors' driveway, if we were to extend a new driveway from the front to back of the yard it could potentially force heavy rain water into our basement or even the neighbors' basement(s).

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:

Due to our 50' narrow lot and the home actually being several feet off center with the current garage already in the side-yard setback and slightly askew we feel this is an extraordinary circumstance that would not apply to other properties in 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:

Firstly, we want to stop having to clear snow off one of our cars every snowfall during the winter. We believe it looks better parking the cars in a garage than sitting out in front of the house all the time. The amount of money we will spend on this project will exceed more than we could ever hope to recoup in the long run and we have no intention of moving for many years to come.

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.

Whomever laid out these lots 80-90 years ago and the builder who did not center the house including the garage on the property created this hardship.

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.

Along with extending our garage and adding two bedrooms we will be updating the facade of our home, becoming more up to date with other homes in our neighborhood and throughout the Glen Ellyn community.

6. Provide evidence that the proposed variation will not:

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

We have worked with our Architect and utilized "Sun Seeker" application to evaluate construction impact on our North neighboring home. We have also spoken with our neighbors and shared the drawings to address any concerns prior to this step. The new addition will be along the North neighbors' driveway, utilizing gabling and eliminate tall walls to remain within height limitations.

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

There should be no increase in hazard or fire possibilities as this will not impact access to either house.

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

We feel this will improve the property in accordance with neighboring homes and the Glen Ellyn community.

d. Diminish or impair property values within the neighborhood;

We feel this will increase neighborhood property values rather than diminish or impair property values.

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

This will not affect traffic congestion in the public streets and highways because the work will only be taking place on our property, primarily the side and back of the property and any construction materials or equipment will be stored properly.

f. Create a nuisance; or

This will not create a nuisance because the work will only be taking place on our property, primarily the side and back of the property during approved days and times as established by the Village of Glen Ellyn.

- g. Results in an increase in public expenditures.

This project will not result in an increase in public expenditures because the work will only be taking place on our property, primarily the side and back of the property. The scope of this project does not include any neighboring or city property.

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

We have spent countless hours evaluating this project and how we would create a two car garage and add two bedrooms without requiring a variation and feel we have exhausted all other options before taking this step. This project will only add to the current garage which already impedes in the side set-back along the North side neighbors' driveway.

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

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.

1/20/2021 Michael J. Salentine 
Date Print Name Signature of Applicant

1/20/2021 Bethany A. Heinrichs 
Date Print Name Signature of Applicant

Date Print Name Signature of Applicant

Document Detail

Doc Number: R2016-083334
Document Date: 7/29/2016
Recording Date: 8/10/2016
Time: 8:53 AM
Doc Type: 001
Total Page Count: 2
Doc Desc: DEED
Consideration: 0
Plat Book: 000
Return Address: ATTORNEYS' TITLE GUARANTY
Address1: 1 S WACKER DR
Address2: SUITE 2400
Address3: CHICAGO, IL 60606000

Name of Party

Name	Type
HINTON, GEORGE	GRNTOR
HINTON, JACQUELINE A	GRNTOR
HENRICHS, BETHANY	GRNTEE
SALENTINE, MICHAEL J	GRNTEE

Legal Description

Subdivision SEE NOTES L: 0 B: 0 OL: 0 L 3 B 6 S CRST 39-10
Address 168 CREST RD GLEN ELLYN, IL 60137,
PIN 05-14-303-013

Associated Documents

NO ASSOCIATED DOCs FOUND

Affidavit Affirming No Conflict of Interest

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

1. My name is Michael J. Salentine, and I hold the position of Owner for _____ (**"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: Michael J. Salentine 02/15/2021

Title: "Lord of the Dance"

Applicant's Name: Same

Subscribed and sworn to me this

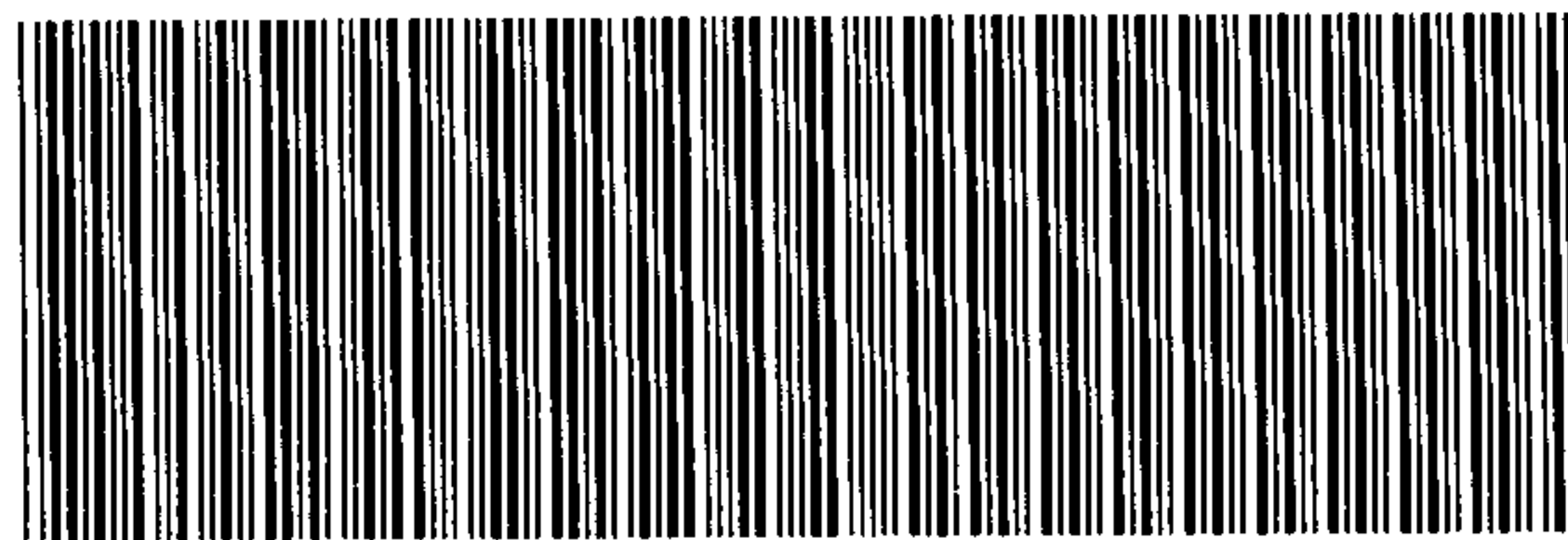
_____ day of _____, 20____.

Notary Public

PREPARED BY:
Raymond F. Polach
1111 Plaza Drive, #460
Schaumburg, IL 60173

MAIL TAX BILL TO:
Michael J Salentine and Bethany Henrichs
168 Crest Road
Glen Ellyn, IL 60137

MAIL RECORDED DEED TO:
Zachary A. Martel
214 1/2 S. Washington Street
Naperville, IL 60540



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG. 10, 2016 RHSP 8:53 AM
DEED \$40.00 05-14-303-013
002 PAGES R2016-083334

160178100449
1/2

TENANCY BY THE ENTIRETY WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), George Hinton and Jacqueline A Hinton, husband and wife, of the City of Glen Ellyn, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Michael J Salentine and Bethany Henrichs, of 716 Prescott Court, Naperville, Illinois 60563, not as Tenants in Common nor as Joint Tenants but as Tenants by the Entirety, all right, title, and interest in the following described real estate situated in the County of DU PAGE, State of Illinois, to wit: ** as husband and wife*

LOT 3, IN BLOCK 6, IN SOUTH CREST, BEING A SUBDIVISION OF PART OF LOTS 7 AND 10, INCLUSIVE, IN COUNTY CLERK'S 6TH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT 165582, IN DUPAGE COUNTY, ILLINOIS.

Permanent Index Number(s): 05-14-303-013
Property Address: 168 Crest Road, Glen Ellyn, IL 60137

(Attorneys' Title Guaranty Fund, Inc.)
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

Subject, however, to the general taxes for the year of 2015. and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

Dated this 29th day of July, 2016 George Hinton

George Hinton

Jacqueline A. Hinton
Jacqueline A Hinton

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that George Hinton and Jacqueline A Hinton, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said

instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

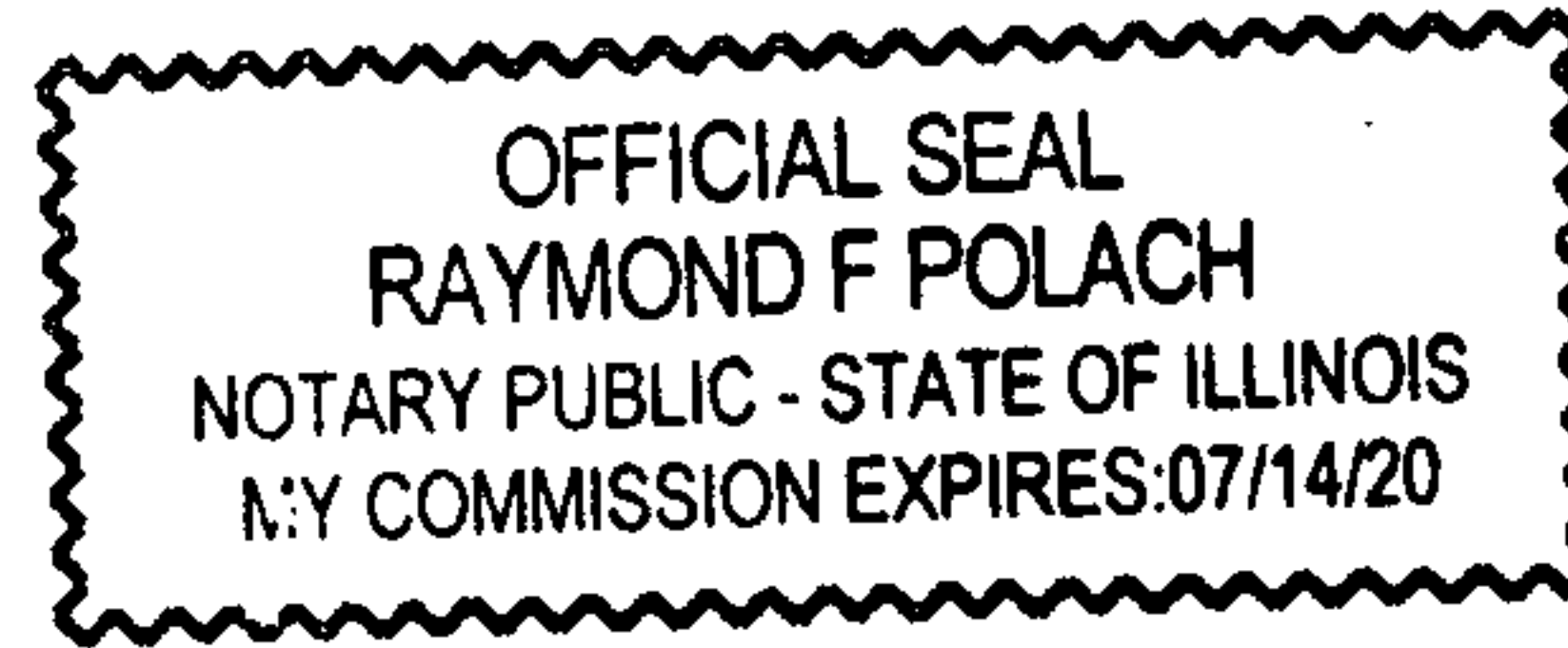
Given under my hand and notarial seal, this 29th day of July, 2016

[Signature]

Notary Public

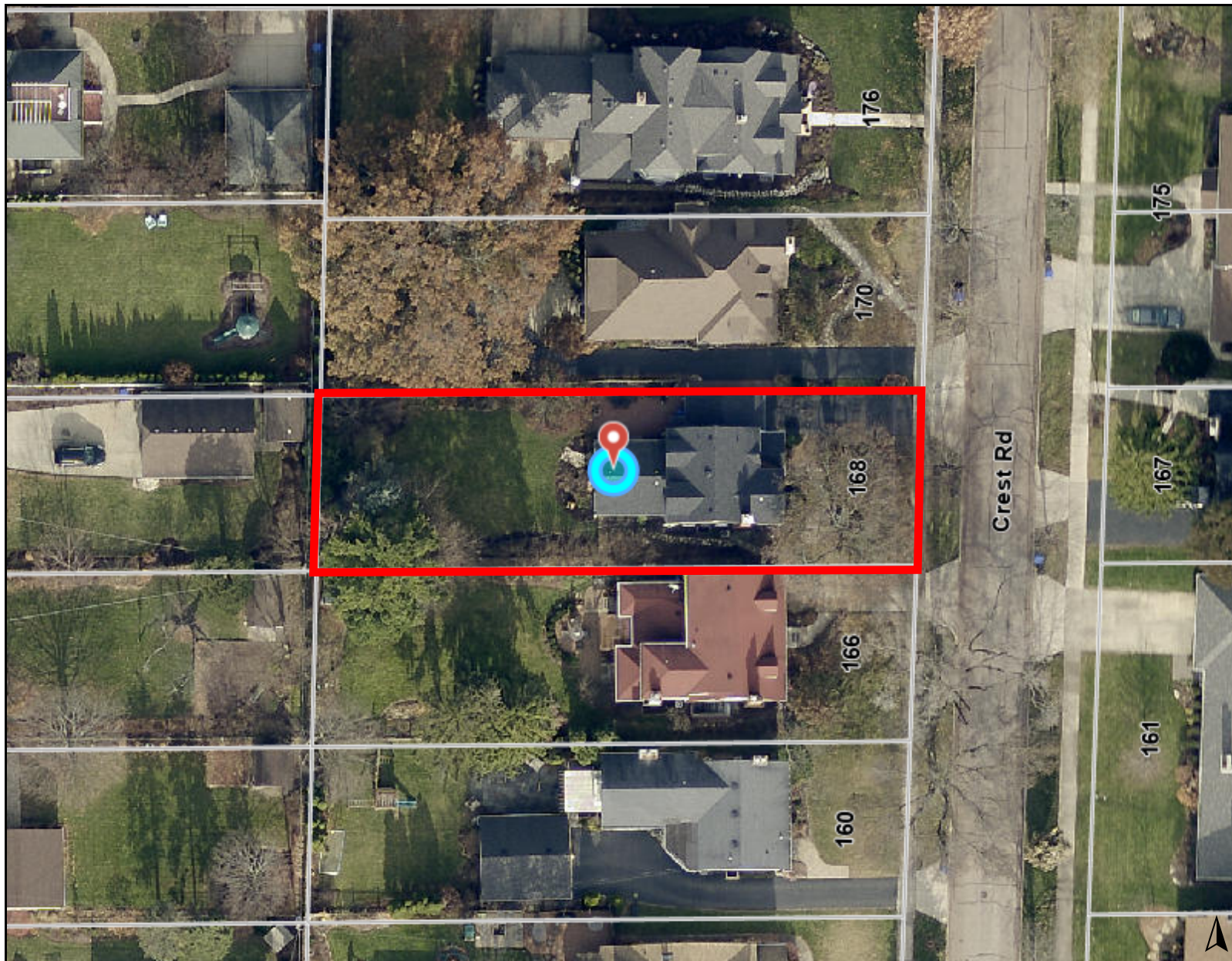
My commission expires: _____

~~Exempt under the provisions of paragraph _____~~



	Village of Glen Ellyn Real Estate Transfer Tax
019205	
Sale \$	<u>487,500.00</u>
Tax \$	<u>1463.00</u>
Date	<u>7.28.16</u> Initials <u>Ro</u>

REAL ESTATE TRANSFER TAX		08-Aug-2016
		COUNTY: 243.75
		ILLINOIS: 487.50
		TOTAL: 731.25
05-14-303-013 20160702230834 1-797-808-960		



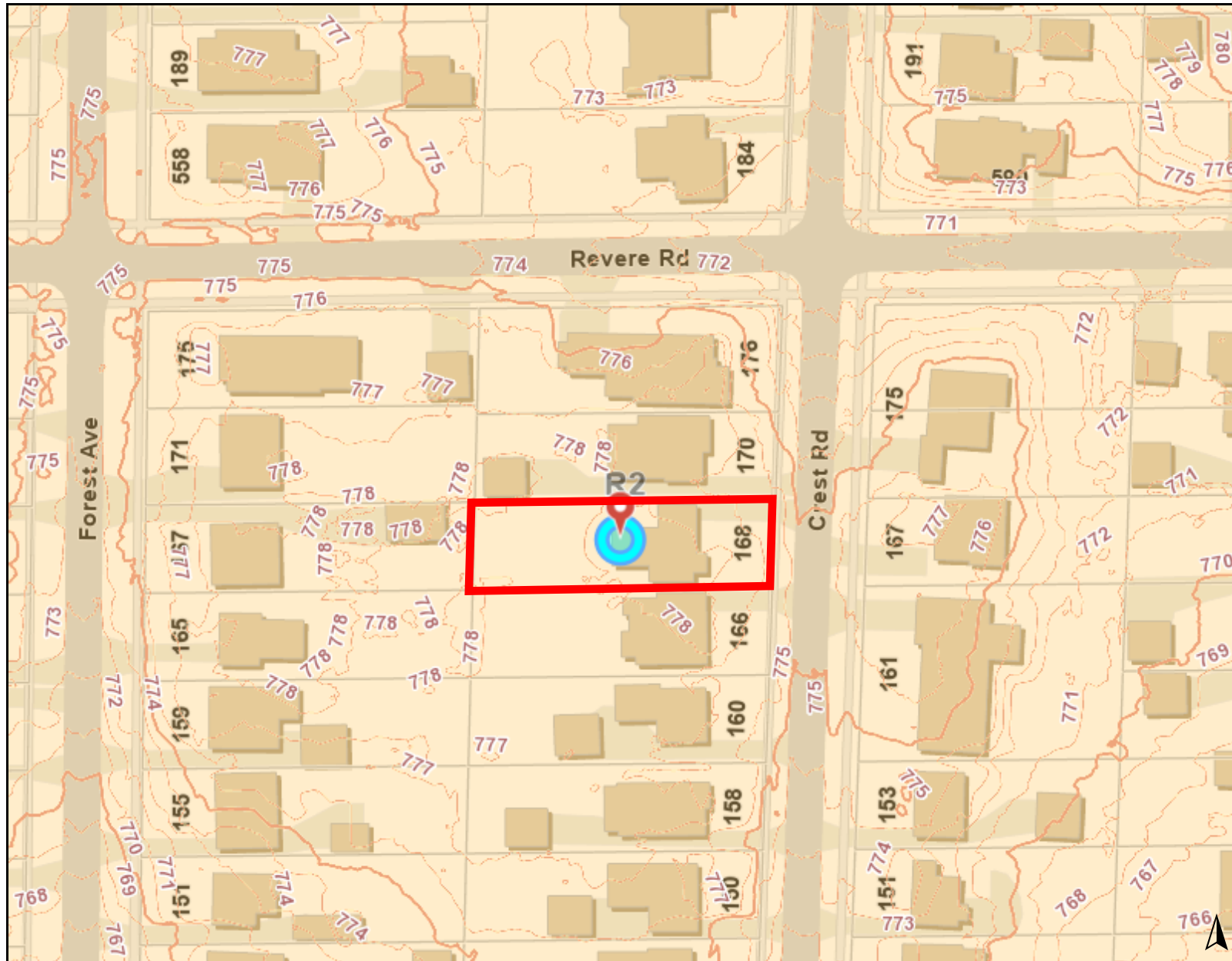
Legend

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ft

Print Date: 3/3/2021

Notes

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



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major
- <all other values>

Zoning and Development

Zoning

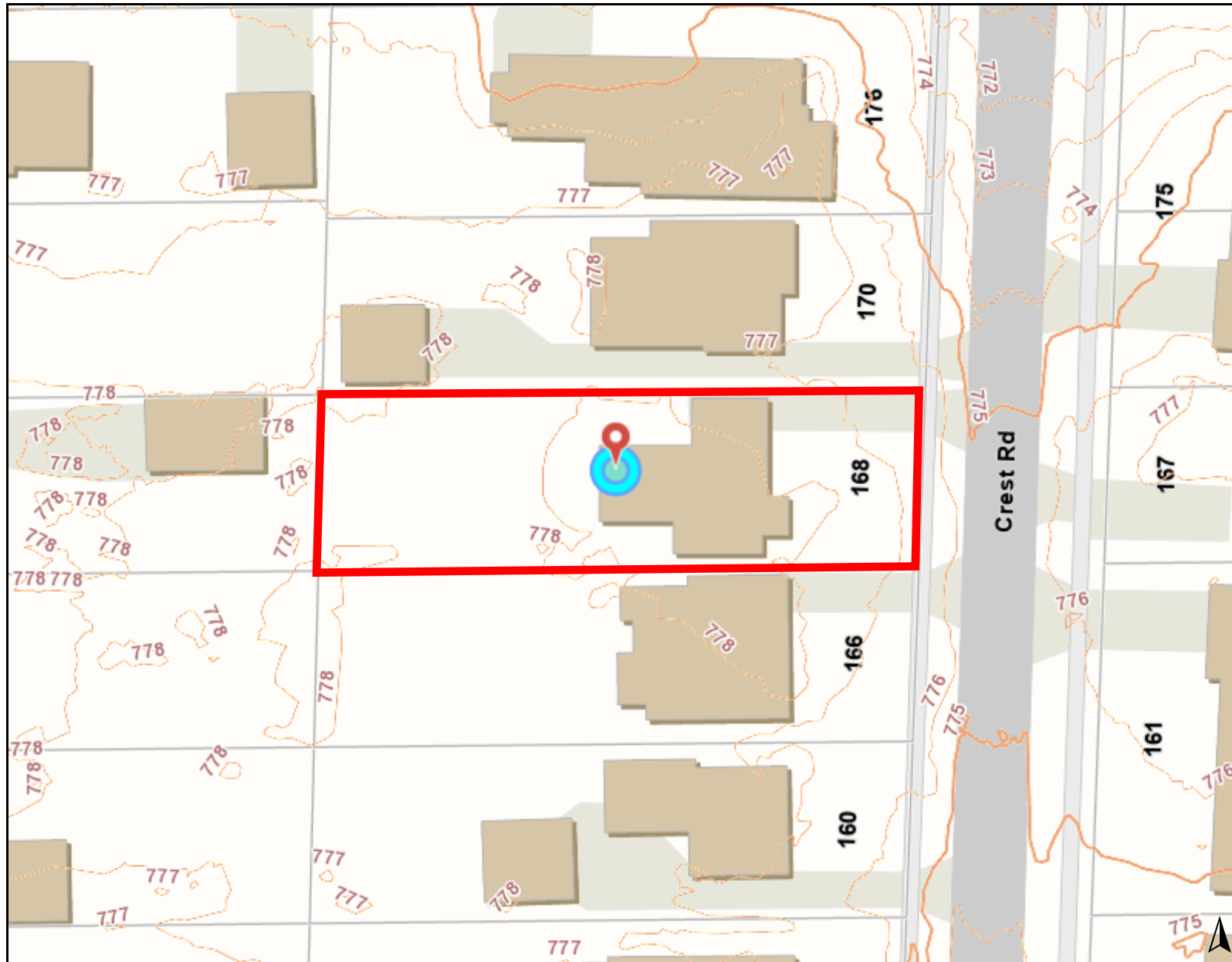
- R2: Single Family Residential District

0 150 300
ft

Print Date: 3/3/2021

Notes

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



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major
- <all other values>

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ft

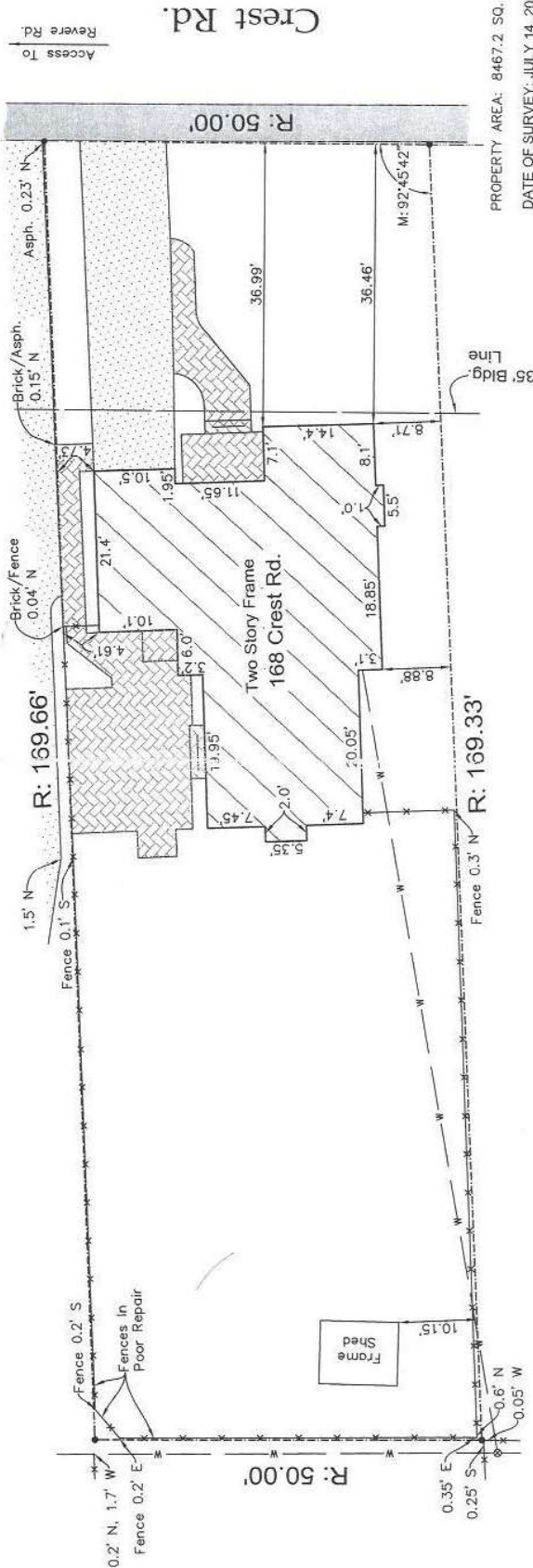
Print Date: 3/3/2021

Notes

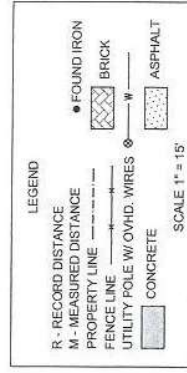
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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

LOT 3, IN BLOCK 6, IN SOUTH CREST, BEING A SUBDIVISION OF PART OF LOTS 7 AND 10, INCLUSIVE, IN COUNTY CLERK'S 6TH ASSESSMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT 161894 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT 165582, IN DUPAGE COUNTY, ILLINOIS.



PROPERTY AREA: 8467.2 SQ. FT.
DATE OF SURVEY: JULY 14, 2016
CLIENT: ATTY. POLACH
JN 60549



SCHLAF SEDIG
& ASSOCIATES, INC.
130 GATES STREET
ELBURN, ILLINOIS 60119
(630) 365-9831



STATE OF ILLINOIS
COUNTY OF KANE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

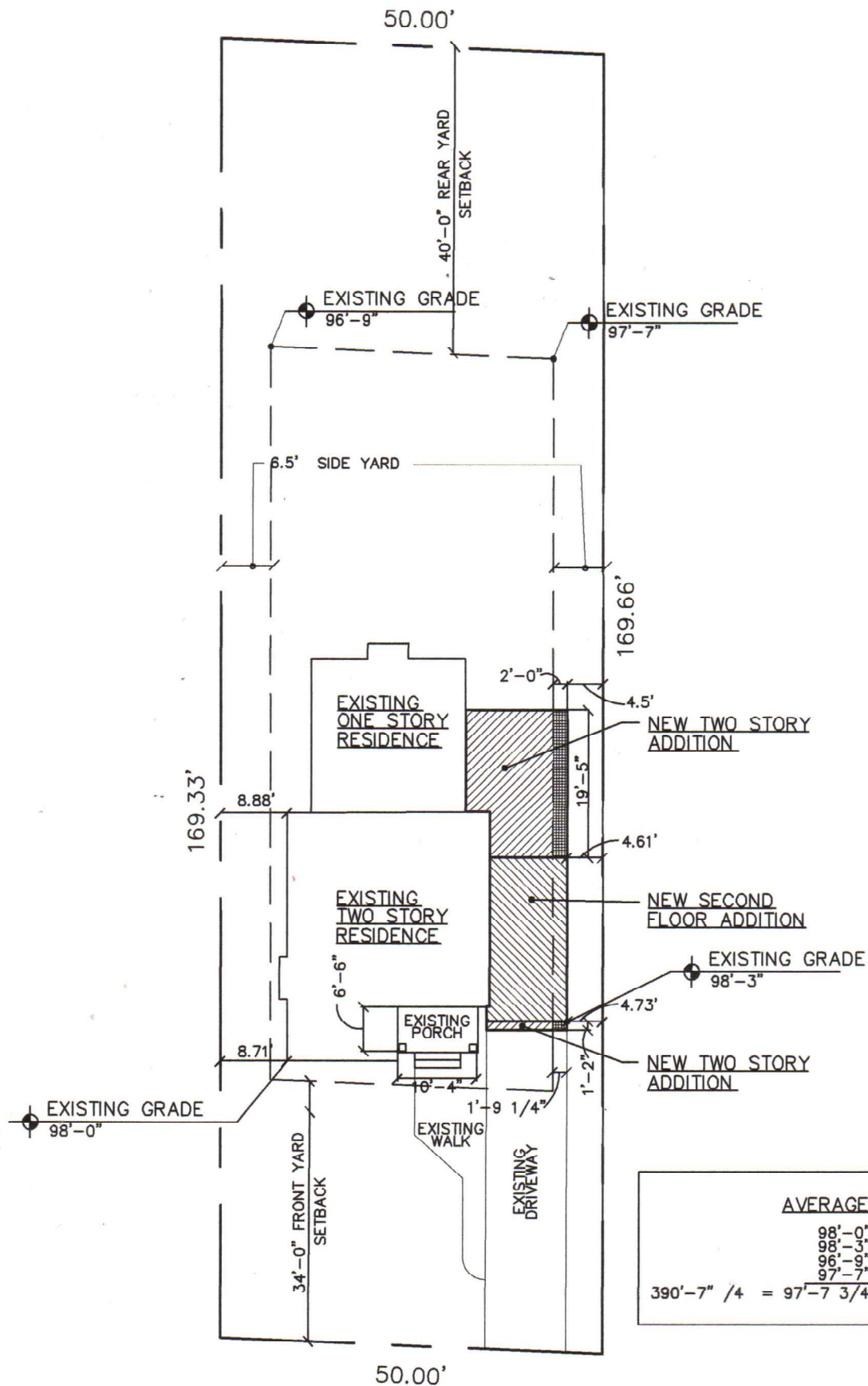
I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRONCH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Vincent B. Frye
MY LICENSE EXPIRES 11-30-2016

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183



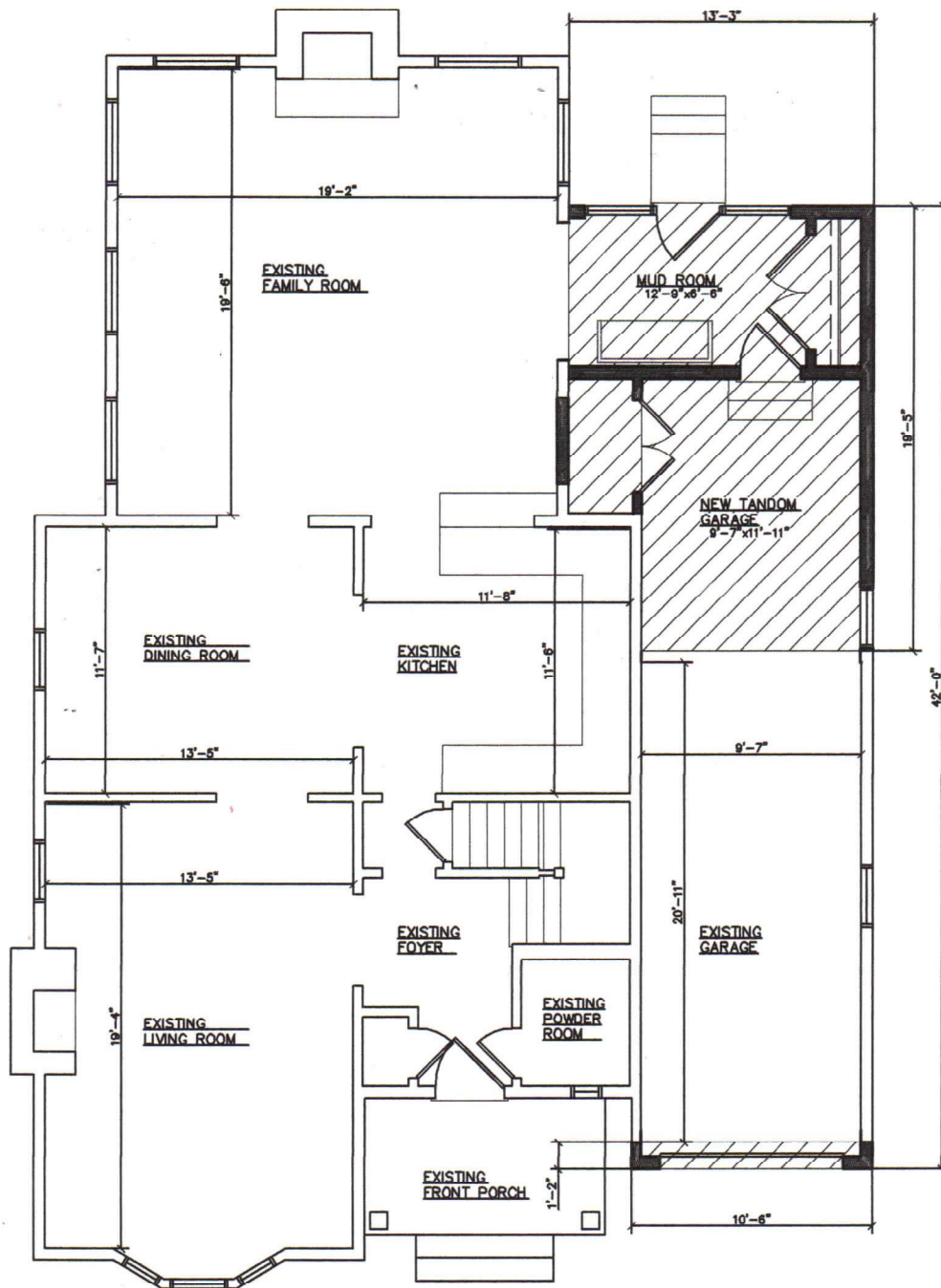
SITE PLAN

SCALE: 1" = 20'-0"

168 CREST ROAD



NORTH

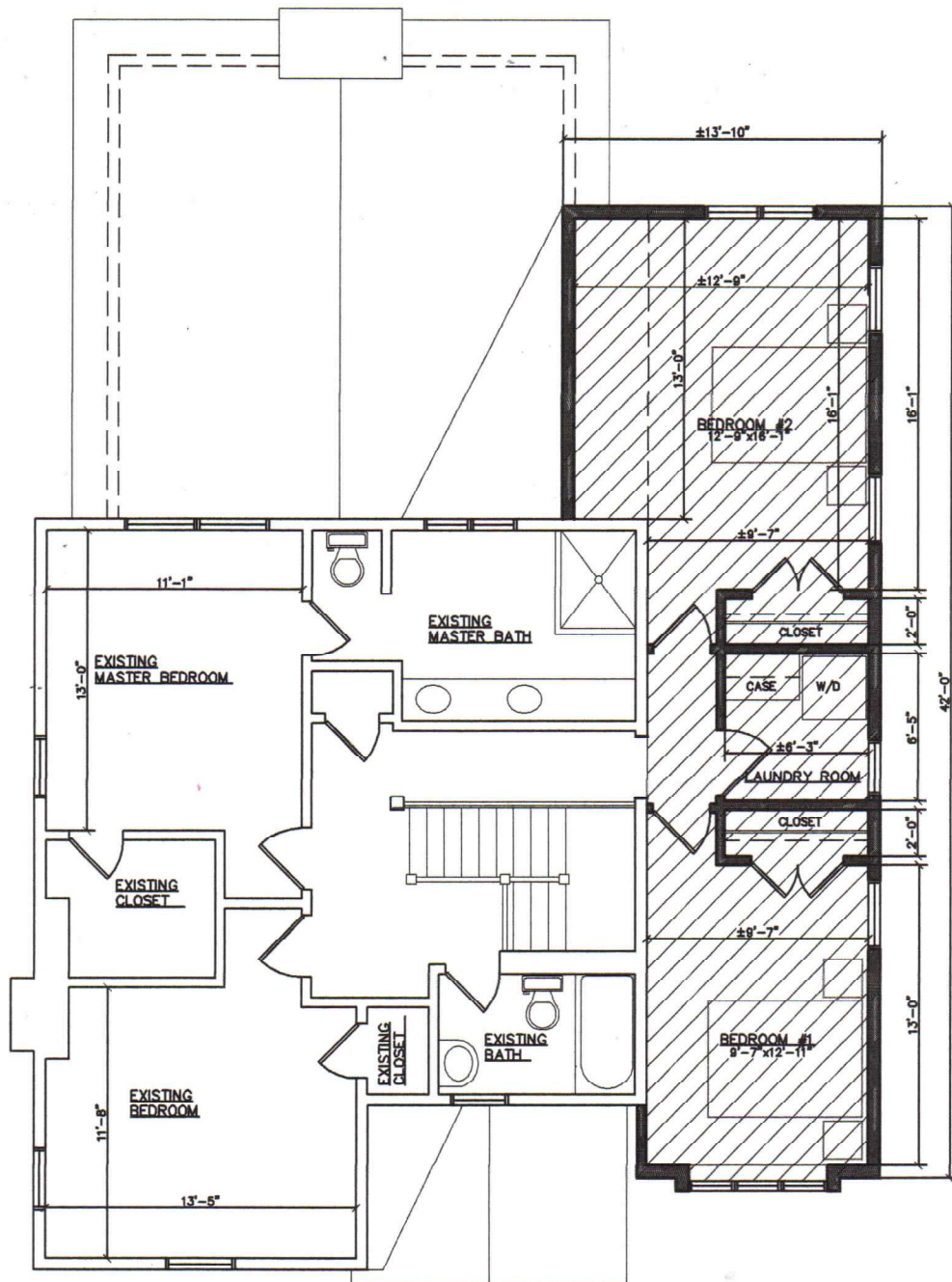


PROPOSED FIRST FLOOR PLAN

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

1672 S.F.





PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



MAXIMUM RIDGE HEIGHT
129'-9 3/4"

T/RIDGE
PROPOSED
123'-7 3/4"

MAXIMUM EAVE HEIGHT
119'-8 3/4"

T/EAVE
PROPOSED
117'-6 1/2"

25'-10"

19'-8 3/4"

AVERAGE GRADE
97'-8 3/4"

T/PLATE
SECOND FLOOR
117'-4"

T/EXISTING
SECOND FLOOR
109'-4"

T/EXISTING
FIRST FLOOR
100'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

MAXIMUM RIDGE HEIGHT
129'-9 3/4"

T/RIDGE
PROPOSED
123'-7 3/4"

MAXIMUM EAVE HEIGHT
119'-9 3/4"

T/EAVE
PROPOSED
117'-6 1/2"

AVERAGE GRADE
97'-9 3/4"

T/PLATE
SECOND FLOOR
+/- 117'-4"

T/EXISTING
SECOND FLOOR
108'-4"

T/EXISTING
FIRST FLOOR
100'-0"

PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"

MAXIMUM RIDGE HEIGHT
129'-9 3/4"

MAXIMUM EAVE HEIGHT
119'-9 3/4"

T/PLATE
SECOND FLOOR
+/- 117'-4"

T/EXISTING
SECOND FLOOR
109'-4"

T/EXISTING
FIRST FLOOR
100'-0"

AVERAGE GRADE
97'-9 3/4"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MAXIMUM RIDGE HEIGHT
129'-9 3/4"



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



NOTICE OF PUBLIC HEARING

Michael Salentine and Bethany Henrichs, owners of the property located at 168 Crest Road, Glen Ellyn, are requesting a public hearing for two (2) 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, March 9, 2021, at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owners are requesting approval of two (2) variations from the Glen Ellyn Zoning Code to construct an addition to the principal structure, a single-family home, consisting of a two-story addition and a partial second-story addition. To accommodate this project, the property owners are requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)(3) – To allow a two-story addition at-grade to be no closer than 4 feet 6 inches from the north interior side lot line where the required interior side yard setback is 6 feet 6 inches;
2. Section 10-4-8(D)(3) – To allow a second-story addition to be no closer than 4 feet 6 inches from the north interior side lot line where the required interior side yard setback is 6 feet 6 inches; 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 located at 168 Crest Road is zoned R2 Residential District, and is legally described as follows:

LOT 3, IN BLOCK 6, IN SOUTH CREST, BEING A SUBDIVISION OF PART OF LOTS 7 AND 10, INCLUSIVE, IN COUNTY CLERK'S 6TH ASSESMENT DIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SOUTH CREST RECORDED DECEMBER 29, 1922 AS DOCUMENT 161694 AND AMENDMENT RECORDED MAY 12, 1923 AS DOCUMENT 165582, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-14-303-013

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. These plans and a staff report will be posted on the Village's website for public viewing on the Agendas and Minutes page for public viewing no later than Friday, March 5, 2021, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>. If you have questions, please contact Katie Ashbaugh, Planner, at either (630) 547-5249 or kashbaugh@glenellyn.org.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (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.

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, March 9, 2021 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=TXlxcGtIRmtXK2FQMmg3eHFoU2VpUT09>

Passcode: 234012

Or iPhone one-tap:

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

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Webinar ID: 848 7459 0291

Passcode: 234012

International numbers available:

<https://us02web.zoom.us/j/84874590291>

Published in Daily Herald February 19, 2021 (4558937)

RECEIVED

MAR 01 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**DuPage County
Daily Herald**

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, 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 02/19/2021 in said DuPage County DAILY HERALD.

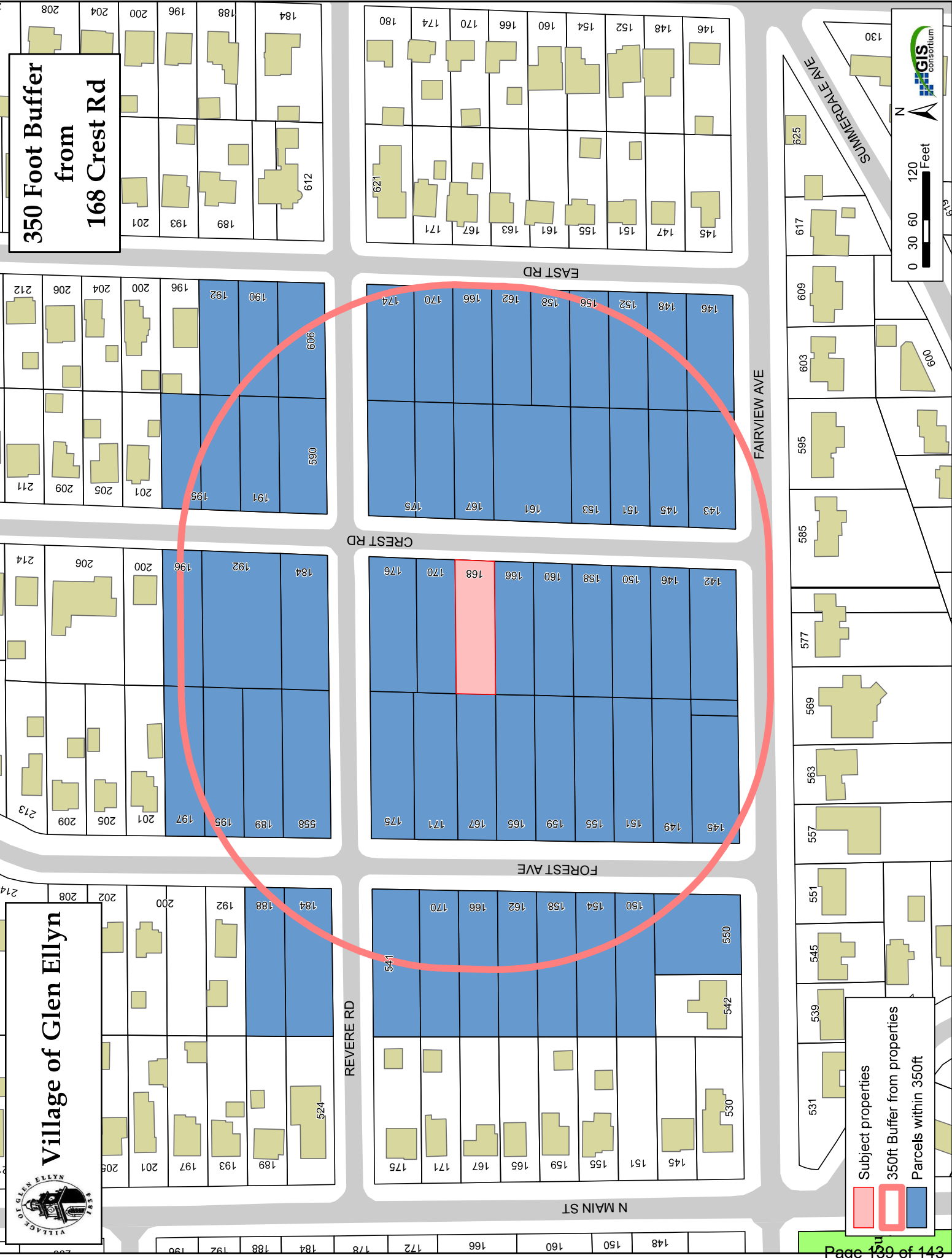
IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY


Designee of the Publisher and Officer of the Daily Herald

Control # 4558937



List of Addresses for Public Notice
168 Crest Road
Sent: 2/24/2021

Recipient	Street Number	Street Name	City	State	Zip
ALBA JR, JESUS & CLAUDIA	152	EAST RD	Glen Ellyn	IL	60137
BARGIEL, PAUL & O TRS	166	FOREST AVE	Glen Ellyn	IL	60137
BENKERT, JOHN & KIMBERLY	161	CREST RD	Glen Ellyn	IL	60137
BOYLE, WILLIAM & MARY	159	FOREST AVE	Glen Ellyn	IL	60137
BRABEC, ROSELYN TRUSTEE	154	FOREST AVE	Glen Ellyn	IL	60137
BRENNAN, MICHAEL G	148	EAST RD	Glen Ellyn	IL	60137
BRUMBACK, MARTIN & J	160	CREST RD	Glen Ellyn	IL	60137
BURROWS, ROBERT & CARRIE	158	CREST ROAD	Glen Ellyn	IL	60137
CARTER, COLIN & DESSA	150	CREST RD	Glen Ellyn	IL	60137
CHALLGREN, BRIAN & C	541	REVERE RD	Glen Ellyn	IL	60137
COSBY, DAVID & CAREN	145	FOREST ST	Glen Ellyn	IL	60137
CRAIG, JAMES & KANDACE	190	EAST RD	Glen Ellyn	IL	60137
CURRIE, BRUCE & ELIZABETH	151	CREST RD	Glen Ellyn	IL	60137
DEDMOND, DENNIS & SUSAN	175	CREST RD	Glen Ellyn	IL	60137
DOUGHERTY, BRYAN & JAMI	158	EAST RD	Glen Ellyn	IL	60137
FARRELL, MARGARET A	191	CREST RD	Glen Ellyn	IL	60137
GARDNER, DANIEL	149	FOREST AVE	Glen Ellyn	IL	60137
GOEBBERT, CHRIS J	151	FOREST AVE	Glen Ellyn	IL	60137
GOFF, JANETTE	174	EAST RD	Glen Ellyn	IL	60137
GREEN II, EDWARD & MEGAN	176	CREST	Glen Ellyn	IL	60137
HAMBELL, BRYAN	142	CREST RD	Glen Ellyn	IL	60137
HARTENBERGER, KEITH & L	590	REVERE RD	Glen Ellyn	IL	60137
HESLINGA, DAVID P & C A	153	CREST ROAD	Glen Ellyn	IL	60137
HIERBAUM, SCOTT & JESSICA	550	FAIRVIEW AVE	Glen Ellyn	IL	60137
ISAAC, PAUL & BARBARA	195	FOREST AVE	Glen Ellyn	IL	60137
KAST, CATHERINE S	184	CREST RD	Glen Ellyn	IL	60137
KERWIN, BRIAN & LAUREN	171	FOREST AVE	Glen Ellyn	IL	60137
LARSON, FRANK E & DENIEN	170	EAST RD	Glen Ellyn	IL	60137
LEARMAN, JESSICA	145	CREST RD	Glen Ellyn	IL	60137
LEFTY, MARTIN & KATHRYN M	156	EAST RD	Glen Ellyn	IL	60137
LOMBARDO, JOANNE M	170	FOREST AVE	Glen Ellyn	IL	60137
MARZ, KENNETH	197	FOREST AVE	Glen Ellyn	IL	60137
MISTRATA, JOSEPH & DONNA	143	CREST RD	Glen Ellyn	IL	60137
MOORE, VICKI & DONNA MILLS	170	CREST RD	Glen Ellyn	IL	60137
MURRAY, STACEY & SEAN	146	CREST RD	Glen Ellyn	IL	60137
O CONNOR TOBIN, K	166	CREST RD	Glen Ellyn	IL	60137
ORABUTT, JOHN & MARGIE	162	FOREST AVE	Glen Ellyn	IL	60137
PATTERMANN, JAMES C	196	CREST RD	Glen Ellyn	IL	60137
PECH, ARTHUR & JANE	150	FOREST AVE	Glen Ellyn	IL	60137
PEREZ, GERALDO	606	REVERE RD	Glen Ellyn	IL	60137
PEREZ, LAZARO M	1996	NOTTINGHAM LN	Wheaton	IL	60189
PETERSON, PETER	189	FOREST AVE	Glen Ellyn	IL	60137
PETRANDO, KEVIN P & LAURA	158	FOREST AVE	Glen Ellyn	IL	60137
PIPER, TIMOTHY J	167	CREST RD	Glen Ellyn	IL	60137
PLUMMER, C & S GEISHECKER	146	EAST RD	Glen Ellyn	IL	60137
ROCK, LANCE A	167	FOREST AVE	Glen Ellyn	IL	60137
SALENTINE, M & B HENRICHS	168	CREST RD	Glen Ellyn	IL	60137
SIMPSON, BRUCE & STEPHANIE	188	FOREST AVE	Glen Ellyn	IL	60137
SPENCE, ANDREW & PATRICIA	192	EAST RD	Glen Ellyn	IL	60137
STASTNY, VALERIE A	165	FOREST AVE	Glen Ellyn	IL	60137
STEINKE, JAMES E	558	REVERE RD	Glen Ellyn	IL	60137
SWINFORD, DANIEL & SUNDEE	192	CREST RD	Glen Ellyn	IL	60137
TODD, MATTHEW & GAYLE	155	FOREST AVE	Glen Ellyn	IL	60137
WIKI, GERALD & JUDITH	195	CREST RD	Glen Ellyn	IL	60137
WILSON, DONALD & CLEO	184	FOREST AVE	Glen Ellyn	IL	60137
WIRTZ, FRANCIS & KATHRYN	162	EAST RD	Glen Ellyn	IL	60137

Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 168 CREST ROAD Zoning District: R-2

Describe the Project: ADDITION TO RESIDENCE

2. **Lot Coverage Ratio (LCR):** District Maximum **R0, R1, R2, R3** = 20% for 2-story or 35% for 1-story structures. All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing 1471.3 sq ft + New 259.5 sq ft - Garage 0 sq ft - Porch 58.5 sq ft = Total 1672.3 sq ft

Total lot coverage area 1672.3 sq ft ÷ lot area 8467.2 sq ft x 100 = 19.75 % LCR

3. **Front Yard Setback:** District Minimums: **R0** = 50 ft, **R1** = 40 ft, **R2** = 30 ft

Min. required front yard setback: no closer than the closest enclosed portion of the principal structure on either adjacent lot

1. Address (Left Side) _____ Existing Setback: 34.0 ft

2. Address (Right Side) _____ Existing Setback: 34.0 ft

Required Front Yard Setback (lesser of number 1 or 2 above - 50 ft maximum) 34.0 ft

Front Yard Setback (existing structure): 36.46 ft Proposed Front Yard Setback: 41.6 ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = N/A ft

Proposed Open Front Porch Setback: _____ ft

4. **Side Yard Setback:** District Minimums: **R0**=15% of lot width, **R1**=10% of lot width, **R2**=Greater of 6.5 ft or 10% of lot width

Lot width 50.0 ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 6.5 ft

Interior Side Yard Setback (existing structure): Left: 8.71 ft Right: 8.71 ft

Proposed Interior Side Yard Setback: Left: 4.61 ft Right: 4.5 ft

5. **Corner Side Yard Setback:** District Minimums: **R0** = 40 ft, **R1** = 40 ft, **R2** = 30 ft

Corner Side Yard Setback (existing structure): N/A ft Proposed Corner Side Yard Setback: _____ ft

Corner Side Yard Setback for lots less than 80 feet wide in the R2 District complete this section below:

Lot width _____ x .30 = _____ ft Minimum allowable corner side yard setback

Permitted Open Porch Setback (Required Corner Side Yard Setback from above) x 0.75 _____ ft

Proposed Open Porch Setback: _____ ft

6. **Rear Yard Setback:** Minimums: **R0** = 60 ft, **R1** = 50 ft, **R2** = 40 ft

Rear Yard setback (existing structure): 79.66 ft

Proposed Rear Yard setback: 85.75 ft

7. **Impervious Surface Setback:** Minimum based on lot width = 2% (<66'), 3% (66'-<90'), 4% (90'-100'), 5% (>100')

Lot Width N/A x _____ Percentage Required = _____ Required Setback (ft)

8. **Building Height:** The maximum eave and ridge heights and permitted height bonuses are specified in Zoning Code Section 10-4-8(F)1. Roof height is determined at the highest eave and at the highest ridge from average existing grade at four (4) corners where an imaginary line parallel to the front and rear yard setback lines and touching the proposed structure intersects the required side yard setback lines. Grade elevations at all four points shall be shown on Plat of Survey/Site Development Plan.

A. Front Left Point Grade Elevation: 2'-0" B. Front Right Point Grade Elevation: 1'-9"
 C. Rear Left Point Grade Elevation: 3'-3" D. Rear Right Point Grade Elevation: 2'-5"
 Grade Elevation Total (A + B + C + D) = 9'-5" ÷ 4 = 2'-4 1/4" Average existing grade

Max Ridge Height 32 ft + Porch Bonus or Setback Bonus 0 ft = Permitted Ridge Height 32 ft

Max Eave Height 22 ft + Setback Bonus 0 ft = Permitted Eave Height 22 ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation 9" ft Highest Eave 19'-8 3/4" ft Highest Ridge 25'-10" ft

9. **Building Classification:**

Any change to an existing building is assigned a classification based on a new use or the proposed work. Village Code 4-1-10 (D) requires certain building improvements be completed for each classification.

- A. **Alteration:** Any change to the exterior structure or part thereof (excluding exterior finishes) of a building.
 Walls: the square footage of all outside wall surfaces from a point 8" above the adjacent grade to the soffit or eave.
 Roof: the square footage of the horizontal plane(s) formed by the outside top edge of the perimeter walls.

Existing Roof Area: 1412.8 sq ft + Existing Wall Area: 2829 sq ft = Total Exterior Surface 4241.5 sq ft

Area of Roof Altered: 355 sq ft + Area of Walls Altered: 550 sq ft = Total Area Altered 905 sq ft

Total Area Altered: 905 sq ft ÷ Total Exterior Surface: 4241.5 sq ft x 100 = 21.33 %

Alteration Classifications: (circle one) Class I = Under 50%, Class II = 50% - 75%, Class III = above 75%

- B. **Addition:** Any change to a structure or part thereof that increases the finished floor area of the building

Floor Area of Addition: 739 sq ft ÷ Floor Area of Existing Building: 2190.3 sq ft x 100 = 33.73 %

Addition Classifications: (circle one) Class I = Under 75%, Class II = 75% - 150%, Class III = above 150%

- C. **Remodeling:** Any change to the interior or part thereof of a building. The hard cost is the total value of interior improvements (except interior finishes and fixtures). Remodeling Classifications: (circle one)

Class I = under \$15,000 hard cost Class II = \$15,000-\$200,000 hard cost Class III = over \$200,000 hard cost

- D. **Change of Use:** Any change in the purpose or activity within a building or part thereof. See Village Code 4-1-10 (E) Hazard Index Table for index number. Change of Use Classifications: (circle one)

Class I = 0 to 1 increase in index number Class II = 2 or more increase in index number

I do certify that to the best of my knowledge and belief, the Zoning worksheet has been completed substantially in accordance with the building plans. I further agree that if this certification is in error, the permit issued and erection commenced on the strength of said certification, that I will assume full responsibility for any and all changes in the exterior shape and/or design of said residence required to make it comply with the Village of Glen Ellyn Zoning Ordinances.

[Signature]
 Authorized Agent (Signature)

RICK M. DEARICK
 Print Name

2/2/21
 Date

DATE: January 16, 2021

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Zoning Board and Village Board members,

We are signing this petition to express our support for the variance request submitted by Michael and Beth Salentine for their home located at 168 Crest Road.

We understand the reasons they are requesting this variance for the decrease in the interior side yard setback and we feel that this decrease will not add any problems or issues that will affect the neighborhood.

We do not feel that any properties in the area of this home will be negatively impacted if this variance is granted. We feel that the proposed decreased interior side yard setback will not alter the essential character of the property in question but enhance their home and therefore have a positive impact on our neighborhood.

Thank you for your consideration.

Print Name	Address	Signature
Megan + Ted Green	176 Crest Rd	Megan Green
JOHN BENKERT	161 Crest Rd	John Benkert
Sue + Dennis Debnord	175 Crest	Sue Debnord
Todd + Julia VanKirkhoff	167 Crest Rd	Todd VanKirkhoff
Scott DAVENPORT	166 CREST RD	Scott Davenport
Jessica Brunback	160 Crest Rd.	Jessica Brunback
Catherine East	184 Crest Rd	Catherine East
Larice Rott	167 Forest Ave	Larice Rott
Val Steg	165 Forest	Val Steg
Donna J. Mills	170 Crest	Donna J. Mills