



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, March 23, 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/83438734651?pwd=WUU2ULJESm9qeDhjdFViOFVaS01SUT09>
Passcode: 234012*

*Or iPhone one-tap: US: +13126266799,,83438734651#,,, *234012# or
+16465588656,,83438734651#,,, *234012#*

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

- 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 the March 9, 2021 Zoning Board of Appeals Meeting**
 - 1) March 9, 2021 Zoning Board of Appeals Draft Meeting Minutes
- F. New Business**
 - 1) A Public Hearing Concerning A Construction Necessitated Zoning Variation for the Property Located at 200 N. Montclair Avenue
 - 2) A Public Hearing Concerning A Zoning Variation for the Property Located at 715 Pleasant Avenue
 - 3) A Public Hearing Concerning A Zoning Variation Request for the Property Located at 639 Newton Avenue

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 3/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-1008)**

DOC ID: 2021-1008

March 9, 2021 Zoning Board of Appeals Draft Meeting Minutes

Statement of the Issue:

Please review attached draft minutes.

Analysis:

Please review attached draft minutes.

Budget Impact:

N/a.

Action Requested:

Please review attached draft minutes.

Attachments:

1. March 9, 2021 Zoning Board of Appeals Draft Meeting Minutes

DRAFT MINUTES
ZONING BOARD OF APPEALS
March 9, 2021

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:02 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller, Reed Panther and Tom Whalls were present. 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 19, 2021, for the properties located at 301 Abbotsford Court and 168 Crest Road and on February 22, 2021 for the property located at 695 Oak Street

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 Crudele, to allow remote participation in the meeting by the ZBA members. 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.

MINUTES

ZBA Member Crudele moved, seconded by ZBA Member Whalls, to approve the minutes of the February 23, 2021 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.

On the agenda were public hearings regarding the properties located at 695 Oak Street, 301 Abbotsford Court and 168 Crest Road.

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

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to open the public hearing for 695 Oak Street at 7:10 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.

PUBLIC HEARING – 695 OAK STREET

PETITIONER DANIEL J. SIMONEIT, ON BEHALF OF PHIL AND KRIS FONTANAROSA, IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. 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; 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Daniel J. Simoneit petitioner on behalf of Phil and Kris Fontanarosa, owners of the property located at 695 Oak Street).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is Daniel J. Simoneit, on behalf of Phil and Kris Fontanarosa, owners of the property located on 695 Oak Street. She described the location of the subject property and said it and all surrounding properties are zoned R2 – Single Family Residential District and improved with single-family homes.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of 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.

Planner Ashbaugh said the Village has not granted any past variations to this property and briefly described the past building permits issued to the subject property.

Planner Ashbaugh said the lot coverage of the existing home is approximately 22 percent, or 1,928 square feet. She said the home was constructed in 1998, when the maximum permitted lot coverage was 25 percent for homes greater than one-story in the R2 district. She said the Village Board did not adopt Ordinance 5035-Z to change the maximum permitted lot coverage from 25 to 20 percent for homes greater than one-story in the R2 district until January 2002, making the property legal nonconforming.

Planner Ashbaugh said the petitioner is proposing to construct a one-story, 240 square-foot addition to the rear of the existing two-story single-family home for a proposed lot coverage of 24.8 percent, where 20 percent is permitted for homes greater than one-story.

Planner Ashbaugh stated 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. She said the home has an attached two-car garage and does not benefit from the detached garage lot coverage bonus of 500 square feet.

Planner Ashbaugh stated the property owners have submitted a petition of support for the request variation, which has been signed by 12 neighboring property owners.

Questions from the Zoning Board of Appeals

ZBA Member Crudele asked if the property had a detached garage if it would qualify the property for a bonus and no longer need a variation. Planner Ashbaugh stated the petitioner could potentially build a detached garage up to 500 foot bonus and not need a variation from the lot coverage ratio. Planner Ashbaugh noted other variations may be needed.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Phil Fontanarosa, owner of the property located at 695 Oak Street; Kris Fontanarosa, owner of the property located at 695 Oak Street; Daniel J. Simoniet, petitioner for the property owners.

Mr. Phil Fontanarosa stated his property located at 695 Oak Street has practical difficulties regarding space. Mr. Fontanarosa stated there are unique aspects of the property, including a unique garage placement on a very narrow lot. Mr. Fontanarosa noted the garage placement has created a problem with the first floor living area in creating a very narrow living space. Mr. Fontanarosa stated the previous plan was to build a sun room, which is when they learned about the lot coverage ratio. Mr. Fontanarosa stated they did not know about the lot coverage ratio when the home was purchased in October 2019. Mr. Fontanarosa stated this project will keep the character of the home and neighborhood. Mr. Fontanarosa stated this project would help solve the living space issue as well as help keep the character of the home and neighborhood. Mr. Fontanarosa stated the proposed project was prepared with specific minimizations and consideration of the ZBA and their requirements. Mr.

Fontanarosa stated his family has no plans to move from this home and noted he does not expect any other variation requests in the future.

Ms. Kris Fontanarosa stated she loves living in Glen Ellyn and noted the majority of her family lives in or close to Glen Ellyn. Ms. Fontanarosa noted the property is on a very narrow lot which created a narrow living space. Ms. Fontanarosa stated she knew the sunroom would help with living space, but did not know of the lot coverage ratio limits.

Mr. Daniel J. Simoniet stated the home is question is very interesting and was poorly planned. Mr. Simoniet stated there are different facades of the home which appears to be modified to fit the narrow space. Mr. Simoniet stated this is the most cost effective solution to the current issue. Mr. Simoniet stated the hardships are clear and they have neighbor support.

Additional Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the current family room opens up, and if the wall shown can be removed. Mr. Fontanarosa stated the wall in question is a weight bearing wall with potential water lines running through it. Mr. Fontanarosa stated the wall may be able to removed, but it would be difficult.

ZBA Member Miller stated he does not see a hardship outlined. ZBA Member Miller stated this was an existing condition when they purchased the home. ZBA Member stated when the home was bought, they had the intention to add on, and noted the property owners could have done research prior to purchasing the home. Mr. Simoniet stated the narrow size of the lot and the change in Zoning Code created the hardship.

ZBA Chairperson Constantino asked if there are any stormwater issues. Mr. Simoniet stated there is no impact on drainage.

Persons in Favor of or in Opposition to the Variation Requests

Mark and Jennifer Vainisi, 710 Essex Court, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 695 Oak Street; the petitioner is Daniel J. Simoneit, on behalf of Phil and Kris Fontanarosa, owners of the property located on 695 Oak Street; the petitioner is requesting a variation from Section 10-4-8(E)(1) 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 any other zoning relief necessary to construct the project as depicted on the plans presented 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 single-

family home; the surrounding properties are all zoned R2 – Single Family Residential District; there were no prior zoning variations issued to this property; the existing lot coverage is 22 percent; the home was constructed in 1998 when a 25 percent lot coverage was approved; the home is a legal nonconforming structure; the proposal is to construct a one-story, 240 square-foot addition to the rear of the existing two-story single-family home; the front porch does not meet bonus requirement and the home is not eligible for a detached garage bonus; the width of the lot is nonconforming at 50 feet.

ZBA Member Panther continued the findings of fact: the ZBA then heard from Daniel J. Simoneit, and Phil and Kris Fontanarosa, owners of the property located on 695 Oak Street; they indicated the practical difficulties is that the configuration of the home is unique; the surrounding lots with similar dimensions have sunrooms to the rear of the properties; the request is a minimal request for what could be requested; they purchased the home in 2019; 12 neighbors have signed a petition of support; the addition is being built on pavers and will not increase the impervious surface and would likely not impact drainage; the property could have an addition 660 square foot area of impervious surface if there was a detached garage.

ZBA Member Panther continued the findings of fact: the property owners of 710 Essex Court submitted an email in support of the proposal.

Motion

ZBA Member Covington moved, seconded by ZBA Member Jones that the Zoning Board of Appeals recommend to approve the Findings of Fact. 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.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she appreciates the difficulties with this home, but that she takes hardships and practical difficulties very seriously. ZBA Member Covington stated she does not see the hardship, and therefore would not be in favor of approving this project.

ZBA Member Crudele stated she is in favor of approving this request.

ZBA Member Jones stated he is in favor of approving this request. ZBA Member Jones stated the house would not be build today with the current Village Zoning Code. ZBA Member Jones stated the house was built when it met the code and then it became nonconforming. ZBA Member Jones stated the house is slowly becoming a teardown due to the current code. ZBA Member Jones stated he suspects the house was built with the intention to extend, if needed.

ZBA Member Miller stated he is not in favor of approval as he does not see a hardship. ZBA Member Miller stated the owners purchased the house with the existing conditions. ZBA Member Miller did note the house has a strange and narrow layout, but that does not create a hardship.

ZBA Member Panther noted the Zoning Code was changed for all R2 homes and is not in favor of approval as he does not see a hardship.

ZBA Member Whalls stated he is in favor of the request. ZBA Member Whalls stated this request is one of the reasons the Village has to overhaul the guidelines. ZBA Member Whalls stated he is surprised the home was allowed to be built as it is. ZBA Member Whalls stated there are no stormwater issues and no neighbor concerns.

ZBA Chairperson Constantino stated he is in favor of the project. ZBA Chairperson Constantino noted the narrow lot and strange, unique and poor design of the home creates a hardship. ZBA Chairperson Constantino noted the existing garage intrudes on the living space and stated it is not easy to enter/exit from the garage. ZBA Chairperson Constantino stated there are no drainage issues and there is neighbor support.

ZBA Member Miller stated he would like to add the condition of approval to have a full drainage survey done to ensure everything is fine because the area is known for having drainage issues.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Covington to close the public hearing for 695 Oak Street at 8:08 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 Jones and seconded by ZBA Member Crudele as follows:

Having considered the application of Daniel J. Simoneit, petitioner on behalf of Phil and Kris Fontanarosa, owners of the property located at 695 Oak Street, Glen Ellyn for a zoning variation from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 24.8 percent where a lot coverage ratio of no more than 20 percent is permitted for the construction of an addition onto the existing nonconforming principal structure greater than one story located at 695 Oak Street, on 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 recommends APPROVAL of the requested zoning variation from Sections 10-4-8(E)(1) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The Zoning Code changed two years after the home was built.
2. The lot became nonconforming when the width went to 66 feet in Glen Ellyn and when the Lot Coverage Ratio went from 25 percent to 20 percent.

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

A motion was made by ZBA Member Miller and seconded by ZBA Member Covington to add the following condition to the approval:

1. The property should be subject to a full stormwater review by the Village Stormwater Engineer.

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 to open the public hearing for 301 Abbotsford Court at 8:22 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.

PUBLIC HEARING – 301 ABBOTSFORD COURT

PETITIONER WILLIAM H. SESSIONS 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; 3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(William H. Sessions, owner of the property located at 301 Abbotsford Court).

Staff Presentation

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

Planner Ashbaugh stated the petitioner is William H. Sessions, owner of the property located at 301 Abbotsford Court. She described the location of the property and stated it is zoned R2 Residential District. She said the surrounding properties are also zoned R2 – Single Family Residential District and the properties to the south, east and west are improved with single-family homes. She said the property to the north is considered public right-of-way, thus making 301 Abbotsford Court a corner lot.

Planner Ashbaugh stated the petitioner is requesting a recommendation of approval of a variation from Section 10-4-8(D)(3) of the Zoning Code 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 and from 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.

Planner Ashbaugh stated the Village has not granted any past variations to this property and described the permit history for the property.

Planner Ashbaugh stated the subject property was platted in 1924 as Lot 39 of Arthur T. McIntosh and Company's Glen Ellyn Golf Club Addition. She said that 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. She said this results in the subject property being defined as a corner lot in accordance with Section 10-2-2 of the Zoning Code.

Planner Ashbaugh stated the area on the south side of Roslyn Road, east of Scott all the way to the river was the site of the original Village wastewater treatment facilities. She said that this is a possible reason why the right-of-way dedicated was unusually large at the time of the subdivision.

Planner Ashbaugh stated the petitioner is proposing to construct a second-story addition onto their existing nonconforming single-family home.

Planner Ashbaugh stated additions to nonconforming principal structures are required to comply with the setbacks of the applicable zoning district. She described the existing conditions of the property and said that the front and rear yard setbacks are conforming. She said the existing corner side yard of 8 feet 1 inch is not compliant with the required corner side yard setback of 30 feet and that the existing interior side yard of 5 feet 11 inches is not compliant with the required side yard setback of 10 feet 11 inches. She also noted the odd shape of the lot, which is wider in the front creates a larger side yard setback requirement (since the side yard setback is 10% of the width). She said that by proposing to construct a second-story addition directly above the home is its nonconforming location, the nonconforming condition is increased.

Planner Ashbaugh stated the proposed addition is considered a permitted Class 1 addition and the Class 1 alteration is also permitted.

Planner Ashbaugh stated no comments were received in opposition to the request. She said owners of the property directly adjacent to the subject property (295 Abbotsford Court) have signed a letter of support of the requests and that 15 other property owners signed a petition of support.

Questions from the Zoning Board of Appeals

ZBA Member Jones asked if the property to the north is considered a right-of-way. Planner Ashbaugh stated it is a public right-of-way.

ZBA Member Jones asked if the public right-of-way is village property. Planner Ashbaugh confirmed this.

ZBA Member Miller asked if the public parkway is wider directly in front of the property than it is to the south of the property and if there is a loss of lot size due to the right-of-way. Planner Ashbaugh stated the public parkway directly in front of the home is wider.

ZBA Member Miller asked if this property were considered an interior lot, would variations still be required. Planner Ashbaugh stated both variations would still be required, but they would be for a lesser degree.

ZBA Member Panther asked why the first-floor addition does not need to comply with the Zoning Code. Planner Ashbaugh stated the proposed addition is maintaining the existing setback and the entire principal structure would be considered legal nonconforming, so the Village would not require the home to be corrected as part of the project. She said if a first floor addition were proposed, it would be required to comply or request another variation.

ZBA Chairperson Constantino noted this right-of-way is a very odd shape and unique, resulting in a unique lot shape. ZBA Chairperson Constantino asked if Planner Ashbaugh is aware of any other similar right-of-way in the Village. Planner Ashbaugh stated she is not.

ZBA Member Covington asked if the owners of 295 Abbotsford Court have submitted a letter of support. ZBA Member Covington stated she is concerned about the loss of light to that address. ZBA Chairperson Constantino stated a letter of support was submitted from the property owners at 295 Abbotsford Court. ZBA Chairperson Constantino also stated the corner lot restricts the location where a structure can be placed.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were William H. Sessions, owner of the property located at 301 Abbotsford Court; Rick Rearick, petitioner's architect.

Mr. William H. Sessions stated he moved into the subject property in 2016. Mr. Sessions stated the house was built in the 1950s and was renovated prior to the purchase of the home. Mr. Sessions stated his family has outgrown the house and they need more room. Mr. Sessions stated his family wants to stay in Glen Ellyn. Mr. Sessions stated the work being completed on the north end of the property is to adjust the roof line to match the rest of the property. Mr. Sessions stated the addition to back will maintain the current setback. Mr. Sessions stated he has a signed petition with neighbor support. Mr. Sessions stated the Village maintains the right-of-way property to the north of his property, and his neighbors and he shovel the sidewalk during winter months. Mr. Sessions stated the right-of-way creates an unusual circumstance and created an awkward placement of the house on the lot. Mr. Sessions stated without a variation, no improvements could be made on the home.

Mr. Rick Rearick stated this lot is very unique and noted he has never seen a lot like this. Mr. Rearick stated having a lot with a right-of-way like this goes against planning.

Additional Questions from the Zoning Board of Appeals

ZBA Member Miller asked if the neighborhood is changing to have more two-story houses. Mr. Sessions stated this was correct.

ZBA Member Miller asked for confirmation that there is no change to the footprint of the house. Mr. Sessions confirmed this.

ZBA Member Miller asked if this property is considered a corner lot even though it is not exactly a corner lot. Mr. Sessions confirmed this.

ZBA Member Panther asked if the north side variation is due to the roof line. Planner Ashbaugh confirmed this.

ZBA Member Panther asked if the petitioner explored sidestepping to make the property complaint. Mr. Sessions stated this was looked at, but noted there is an 8 to 9 foot drop in grade, which causes a challenge for a buildout.

Persons in Favor of or in Opposition to the Variation Requests

Nick and Jennifer Tewell, 295 Abbotsford Court, submitted a letter of support, which was read into the record. This letter of support is included at the end of these meeting minutes.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property is questions is 301 Abbotsford Court; the petitioner is William H. Sessions, owner of the property located at 301 Abbotsford Court; the petitioner is requesting a variation from 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, 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 any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh who indicated the property is zoned R2 – Single Family Residential District and is improved with a single-family home; the properties to the south, east and west are zoned R2 – Single Family Residential District; the property to the north is considered a public right-of-way which makes 301 Abbotsford a corner lot; the property is also considered a reverse corner lot; the petitioner is proposing to construct a second-story addition onto their existing nonconforming single-family home.

ZBA Member Panther continued the findings of fact: William H. Sessions owner of the property located at 301 Abbotsford Court and Rick Rearick, the petitioner's architect were present; the home was purchased in 2016 and his family has outgrown the own; the petitioner's family would like the stay in Glen Ellyn; the north side of the property will have an adjusted roofline and will not change the location of the property; the Village maintains the landscaping on the right-of-way but the

homeowners maintain the sidewalks; the lot size and shape creates a hardship; the right-of-way to the north creates a hardship; this is an extremely unique lot and the right-of-way is also unique; there were 15 signatures of support for the project.

ZBA Member Panther continued the findings of fact: the property owners of 295 Abbotsford Court submitted an email in support of the proposal.

Motion

ZBA Member Crudele moved, seconded by ZBA Member Covington that the Zoning Board of Appeals recommend to approve the Findings of Fact. 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.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in favor of this request. ZBA Member Covington stated this is a unique lot and the footprint is not changing. ZBA Member Covington stated her only concern was regarding neighbor lighting, which was addressed by the neighbor’s letter (295 Abbotsford Court).

ZBA Member Crudele stated the land provides a clear hardship and she is in favor of the request.

ZBA Member Jones stated the lot is unique and he is in favor of the request.

ZBA Member Miller stated he is in favor of the request.

ZBA Member Panther stated he is in favor of the request and was glad to learn the history of the property. ZBA Member Panther stated this is a unique circumstance.

ZBA Member Whalls stated he is in favor of the request. ZBA Member Whalls noted there is not lot coverage ratio issue and no setback changes.

ZBA Chairperson Constantino stated he is in favor of the request as this is a unique circumstances.

Motion

A motion was made by ZBA Member Crudele and seconded by ZBA Member Jones to close the public hearing for 301 Abbotsford Court at 9:10 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 William H. Sessions, petitioner and owner of the property located at 301 Abbotsford Court, Glen Ellyn, for two zoning variations from the Glen Ellyn Zoning Code 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 and no closer than 8 feet 1 inch from the corner side lot line where the required corner side yard setback is 30 feet on the property located at 301 Abbotsford Court, a corner lot in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby 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 March 9, 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 10-4-8(D)(3) and 10-4-8(D)(4) of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The house is considered a corner lot even though it is not on a corner lot due to being adjacent to a public right-of-way.
2. If the lot was considered an interior lot, it would still need variations, but they would be substantially less than the required variations now.
3. There is no change to the footprint of the existing footprint and existing set-backs on the house.
4. A story-story house will fit with the character of the neighborhood.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 9, 2021 remote public hearing of the Zoning Board of Appeals.

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 Jones and seconded by ZBA Member Covington to open the public hearing for 168 Crest Road at 9:14 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.

PUBLIC HEARING – 168 CREST ROAD

PETITIONERS MICHAEL SALENTINE AND BETHANY HENRICHS ARE 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 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;
3. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Michael Salentine and Bethany Henrichs, owners of the property located at 168 Crest Road).

Staff Presentation

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

Planner Ashbaugh stated the petitioners are Michael Salentine and Bethany Henrichs, owners of the property at 168 Crest Road. 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. 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.

Planner Ashbaugh stated the petitioners are requesting a recommendation of approval of 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 and 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 5 inches.

Planner Ashbaugh stated the Village has not granted any past variations to this property and she described the permit history for the property.

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

Planner Ashbaugh stated the two variations requested both relate to the interior side yard setback along the north lot line. She said 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 5 inches is required, and this part of the addition will extend approximately 19 feet 5 inches to the west behind the existing garage. She said 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. She said the existing attached garage is approximately 4 feet 6 inches from the north interior side lot line. She said the petitioner is requesting that the addition in its entirety maintain the setback of the existing home. She concluded that 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.

Planner Ashbaugh stated the proposed addition is compliant with the maximum permitted lot coverage of 20 percent, with a lot coverage of 19.75 percent proposed. She said the proposed addition also falls under a Class 1 addition and Class 1 alteration, which are permitted on non-conforming structures.

Planner Ashbaugh stated 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.

Questions from the Zoning Board of Appeals

ZBA Member Covington asked if the addition will double the length alongside their neighbors. Planner Ashbaugh confirmed this.

ZBA Member Miller asked if the petitioner is maintain the same distance from the house to the north. ZBA Member Miller also asked if going west, if this addition will match the house to either side of the property. Planner Ashbaugh confirmed this.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Michael Salentine, owner of the property located at 168 Crest Road; Rick Rearick, petitioner's architect.

Mr. Michael Salentine stated he is a Glenbard West alum and grew up in Glen Ellyn. Mr. Salentine stated his family purchased this home four years ago. Mr. Salentine stated his family loves the house and knew they would want to add an addition to the home. Mr. Salentine stated the tandem car garage is a great idea and the proposed addition provides them everything they want in a home. Mr. Salentine stated the addition is being built on existing pavers. Mr. Salentine stated his family has a great relationship with their neighbors and have been meeting with neighbors to describe in detail the project. Mr. Salentine stated his neighbors have been in support of the project.

Mr. Rick Rearick stated the house is on a 50 foot lot, which complicates a lot of things. Mr. Rearick stated the petitioners wanted a two car garage and a mudroom. Mr. Rearick stated they looked into different approaches to the garage, and settled on a plan that did not cover anymore impervious surface.

Additional Questions from the Zoning Board of Appeals

ZBA Miller asked what the unique circumstances or practical difficulties are. Mr. Salentine stated the 50 foot lot creates a hardship. Mr. Salentine also noted the house is built off center by two feet and that it encroaches into the setback. Mr. Salentine stated if the house was centered on the lot, they would not need the variation. Mr. Rearick stated the hardship is created by a narrow lot, a narrow rear yard and existing stormwater issues.

Persons in Favor of or in Opposition to the Variation Requests

None.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 168 Crest Road; the petitioner is Michael Salentine and Bethany Henrichs, owners of the property located at 168 Crest Road; 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; the petitioners are requesting a recommendation of approval of the following 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, 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 5 inches, and any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing of 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 single-family home; the surrounding properties are zoned as R2 – Single Family Residential District; there are no accessory structures on the property; the lot is nonconforming for both lot area and lot width; setback to the south is conforming but the setback to the north is nonconforming; the first variation being requested is for the rear addition and the second variation is being requested for the addition over the garage.

ZBA Member Panther continued the findings of fact: the ZBA heard from Michael Salentine, owner of the property located at 168 Crest Road and Rick Rearick, the petitioner's architect; they indicated they purchased the home in 2016 and have been looking at plans to add an addition and they like the idea of the tandem garage which gave them the option for having a two car garage while minimizing the footprint on of the home and minimizing imperious area; the owners to the north are supportive of the proposal; with the addition they wanted to stick with the character of the neighborhood; the hardships are caused by the placement of the home on the lot as the placement is not centered and the narrow 50 foot lot; there are water issues to the rear of the house and a garage would create more challenges for the petitioners;

Motion

ZBA Member Crudele moved, seconded by ZBA Member Whalls that the Zoning Board of Appeals recommend to approve the Findings of Fact. 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.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is unsure about where she stands with this request. ZBA Member Covington stated she sees how the lot size could create a hardship but also noted the one car garage was in place when the petitioner's purchased the home.

ZBA Member Crudele stated she is in favor of the request. ZBA Member Crudele stated the lot size, narrow lot and house being off centered creates a hardship. ZBA Member Crudele also noted there would be potential stormwater issues with a different project proposal.

ZBA Member Jones stated he is in favor of this request. ZBA Member Jones noted this project resolves a lot of issues for the petitioner and stated he would be in favor of the project if he was the petitioner's neighbor. ZBA Member Jones also stated this request fit what was approved previously by the Zoning Board of Appeals.

ZBA Member Miller stated he is not necessarily a fan of the setback, but the setback will make the house look better. ZBA Member Miller stated the stormwater issues concern him, and that he would also add a condition regarding a stormwater study being completed by Village staff.

ZBA Member Panther noted this is a tricky request. ZBA Member Panther stated he does not love the front setback. ZBA Member Panther did not a two-car garage is a very common standard, and may not have been when this house was built. ZBA Member Jones stated he is in favor of the project and thanked the petitioner for minimizing the impact of the request.

ZBA Member Whalls stated he is in favor of this request. ZBA Member Whalls noted there are no new stormwater issues and no neighbor concerns. ZBA Member Whalls noted a two-car garage is the new normal.

ZBA Chairperson Constantino stated he is in favor of this request. ZBA Chairperson Constantino noted the house is not centered on the lot, which creates a hardship. ZBA Chairperson Constantino stated he would also like to see a condition relating to a stormwater review.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Panther to close the public hearing for 168 Crest Road at 9:48 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 Crudele as follows:

Having considered the application of Michael Salentine and Bethany Hendrichs, petitioners and owners of the property located at 168 Crest Road, Glen Ellyn, for two zoning variations to allow a two-story and 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 on the property located at 168

Crest Road, 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 petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals remote public hearing conducted on March 9, 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 Section 10-4-8(D)(3), of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The location of the house is not centered on a 50 foot non-conforming lot causes the side yard setback issues.
2. The existing location and current water issues in the backyard will not allow the owners to move the garage to the back of the house and add an addition off the back of the house.
3. The addition will closer match the footprint of the houses to the north and south.

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the March 9, 2021 remote public hearing of the Zoning Board of Appeals.
2. The property should be subject to a full stormwater review by the Village Stormwater Engineer.

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.

Staff Report

Planner Ashbaugh stated there are three confirmed cases for the ZBA meeting scheduled for March, 23, 2021. Planner Ashbaugh stated there are several active cases that are not quite ready to be presented by the ZBA, but staff continues to work with the petitioners.

Trustee Liaison Report

Trustee Christiansen stated the easements for the Civic Center parking garage pedway have been squared away and they are expecting a May 2021 completion date.

Trustee Christiansen stated an application for a restaurant on the first floor of the Apex development is being reviewed.

Trustee Christiansen stated the draft Comprehensive Plan is being reviewed at the Plan Commission meeting on Thursday, March 11.

ZBA Member Whalls asked if there was any update on the Apex development. Trustee Christiansen provided an update on the Apex project and timing.

Trustee Covington asked if the tent on Main Street will return for outdoor dining again this year. Trustee Christiansen stated a final decision has not been made, but does not think it would be possible to have the tent with the upcoming Frida event and the Apex construction. Trustee Christiansen stated they are looking for other locations.

Trustee Christiansen, Planner Ashbaugh and the ZBA discussed potential updates to the Zoning Code.

Adjournment

At 10:18 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

Re: Variation request

From: Jen Vainisi (jvainisi@hotmail.com)

To: pkfontana18@yahoo.com

Date: Sunday, March 7, 2021, 01:21 PM CST

To whom it may concern,

We are aware of the Fontarosa's desire to add a 240 sf single-story addition to the west/rear side of their existing two-story home located at 695 Oak St. in Glen Ellyn.

It is our belief that their proposed addition to the original structure will have no negative impact on our neighborhood. It will not be detrimental to the public welfare or will it be injurious to other property. The proposed plan will not impair an adequate supply of light and air to adjacent properties, it will not substantially increase the hazard from fire or other other dangers to the property in question or adjacent properties. The addition will not diminish or impair property values within the neighborhood. The addition will not unduly increase traffic congestion in the public streets and highways, create a nuisance or result in public expenditures to the best of our knowledge. We are in support of the requested zoning variation to allow the Fontarosa's proposed project to move forward.

Sincerely,

Mark and Jennifer Vainisi
710 Essex Court
Glen Ellyn, IL 60137

On Mar 7, 2021, at 9:32 AM, phil fontana <pkfontana18@yahoo.com> wrote:

Dear Jen and Mark -

Many thanks for your willingness to support our application for the variation request to add a sunroom.

If you were in town, we would ask you to please sign the attached form. We've included it so you can see the paragraph of what you are supporting.

So, if you agree, it would be fine if you would please just send us an email reply to this message - with a statement that you are in support of our (the Fontanarosa's) request for a zoning variation to add the proposed sunroom, including your name and address. That would do it !

Or, if you prefer to download and sign the attached form and send it back to us, that would be OK too - completely up to you. Whatever is easiest.

Many thanks for your support of this project.

Enjoy your trip ~and again, thank you,

Kris and Phil

630.728.4866

<Signatures.pdf>

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.

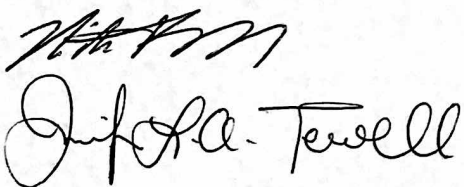
We affirm the following statements:

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 3/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-921)**

DOC ID: 2021-921

A Public Hearing Concerning A Construction Necessitated Zoning Variation for the Property Located at 200 N. Montclair Avenue

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 200 N. Montclair Avenue Construction Necessitated Zoning Variation Request
2. Petitioner's Application Packet
3. Zoning - Location Map
4. Aerial Photo - 2016
5. Aerial Photo - 2019
6. 1-Foot Contour Map
7. Plat of Survey dated 11-4-2020
8. Existing Conditions Photos
9. Review Letter No. 1 - Permit 20201858 - Illegal Sport Court Notice
10. Cost Estimate to Remove-Correct
11. Public Hearing Notice
12. Certificate of Publication
13. Map of Properties Notified by Mail

14. List of Addresses for Public Notice Mailing
15. Letters of Support
16. Ordinance 6032

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: March 19, 2021

SUBJECT: *March 23, 2021, Zoning Board of Appeals Meeting*
A Public Hearing Concerning a Construction Necessitated Zoning Variation for the Property Located at 200 N. Montclair Avenue

PROPERTY: 200 N. Montclair Avenue is an interior lot located on the west side of N. Montclair Avenue, mid-block between Wingate Road and Revere Road.

PETITIONER: The petitioner is Blake Stallings, owner of the property located at 200 N. Montclair Avenue.

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

1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches (10 percent of the lot width) is required; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

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 March 8, 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: On May 14, 2012, the Village Board approved Ordinance 6032 (Attachment 15) to grant a constructed necessitated zoning variation for the reconstruction of an existing screened porch to be located in the required side yard of the subject property, where principal structures are not permitted to encroach. The original screened porch was located within the required interior side yard, but the foundation did not meet building code requirements. Because the foundation needed to be completely removed and rebuilt for the reconstruction, the replacement of the screened porch in-kind was not eligible for the “straight up” code provision that allows legal nonconforming principal structures as close as 4 feet 6 inches from interior side lot lines to

be rebuilt upon an original foundation [Section 10-4-1(N)]. Therefore, the Zoning Board of Appeals found that because the foundation was required to be rebuilt due to building code requirements, rendering the screened porch ineligible for the “straight up” provision, the request was reasonable and voted to recommend approval unanimously. The Village Board concurred with a unanimous vote as well. The degree of the variation granted is not stated in the ordinance or Exhibit “A” of the ordinance. However, the plat of survey provided with this request measures an existing setback of 5 feet (Attachment 6).

**PERMIT
HISTORY:**

Year	Permit No.	Type
1983	B7487	Deck and sliding door
1987	B9808	Addition
1993	B13529	Basement finishing
2010	20100796	Roof
2012	20120196/0375	Interior remodel
2012	20120622	Remodel/alteration
2013	20130534	Sanitary sewer replacement
2013	20130616	Patio, seat wall, fire pit
2014	20140866	Garage siding
2014	20140968	Storm sewer connection
2014	20141033	Fence gate
2018	20181261	Sewer repair
2020	20201858	Front porch (Active)

EXISTING:

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

Subject Property Data

Lot Area	8,712 ft ² (0.20 acres)	13,050 ft ² (0.3 acres)
Lot Width	80', corner lots; 66', all other lots	75'
Front Yard	~42' 9" required (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	40'
Interior Side Yard	7' 6" required (6.5' or 10% of the total lot width, whichever is greater)	+/- 22' 4" from north interior side lot line to principal structure; 5' from south interior side lot line to principal structure
Rear Yard	40'	82' 6"

SITE

X:\Plander\BUILDING\ZBA\5. VARIATION BY ADDRESS\M\MONTCLAIR\200 Montclair Avenue\4. Staff Reports -
Ordinances\200 N. Montclair ZV - ZBA Staff Report.docx

HISTORY:

On August 26, 2020, the petitioner filed a building permit application to construct a front porch on their existing two-story single-family home. On September 10, 2020, the petitioner was sent an initial review letter, which noted the installation of a residential sport court between 2016 and 2019 per GIS aerial imagery (Attachments 2 and 3). The petitioner was also informed that a permit had not been filed or issued to allow the installation of the sport court. The petitioner was thus advised to bring the sport court into compliance with the required setback of 7 feet 6 inches or request a construction necessitated zoning variation to allow it to remain.

On December 16, 2020, the petitioner formally submitted an application for the request to allow the sport court to remain in its present location. Note, the front porch permit review continued separately from this request and was issued on September 26, 2020.

**PROJECT
SUMMARY:**

The existing residential sport court is proposed to remain approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required. This is an 81 percent reduction in the required setback. The sport court requiring the variation is approximately 24 feet 6 inches wide by 25 feet 6 inches long for a total area of approximately 625 square feet. The sport court does not encroach into the required rear yard.

The Village Code requires sport courts and other recreational equipment to be 10 percent of the lot width away from all property line. These uses inherently create activity and noise, and the required setback is meant to mitigate any disruption to adjacent properties.

To comply with Section 10-5-5(B)(4) #33 of the Zoning Code, a 6-foot 1-inch wide strip of pavement the length of the sport court would need to be removed from the residential sport court. This results in a removal of approximately 155 square feet or about 25 percent of the existing sport court. As part of the application for a construction necessitated variation, the petitioner is required to submit an estimate for a code compliant alternative. One quote from Ligman Construction Group, LLC was provided. According to the quote, to remove and relocate the sport court it would cost \$12,800.00.

ZBA ACTION:

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

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Petitioner's Application
2. Zoning & Location Map
3. Aerial Photo – 2016
4. Aerial Photo – 2019
5. 1' Contour Map
6. Plat of Survey dated 11/4/2020
7. Existing Conditions Photos from Petitioner
8. Review Letter No. 1, Permit 20201858, Illegal Sport Court Notice
9. Cost Estimate to Remove/Correct
10. Public Hearing Notice
11. Certificate of Publication
12. Map of Properties Notified by Mail
13. List of Addresses for Public Notice Mailing
14. Letters of Support
15. Ordinance 6082

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

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

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

I. APPLICANT INFORMATION:

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

Name: BLAKE STALLINGS

Address: 200 N MONTCLAIR AVE

Home Phone No.: _____ Work Phone No.: _____

Mobile Phone No.: 773.517.4296 Fax No.: _____

E-mail: blake.stallings@yahoo.com

Ownership Interest in the Property in Question: 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):

See Above

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

See Above

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

YES

NO

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

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

YES

NO

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

III. **PROPERTY INFORMATION:**

Common address: 200 N MONTCLAIR AVE

Permanent tax index number: 05-14222012

Legal description:

SEE PLAT OF SURVEY

Zoning classification:

R-2

Lot size: 75 ft. x 174 ft.

Area: 13,050 sq. ft.

Present use:

Residential - Single Family

IV. **INFORMATION REGARDING THE VARIATION(S) REQUESTED:**

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

SECTION 10-5-5(B)(4) #33A

REQUEST FOR SPORT COURT TO BE 1 FOOT
5 INCHES FROM NORTH INTERIOR SIDE LOT WHERE
SET BACK SHOULD BE 7 FEET 6 INCHES

Estimated date to begin construction: ALREADY COMPLETE

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

SELF

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:

BRINGING WORK IN QUESTION WILL RESULT IN
SERIOUS CHANGES IN GRADING TO BOTH
MY LAND (200 N MONTECLAIR) AND MY NEIGHBORS
(208 N MONTECLAIR AVE).

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 SEVERE GRADE CHANGES

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 EXISTING SPORT COURT FITS W/ RESIDENTIAL
CHARACTER & WILL ONLY BE USED FOR
RESIDENTIAL PURPOSES.

- 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 SEVERE GRADE CHANGE.

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

THE GRADE CHANGE WOULD AFFECT BOTH
MY PROPERTY AS WELL AS THE NORTH
ADJACENT PROPERTY.

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:

SPORT COURT IS FOR RESIDENTIAL USE
ONLY & THE HOME IS NOT FOR SALE &
WILL NOT BE FOR THE FORESEEABLE FUTURE.

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

THE GRADUAL CHANGES WAS PRE-EXISTING

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

THIS DOESN'T NEGATIVELY IMPACT OUR NEIGHBORS AS IS.

6. Provide evidence that the proposed variation will not:

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

WORK IN QUESTION WILL NOT IMPAIR LIGHT OR AIR TO ADJACENT PROPERTIES.

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

WORK ~~BE~~ ALREADY DONE DOES NOT POSE A FIRE HAZARD TO ADJACENT PROPERTIES

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

WORK ALREADY COMPLETED DOES NOT IMPAIR PUBLIC HEALTH, SAFETY, COMFORT, MORALS OR GENERAL WELFARE TO ANY VILLAGE INHABITANTS

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

WORK COMPLETED DOES NOT DIMINISH OR IMPAIR PROPERTY VALUES WITHIN THE NEIGHBORHOOD.

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

WORK COMPLETED DOES NOT INCREASE TRAFFIC CONGESTION
IN PUBLIC STREETS & HIGHWAYS

- f. Create a nuisance; or

WORK COMPLETED IS NOT A NUISANCE TO THE
NEIGHBORHOOD

- g. Results in an increase in public expenditures.

WORK COMPLETED DOES NOT INCREASE PUBLIC
EXPENDITURES

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

WORK IS ALREADY COMPLETED

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

THE WORK OF THE SPORT COURT BUILD OUT IS
ALREADY COMPLETED & BEING USED BY THE
25 KIDS ON OUR STREET.

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>9.15.2020</u>	<u>BLAKE SPALLINGS</u>	<u></u>
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant
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 BLAKE STALLINGS, and I hold the position of PROPERTY OWNER for ZOO N MONTCLAIR ("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: BLAKE STALLINGS

Title: PROPERTY OWNER

Applicant's Name: Ben JACOBY

Subscribed and sworn to me this

1st day of March, 2021.

Jennifer L Hagn
Notary Public



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

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

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

05-14-222-012

STALLINGS, BLAKE&MICHELLE
200 MONTCLAIR AVE
GLEN ELLYN IL 60137

1

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

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$8,528.83 PAID JUNE 01, 2020

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

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203

PAY ON-LINE AT: treasurer.dupageco.org

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

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

05-14-222-012

STALLINGS, BLAKE&MICHELLE
200 MONTCLAIR AVE
GLEN ELLYN IL 60137

2

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

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

PAYMENT OF THIS 2019 TAX BILL AFTER OCTOBER 30, 2020, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2020

\$8,528.83 PAID AUG 28, 2020

Rate 2018	Tax 2018	Taxing District	Rate 2019	Tax 2019
		** COUNTY **		
.1007	264.14	COUNTY OF DU PAGE	.1002	232.66
.0217	56.92	PENSION FUND	.0209	48.52
.0330	86.56	COUNTY HEALTH DEPT	.0331	76.85
.0119	31.21	PENSION FUND	.0113	26.23
.1180	309.52	FOREST PRESERVE DIST	.1141	264.94
.0098	25.70	PENSION FUND	.0101	23.45
.0146	38.29	DU PAGE AIRPORT AUTH	.0141	32.74
		** LOCAL **		
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0442	115.94	MILTON TOWNSHIP	.0408	94.73
.0700	183.61	MILTON TWP ROAD	.0700	162.54
.0022	5.77	PENSION FUND	.0022	5.10
NEW		MILTON TWP MOSQ DIST	.0124	28.79
.4971	1,303.94	VLG OF GLEN ELLYN	.5011	1,163.55
.2968	778.53	VLG GLEN ELLYN LIBR	.2924	678.95
.0185	48.52	PENSION FUND	.0211	48.99
.2926	767.51	GLEN ELLYN PARK DIST	.2960	687.31
.0099	25.96	PENSION FUND	.0097	22.52
.0105	27.54	GLEN ELLYN MOSQ DIST	NO LEVY	
		** EDUCATION **		
3.2574	8,544.48	GRADE SCHOOL DIST 41	3.2756	7,605.94
.0810	212.47	PENSION FUND	.0802	186.22
2.2413	5,879.15	HIGH SCHOOL DIST 87	2.1902	5,085.64
.0421	110.43	PENSION FUND	.0394	91.48
.2317	607.87	COLLEGE DU PAGE 502	.2112	490.51
	-----			-----
7.4050	19,424.06	TOTAL	7.3461	17,057.66

Mailed to:
STALLINGS, BLAKE&MICHELLE
200 MONTCLAIR AVE
GLEN ELLYN IL 60137
Property Location:
200 MONTCLAIR AVE
GLEN ELLYN, 60137
Township Assessor:
MILTON
630-653-5220
Tax Code:
5036
Property Index Number:
05-14-222-012

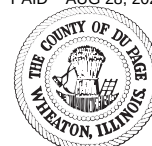
TIF Frozen Value	
Fair Cash Value	714,700
Land Value	38,400
+ Building Value	199,800
= Assessed Value	238,200*
x State Multiplier	1.0000
= Equalized Value	238,200
- Residential Exemption	6,000
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	232,200
x Tax Rate	7.3461
= Total Tax Due	17,057.66
- Less Advance Payment	
= Net Tax Due	.00
+ PACE Reimbursement	
= Net Due	

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

*** S OF A FACTOR 1.0000**

1st INST PAID JUNE 01, 2020

2nd INST PAID AUG 28, 2020



2019 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

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

2018 \$268,310 Assessed Value 2019 \$238,200

Property Index Number

 -

 -

 -

Signature _____ Date _____

Print Name _____

Property Index Number

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 -

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 -

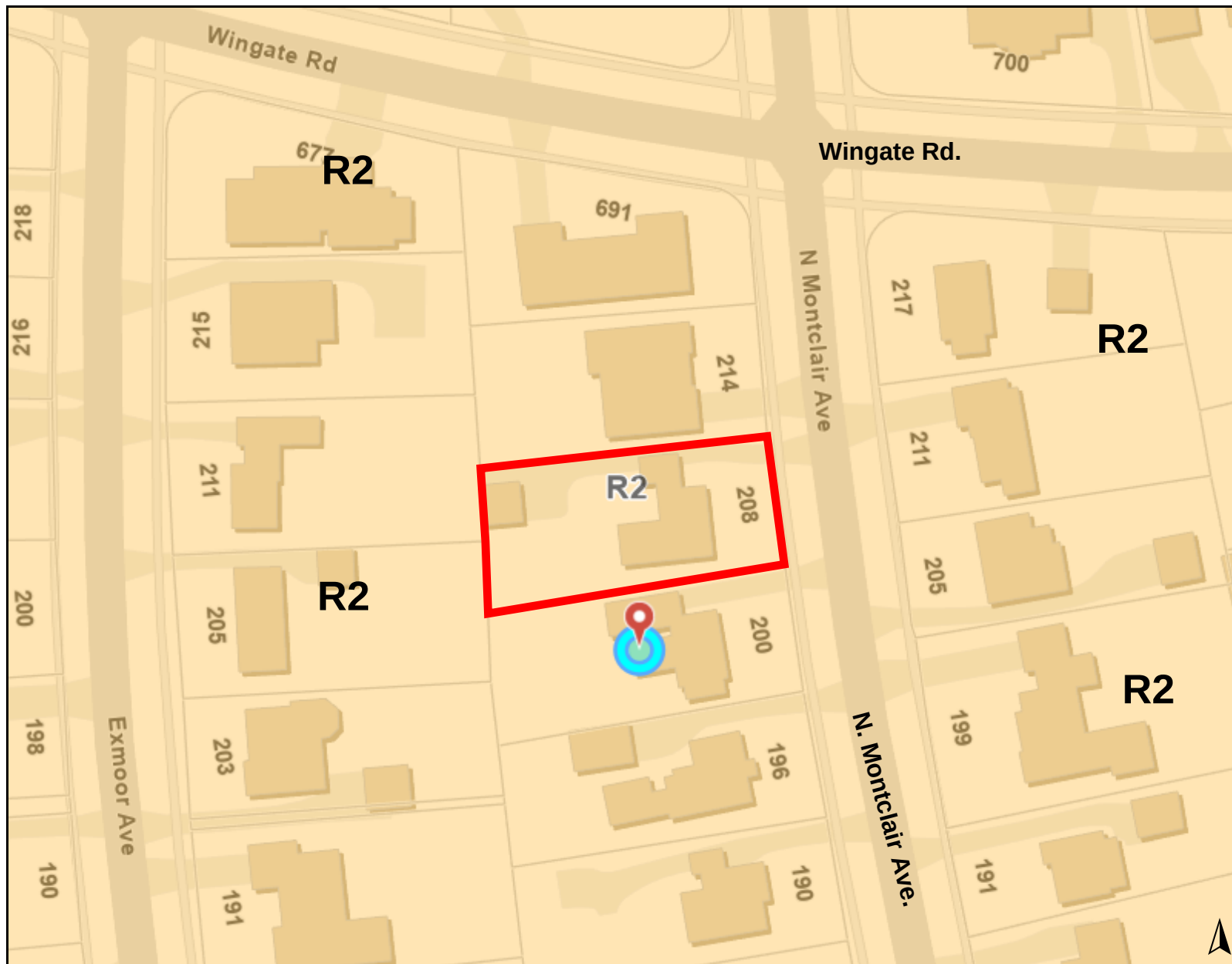
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 -

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Signature _____ Date _____

Print Name _____



Legend

Zoning and Development

Zoning

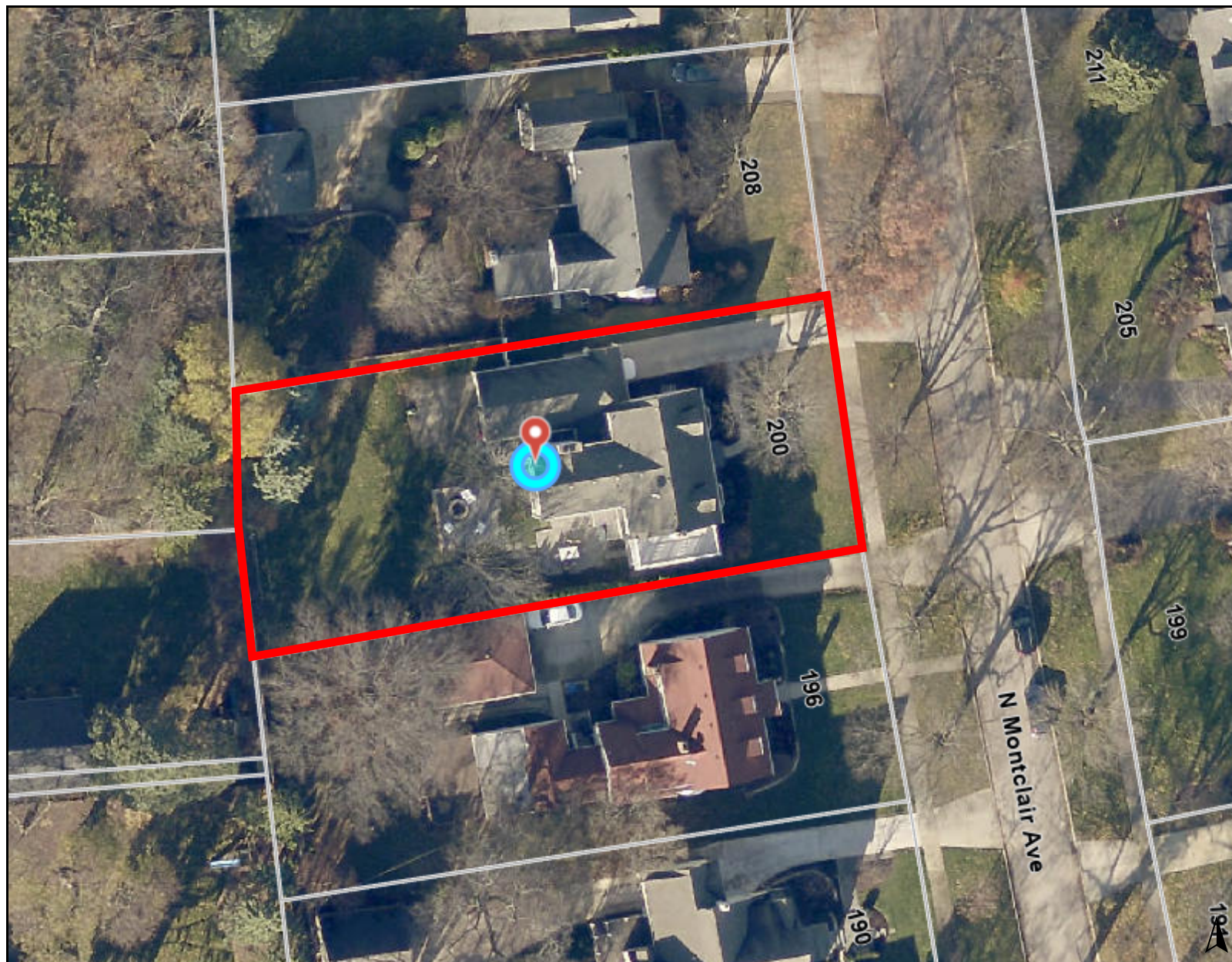
R2: Single Family Residential District

0 150 300
ft

Print Date: 3/18/2021

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.



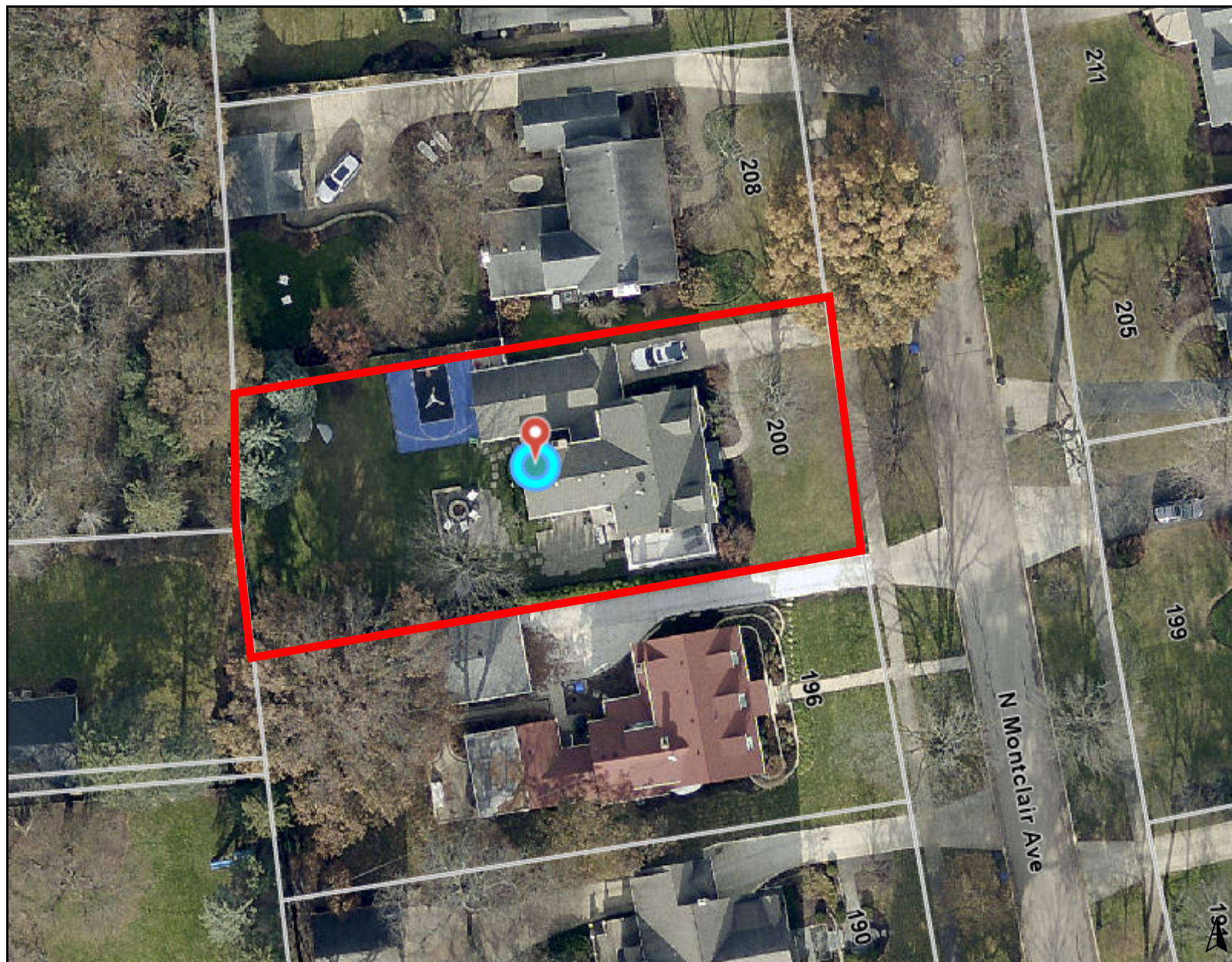
Legend

0 50 100
ft

Print Date: 3/18/2021

Notes

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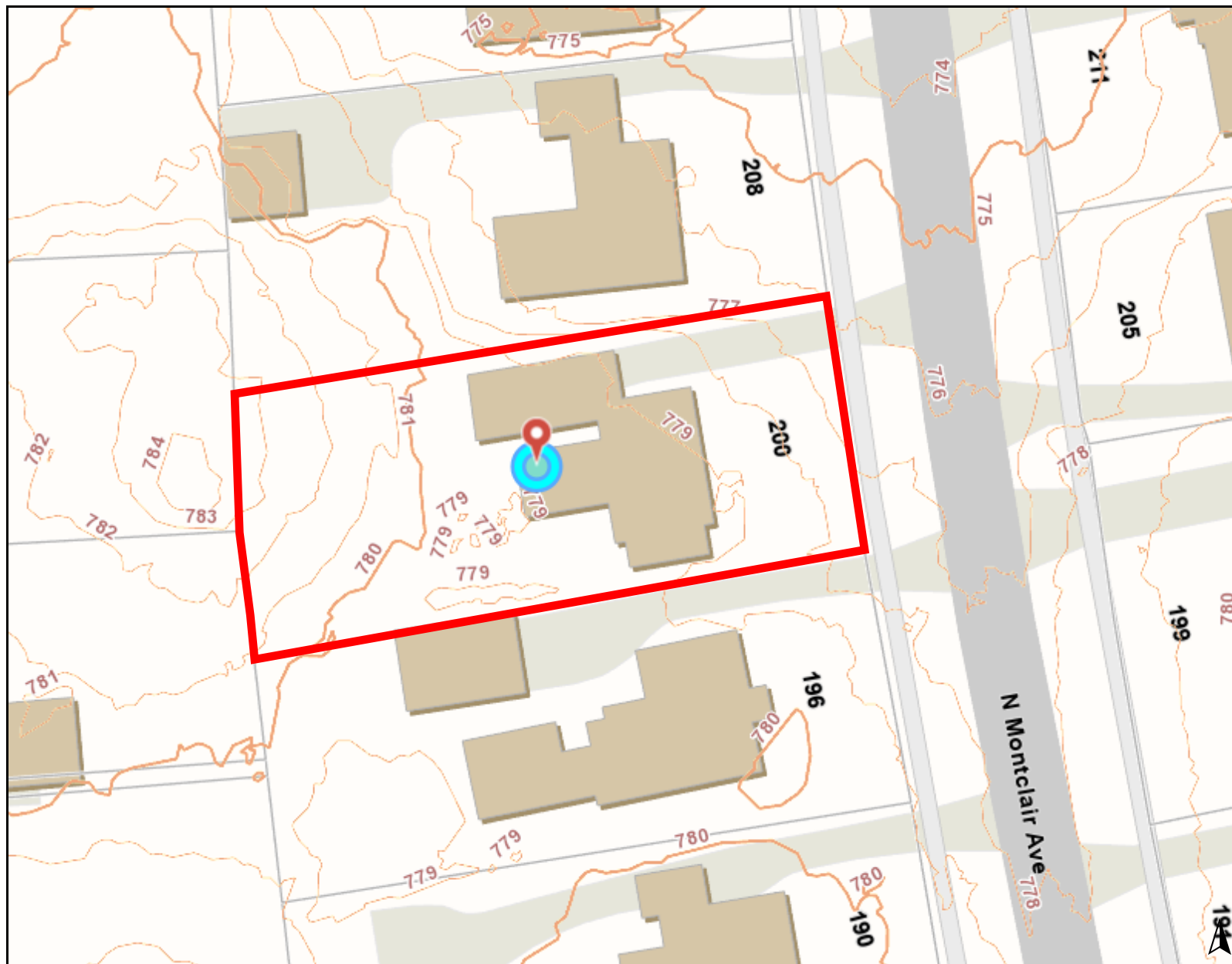
Legend

0 50 100
ft

Print Date: 3/18/2021

Notes

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Legend

DuPage County

DuPage County 1' 2017 Contours

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

0 50 100
ft

Print Date: 3/18/2021

Notes

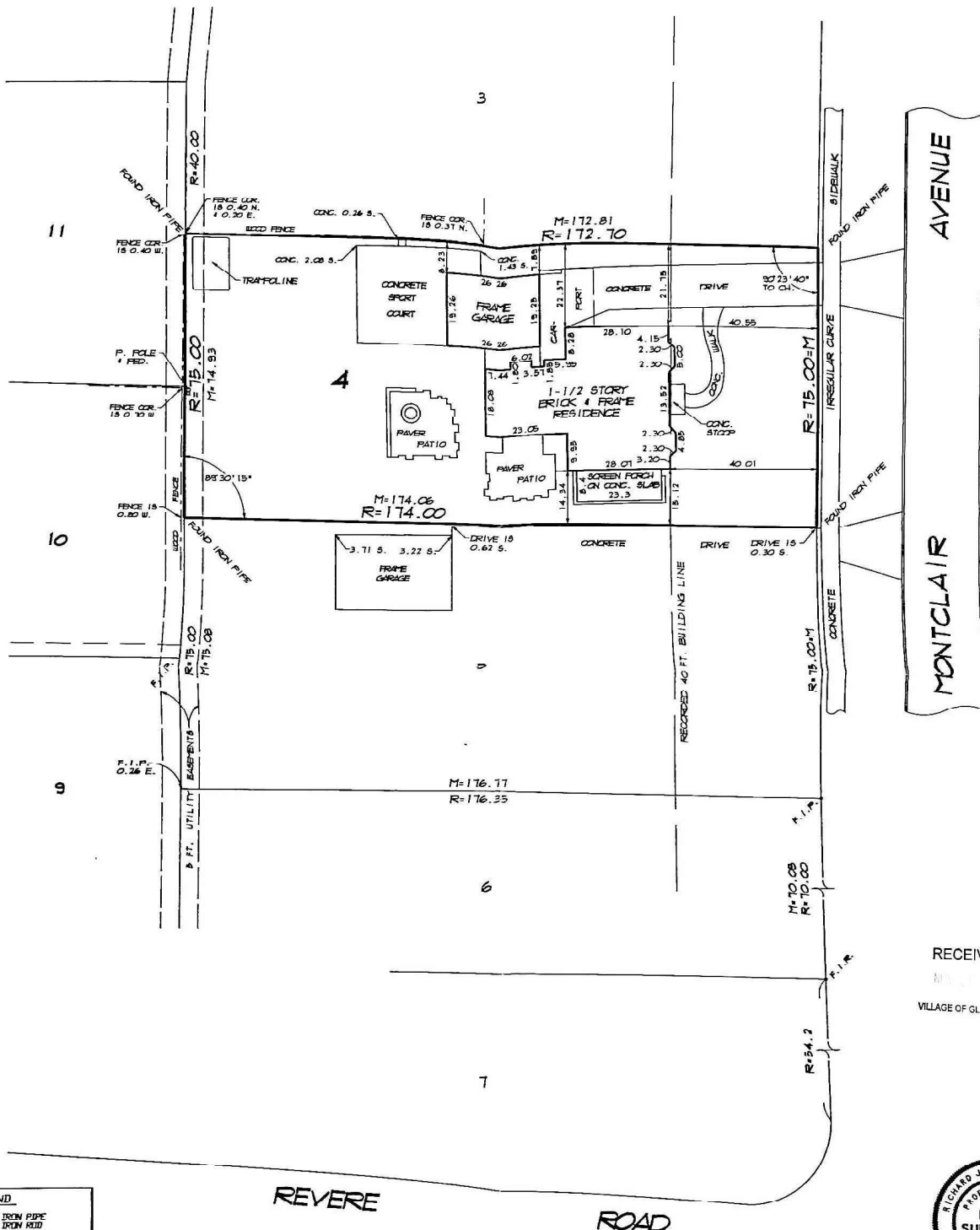
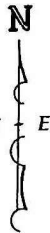
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175328, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 200 Montclair Avenue, Glen Ellyn, Illinois
Prepared for Blake Stallings

SCALE: 1" = 20 FEET



RECEIVED

NOV 11 2020
VILLAGE OF GLEN ELLYN



REVERE

ROAD

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, November 4, 2020

Richard J. Steinbrecher
Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

Steinbrecher Land Surveyors, Inc.

Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Naitner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DD1443/1504/1750/200MONT2

EXISTING CONDITIONS PHOTOS | 200 N. MONTCLAIR AVENUE









September 10, 2020

Blake and Michelle Stallings
200 N Montclair Ave
Glen Ellyn, IL 60137
Email: michelle.stallings@palmetto.com

Village President
Diane McGinley

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

Village Manager
Mark T. Franz

Village Attorney
Gregory S. Mathews

Civic Center
535 Duane Street
Glen Ellyn, IL 60137

Administration
630-469-5000

Finance
630-547-5235

Community Development
630-547-5250

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

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

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

RE: Sport court constructed without permit
200 N. Montclair

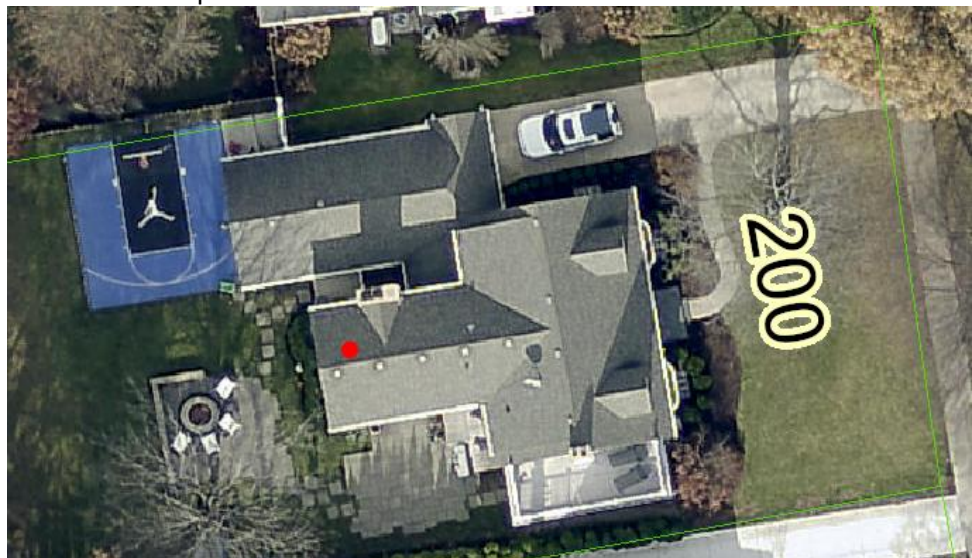
Review No. 1

In review of permit application #20201858 for a front porch, we have reviewed GIS aerial photos of your property and it appears that the basketball court behind the garage was constructed without a permit. The placement of this sport court does not appear to be in compliance with the zoning code and must be addressed. Please provide a response indicating how you intend to address this issue by 9/25/2020 to avoid possible enforcement action.

Zoning: Not approved.

1. A 2019 GIS aerial photo of the property indicates a basketball court at the rear of garage which was not present in the 2016 GIS aerial photo. Village records do not include a permit for the basketball court. Therefore, it is being reviewed at this time. In accordance with Village Code Table 10-5-5(B)4.33, residential sport courts are not permitted in the required side yard setback. The required side yard setback is 7.5 feet. The Plat of Survey provided places the northwest corner of the garage 8.23 feet from the property line and the image below indicates the sport court extends into the required side yard setback. An accurate Plat of Survey is required to confirm the extent of encroachment. There are also differences in the patio areas which should be accurately depicted on the Plat of Survey. Please be advised, the sport court must be brought into compliance unless a Construction Necessitated Variation is granted.

2019 GIS aerial photo:



2016 GIS aerial photo:



Other Reviews:

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

	<u>received</u>	<u>rejected</u>	<u>approved</u>
Grade Engineering Review	8/26/2020	---	9/10/2020

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

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

Sincerely,

Paula J. Moritz

Paula J. Moritz
Building Plan Examiner

CC: file, Amy McKenna, Steve Witt, Staci Springer



3/1/2021
200 N. Montclair Ave.
Glen Ellyn
Stallings Residence

Sport-Court Relocation Estimate

- Remove existing sport court top layer
- Demolish/Break out existing concrete slab + basketball pier
- Load and haul away concrete + misc. demo waste
- Hand-dig new sport court location, frame, + pour new concrete slab, and basketball pier
- Re-install sport court top layer
- Restore yard/landscaping
- * Rear-yard contour may require additional retention walls

Total Job Estimate = \$12,800.00

NOTICE OF PUBLIC HEARING

Blake Stallings, owner of the property located at 200 N. Montclair Avenue, is requesting a public hearing for a construction necessitated 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 23, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The petitioner is requesting approval of a construction necessitated zoning variation from the Glen Ellyn Zoning Code to allow an existing residential sport court to remain in its current location. The requested construction necessitated zoning variation from the Glen Ellyn Zoning Code is as from the following section(s):

1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required; 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 200 N. Montclair Avenue, is zoned R2 Residential District, and is legally described as follows:

LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-222-012

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 19, 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, March 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/83438734651?pwd=WUU2UlJESm9qeDhjdFViOFVaS01SUT09>

Passcode: 234012

Or iPhone one-tap: US: +13126266799,,83438734651#,,, *234012# or
+16465588656,,83438734651#,,, *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 +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Passcode: 234012

International numbers available: <https://us02web.zoom.us/j/83438734651?pwd=WUU2UlJESm9qeDhjdFViOFVaS01SUT09>

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1. Section 10-5-5(B)(4) #33.a to allow an existing residential sport court to be located approximately 1 foot 5 inches from the north interior side lot line where a setback of 7 feet 6 inches is required; 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 200 N. Montclair Avenue, is zoned R2 Residential District, and is legally described as follows:

LOT 4 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND CO.'S ELMWOOD ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1924 AS DOCUMENT 175398 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-222-012

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 19, 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://glenellyn.legisdocs.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 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/83438734651?pwd=WU02UJESm9pZDhidFVlQVFs0SUt09>

Passcode: 234012

Or iPhone one-tap: US:

+13126266799,83438734651#,,,,*234012# or

+16465588656,83438734651#,,,,*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

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

Webinar ID: 834 3873 4651

Passcode: 234012

International numbers available:

<https://us02web.zoom.us/j/83438734651?pwd=WU02UJESm9pZDhidFVlQVFs0SUt09>

Published in Daily Herald March 8, 2021 (4559791)

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, Keeneville, 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 03/08/2021 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.

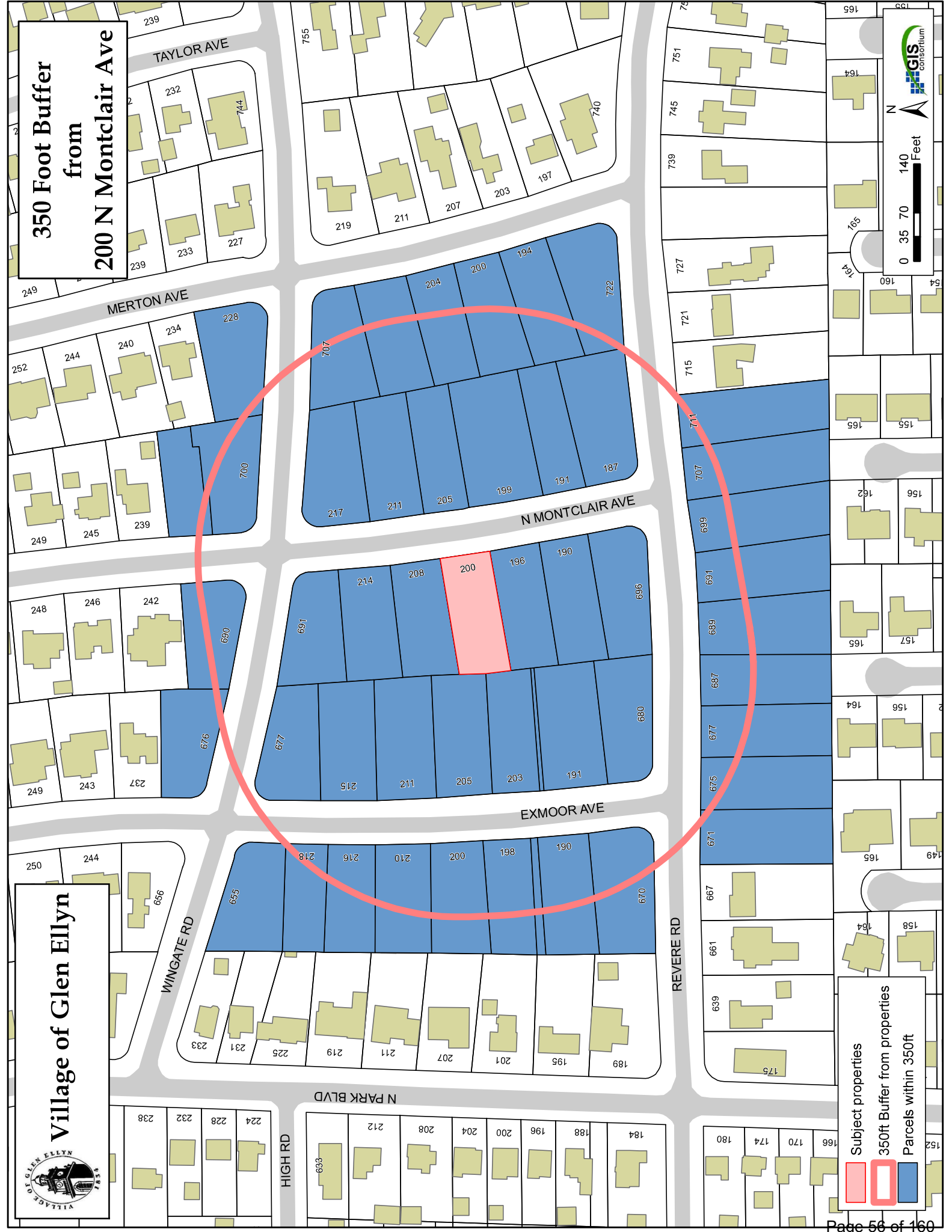
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4559791

350 Foot Buffer
from
200 N Montclair Ave

Village of Glen Ellyn



Subject properties
350ft Buffer from properties
Parcels within 350ft



List of Addresses For Public Hearing Notice
200 Montclair

Recipient	Street Number	Direction	Street Name	City	State	Zip
ALLES, MICHAEL & ALEXIS	194		MERTON AVE	Glen Ellyn	IL	60137
ASHMORE, BRIAN & JENNIFER	217		MONTCLAIR AVE	Glen Ellyn	IL	60137
BURRELLE, PHILIPPE & MARY	671		REVERE RD	Glen Ellyn	IL	60137
CLIFF, RAYMOND & MELISSA	687		REVERE RD	Glen Ellyn	IL	60137
COTTINGTON JR, ROBERT W	187		MONTCLAIR AVE	Glen Ellyn	IL	60137
CROVATO, JAMES E	707		WINGATE RD	Glen Ellyn	IL	60137
DEASY, PAUL B	696		REVERE RD	Glen Ellyn	IL	60137
DONOVAN, ELIZABETH K	216		EXMOOR AVE	Glen Ellyn	IL	60137
DROUIN, THOMAS A & K	190		EXMOOR AVE	Glen Ellyn	IL	60137
DUPAGE BANK & TR 2976	699		REVERE RD	Glen Ellyn	IL	60137
EHRHART, JEFFREY & K	203		EXMOOR AVE	Glen Ellyn	IL	60137
GAERTNER, ERIC	677		REVERE RD	Glen Ellyn	IL	60137
GELFER, COLIN & ANNE	190	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
GLASS, MICHAEL S	205		EXMOOR AVE	Glen Ellyn	IL	60137
HENDRICKS, KAY K	690		WINGATE RD	Glen Ellyn	IL	60137
HILB, ROBERT H	199		MONTCLAIR AVE	Glen Ellyn	IL	60137
HIRSCH, ERICH & J ANDREAS	214	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
HOGAN, MICHELE C	711		REVERE RD	Glen Ellyn	IL	60137
KISER, PAUL S & KATHLEEN	655		WINGATE RD	Glen Ellyn	IL	60137
LAKER, DAVID & MELISSA	670		REVERE RD	Glen Ellyn	IL	60137
LEAMY JR, RICHARD J	676		WINGATE RD	Glen Ellyn	IL	60137
LOFTUS, BRIAN & JULIE	691		WINGATE RD	Glen Ellyn	IL	60137
MATSON, JAMES H & S M	210		EXMOOR AVE	Glen Ellyn	IL	60137
MCCARTHY, CONNOR & D	675		REVERE RD	Glen Ellyn	IL	60137
MCQUILLEN, JAMES & J T	680		REVERE RD	Glen Ellyn	IL	60137
METZGER, MICHAEL A & E M	677		WINGATE RD	Glen Ellyn	IL	60137
MEYER, JOHN & AMY	196	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
POTTS, JOHN RYAN & ALISON	200		EXMOOR AVE	Glen Ellyn	IL	60137
PURDOM III, CHARLES & L	211	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
SAGUTO, ANTHONY & LORI	700		WINGATE RD	Glen Ellyn	IL	60137
SCHMIDT, JEFFREY & JENNIF	191		EXMOOR AVE	Glen Ellyn	IL	60137
SESSA, MATTHEW & E	208	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
SMID, MICHAEL	198		EXMOOR AVE	Glen Ellyn	IL	60137
SMITH, DAVID & ANN	211		EXMOOR AVE	Glen Ellyn	IL	60137
STALLINGS, BLAKE & MICHELLE	200		MONTCLAIR AVE	Glen Ellyn	IL	60137
STRINE TR, WILMA	689		REVERE RD	Glen Ellyn	IL	60137
SWATZELL, JEFFREY & M	228		MERTON AVE	Glen Ellyn	IL	60137
SZYMANSKI, STEPHEN & LIZA	707		REVERE RD	Glen Ellyn	IL	60137
TERBELL, WILLIAM A	722		REVERE RD	Glen Ellyn	IL	60137
TUSCHER, THOMAS N & JANET	691		REVERE RD	Glen Ellyn	IL	60137
VERSCAJ, JOHN & VALERIE	218		EXMOOR AVE	Glen Ellyn	IL	60137
VOLTAGGIO, F & V SANTSCHI	204		MERTON AVE	Glen Ellyn	IL	60137
VOLTAGGIO, FRANK T	211		TAYLOR	Glen Ellyn	IL	60137
WATTS, JASON W & JULIE H	205	N	MONTCLAIR AVE	Glen Ellyn	IL	60137
WILD, CRAIG & JENNIFER	215		EXMOOR AVE	Glen Ellyn	IL	60137
WOOD, JEFFREY & C	191	N	MONTCLAIR AVE	Glen Ellyn	IL	60137

Katie Ashbaugh

From: Chase Purdom <charlespurdom@gmail.com>
Sent: Tuesday, March 9, 2021 3:10 PM
To: Katie Ashbaugh
Cc: Blake.stallings@yahoo.com
Subject: 200 N. Montclair Avenue

Katie,

Hope this email finds you well. I'm writing in regards to the Sport Court at the Stallings family home at 200 N. Montclair Avenue.

Having grown up here in town just around the corner, I have very fond memories of growing up in our story book town, walking out my front door to endless friends and never short of something fun to do with my buddies. I feel fortunate to be back in Glen Ellyn raising my two boys on a block that feels so reminiscent of my childhood years, a bit "mayberry" like, with kids all around and always playing.

The Stallings Family backyard and Sport Court is a great place for kids to play and I know my boys are always spending time over there. Our block plays together like family and the Stallings yard hosts almost all sporting events. I'm so grateful for this venue allowing kids to put down the screens and play as they should.

Please take this feedback and the kids into consideration. We are looking forward to many more memories on the Sport Court this summer!

Best,
Chase Purdom

Katie Ashbaugh

From: Sessa, Matthew <Matthew.Sessa@cibc.com>
Sent: Tuesday, March 9, 2021 2:03 PM
To: Katie Ashbaugh
Cc: blake.stallings@yahoo.com
Subject: Stallings - 200 N Montclair

Katie,

My name is Matt Sessa and I live at 208 N. Montclair with my wife and three children. We are right next door to the east of the Stallings at 200 N. My backyard fence is adjacent to their basketball sport-court in their backyard. 200 N. Montclair is a regular hangout for my children and most of the surrounding block. The basketball court is typically the center of attention. My children would be very disappointed if it were to be removed. Several of us have basketball rims on our property, but the one at 200 N. is the closet to regulation.

Plus given the slope and pitch of both backyards I fear any disruption to the court, whose surface acts as a grate to direct rainfall into the ground would negatively impact water intake into my back yard.

I appreciate your consideration of 208 N. Montclair in this matter. We are in full support of the court at 200 N. remaining intact.

Thank you for your time.

Matthew C. Sessa | Managing Director | Business Banking | CIBC Bank USA
120 S. LaSalle Street, Chicago, IL 60603 | Tel: 312 564-1998 | Cell: 773 818-6005 | Fax: 312 766-3096 | Matthew.Sessa@cibc.com



This message, including attachments, is confidential and may be privileged. If you received this in error, please notify me by reply email and delete this message.

Katie Ashbaugh

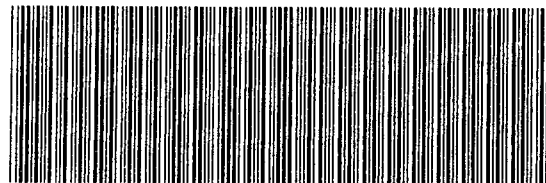
From: Anne Gelfer <annegelfer@gmail.com>
Sent: Saturday, March 13, 2021 8:45 AM
To: Katie Ashbaugh
Cc: Anne Gelfer
Subject: Public hearing for 200 N Montclair

Hi Katie,

My name is Anne Gelfer, I live at 190 N Montclair, two doors down from the house in question for the aforementioned public hearing. Just wanted to share that we are in full support of the Stallings family and their request for a zoning variation for their sport court.

Thanks for considering how those on the block feel before making your decision.

Anne



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

JUN. 19, 2012

11:03 AM

OTHER

05-14-222-012

011 PAGES

R2012-078235

Village of Glen Ellyn

Ordinance No. 6032

An Ordinance Approving a Construction Necessitated Variation from the
Foundation Requirements of the Zoning Code to
Allow the Reconstruction of a Screened Porch
For Property at 200 Montclair Avenue
Glen Ellyn, IL 60137

Adopted by the
President and Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
this 14th day of May, 2012.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 15th
day of May, 2012.

PREPARED BY AND

RETURN TO:

VILLAGE CLERK
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6032

**An Ordinance Approving a Construction Necessitated Variation from the
Foundation Requirements of the Zoning Code to
Allow the Reconstruction of a Screened Porch
For Property at 200 Montclair Avenue
Glen Ellyn, IL 60137**

(RA)

Whereas, Matthew Rooney representing 200 Montclair LLC, owners of the property at 200 Montclair Avenue, Glen Ellyn, Illinois, which is legally described as follows:

Lot 4 in Block 8 in Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, being a subdivision in the east ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded March 18, 1924 as document 175398, in DuPage County, Illinois.

P.I.N.: 05-14-222-012

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-4-1(N), to allow the reconstruction of an existing attached screened porch within the required side yard setback without a code compliant foundation in lieu of a required code compliant foundation; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on April 10, 2012, at which the petitioner presented

evidence, testimony, and exhibits in support of the variation request and no persons appeared in favor of or in opposition to the construction necessitated variation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on April 10, 2012, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the construction necessitated variation which carried unanimously with six (6) yes votes resulting in a recommendation for approval as set forth in its Minutes dated April 10, 2012, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees have reviewed the exhibits and evidence presented at the aforementioned public hearing and have considered the findings of fact and recommendations of the Zoning Board of Appeals; and

Whereas, the President and Board of Trustees make the following findings of fact:

- A. That the plight of the owner is due to unique circumstances since the home and existing porch were constructed prior to the current side yard setback requirements, the existing porch did not comply with the current minimum required side yard setback, and the existing porch was constructed without a foundation that complies with current codes;
- B. That the construction necessitated variation, if granted, will not alter the essential character of the locality since the reconstructed porch will be identical to the prior existing porch except for an additional decorative roof railing;
- C. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring practical difficulty or particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out since the porch could not be reconstructed in its prior existing location;

- D. That the conditions upon which the construction necessitated variation is based would not be applicable generally to other property within the same zoning district since the porch met all but one of the conditions specified in the zoning code to allow this exception;
- E. That the purpose of the construction necessitated variation is not based exclusively upon a desire to make more money out of the property since the reconstructed porch will only maintain the improvements in good condition and retain the value of the property;
- F. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property since the need to complete reconstruction of the porch resulted from normal exposure to the elements and age of the structure;
- G. That the construction necessitated variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located since the reconstructed porch will be almost identical to the prior existing porch ;
- H. That the construction necessitated variation will not substantially increase the hazard from fire or other dangers to said property or adjacent property since the materials and use are in accordance with all building and zoning regulations;
- I. That the construction necessitated variation will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village since the reconstructed porch will be used for permitted and typical residential purposes;
- J. That the construction necessitated variation will not diminish or impair property values within the neighborhood since it will preserve the existing conditions within the neighborhood;
- K. That the construction necessitated variation is the minimum Variation that will make possible the reasonable use of the land, building or structure since; and

Whereas, the President and Board of Trustees, based on the aforementioned findings of fact, find it appropriate to grant the variation presented to the Zoning Board of Appeals.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

Section One: The Minutes of the April 10, 2012 Glen Ellyn Zoning Board of Appeals meeting, Exhibit "A" appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a construction necessitated variation from the Glen Ellyn Zoning Code, Section 10-4-1(N), to allow the reconstruction of an existing attached screened porch within the required side yard setback without a code compliant foundation in lieu of a required code compliant foundation at 200 Montclair Avenue, Glen Ellyn, Illinois, which is legally described as follows:

Lot 4 in Block 8 in Arthur T. McIntosh and Company's Elmwood Addition to Glen Ellyn, being a subdivision in the east ½ of Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded March 18, 1924 as document 175398, in DuPage County, Illinois.

P.I.N.: 05-14-222-012

Section Three: This grant of construction necessitated variation to reconstruct an existing attached screened porch is conditioned upon the construction being completed in substantial conformance with the plans and the Application for Variation received by the Planning & Development Department and signed on March 2, 2012 and the testimony and exhibits provided at the April 10, 2012 Zoning Board of Appeals public hearing.

Section Four: The Building and Zoning Official is hereby authorized and directed to issue building permits for the subject property, consistent with the construction necessitated variation granted herein, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of construction necessitated variation shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this variation is applied for within said twenty-four (24) month time period and construction is continuously and vigorously pursued provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place.

Section Five: The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section Seven: Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 10-10-18 "A" and "B" of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14th day of May, 2012.

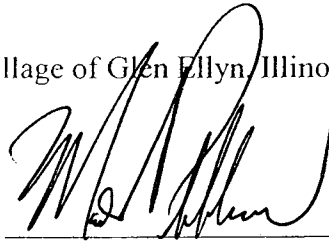
Ayes: *Cooper, Hartweg, Friedberg, Henninger, Mc Ginley, Ladesic*

Nays: - 0 -

Absent: - 0 -

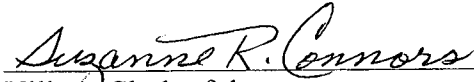
Approved by the Village President of the Village of Glen Ellyn, Illinois, this 14th day of

May, 20 12.



Village President of the
Village of Glen Ellyn, Illinois

Attest:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15th day of May 2012).

X:\Plandev\BUILDING\ZBA\ORDINANCE\MONTCLAIR200-FOUND.doc

ZONING BOARD OF APPEALS
MINUTES
APRIL 10, 2012

The meeting was called to order by Chairman Richard Garrity at 7:31 p.m. Also present were Board Members Gregory Constantino, Barbara Fried, Edward Kolar, Mary Loch and Dale SiligmueLLer. Board Members Gary Fasules and Piotr Szczesniewski were excused. Also excused was Trustee Liaison Peter Cooper. Building and Zoning Official Joe Kvapil and Recording Secretary Barbara Utterback were present.

Chairman Garrity described the proceedings of the Zoning Board of Appeals.

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the February 16, 2012 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the February 28, 2012 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Board Member Kolar moved, seconded by Board Member Fried, to approve the minutes of the March 27, 2012 Zoning Board of Appeals meeting.

One public hearing was on the agenda for the property at 200 Montclair Avenue.

PUBLIC HEARING – 200 MONTCLAIR AVENUE

A REQUEST FOR APPROVAL OF A CONSTRUCTION-NECESSITATED VARIATION FROM THE GLEN ELLYN ZONING CODE, SECTION 10-4-1(N), TO ALLOW THE RECONSTRUCTION OF AN EXISTING SCREENED PORCH THAT IS NOT CONSTRUCTED ON A CODE COMPLIANT FOUNDATION IN LIEU OF A REQUIRED CODE COMPLIANT FOUNDATION.

(200 Montclair LLC, owners, represented by Matthew Rooney, minority owner)

Staff Report

Building and Zoning Official Joe Kvapil stated that 200 Montclair LLC is the owner of the subject property at 200 Montclair Avenue and was represented by Matthew Rooney as the minority owner at this meeting. Mr. Kvapil stated that the property owner is requesting approval of a construction-necessitated variation from Glen Ellyn Zoning Code Section 10-4-1(N) to allow the reconstruction of an existing screened porch that is not constructed on a code compliant foundation in lieu of a required existing code compliant foundation. Mr. Kvapil displayed a map of the subject property and a photograph of the porch taken in 2006. He stated that the subject property is located in the R2 zoning district and is defined as an interior lot on the west side of Montclair Avenue. He added that the land use surrounding the property is R2 single-family

residential. Mr. Kvapil stated that Village records indicate that no other zoning variations have been granted for this property and that two other building permits were issued in the past. He displayed a plat of survey of the subject property that showed the existing nonconforming screened porch is set back from the side yard lot line a distance of 6.39 feet in lieu of the required 7-1/2 feet. Mr. Kvapil added that Section 10-4-1(N) was added to the Zoning Code to make exceptions to the setback requirements since many existing homes in Glen Ellyn do not meet the setback requirements. He added that the subject porch would be allowed to be reconstructed since a minimum of 4-1/2 feet from the side yard is required for reconstruction and the subject porch is 6.39 feet from the side yard. Mr. Kvapil added that this Zoning Code requirement also states that a porch could be reconstructed if it currently had a code-compliant foundation that extends down 3-1/2 feet to the frost line below grade. He added that since the existing porch does not have a code-compliant foundation that extends 3-1/2 feet below grade, a variation is necessary in order to reconstruct the porch.

Mr. Kvapil added that work on the porch had begun without a building permit but has since been stopped until a permit is issued. He added that if the requested construction necessitated variation is granted, the screened porch will be required to be constructed in exactly the same position as it currently is and a code-compliant foundation will be required beneath the porch to meet the building code.

Petitioners' Presentation

Matt Rooney, 601 Forest Avenue, Glen Ellyn, Illinois stated that the practical difficulty related to the project is that the porch and slab need to be torn down and rebuilt according to the code.

Responses to Questions from the ZBA

Mr. Kvapil responded to ZBA Member Constantino that the foundation request is a typical building code requirement that has been inserted into the Zoning Code. Mr. Kvapil responded to ZBA Member Fried that if a structure is attached to a home, the structure requires a code-compliant foundation.

In response to Chairman Garrity, Mr. Rooney stated that, per Mr. Kvapil, he can leave that which is currently in place and add piers or excavate a trench around the perimeter or put concrete piers in. Mr. Rooney responded to ZBA Member Kolar that the posts were from handrails that had been installed in the 1940's and were removed.

Persons in Favor of or in Opposition to the Petition

No persons spoke in favor of or in opposition to the petition.

Comments from the ZBA

The ZBA Members were supportive of the construction-necessitated variation request although ZBA Member Constantino felt that the ZBA was being asked to change the building code which he felt the ZBA does not have jurisdiction over. He also felt that the ZBA should discuss a zoning variation setback due to the non-compliant foundation. ZBA Members Kolar and Loch commented that the dilemma in this case is the wording of the Zoning Code.

Motion

ZBA Member Fried moved, seconded by ZBA Member Loch, to approve a construction necessitated variation from Zoning Code Section 10-4-1(N) to allow the reconstruction of an existing nonconforming screened porch that does not have an existing code compliant foundation.

The motion carried with six (6) "yes" and zero "no" votes as follows: ZBA Members Fried, Loch, Constantino, Kolar, SiligmueLLer and Chairman Garrity voted yes.

Staff Report

Mr. Kvapil stated that the April 24, 2012 ZBA meeting will be cancelled and he described one variation that will be on the May 8, 2012 agenda.

The meeting was adjourned at 8:10 p.m.

Submitted by:
Barbara Utterback
Recording Secretary

Reviewed by:
Joe Kvapil
Building & Zoning Official



CERTIFICATION

I, Suzanne R. Connors, duly appointed/elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 6032, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 14th day of May 2012, and that the same was signed and approved by the President of said Village on the 14th day of May 2012.

I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 15th day of May 2012.

Suzanne R. Connors
Village Clerk





**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-922)**

DOC ID: 2021-922

A Public Hearing Concerning A Zoning Variation for the Property Located at 715 Pleasant Avenue

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. ZBA Staff Report - 715 Pleasant ZV
2. Petitioner's Application Materials
3. Aerial Photo
4. Zoning and Location Map
5. 1' Contour Map
6. Existing Conditions Photos
7. Plat of Survey, former home, dated 10-20-2020
8. Plat of Survey, spot survey, dated 3-12-2021
9. Approved Site Plan – Permit 20202866
10. Proposed Site Plan
11. Proposed Floor Plan - First
12. Proposed Elevations
13. Public Hearing Notice
14. Certificate of Publication

15. Map of Properties Notified by Mailing
16. List of Addresses for Public Notice
17. 1-2 Family Zoning Worksheet, dated 1-13-2021 - Permit 20202866
18. 1-2 Family Zoning Worksheet, dated 3-17-2021
19. Petitioner's Supplemental Documents

STAFF REPORT

TO: The Zoning Board of Appeals

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

DATE: March 19, 2021

SUBJECT: *March 23, 2021, Zoning Board of Appeals Meeting*
A Public Hearing to Consider a Zoning Variation for the Property Located at 715 Pleasant Avenue

PROPERTY: 715 Pleasant Avenue is an interior lot located on the east side of Pleasant Avenue, just north of the intersection of Maple Street and Pleasant Avenue.

PETITIONER: The petitioner is Ray Whalen of Ray Whalen Builders Inc., owner of the property located at 715 Pleasant Avenue.

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

1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent 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 a public meeting of the Village Board.

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

PUBLIC NOTICE: Notice of the public hearing was published in the March 8, 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
	1971	B1860	Plumbing
	1977	B4831	Electrical service
	1986	B9003	Deck
	2005	B24898	Sanitary sewer repair
	2006	B25843	Sanitary sewer repair
	2006	B25865	Sanitary sewer repair

2008	20081723	Hot water heater
2009	20090459	Plumbing
2011	20111695	Clearwater connection
2013	20130544	Roof
2020	20202784	Clearwater connection
2020	20202863	Demolition (Active)
2020	20202866	New SFH construction (Active)

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data*
Lot Area	8,712 ft ² (0.20 acres)	+/- 8,000 ft ² (0.18 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)	+/- 32' 8"
Side Yard	6' 6" required	7' 2" (north); +/- 6' 7.5" (south)
Rear Yard	40'	82'

As listed in the Building Permit History, a demolition permit and a related new construction permit were issued in 2020 to construct a new two-story single-family home on the subject property. The lot coverage ratio approved for the home currently under construction was approximately 1,600 square feet, or 20 percent (Attachment 16). Note, the actual square footage prior to applying the front porch bonus was 1,737 square feet. The 137 square-foot front porch was greater than 6 feet in depth, therefore qualifying for the bonus provision to not count toward the lot coverage ratio. The maximum permitted lot coverage for principal structures greater than one-story in the R2 district is 20 percent.

Because the home is currently under construction, the petitioner completed a spot survey of the now installed foundation as required to confirm setbacks are met (Attachment 7). The overall square footage of the home is approximately 1,732 square feet, or 5 square feet less than the approved lot coverage (137 square feet not counting toward lot coverage per the front porch bonus).

The lot coverage of the former one-story home was approximately 20.3 percent, or 1,626 square feet (Attachment 6). The maximum permitted lot coverage for properties with one-story principal structures in the R2 zoning district is 35 percent.

PROPOSED:

The petitioner is now proposing to amend the active building permit to construct a two-story, single-family home with an attached two-car garage and an approximately 229 square foot sunroom. The lot coverage of the proposed home would be approximately 1,824 square feet or 22.8 percent, excluding the 137 square-foot front porch which qualifies for the bonus. With the front porch, the actual total lot coverage of the proposed home is approximately 1,960 square feet. No accessory structures are proposed.

Prior to filing a building permit for the home currently under construction, the petitioner discussed the feasibility of constructing a detached garage to the rear of the property with Village staff. Staff advised the petitioner that the rear yard is part of a low-lying area that extends through the block. The construction of a garage would then require compensatory storage for the lost stormwater storage in the depressional area that would be partially filled in to construct a garage. Staff noted that the size and grading of the lot are such that there was likely not sufficient room to provide a garage, driveway, and the compensatory storage required by their construction in the rear yard. Staff recommended limiting to development to the higher western portion of the lot to avoid impacts to the depressional area, and the permit drawing submitted proposed development only on the western half of the lot, above the depressional area.

Although a detached garage is permitted in the Zoning Code and a bonus of 500 square feet could be granted toward the maximum lot coverage, the petitioner elected to construct a home with an attached garage within the maximum lot coverage ratio requirement of 1,600 square feet and develop the lot in such a way that the stormwater storage in the rear yard depressional area was maintained. The petitioner is now seeking approval of a variation from this requirement to allow for sunroom off of the rear of the home that is less than the size of a typical two-car garage.

Further, it should be noted that the proposed development increases the impervious surface on the property by only 229 square feet more than what previously existed, so no stormwater infiltration measures are required by Code. The petitioner included a sump pump discharge connection to the Village storm sewer on the permit to avoid sending additional water to the rear yard depressional area.

ZBA ACTION

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

The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioner's Application Materials
2. Aerial Photo
3. Zoning and Location Map
4. 1' Contour Map
5. Photos of Existing Conditions
6. Plat of Survey (former home), dated 10/20/2020
7. Plat of Survey (spot survey), dated 3/12/2021
8. Approved Site Plan – Permit 20202866
9. Proposed Site Plan
10. Proposed Floor Plan
11. Proposed Elevations
12. Public Hearing Notice
13. Certificate of Publication
14. Map of Properties Notified by Mailing
15. List of Addresses for Public Notice
16. 1-2 Family Zoning Worksheet, dated 1/13/2021 – Permit #20202866
17. 1-2 Family Zoning Worksheet, dated 3/17/2021 – Proposed
18. Petitioner's Supplemental Documents

CC:

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

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 715 Pleasant Avenue Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Ray Whalen Builders, Inc.

Address: P.O. Box 3380, Glen Ellyn

Home Phone No.: 630.858.3300 Cell Phone No.: _____

Fax No.: _____

E-mail: rwhalenbuilders@gmail.com

Ownership Interest in the Property in Question:

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):

Same

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: 715 Pleasant Avenue, Glen Ellyn

Permanent tax index number: 05-11-108-029

Legal description:

The North 50 Feet of Lot 2 and the West half of the vacated alley lying East of and adjoining said lot the North 50 feet of Lot 2 in Block 22 in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal meridian, according to the plat thereof recorded June 11, 1809, as document 42867 in DuPage County, Illinois

Zoning classification: R-2

Lot size: 50 ft. x 160 ft. Area: 8,000 sq. ft.

Present use:

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):

R2 10-4-8 (E) 1.0 Lot Coverage Ratio single family dwellings, more than 1 story and accessory building: 20% of the lot. Allow for increase of LCR to 22.8% to allow for construction of screen porch 14' X 16' (229 sq. ft.). Site conditions not allow for LCR bonus of the first 500 sq. ft. of area of any detached garage to be excluded from the LCR calculation provided there is no attached garage unless the attached garage doors are oriented perpendicular (90 degrees or greater away from the street) to the front or corner side lot line. For an arc-shaped front or corner side lot line, garage doors shall be oriented perpendicular (90 degrees or greater oriented away from the street) to the tangent or chord dimension measured in the interior of the lot as there is no attached garage. Depressional area on the adjacent lots is not conducive for a detached garage to be constructed.

Estimated date to begin construction: Spring 2021

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

Dan Marshall
Marshall Architects, Inc.
812 East Main Street, Suite 101
St. Charles, Illinois 60174

Ray Ulreich
Taurus Engineering LLC
5N557 Illinois Route 59
Bartlett, Illinois 60103

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 grade of the property does not allow for a detached garage to be built in the Southeast corner due to the localized depressional area in this neighborhood to the South. Working with the Village Engineer, she encouraged me to seek a variation from the LCR and to construct a front load garage to minimize any additional impact on the current conditions and significantly reduce the pervious area on the 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):

The previous home was in need of extensive repair and updating. The home was sold in "as is" condition. The lot required a new home to be built.

OR

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

The existing grades and water flow do not allow for the bonus of 500 square feet to the LCR to be used for a detached garage on this property. Not having an allowance significantly reduces the square footage of the home and room sizes.

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

Approving a variation will maintain the existing grading and water flow for the surrounding neighborhood

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

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

The variation is needed to build a new home that meets today's lifestyle and expectations for a new home due to the existing grading conditions.

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:

Most properties in Glen Ellyn do not have this localized depressional area with storm water collection.

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:

See attached ADDENDUM please.

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.

This home was built in 1922. Grading was done mostly by hand so low areas were not regraded when the previous homes were constructed in the area.

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 new home will meet the Village Storm Water Ordinance and the DuPage County Storm Water Ordinance requirements.

6. Provide evidence that the proposed variation will not:

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

The new home will meet all of the zoning code standards for setbacks and building height. The eave and ridge of the home is approximately 10" lower than permitted by zoning code.

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

The new home will have a fire sprinkler system. We intend to add a dry sprinkler head to the screen porch area (not required by code)

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

The new home will not have any negative impact upon any of the above items

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

The property values in the area may increase in value with redevelopment of this property with a new home with a screen porch.

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

No significant increase will occur with the screen porch being added to the new home being constructed.

- f. Create a nuisance; or

No nuisance will be created

- g. Results in an increase in public expenditures.

No public expenditures will be increased or used for the construction of this new home

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

The requested size of the screen porch is the minimum for construction to meet the desires for a screen porch. Allowing covered outdoor space will provide gathering space during COVID. We are requesting 229 square feet of the detached garage bonus (500 sq. ft.) permitted by the Glen Ellyn zoning code or 45.8% of the permitted detached garage bonus.

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

The lot area is 8,000 sq.ft as per Taurus Engineering LLC survey dated 12/18/2020, project number 20-092. Maximum permitted lot coverage ratio for home greater than 1 story in R2: 1,600 sq. ft. or 20%

a) with bonuses for detached garage 500 sq. ft. and front porch 200 sq. ft. = 2,300 or 28.75%.

b) with house 1,600.0 sq. ft. and garage bonus 500 = 26.25%

Approximate proposed lot coverage, EXCLUDING screened in porch:
1,731.41 sq. ft. - 137.0 (front porch bonus) = 1,594.41 sq. ft. or 19.93%

Approximate proposed lot coverage, including screened in porch:
1,960.41 sq. ft. - 137.0 sq. ft. + 229 sq. ft (screened in porch) = 1,823.41 sq. ft. or 22.8% based on the plans for this residence

Existing impervious surface = 2,893 sq. ft. including wood deck of 669 sq. ft. Proposed impervious surface = 3,121 and increase of 228 sq. ft. or .28%.

Home with detached garage would have impervious surface area of approximately 3,880 or 12.34%. See Exhibit A.

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.

03/16/2021	Ray Whalen Builders, Inc. By: Raymond Whalen, President	
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

VILLAGE OF GLEN ELLYN

ADDENDUM to APPLICATION FOR VARIATION

Ray Whalen Builders, Inc.
715 Pleasant Avenue, Glen Ellyn, Illinois 60137

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 this request is to meet the expectations for a new home and still be under the maximum LCR if the garage bonus was used to construct a new single family residence. Currently this property and the homes to the south experience standing water in their rear yards. The property owner at 709 Pleasant installed a 24" inlet to drain part of the depression area. The pipe ties into the Village 18" storm pipe on Maple Avenue. The pipe is within an easement that was dedicated when the alley was vacated.

If a 4 square home on this lot was constructed with a detached garage, a larger size home could be built that would have a higher sales price. I am not maximizing the scale of the home as I do not desire to make more money out of the property in question. Rather I am seeking to construct a home that fits the neighborhood and takes into consideration the water and grading conditions.

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.

03/16/2021

Date

Ray Whalen Builders, Inc.
By: Raymond Whalen, President

Print Name


Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Affidavit Affirming No Conflict of Interest

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

Ray Whalen

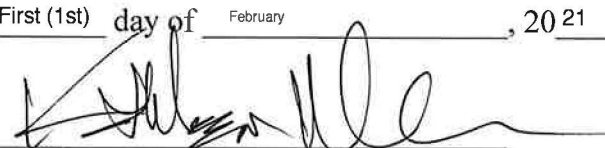
1. My name is _____, and I hold the position of
President _____ for Ray Whalen Builders, Inc. (*"Applicant"*).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations 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: _____ Ray Whalen 
Title: _____ President
Applicant's Name: _____ Ray Whalen Builders, Inc.

Subscribed and sworn to me this

First (1st) day of February, 20 21.



Notary Public



THIS DOCUMENT PREPARED BY:

Robert L. Renfro, Huck Bouma PC
1755 South Naperville Road, Suite 200
Wheaton, Illinois 60189
(630) 221-1755, Fax (630) 221-1756

AFTER RECORDING RETURN TO:

The Law Offices of Galanopoulos &
Galgan
Dean G. Galanopoulos, Attorney at Law
340 W. Butterfield Rd, Ste 1A
Elmhurst, IL 60126

MAIL FUTURE TAX BILLS TO:

Ray Whalen Builders, Inc
177 Sunset Ave, P.O. Box 3380
Glen Ellyn, IL 60137

TRUSTEE'S DEED

GRANTOR, Frederic J. Hille, as Trustee of the Mary Elizabeth Hille Living Trust dated May 25, 2011 of 23762 N. Cottage Rd., Lake Zurich, State of Illinois, 60047.

CONVEYS and WARRANTS to the GRANTEE, Ray Whalen Builders, Inc, an Illinois corporation, whose place of business is 177 Sunset Ave, Glen Ellyn, IL 60137 the following described real estate:

See attached legal description.

Permanent Index Number: 05-11-108-029

Address of Real Estate: 715 Pleasant Avenue, Glen Ellyn, IL 60137

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises INDIVIDUALLY, forever.

SUBJECT TO: General Real Estate Taxes for 2020 and all subsequent years; Covenants, Conditions and Restrictions of Record; and Building Lines and Easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

FIRST AMERICAN TITLE
FILE # AF1001615

Frederic J. Hall


Notary

OFFICIAL SEAL
GWYN R. LIVINGSTON
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 06/25/2023

Bill of Sale

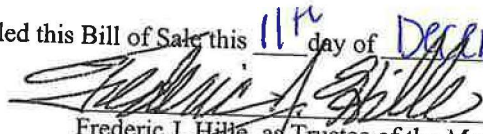
Seller, Frederic J. Hille, as Trustee of the Mary Elizabeth Hille Living Trust dated May 25, 2011 in consideration of Ten and 00/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, Ray Whalen Builders, Inc. the following described personal property, to-wit:

All personal property set forth in the Multi-Board Residential Real Estate Contract 7.0 by and between Sellers and Purchasers dated October 29, 2020.

Said conveyance is made pursuant to that certain Real Estate Sales Contract contemplating purchase and sale of real property commonly known as: 715 Pleasant Ave, Glen Ellyn, IL 60137.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale. All warranties of quality, fitness, and merchantability are hereby excluded.

In Witness Whereof, Seller has signed and sealed this Bill of Sale this 11th day of December, 2020.



Frederic J. Hille, as Trustee of the Mary
Elizabeth Hille Living Trust dated May 25, 2011

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, Frederic J. Hille, personally known to me to be the same person whose name 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.

Given under my hand and official seal this 11th day of December, 2020.



Notary Public

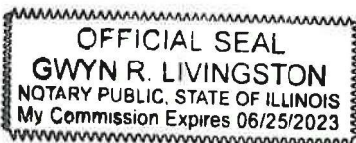


Exhibit A Legal Description

Permanent Real Estate Index Number(s): 05-11-108-029

Address(es) of Real Estate: 715 Pleasant
Glen Ellyn, Illinois 60137

THE NORTH 50 FEET OF LOT 2 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT THE NORTH 50 FEET OF LOT 2 IN BLOCK 22 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890, AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.



*First American
Title Insurance Company*

OWNERSHIP BY A CORPORATION

February 1, 2021

Date: _____

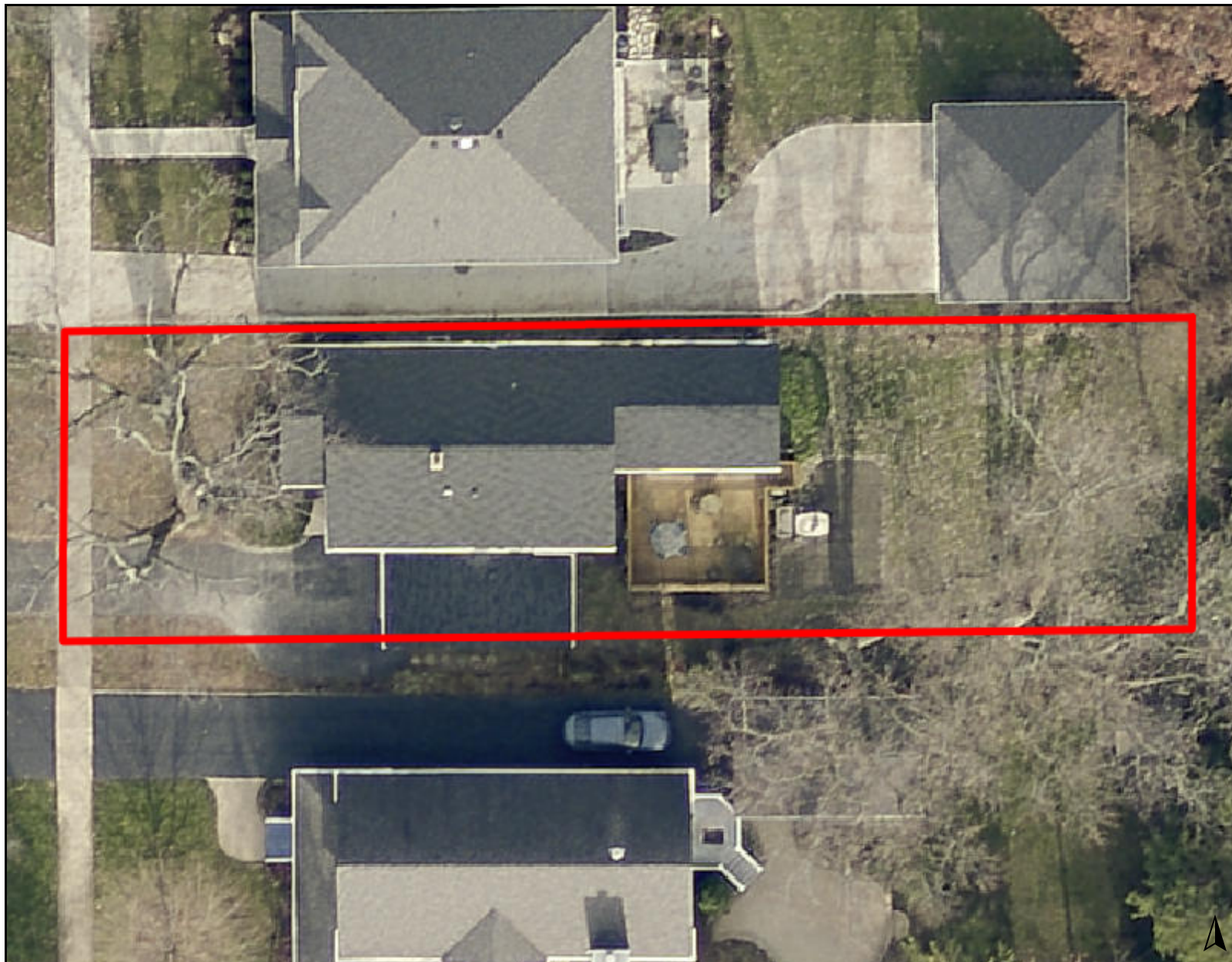
Address: 715 Pleasant Avenue, Glen Ellyn, Illinois 60137

Legal Description:

The North 50 Feet of Lot 2 and the West half of the vacated alley lying East of and adjoining said lot the North 50 feet of Lot 2 in Block 22 in Glen Ellyn Addition to Prospect Park, in Section 11, Township 39 North, Range 10, East of the Third Principal meridian, according to the plat thereof recorded June 11, 1809, as document 42867 in DuPage County, Illinois

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>Ray Whalen</u>	Address: <u>177 Sunset Avenue, Glen Ellyn</u>	% <u>100</u>
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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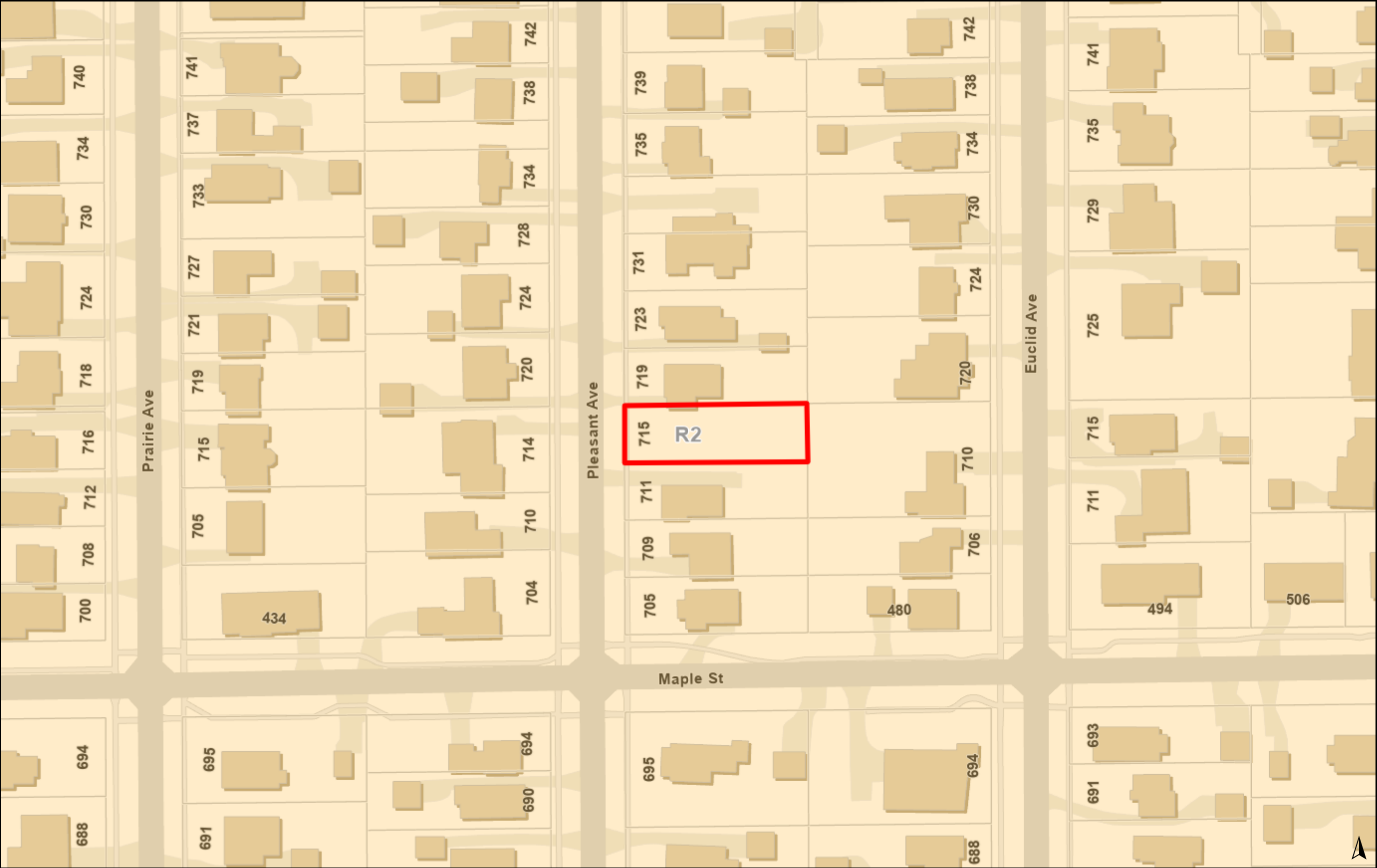
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Print Date: 3/15/2021

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.

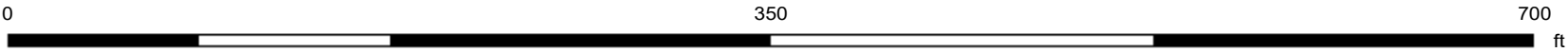


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Zoning and Development

Zoning

- R2: Single Family Residential District

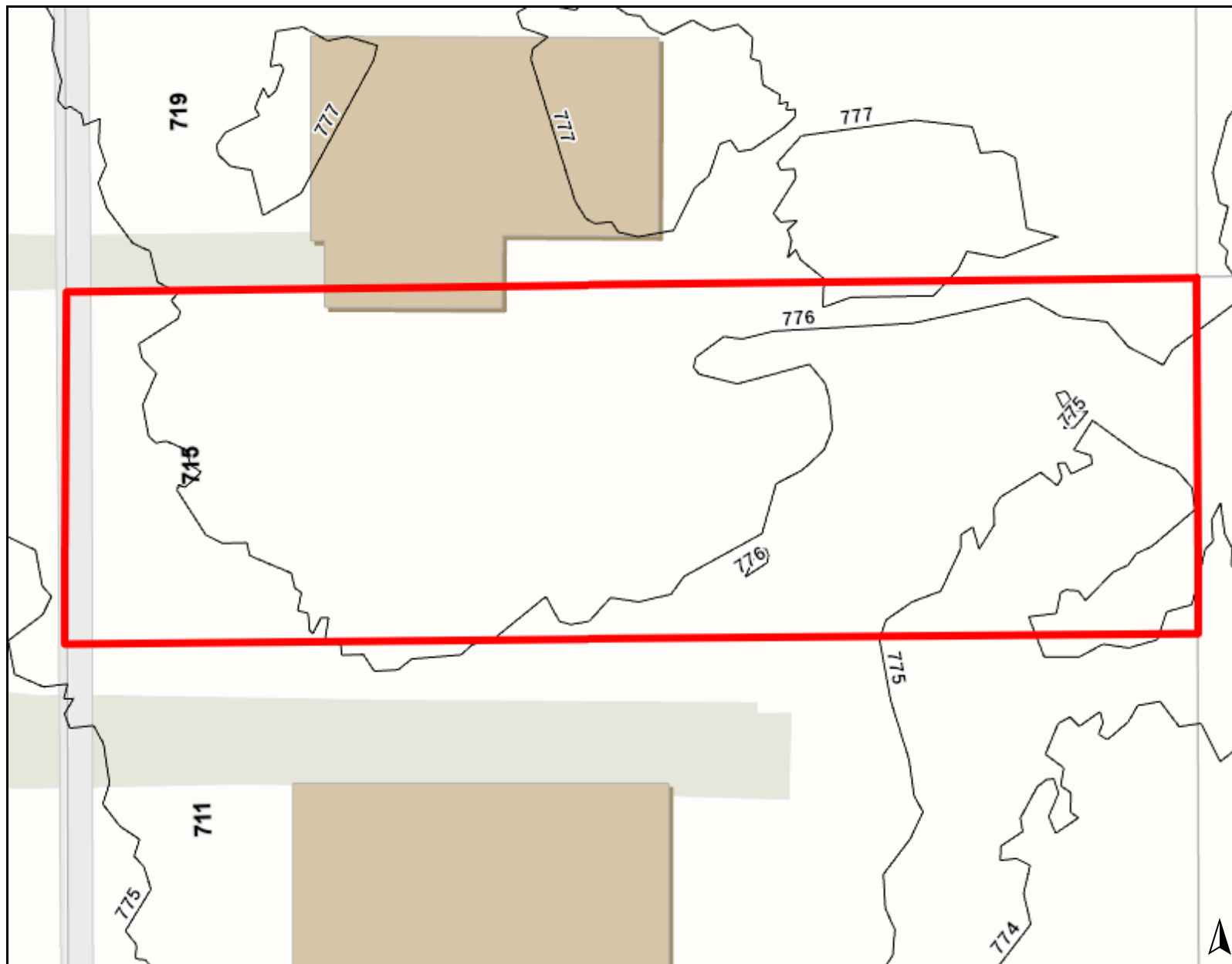


Print Date: 3/15/2021

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Notes

GIS Consortium | 1' Foot Contour Map



Legend

DuPage County

DuPage County 1' 2017 Contours

0 35 70 ft

Print Date: 3/15/2021

Notes

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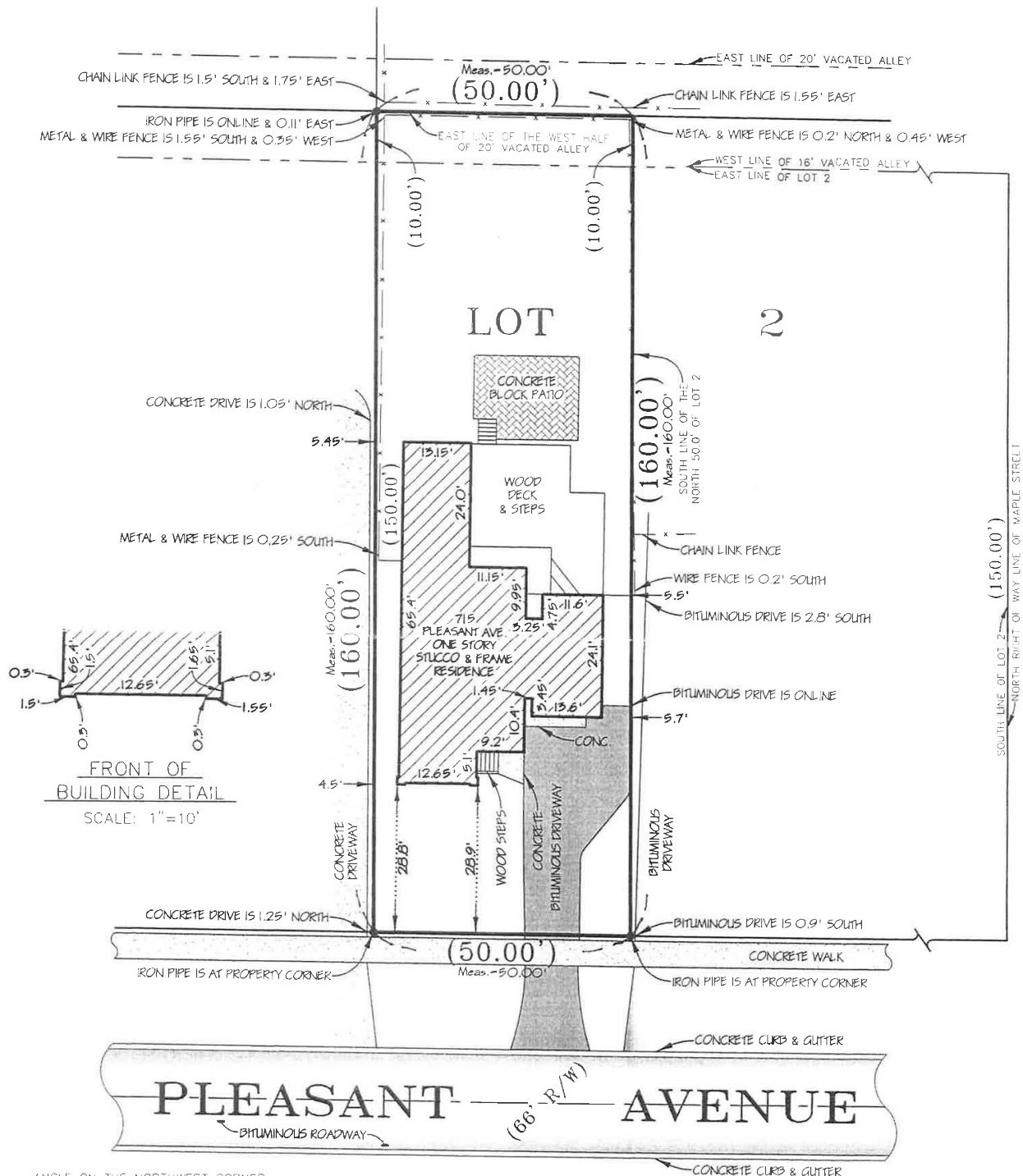
SURVEY LEGEND

- Monumentation Found
- Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- X— Fence Line

PLAT OF SURVEY

THE NORTH 50 FEET OF LOT 2 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT THE NORTH 50 FEET OF LOT 2 IN BLOCK 22 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 7,999 SQ.FT.



ANGLE ON THE NORTHWEST CORNER OF THE SITE IS 90°43'05"

CARRADUS



STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

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

SIGNED AND SEALED, AT CAROL STREAM, ILLINOIS THIS 20th DAY OF October, A.D. 2020

BY *Allen D. Carradus* ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.

NOTES

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

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. Gary Avenue, Suite 180, Carol Stream, Illinois, 60188
(630) 588-0415 (Fax) 630-7682 carradus_survey@yahoo.com

PREPARED FOR: HUCK, BOUMA P.C.

DRAWN BY: CMG DATE OF FIELD WORK: 10/20/20 SCALE: 1" = 20' FLD BK - PAGE 48-00 PROJECT NO. 35243

Foundation Spot

The North 50 feet of the West Half of the vacated alley lying east of and adjoining said lot the North 50 feet of Lot 2 in Block 22 in Glen Ellyn, Illinois, as shown on the plat thereof recorded June 11, 1890 as document 42867, in DuPage County, Illinois.

SITE BENCH MARK

Legend
 TF = Top of Foundation
 GF = Garage Floor
 BL = Brick Ledge
 x 100.00 = Existing Elevation
 x (100.00) = Proposed Elevation

NOTE: This drawing was prepared to show that the location and elevation of the foundation which is under construction is in general conformance with the Lot Development Plan.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, Raymond G. Ulreich, Illinois Registered Land Surveyor No. 2874 do hereby certify that I have surveyed the above described tract of land and that the hereon drawn plat is a true and correct representation thereof.

Dated This 12th Day of March, 2021.

Dated This 12th Day of March, 2021.

Taurus Engineering, L.L.C.

Prepared For:	Property Address:	original plan date	Scale: 1"=10'0"
Ray Whelan Builders, Inc.	714 Pleasant Avenue	Revision:	Date:
P.O. Box 1000	Glen Ellyn, IL		
Phone: 630.403.8800	Project: 20092		
John E. Whelan			
01/16/17, 2016			

Design Firm 184.002441-0002

Page 104 of 160

Lot Development Plan - Proposed Conditions

REFERENCE DUPAGE COUNTY BENCH MARK

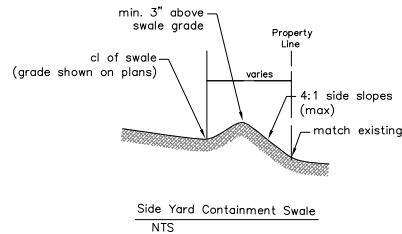
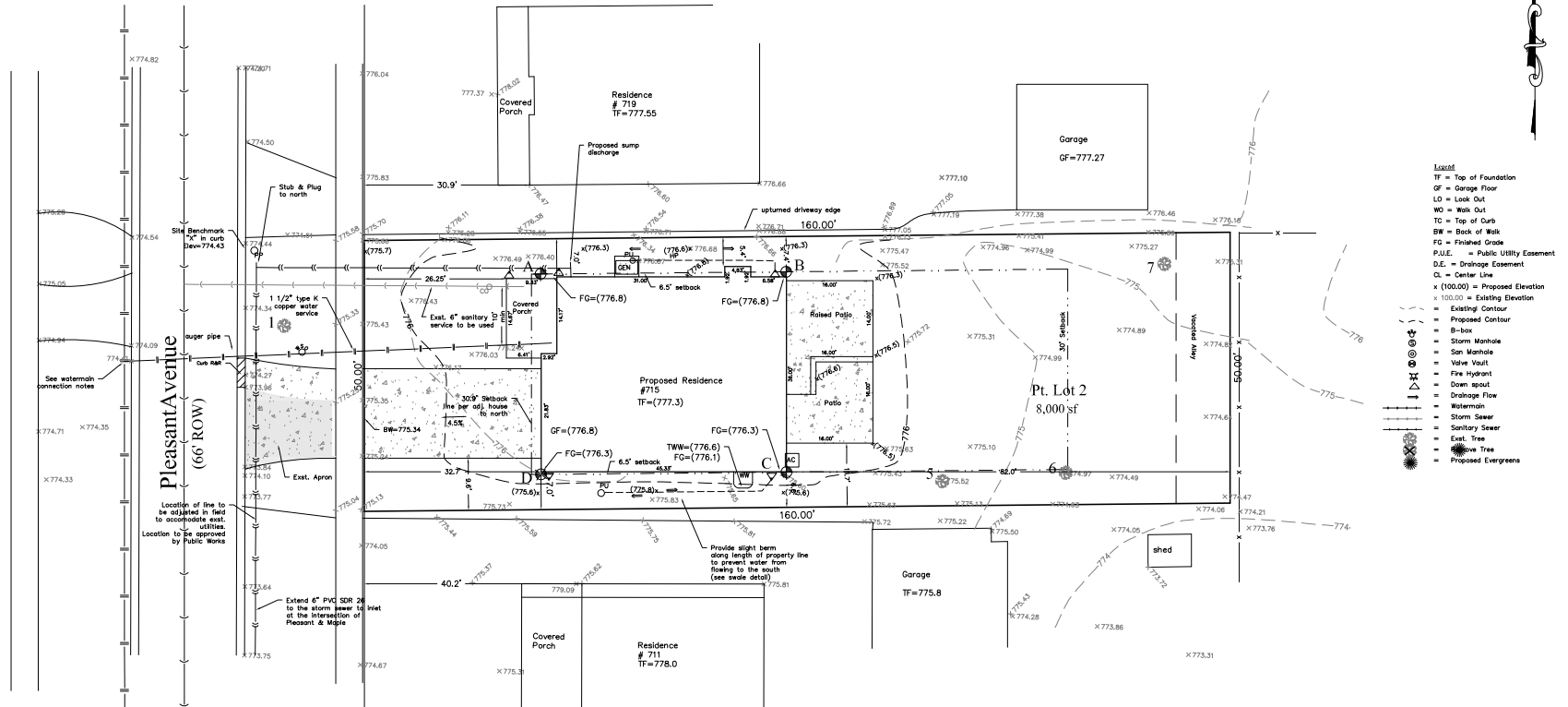
Benchmark # M03002
3.5 inch brass disk set at the
southeast corner of the intersection
of Geneva Road & Bloomingsdale Road.
Elevation = 790.01 (NAVD 88)

Proposed Impervious
House & Garage: 1,599 sf
Front Porch: 134 sf
Drive & Walks: 608 sf
Patio's: 480 sf
Apron: 300 sf
Total Impervious: 3,121 sf

Site Area: 8,000 sf
% Impervious: 39.0%

Impervious Change
Existing: 2,893 sf
Proposed: 3,121 sf
Increase = 228 sf
NO VCBMP's required

Sump Pump Note
If the sump pump discharge is found to be active
during and after construction, infiltration pit
(drywell) or a connection to the Village storm
sewer will be required.



SANITARY SERVICE

- All sewer construction shall be performed in accordance with applicable provisions of Division III Sections 31 and 34 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all sewer facilities in a workmanlike manner.
- Connections to the public sewer shall be made by (a) by circular saw-cutting the sewer main with a proper tapping machine and the installation of an approved hub-vye saddle or hub tee saddle in accordance with manufacturers specifications; or (b) by cutting an entire section of pipe and installing a manufactured vye or tee fitting. If the approved condition of the public sewer is found to be defective, the tapped connection option will not be acceptable. When removing a pipe section, a pipe center shall be used to neatly and accurately cut out the required length of pipe for insertion of the proper fitting. Flexible couplings with their rings and clamps are to be used to fabricate and secure the inserted fitting in accordance with manufacturers specifications and the requirements of the Village.
- Connecting new service laterals to existing sewer services will be permitted only after the existing service has been relieved and the tapped inspection record reviewed and approved by the Village. The connection of new pipe material to existing pipe material shall be completed with an approved flexible rubber coupling.
- Existing sewer services that are specified to be abandoned, shall be exposed and sealed with a water tight plug at the point of connection to the sewer main, or as otherwise authorized by the Village.
- The flexible couplings (Flex-Seal, Flexon, or equal) installed as part of sewer construction shall be manufactured with a special elastomeric polypropylene chloride material formulated for sewer application. The couplings shall be provided with stainless steel hand clamps, designed to securely grasp the coupling in the pipe segments, providing a positive seal against water infiltration. The coupling assembly shall conform to applicable portions of ASTM A442, A425, C254, D1360, and C1173. All flexible couplings shall also be provided with a stainless steel reinforcing band or shear ring to help maintain pipe alignment and prevent joint movement. The band shall be fully compatible with the coupling assembly being installed.
- Wherever a sewer service crosses under a watermain, the minimum vertical distance from the top of the sewer to the bottom of the watermain shall be eighteen inches (18"). Furthermore, a minimum horizontal distance of ten (10) feet between the sewer and water mains shall be maintained unless the sewer is laid in a separate trench, keeping a minimum of eighteen inches (18") vertical separation, or the sewer is laid so that the watermain is located in the same trench on a bench of undisturbed earth, keeping a minimum inches (18") vertical separation. If neither the vertical or horizontal distances can be maintained, or the sewer crosses above the watermain, the sewer shall be constructed with pressure pipe meeting water main standards.

WATER SERVICE

- All water main construction shall be performed in accordance with Division IV Sections 41 and 44 of the Illinois Standard Specifications for Water and Sewer Main Construction. The Contractor shall be expected to construct all water facilities in a workmanlike manner.
- Stainless steel service saddles with neoprene O-ring gaskets shall be used for all service connections, equal to a Cascade style CSC2, or approved equal. Corporation stops shall be Ford 1060 or approved equal. Curb stops shall be Ford type ball valves with pack joints or approved equal. All materials shall be as approved by the Village.
- Water service boxes shall be as specified by the Village, with sufficient alignment length to allow a six inch (6") adjustment beyond surface grade.
- Connecting new water services to existing water services will be permitted only if approved by the Village. Water services that are specified to be abandoned shall include the removal of the curb stop box, and the closure of the existing water tap connection to the public water main. If a connection to the existing water service is authorized, the existing service valve and box shall be replaced with a new valve and box as part of the connection procedure.

CERTIFICATION

I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rise of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown herein.

Dated at Bartlett, Illinois,
This 19th day of January, 2021.

Raymond G. Ulrich
Raymond G. Ulrich, L.L.C. Licensed Professional Engineer
Engineer No. 052-048213, Expires 11/30/2021



Taurus Engineering, L.L.C.

SNS57 Route 59
Bartlett, IL 60013
630-540-5506
taurusengr@sbglobal.net

Design Firm 184.002441-0002

Prepared For:	Property Address:	Original Date:	Revision:	Date:
Ray Walcott Builders, Inc. P.O. Box 3180 Olean, IL 60138-1880 630-4172-096	715 Pleasant Avenue Olean, IL 60138	12-16-20	1st Village review	1-15-21
	Project 20492		2nd Village review	1-15-21

Lot Development Plan - Proposed Conditions

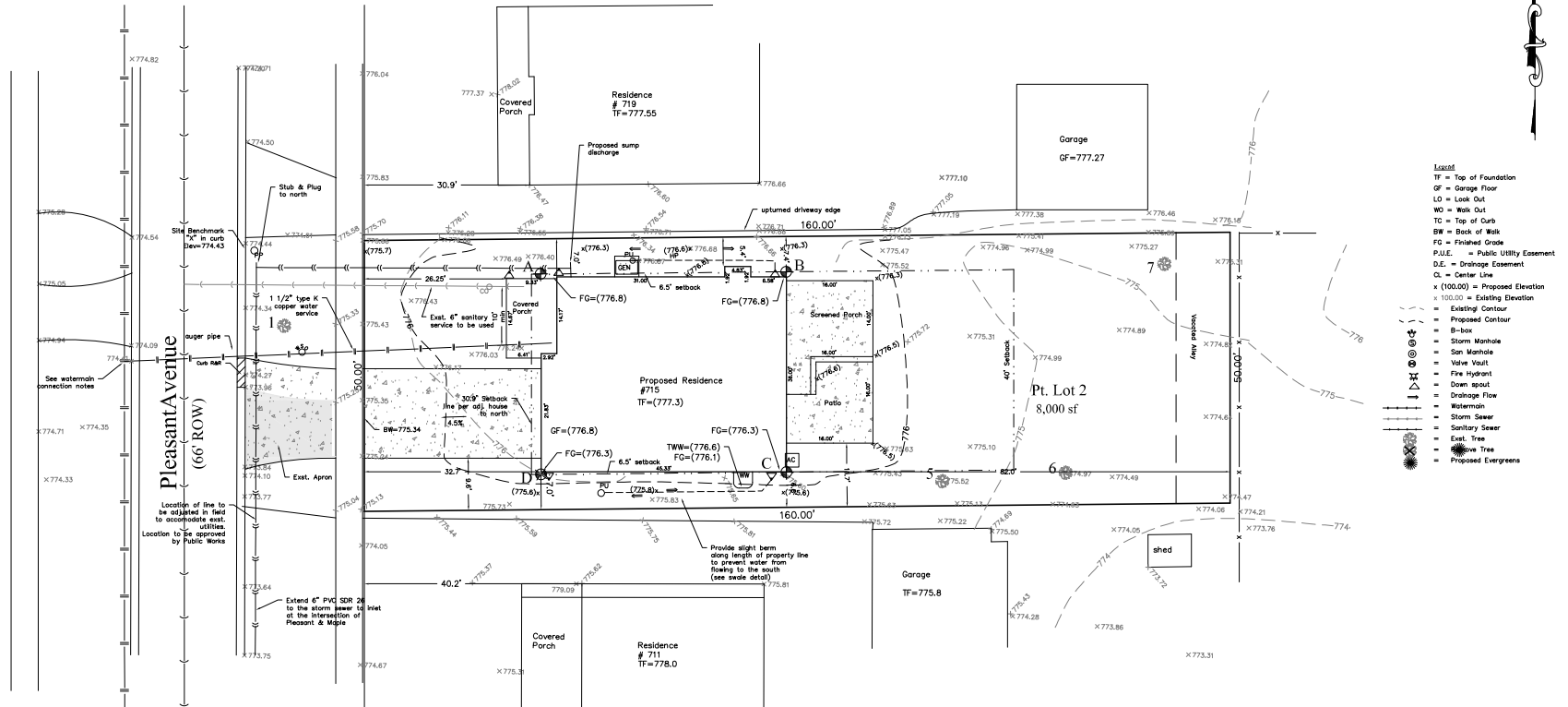
REFERENCE DUPAGE COUNTY BENCH MARK

Benchmark # MIO3002
3.5 inch brass disk set at the
southeast corner of the intersection
of Geneva Road & Bloomingdale Road.
Elevation = 790.01 (NAVD 88)

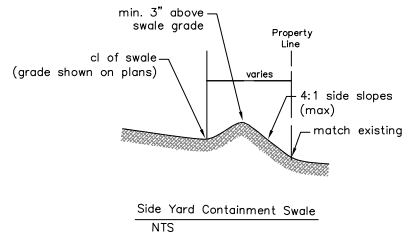
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Drive & Walks: 608 sf
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Patio: 256 sf
Apron: 300 sf
Total Impervious: 3,121 sf
Site Area: 8,000 sf
% Impervious: 39.0%

Impervious Change
Existing: 2,893 sf
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Increase = 228 sf
NO VCBMP's required

Sump Pump Note
If the sump pump discharge is found to be active
during and after construction, infiltration pit
(drywell) or a connection to the Village storm
sewer will be required.



Legend
TF = Top of Foundation
GF = Garage Floor
LO = Look Out
WO = Walk Out
TC = Top of Curb
BW = Back of Walk
FG = Finished Grade
P.U.E. = Public Utility Easement
D.E. = Driveway Easement
CL = Center Line
+ (100.00) = Proposed Elevation
+ 100.00 = Existing Elevation
+ = Existing Contour
- = Proposed Contour
B = Box
S = Storm Manhole
SM = San Manhole
V = Valve Vault
F = Fire Hydrant
D = Down spout
DF = Driveway Flow
R = Watermain
SS = Storm Sewer
S = Sanitary Sewer
E = Easement
T = Tree
P = Proposed Evergreen



SANITARY SERVICE

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I hereby certify that this plan was prepared under my direct supervision, and is in substantial conformance with the Village standards. I further certify that to the best of my knowledge and belief that adequate provisions have been made for the diversion or detention of surface waters such that any increase or rise of the run-off shall not adversely affect the quality of surface water drainage onto other properties and will not damage other properties because of the construction of the improvements shown herein.

Dated at Bartlett, Illinois,
This 19th day of March, 2021.

Raymond G. Ulrich
Raymond G. Ulrich, L.L.C. Licensed Professional Engineer
No. 022-042213, Expires 11/30/2021



Taurus Engineering, L.L.C.

SNS57 Route 59
Bartlett, IL 60103
630-540-5506
tauruseng@sbglobal.net

Design Firm 184.002441-0002

Proposed For:	Property Address:	Project Number:	Revision:	Date:
Ray Walcott Builders, Inc. P.O. Box 3180 Olen Eddy, IL 60136-1880 630-4172-096	715 Pleasant Avenue Olen Eddy, IL	Project 20492	204 Village review	1/15/21

accessed path:
road setback:
sewer extension:

3-16-21
3-16-21
3-16-21

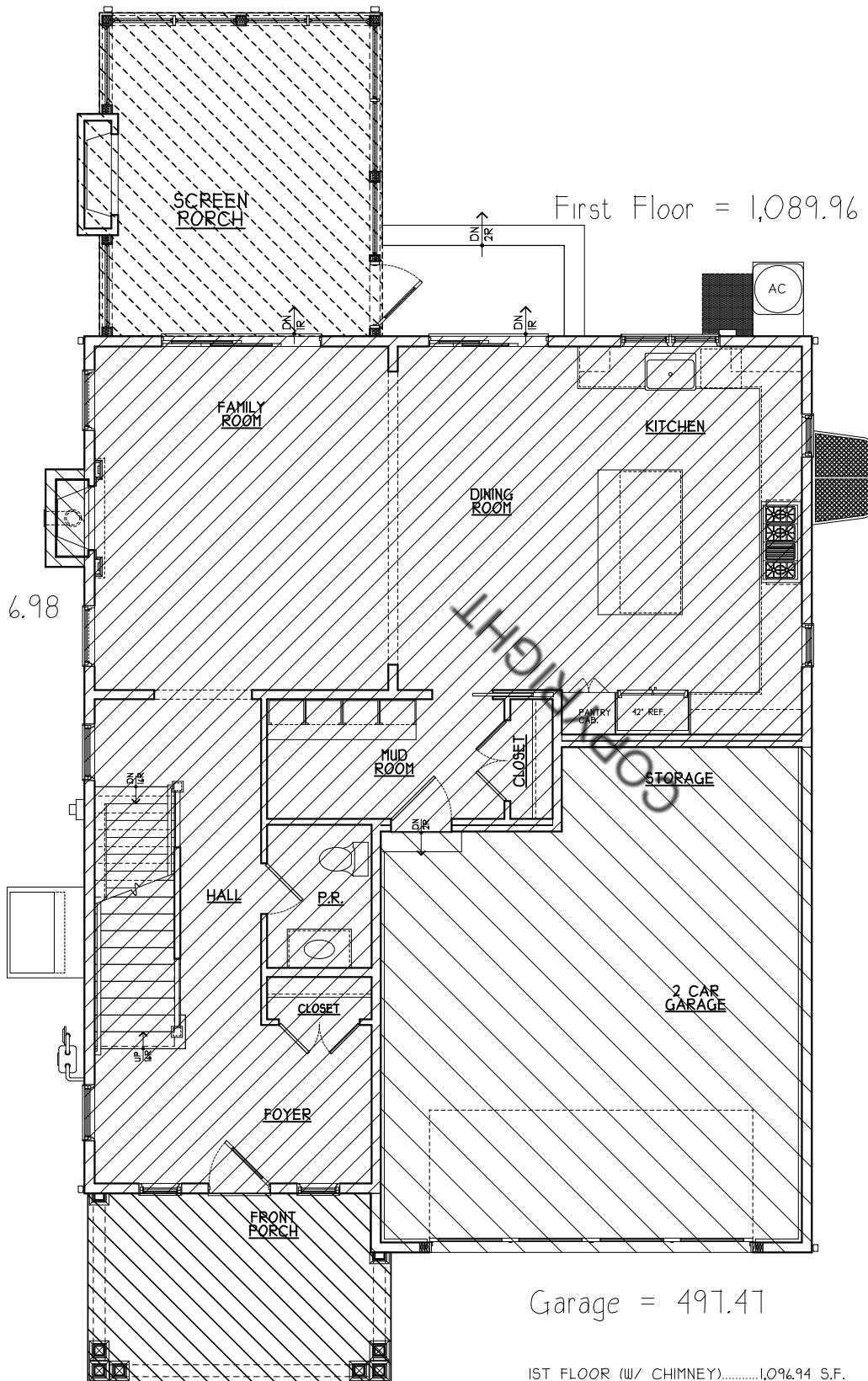
original plan date:
12-16-20

Scale: 1"=40'

Screen Porch = 229.0

First Floor = 1,089.96

FP. = 6.98



Front Porch = 131.0

Garage = 497.41

FIRST FLOOR PLAN

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

1ST FLOOR (w/ CHIMNEY).....	1,089.94 S.F.
SCREEN PORCH.....	229.00 S.F.
FRONT PORCH.....	131.00 S.F.
ATTACHED GARAGE.....	497.41 S.F.
SUBTOTAL =	1,947.41 S.F.

MARSHALL ARCHITECTS

812 E. Main Street
Suite 101
St. Charles, Illinois
60174
630.584.7820

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RAY WHALEN BUILDERS

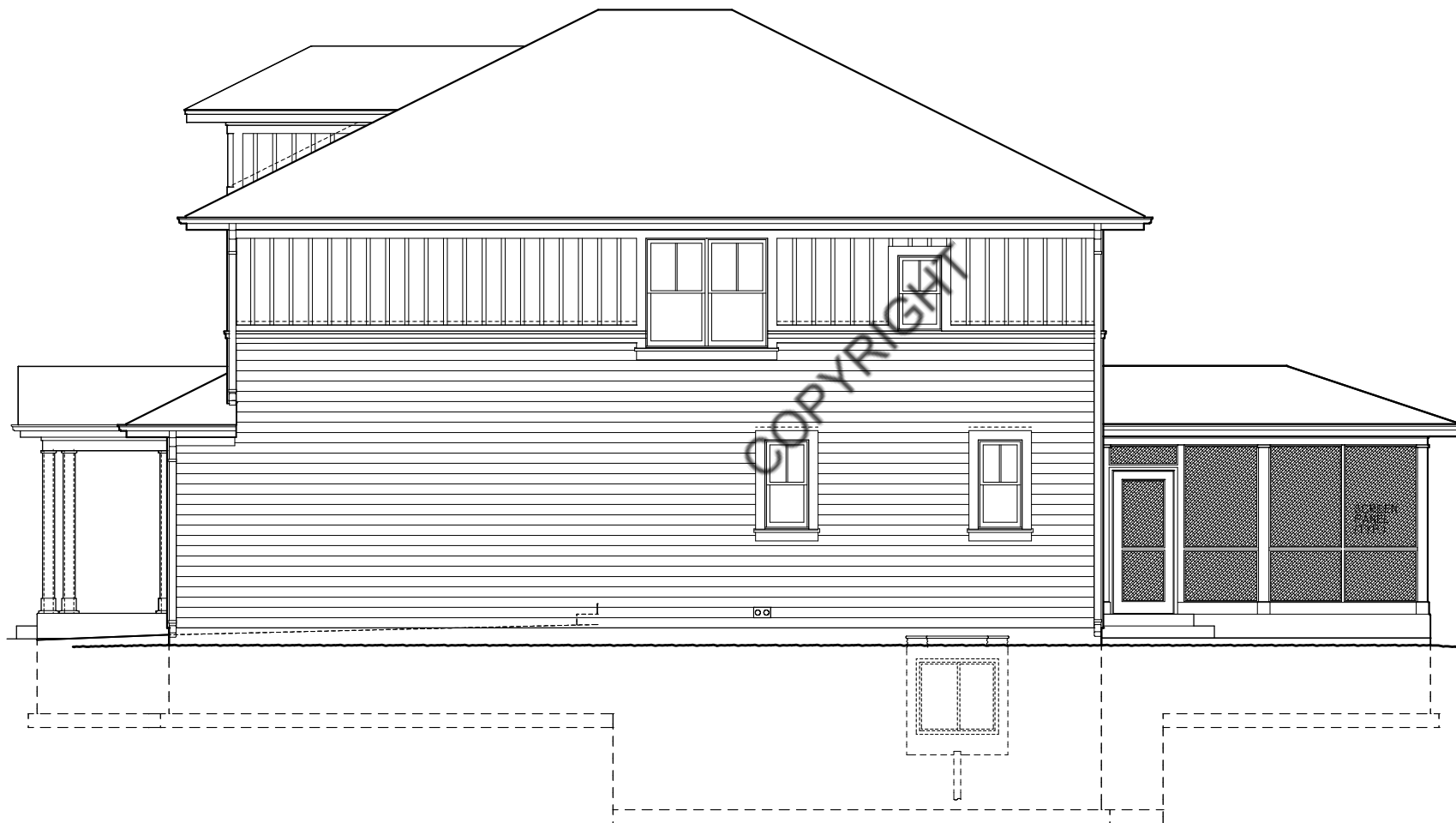
715 PLEASANT
GLEN ELLYN

SCREEN PORCH

SQUARE FOOTAGE

FIRST FLOOR:	1,090 SQ. FT.
SECOND FLOOR:	1,472 SQ. FT.
ATTACHED GARAGE	497 SQ. FT.
FRONT PORCH:	131 SQ. FT.
SCREEN PORCH:	229 SQ. FT.

1



RIGHT ELEVATION

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

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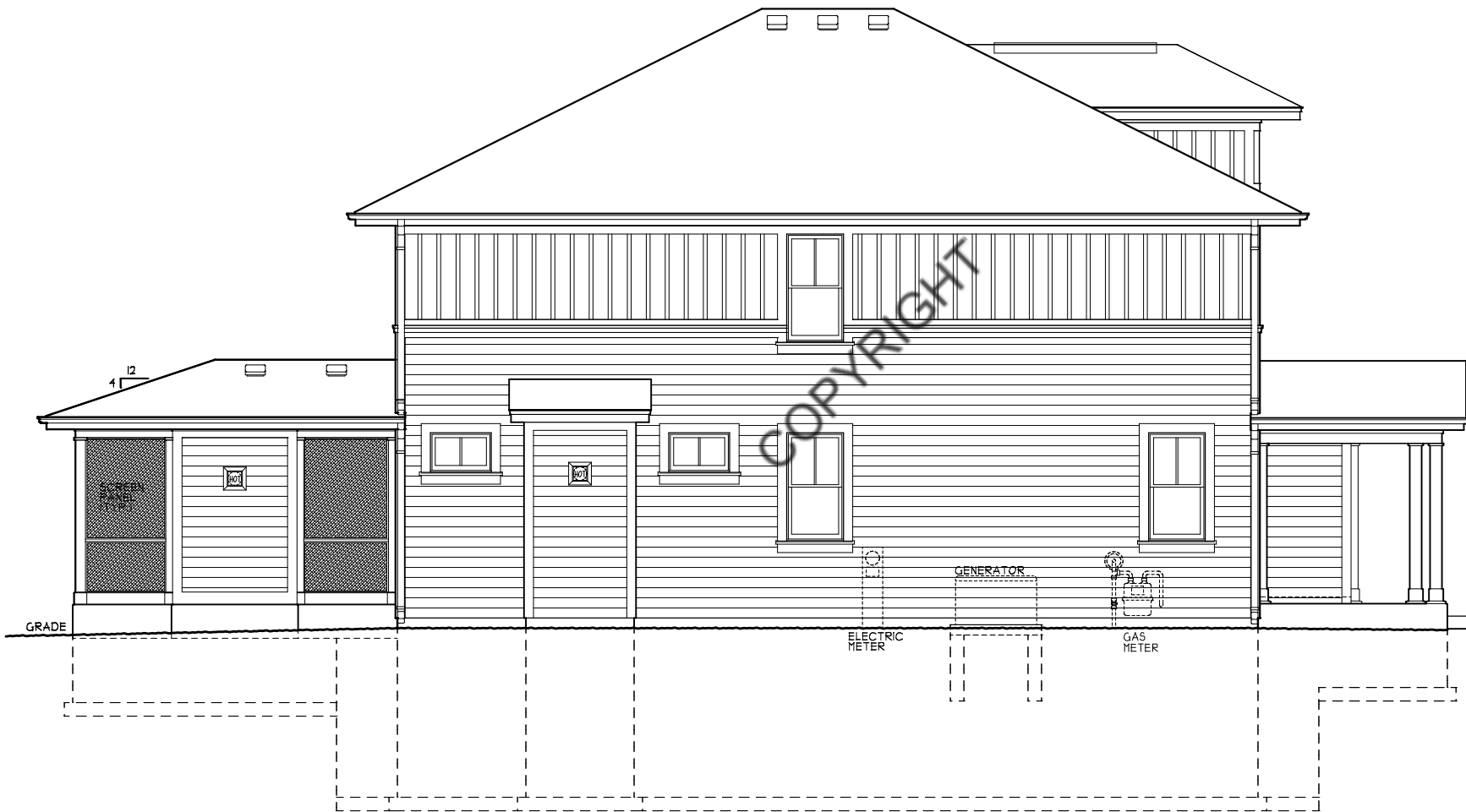
PERMISSION OF MARSHALL ARCHITECTS.

RAY WHALEN BUILDERS

715 PLEASANT

GLEN ELLYN

2



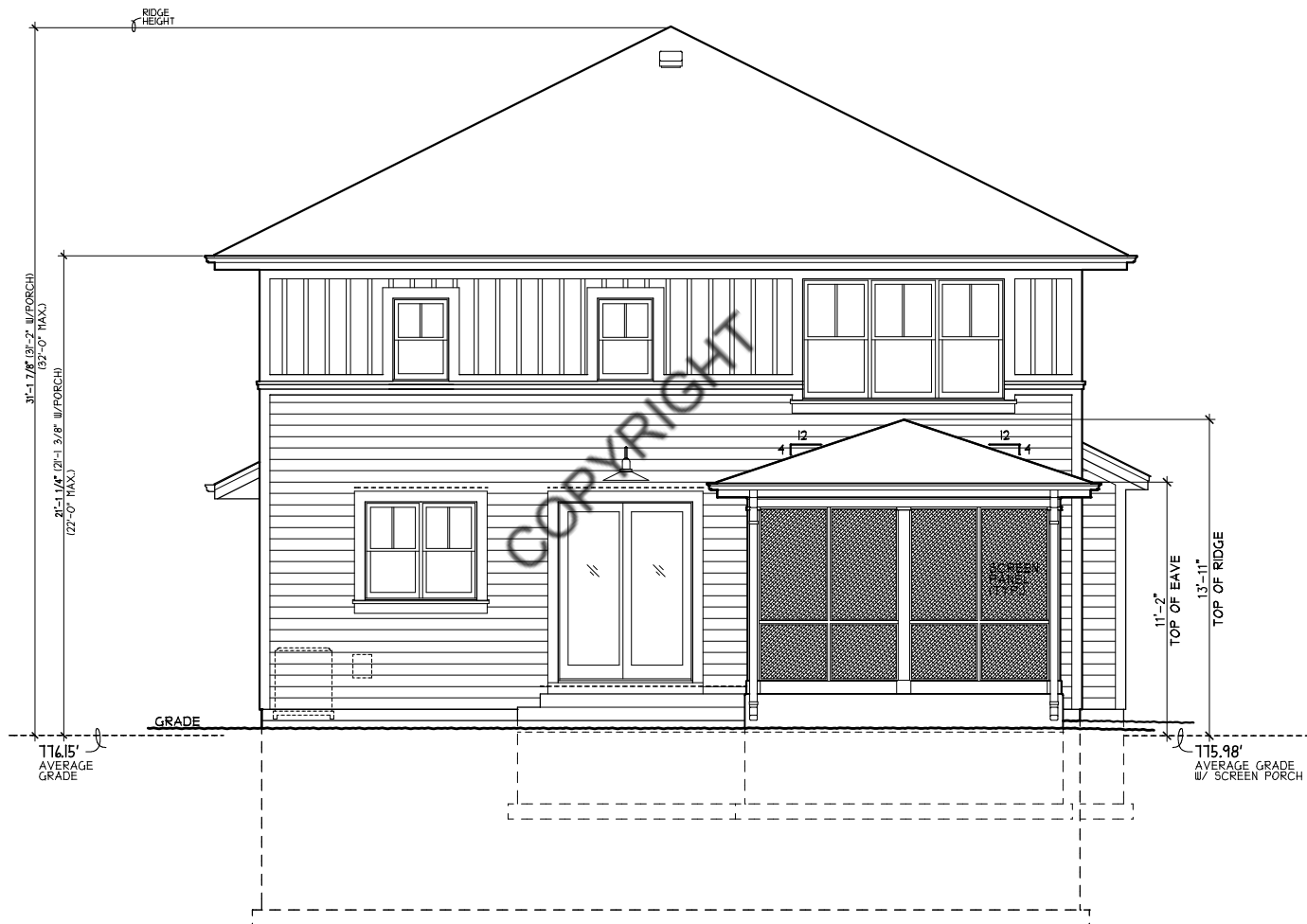
LEFT ELEVATION

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

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RAY WHALEN BUILDERS
115 PLEASANT
GLEN ELLYN

3



REAR ELEVATION

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

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RAY WHALEN BUILDERS
115 PLEASANT
GLEN ELLYN

4



FRONT ELEVATION

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

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RAY WHALEN BUILDERS

115 PLEASANT
GLEN ELLYN

5



NOTICE OF PUBLIC HEARING

Ray Whalen, of R. Whalen Builders, Inc., petitioner and owner of the property located at 715 Pleasant Avenue, 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 23, 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 for the construction of a new two-story single-family home. To accommodate this project, a variation from the following section from the Glen Ellyn Zoning Code is required:

1. Section 10-4-8(E)(1) to allow a lot coverage ratio of 22.8 percent where a lot coverage ratio of no more than 20 percent 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 715 Pleasant Avenue, is zoned R2 Residential District, and is legally described as follows:

THE NORTH 50 FEET OF LOT 2 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT THE NORTH 50 FEET OF LOT 2 IN BLOCK 22 IN GLEN ELLYN ADDITION TO PROSPECT PARK, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890, AS DOCUMENT 42867 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-11-108-029

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 19, 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, March 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/83438734651?pwd=WUU2UlJESm9qeDhjdFViOFVaS01SUT09>

Passcode: 234012

Or iPhone one-tap: US: +13126266799,,83438734651#,,, *234012# or
+16465588656,,83438734651#,,, *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 +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Passcode: 234012

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

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Passcode: 234012

Or iPhone one-tap: US:

+13126266799,,83438734651#,,,,*234012# or

+16465588656,,83438734651#,,,,*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

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

Webinar ID: 834 3873 4651

Passcode: 234012

International numbers available:

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

Published in Daily Herald March 8, 2021 (4559790)

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, Keeneville, 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 03/08/2021 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

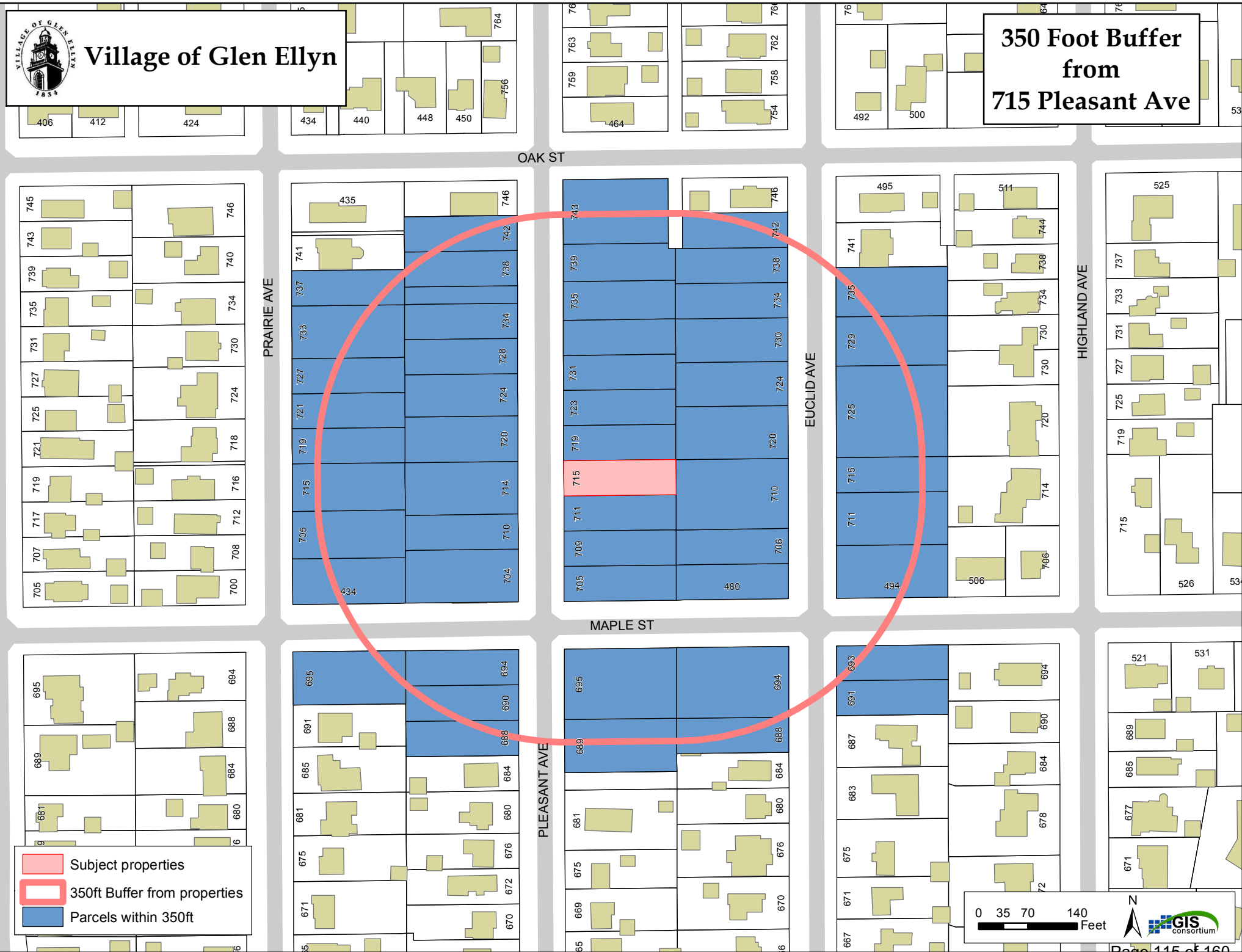
BY *Danula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4559790



Village of Glen Ellyn

**350 Foot Buffer
from
715 Pleasant Ave**



List of Addresses for Public Notice
715 Pleasant

Recipient	Street Number	Street Name	Apt#	City	State	Zip
APPLEBERRY, J & S MORONI	738	EUCLID AVE		Glen Ellyn	IL	60137
BENNINGHOFF, MICHAEL	688	PLEASANT AVE		Glen Ellyn	IL	60137
BOLLWEG, JOHN & KATHRYN	724	EUCLID AVE		Glen Ellyn	IL	60137
BONEY, JAMES A & NORA E	734	PLEASANT AVE		Glen Ellyn	IL	60137
BORISS, TAMARA	434	MAPLE ST		Glen Ellyn	IL	60137
BOSTON, RONALD	706	EUCLID AVE		Glen Ellyn	IL	60137
BUCKLEY, PAULA M	691	EUCLID AVE		Glen Ellyn	IL	60137
CAMPO, BRIAN M	480	MAPLE ST		Glen Ellyn	IL	60137
CLANCY, JAMES & KATHERINE	721	PRAIRIE AVE		Glen Ellyn	IL	60137
CLARK, CHRISTOPHER J	715	EUCLID AVE		Glen Ellyn	IL	60137
CORNELL, D ROBERTA	743	PLEASANT AVE		Glen Ellyn	IL	60137
COX, URSULA L	710	EUCLID AVE		Glen Ellyn	IL	60137
DESIDERI, LISA M	733	PRAIRIE AVE		Glen Ellyn	IL	60137
DIEHL, MICHAEL & KATHLEEN	689	PLEASANT AVE		Glen Ellyn	IL	60137
DOMBROWSKI, JOHN	711	PLEASANT AVE		Glen Ellyn	IL	60137
FALLER, FREDERICK & NANCY	690	PLEASANT AVE		Glen Ellyn	IL	60137
FELTON, ERIC	731	PLEASANT AVE		Glen Ellyn	IL	60137
FITZGERALD, WILLIAM T	704	PLEASANT		Glen Ellyn	IL	60137
GILLESPIE, JAMES R	270	17TH ST NW	#3801	Atlanta	GA	30363
GORANOV, ANNA	730	EUCLID AVE		Glen Ellyn	IL	60137
HANSEN, MARK & ANN	737	PRAIRIE AVE		Glen Ellyn	IL	60137
HAUGLAND, CHARLES & L	711	EUCLID AVE		Glen Ellyn	IL	60137
HILBRENNER, KYLE & JULIE	709	PLEASANT AVE		Glen Ellyn	IL	60137
HILLE, JOHN & ELIZABETH	715	PLEASANT AVE		Glen Ellyn	IL	60137
HOLLAND, LOUIS E & MARY	729	EUCLID AVE		Glen Ellyn	IL	60137
JACOBSON, JAMES & SUSAN	742	EUCLID AVE		Glen Ellyn	IL	60137
JANDA, JEFFREY & MELISSA	694	EUCLID AVE		Glen Ellyn	IL	60137
KLASING, ROBERT J	494	MAPLE ST		Glen Ellyn	IL	60137
MACEYKO, KAREN A	551	ROOSEVELT RD	#121	Glen Ellyn	IL	60137
MASTERS, SCOTT & MELISSA	705	PLEASANT AVE		Glen Ellyn	IL	60137
MCCAFFERTY, RONALD & K M	695	PRAIRIE AVE		Glen Ellyn	IL	60137
MOUW, BARBARA & ANDREW TR	688	EUCLID AVE		Glen Ellyn	IL	60137
NORTHWOODS PROP VENTURES	360	W ILLINOIS ST	#8A	Chicago	IL	60654
OTT, DAVID & STEPHANIE	728	PLEASANT AVE		Glen Ellyn	IL	60137
PALMREUTER, GARY & MARSHA	724	PLEASANT AVE		Glen Ellyn	IL	60137
PHILLIPS, GEOFFREY & LAURA	715	PRAIRIE AVE		Glen Ellyn	IL	60137
PIWOWARCZYK, GARY J & J A	693	EUCLID AVE		Glen Ellyn	IL	60137
REINKE, MARK	720	PLEASANT ST		Glen Ellyn	IL	60137
SAUERS III, KENNETH & R	720	EUCLID AVE		Glen Ellyn	IL	60137
SCALI, MICHAEL & JENNIFER	735	EUCLID AVE		Glen Ellyn	IL	60137
SOUTHWELL, JOHN EDMOND	735	PLEASANT AVE		Glen Ellyn	IL	60137
STACK, RICHARD A	738	PLEASANT AVE		Glen Ellyn	IL	60137
STRAUCH, ROBERT & IRIS	739	PLEASANT AVE		Glen Ellyn	IL	60137
STREZO JR, CHARLES & J	694	PLEASANT AVE		Glen Ellyn	IL	60137
TURNER, CRAIG & MEGAN	742	PLEASANT AVE		Glen Ellyn	IL	60137
VANHORN, BRIAN & MICHELLE	705	PRAIRIE AVE		Glen Ellyn	IL	60137
WAGGONER, JEFFRY A & BETH	695	PLEASANT AVE		Glen Ellyn	IL	60137
WALKER, PATTY & E KRAUS	734	EUCLID AVE		Glen Ellyn	IL	60137
WHITE, MICHAEL & LAURA	710	PLEASANT AVE		Glen Ellyn	IL	60137
ZELASCO, JOHN W	727	PRAIRIE AVE		Glen Ellyn	IL	60137
ZIMMERMANN, ROGER N		PO BOX 652		Glen Ellyn	IL	60138

Village of Glen Ellyn
1&2 - Family Dwelling Building & Zoning Worksheet

RECEIVED

JAN 13 2014 CLEAR PAGE

VILLAGE OF GLEN ELLYN



1. Property Address: 715 Pleasant Avenue

Zoning District: R2

Describe the Project: New construction single family 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 _____ sq ft + New 1737.04 sq ft - Garage 0 sq ft - Porch 137.08 sq ft = Total 1599.96 sq ft

Total lot coverage area 1600 sq ft ÷ lot area 8000 sq ft x 100 = 20 OK % 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) 719 Pleasant Avenue Existing Setback: 30.9 ✓ ft

2. Address (Right Side) 711 Pleasant Avenue Existing Setback: 40.2 ft

Required Front Yard Setback (lesser of number 1 or 2 above - 50 ft maximum) 30.9 ft

Front Yard Setback (existing structure): 28.8 ft Proposed Front Yard Setback: 32.0 ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = 24.0 23.18 ft

Proposed Open Front Porch Setback: 26.25 OK 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: _____ ft Right: _____ ft

Proposed Interior Side Yard Setback: Left: 7.0 ft Right: 6.58 ft

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

Corner Side Yard Setback (existing structure): _____ 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): _____ ft

Proposed Rear Yard setback: 83.0 ft

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

Lot Width 50.0 x 2% Percentage Required = 1.0 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: 776.8 B. Front Right Point Grade Elevation: 776.3
 C. Rear Left Point Grade Elevation: 776.8 D. Rear Right Point Grade Elevation: 776.3
 Grade Elevation Total (A + B + C + D) = 3106.20 ÷ 4 = 776.55 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 777.3 ft Highest Eave 793.3 (19'-11-1/2") ft Highest Ridge 807.3 (31'-1-7/8") 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: _____ sq ft + Existing Wall Area: _____ sq ft = Total Exterior Surface _____ sq ft

Area of Roof Altered: _____ sq ft + Area of Walls Altered: _____ sq ft = Total Area Altered _____ sq ft

Total Area Altered: _____ sq ft ÷ Total Exterior Surface: _____ sq ft x 100 = _____ %

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: _____ sq ft ÷ Floor Area of Existing Building: _____ sq ft x 100 = _____ %

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

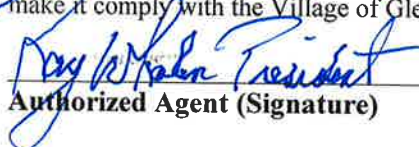
C. Remodeling: Any change to the interior or part thereof of a building. The hard cost is the total value of interior improvements (except interior finishes and fixtures). Remodeling Classifications: (circle one)

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.


 Authorized Agent (Signature)

Ray Whalen
 Print Name

1-13-2021
 Date

Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 715 Pleasant Avenue Zoning District: R2
Describe the Project: Proposed Screen Porch

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 1731.49 sq ft + New 229 sq ft – Garage 0 sq ft – Porch 137.08 sq ft = Total 1823.41 sq ft
Total lot coverage area 1823.41 sq ft ÷ lot area 8000 sq ft x 100 = 22.8 % 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) 719 Pleasant Avenue Existing Setback: 30.9 ft
2. Address (Right Side) 711 Pleasant Avenue Existing Setback: 40.2 ft
Required Front Yard Setback (lesser of number 1 or 2 above – 50 ft maximum) 30.9 ft
Front Yard Setback (existing structure): 32.69 ft Proposed Front Yard Setback: (same) 32.69 ft
Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = 23.18 ft
Proposed Open Front Porch Setback: 26.33 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: _____ ft Right: _____ ft
Proposed Interior Side Yard Setback: Left: 7.17 ft Right: 6.64 ft

5. **Corner Side Yard Setback:** District Minimums: **R0** = 40 ft, **R1** = 40 ft, **R2** = 30 ft
Corner Side Yard Setback (existing structure): _____ 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): 82.05 ft
Proposed Rear Yard setback: 66.06 to rear screen porch ft

7. **Impervious Surface Setback:** Minimum based on lot width = 2% (<66'), 3% (66'-<90'), 4% (90'-100'), 5% (>100')
Lot Width 50.0 x 2% Percentage Required = 1.0 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: 776.5 B. Front Right Point Grade Elevation: 776.0
 C. Rear Left Point Grade Elevation: 776.0 D. Rear Right Point Grade Elevation: 775.4
 Grade Elevation Total (A + B + C + D) = 3103.90 ÷ 4 = 775.98 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 775.23 (+2.1') ft Highest Eave 11'-2" ft Highest Ridge 13'-11" 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: _____ sq ft + Existing Wall Area: _____ sq ft = Total Exterior Surface _____ sq ft
 Area of Roof Altered: _____ sq ft + Area of Walls Altered: _____ sq ft = Total Area Altered _____ sq ft
 Total Area Altered: _____ sq ft ÷ Total Exterior Surface: _____ sq ft x 100 = _____ %
 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: _____ sq ft ÷ Floor Area of Existing Building: _____ sq ft x 100 = _____ %
 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.

 Authorized Agent (Signature) Raymond Whalen

 Print Name March 17, 2021

 Date

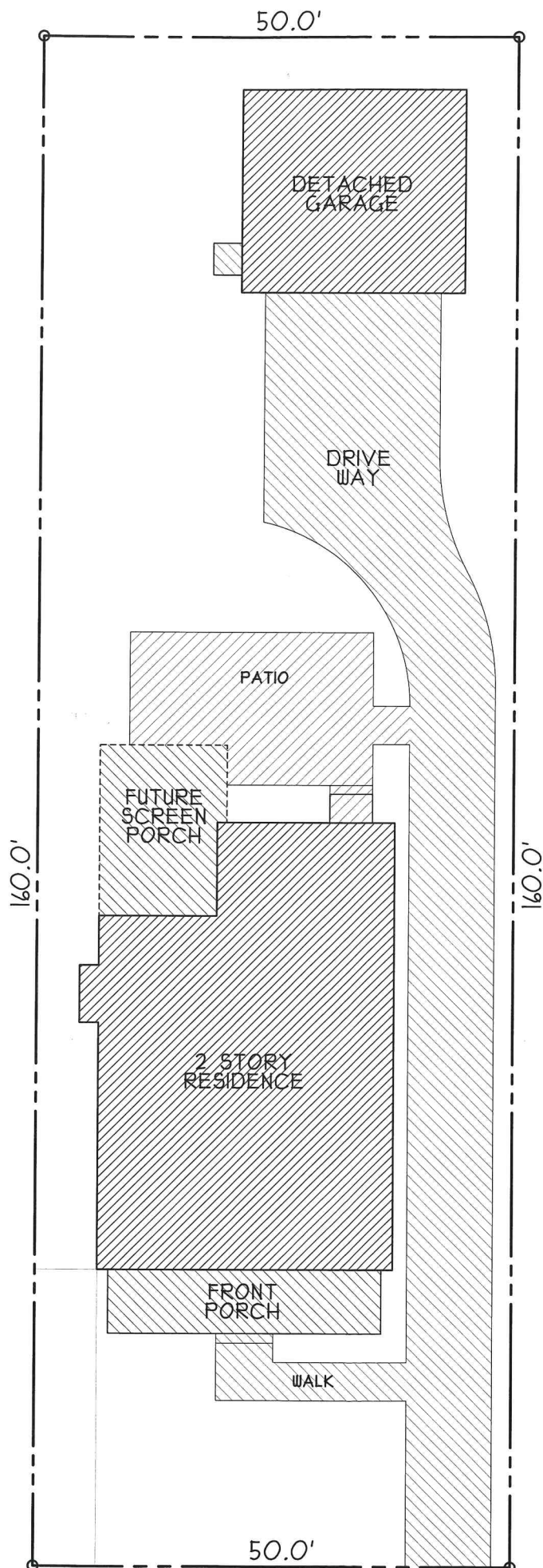


EXHIBIT A:

715 PLEASANT AVENUE WITH HOUSE AND
DETACHED GARAGE SIMILAR TO 186 SUNSET

IMPERVIOUS SURFACE AREAS:

HOUSE=	1,342 SF
SCREEN PORCH=	229 SF
FRONT PORCH=	191 SF
DETACHED GARAGE=	499 SF
GARAGE STOOP=	10 SF
PATIO=	400 SF
FRONT WALK=	100 SF
DRIVEWAY=	1,471 SF
APRON=	198 SF
TOTAL=	4,440 SF
(55.5% OF LOT AREA IS IMPERVIOUS)	

LESS EXISTING	2,893 SF
INCREASE SURFACE AREA=	1,541 SF

SITE AREA = 8,000 SF

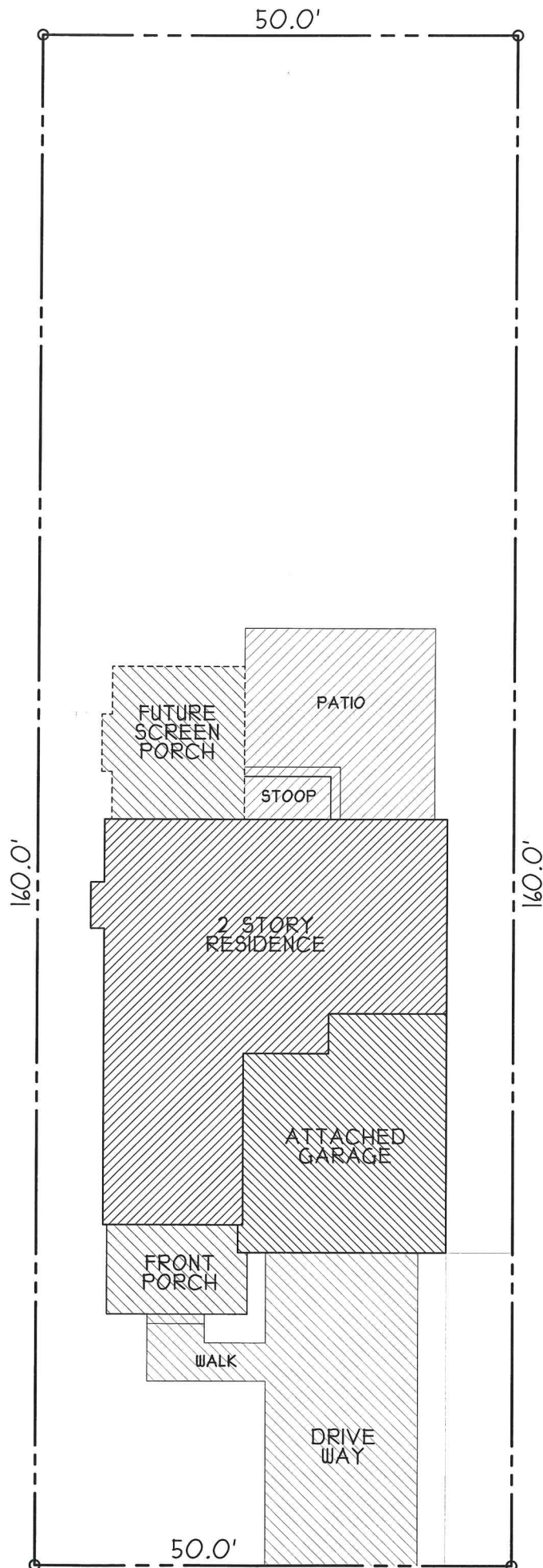


EXHIBIT B:

NEW RESIDENCE AT 715 PLEASANT AVENUE
WITH PROPOSED SCREEN PORCH

IMPERVIOUS SURFACE AREAS:

HOUSE=	1,101 SF
ATTACHED GARAGE=	498 SF
FRONT PORCH=	134 SF
FRONT WALK=	68 SF
SCREEN PORCH=	229 SF
PATIO=	400 SF
DRIVEWAY=	540 SF
APRON=	300 SF
TOTAL=	3,210 SF
(40.9% OF LOT AREA IS IMPERVIOUS)	

SITE AREA = 8,000 SF

PREVIOUS HOME IMPERVIOUS AREA WAS 2,893 SF

VERTICAL
WINDOW SYSTEM

SUNSPACE



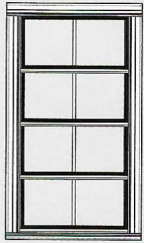
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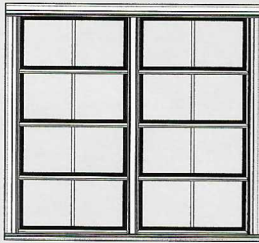




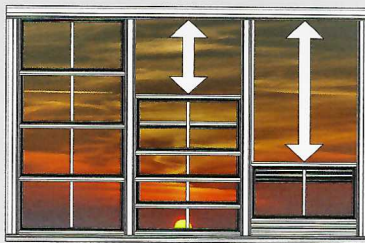
WeatherMaster® Windows are made from ViewFlex vinyl that is available in 4 different tints, allow for 75% ventilation, and are a virtually maintenance free window system. With a variety of products and colors to choose from to suit your specific needs and custom applications, WeatherMaster® products are an economical way to expand the functionality of any space while adding beauty and value to your home.



Single Window System
2 ft - 4 ft



Stereo Double Window System
4 ft - 8 ft



Stereo Triple Window System
8 ft - 12 ft

Why Choose WeatherMaster Windows?

- 75% ventilation
- Infinitely adjustable, stack up, stack down, bunch up in the middle
- Perfect for under existing roof applications
- ViewFlex vinyl glazing is more durable than glass
- Variety of tint colors to choose from
- Full fiberglass mesh screen
- Maximum width of 12ft. x 8ft. high
- Stylish design
- Ideal for under existing porch

ViewFlex Vinyl

All vents are glazed with ViewFlex, a tough, resilient vinyl, available in clear, smoke, bronze and dark gray or any combination of tints.



Available Colors

Aluminum Colors					
Standard					
	White	Driftwood	Bronze	Black	Grey

Designer		
	Green	Ivory

Vinyl Window Colors

Standard			
Clear	Smoke Gray	Dark Gray	Bronze

SUNSPACE



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sunspacesunrooms.com



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/23/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-990)**

DOC ID: 2021-990

A Public Hearing Concerning A Zoning Variation Request for the Property Located at 639 Newton Avenue

Statement of the Issue:

Please see the attached staff report.

Analysis:

Please see the attached staff report.

Budget Impact:

N/a.

Action Requested:

Please see the attached staff report.

Attachments:

1. Staff Report for 639 Newton Avenue Zoning Variation Request
2. Petitioner's Application Materials
3. Aerial Photo
4. Zoning - Location Map
5. 1-Foot Contour Map
6. Plat of Survey
7. Existing Conditions Photos
8. Proposed Site and Floor Plans
9. Proposed Elevations
10. Public Hearing Notice
11. Certificate of Publication
12. Map of Properties Mailed Notice

13. List of Properties Mailed Notice
14. Signatures of Support
15. 1-2 Family Zoning Worksheet dated 1-25-2021

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Katie Ashbaugh, AICP, Planner

DATE: March 15, 2021

SUBJECT: *March 23, 2021 Zoning Board of Appeals Meeting*
A Public Hearing Concerning A Zoning Variation Request for the
Property Located at 639 Newton Avenue

PROPERTY: 639 Newton Avenue is a corner lot located southeast corner of the intersection of Newton Avenue and Linden Street.

PETITIONER: Joshua Wesolowski, owner of the property located at 639 Newton Avenue, 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)(4) to allow a second-story addition to be no closer than approximately 10 feet 11 inches from the corner side lot line where the required corner side yard setback is 18 feet; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZONING/USE: The subject property is zoned R2 Residential District and is improved with a two-story, single-family home and a 383 square foot detached garage. All surrounding properties are also zoned R2 Residential District and improved with single-family homes.

PUBLIC NOTICE: Notice of the public hearing was published in the March 8, 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
	1950	B603	Illegible record
	1959	B7145	Swimming pool
	1959	B7150	Bath house

1976	B4100	Furnace replacement
1991	B12342	Deck
1995	B15278	Garage
2015	20151289	Clearwater connection
2015	20151407	Fence
2019	20192394	Roof

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
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Lot Area	8,712 ft ² (0.20 acres)	8,370 (0.19 acres)
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Lot Width	80', corner lots; 66', all other lots	60'
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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)	39.6'
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Corner Side Yard	30'	10' 11"
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Side Yard (East)	10' 11" required	+/- 4' 8"
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Rear Yard	40'	+/- 60' 3"
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PROPOSED: The petitioner is proposing to construct a partial 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, corner side, and interior side yard setbacks of the existing home are nonconforming. Because the corner lot is less than 80 feet in width, the required corner side yard is 30 percent of the lot width, or 18 feet. The existing corner side yard of approximately 10 feet 11 inches is therefore not compliant with the required corner side yard setback.

The proposed 211 square-foot, second-story addition is located over the northernmost, one-story portion of the home that is currently encroaching into the required corner side yard. Because the addition is proposed to maintain the existing nonconforming corner side yard of approximately 10 feet 11 inches, a variation is required.

The proposed addition is considered a Class 1 addition and will increase the floor area of the home by 211 square feet or 10.3 percent, which is permitted for nonconforming structures. The proposed alteration is considered a Class 1 alteration and will change approximately 423 square feet or 27.8 percent, which

is also permitted on nonconforming structures.

The petitioner has provided photos of existing conditions (attached). No comments were received in opposition to the request. Owners of 21 properties which were mailed notice of the request by mail signed a petition in support of the request.

ZBA ACTION

The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if a 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 Materials
2. Aerial Photo
3. Zoning & Location Map
4. 1' Contour Map
5. Plat of Survey
6. Existing Conditions Photos
7. Proposed Site and Floor Plans
8. Proposed Elevations
9. Public Hearing Notice
10. Certificate of Publication
11. Map of Properties Mailed Notice
12. List of Properties Mailed Notice
13. Signatures of Support
14. 1 & 2 Family Zoning Worksheet dated 1/25/2021

CC:

Joshua Wesolowski, 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 639 Newton Avenue Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Joshua Wesolowski

Address: 639 Newton Avenue

Home Phone No.: NA Cell Phone No.: 630-346-8118

Fax No.: NA

E-mail: jwesolo2@gmail.com

Ownership Interest in the Property in Question:

This is our primary residence and we are looking to do an addition to support our growing family.

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):

Joshua J. Wesolowski
639 Newton Avenue
Glen Ellyn, IL 60137

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

Joshua J. Wesolowski
639 Newton Avenue
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: 639 Newton Avenue

Permanent tax index number: 05-10-212-001

Legal description:

Lot 13 in the plat of C.W. Davis Subdivision, Being a subdivision of part of the Southeast quarter of the Northeast quarter of section 10, township 39 North, range 10 East of the third principal meridian, also known as lot 10 in county clears seventh assessment division of the Village of Glen Ellyn, according to the plat thereof recorded May 26, 1925 as document 193520, in DuPage County, Illinois.

Zoning classification: R2 Residential District

Lot size: 60 ft. x 139.5 ft. Area: 8370 sq. ft.

Present use:

The present use for this structure is 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):

The required minimum width for corner lots in this district is 80 feet [Section 10-4-8 (D)(4)(b)]; ours is 60 feet, with a required corner side yard setback of 18 feet. The required minimum area is 8,712 s.f.; yours is ~8,370 s.f. The existing first floor family room encroaches ~7 feet 1.5 inches into the required corner side yard, for an existing nonconforming corner side yard of ~10 feet 11 inches.

The proposed second floor addition above the existing family room will maintain this setback, requiring the variation from the previously cited provision. This is an addition to an existing nonconforming principal structure. The proposed use of this second floor addition is for a master suite bathroom.

Estimated date to begin construction: TBD

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

Kevin Peterson Associates Architects
315 Spring Avenue
Naperville, IL 60540
630.548.1315

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 at 639 Newton Ave. is on a corner lot with an existing sunroom structure on the north end of the house. It is a substantial space with a foundation, which would allow for us to add valuable living space on the second floor. If the strict letter of the Zoning Code were implemented as is, we would be financially and physically unable to add living space and value to our home.

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):

NA - please see response in 2b.

OR

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

The circumstances of our property are unique in that we are looking to build out over an existing non-conforming structure on a lot with a substandard lot width and area. If this were an interior lot instead of a corner lot we would not need a setback variation for this project.

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 will not alter the essential character of the locality of the property in question for several reasons. The first is that the master bath/closet addition will be done above an existing, original structure. In our walks around Glen Ellyn, we have noticed several older homes that have additions above what we believe are existing original sunrooms, on corner lots (for example, the home at 534 Forest Avenue). The second reason why the variation as requested would not alter the essential character of the locality of the property is because there is no grass parkway between the sidewalk and the street (the sidewalk is directly next to the curb of the street). This makes it feel like there is significant space between where we are requesting the variation be changed to and the street. The third and final reason why the requested variation would not alter the essential character of the property is because the addition would be in keeping with the existing architectural characteristics. We are working with Kevin Peterson & Associates because he has tremendous expertise in working with older homes in DuPage County and has a long track record of maintaining the historical aesthetics of a building. As the attached architectural drawings show, the proposed addition mirrors many original design features, like the dutch colonial roofline and dormers, so that the addition looks like it was a part of the original home.

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

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

The property at 639 Newton Avenue is a corner lot, which greatly limits the functionality and space in the backyard. We have two dogs and currently have two children, who all benefit from maintaining the current yard size. The backyard space is also limited by the placement of our driveway and garage, which come off of Linden Street. We believe that these reasons exclude the east side of our property from consideration for the addition we are proposing.

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 previously stated in A.3., there is no grass parkway between the sidewalk and the street (the sidewalk is directly next to the curb of the street). This unique characteristic of our property would allow us to build the proposed addition without encroaching upon the sidewalk as much as another property within the same zoning district. Another condition of our special property is that we already have an existing, nonconforming structure on the north end of our home. Other properties within this zoning district typically do not have existing nonconforming structures to build upon.

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:

We are both longtime residents of the area. Josh grew up in Glen Ellyn and graduated from Glenbard West and Julie grew up in Wheaton. It is our intention to stay in our current home and raise our children in this beautiful community. The purpose of the variation is to add a much needed master bathroom and closet to our second story. This is necessary for our family if we are to stay in this home. As previously stated, there is only one small bathroom for the entire family to use on the second floor. There is minimal, inadequate closet space in the bedrooms, which is typical of older homes, but does not bode well for today's lifestyles. We intend to continue to grow our family and would quickly outgrow this space if this variation is not approved.

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.

We intend to stay in this house and grow our family to become members of this community. We hope to be able to do so with the help of this variation and do not have anyone interested in the property.

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 proposed addition to the second floor will not be detrimental to public welfare or injurious to other property in the neighborhood. We believe this addition will enhance the neighborhood and improve the value of the surrounding properties. All of the work that we have done to date on this house since we bought it in 2015 has been in the interest of bringing it back to life and restoring its former glory. We have spent many hours and capital on this effort, and frequently our neighbors compliment us on the transformation, thanking us for improving the neighborhood.

6. Provide evidence that the proposed variation will not:

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

Due to Linden street being on the north end of our lot, there is no adjacent property where we are proposing the variance be made.

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

As stated in 6.a, there is no adjacent property on the north end of our lot. The purpose of the addition is to add a bathroom and closet to the property in question. This would not increase the hazard from fire or other dangers.

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

The purpose of the addition is to add a bathroom and closet to the property in question. This would not impair public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

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

As stated in section V.B.5., we believe this addition will enhance the neighborhood and improve the value of the surrounding properties.

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

The proposed variation would allow us to complete an addition that would not affect traffic in any way. The addition would not impact any sightlines, traffic signs, or any other component of public streets.

- f. Create a nuisance; or

The proposed variation would allow us to complete a master bathroom and closet addition, which would not create a nuisance. The addition is for personal use only and will improve the lifestyle of our family. The bathroom and closet will not impact our neighbors in any way.

- g. Results in an increase in public expenditures.

The proposed variation would allow us to complete an addition that would not result in an increase in public expenditures. This addition is solely for our family's benefit and does not affect outside entities.

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

In order to improve the longevity of our family's ability to stay in this home, a master bathroom and closet is necessary. The only viable option for us is to build over the existing, nonconforming sunroom on the north side of our home. If we were to build over the west side (front) of our home, it would completely change the character and integrity of our home. On the south side of our home, there is not enough space to achieve our desired effects. As stated earlier, our backyard (the east side of our home) is already small, is necessary space for our family, and is where we access our driveway and garage. The included architectural drawings show the proposed plan for how the second floor addition will utilize the space above the existing sunroom structure on the north side of our home, which is the only feasible option for adding a master bathroom/closet.

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

Please see the included 1&2 - Family Dwelling Building & Zoning Worksheet as well as our As-Built and proposed drawings from our architect as supporting evidence in this variation request. We appreciate the support of the commission in our desire to make this our forever home and further establish ourselves as contributing members of this Village.

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.

01/25/2021

Date

Joshua J. Wesolowski

Print Name



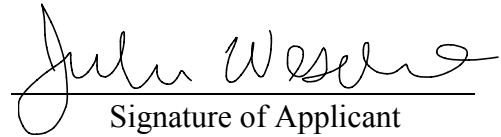
Signature of Applicant

01/25/2021

Date

Julie E. Wesolowski

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Affidavit Affirming No Conflict of Interest

CLEAR PAGE

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

1. My name is Joshua Wesolowski, and I hold the position of Owner of 639 Newton Ave Glen Ellyn, IL
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 Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner 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 Owner, the Application, or the project proposed by the Owner.
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 Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Joshua Wesolowski

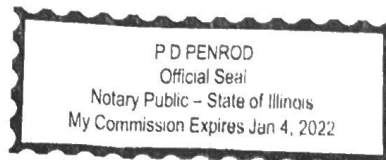
Title: Home Owner

Signature: [Signature]

Subscribed and sworn to me this

27th day of February, 2021.

[Signature]
Notary Public



ATTORNEYS' TITLE GUARANTY FUND, INC.

BILL OF SALE

Mitchell G. Novack, as Successor Trustee of the Ailene K. Novack Declaration of Trust dated October 25, 2006 ("Seller"), of 610 Thorsen Ln, Batavia, IL 60510, in consideration of TEN AND 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to JOSHUA J. WESOLOWSKI and JULIE E. WESOLOWSKI, husband and wife ("Buyer"), of 415 S. Wille St, Mt. Prospect, IL 60056, the following described personal property, located at the property commonly known as 639 Newton Ave, Glen Ellyn, Illinois, to wit,;

those items printed in and not deleted from the Residential Real Estate Contract by and between the parties hereto dated 7/3/15;

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property; that said property is free and clear of all liens, charges and encumbrances; and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness, and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale this 13th day of Aug., 2015.
Day Month Year

Mitchell G. Novack, as Successor Trustee of the Ailene K. Novack Declaration of Trust dated October 25, 2006

By: [Signature]
Title: Mitchell G. Novack
as Successor Trustee

STATE OF IL)
COUNTY OF DuPage) SS

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mitchell G. Novack, as Successor Trustee of the Ailene K. Novack Declaration of Trust dated October 25, 2006, 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.

Given under my hand and notarial seal, this 13th day of Aug., 2015

[Signature]
Notary Public

My commission expires: OFFICIAL SEAL
ROBERT S SUNLEAF
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/09/18



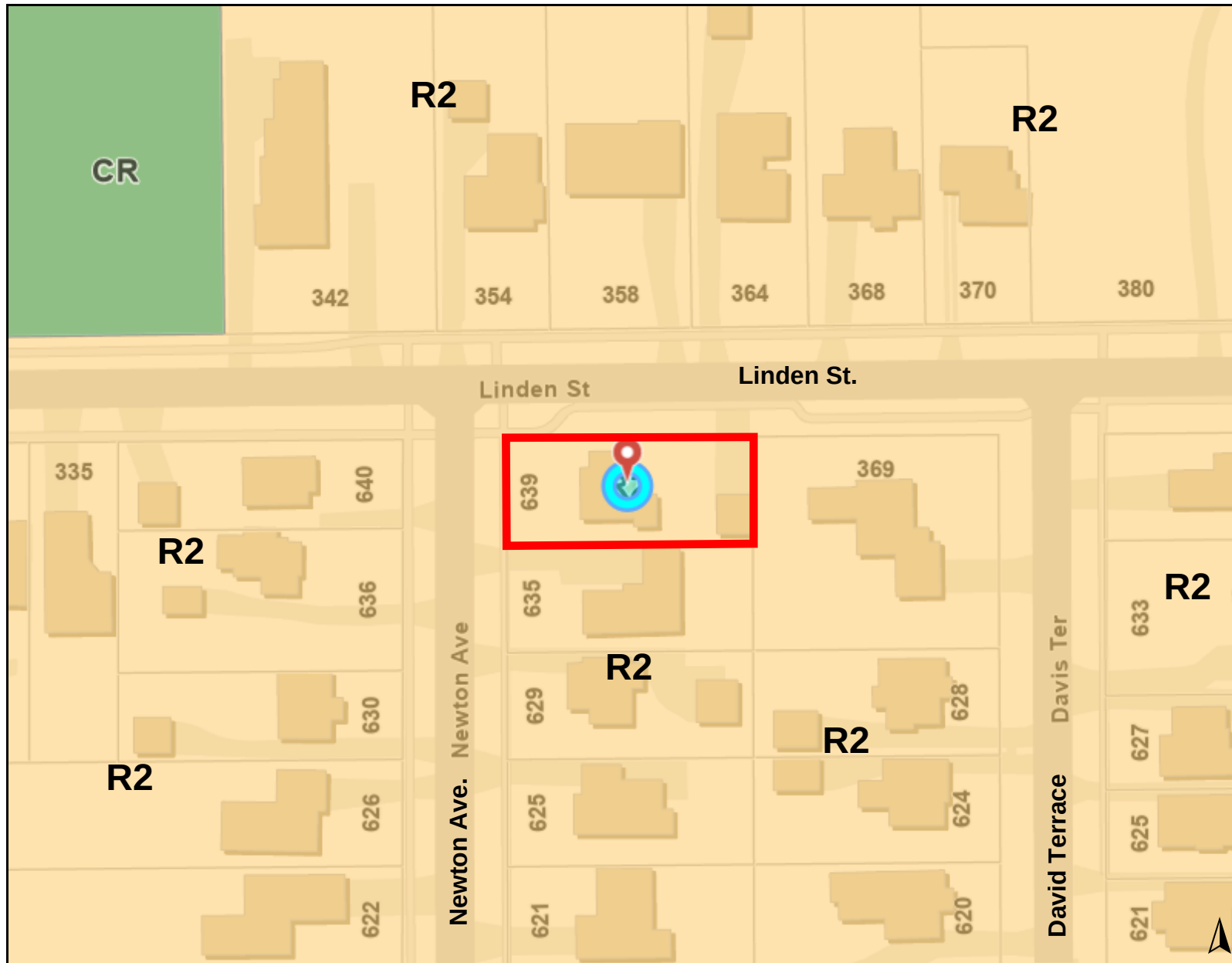
Legend

0 35 70
ft

Print Date: 3/15/2021

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

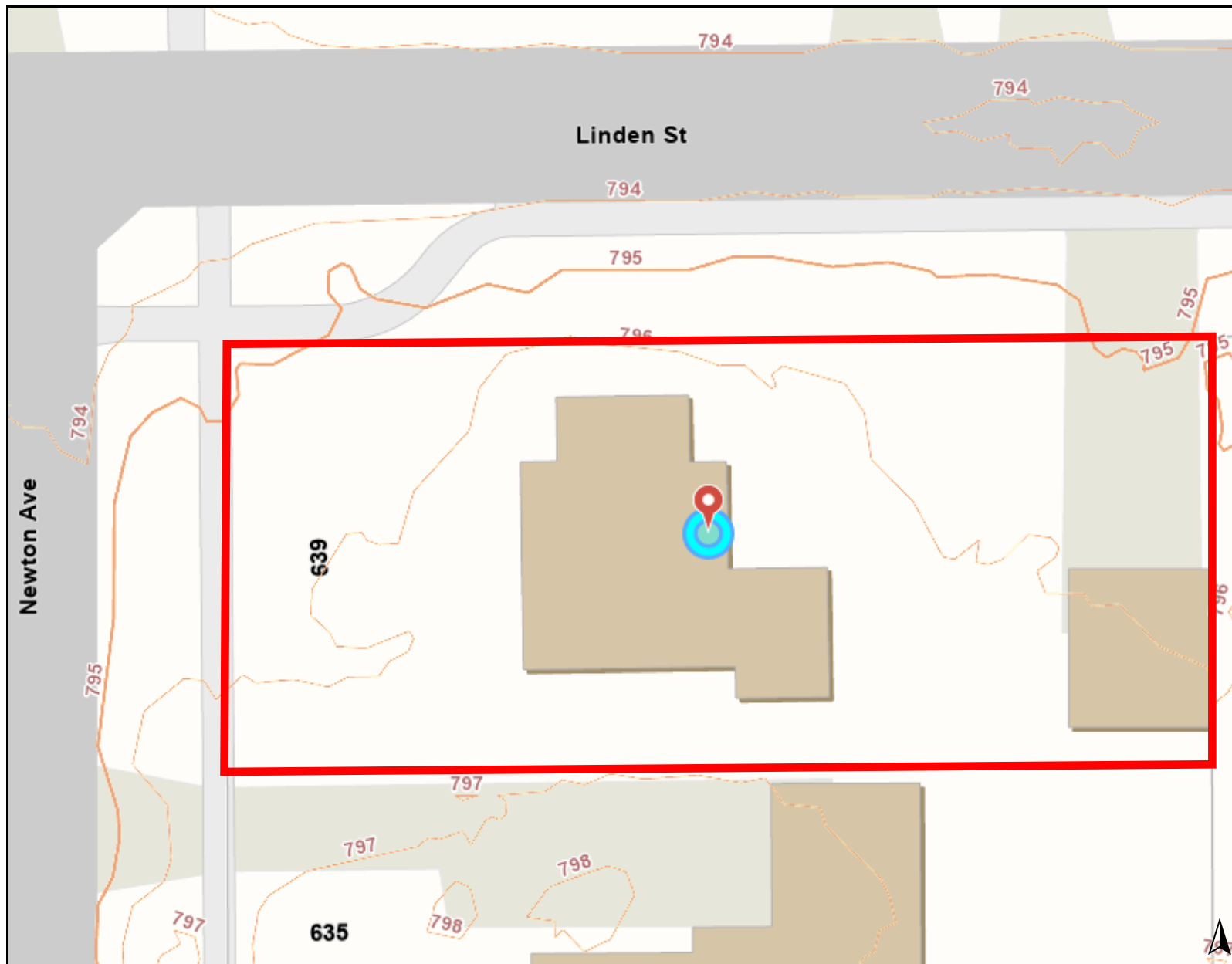
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 150 300
ft

Print Date: 3/15/2021

Notes

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Legend

DuPage County

DuPage County 1' 2017 Contours

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

0 35 70
ft

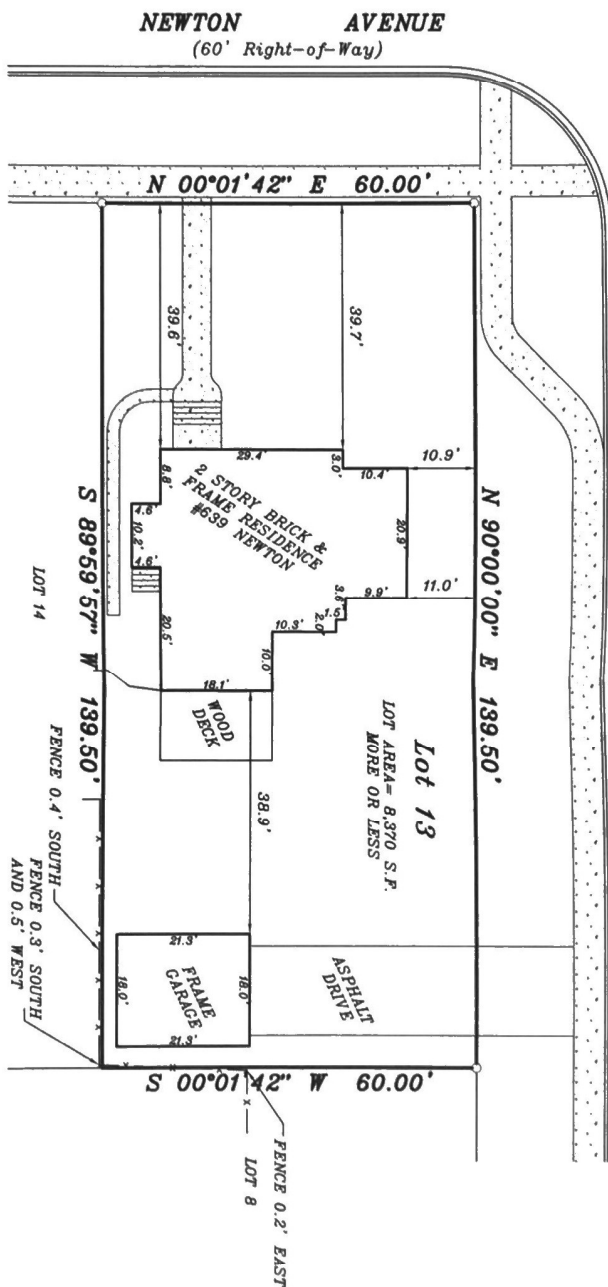
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Notes

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of
LOT 13 IN THE PLAT OF C.W. DAVIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 10 IN COUNTY CLERKS SEVENTH ASSESSMENT DIVISION OF
THE VILLAGE OF GLEN ELLYN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT 193620, IN DUPAGE COUNTY, ILLINOIS.

LINDEN STREET
(60' Right-of-Way)



= FOUND SURVEY MARKER

$$= \text{CONC. AREA}$$

X-X-X-X-X- = FENCE LINE

= SET SURVEY MARKER

Vacant	_____	_____	08-01-15/DLB
Type of Survey	Date	Bk.-Pg.	Date Dwn. / Bg.
Common Address : 639 NEWTON AVENUE			
Client: NOWACK			
Job No.: 15-062	Scale: 1" = 20'		

Dean L. Bauer, Land Surveyor,

P.O. Box 292 Winfield, Illinois 60190 (630) 293-3842
Copyright © 2015 Arrowhead Land Surveys, Inc.. All rights reserved.

ALL DIMENSIONS AND BEARINGS SHOWN IN () ARE RECORD, ALL OTHER DIMENSIONS AND BEARINGS ARE MEASURED.

BEARINGS ARE ASSURED. THE SOUTH LINE OF LINDEN STREET BEARING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST.

LEGAL DESCRIPTION, EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE GUARANTY FUND, INC. IDENTIFIED AS NUMBER 16058640068 WITH AN EFFECTIVE DATE OF JULY 06, 2016.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S IMPRESSED SEAL.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.

BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON

LEGAL DESCRIPTION, EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE GUARANTY FUND, INC. IDENTIFIED AS NUMBER 16039640098 WITH AN EFFECTIVE DATE OF JULY 06, 2016.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S IMPRESSED SEAL. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING. BY SAME, AND AT ONCE REPORT ANY DIFFERENCE. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT.

STATE OF ILLINOIS S.S.
(COUNTY OF DUPAGE)
I, DEAN L. BAUER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY
CERTIFY THAT THE PLAT HEREON DRAWN OF THE ABOVE DESCRIBED
PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.
DATED THIS 1ST DAY OF AUGUST, A.D. 2016.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003080
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016

EXISTING CONDITIONS PHOTOS | 639 NEWTON AVENUE

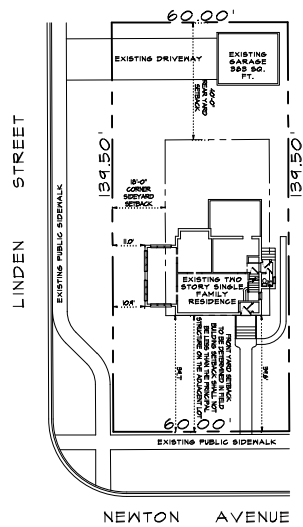






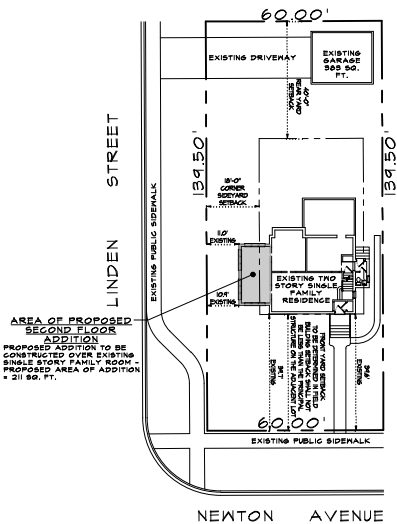






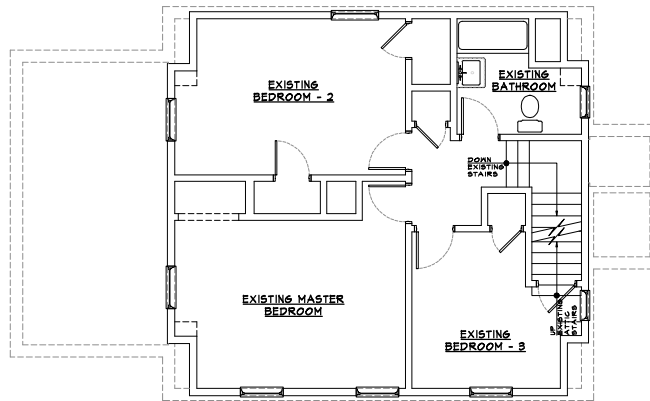
EXISTING SITE PLAN
SCALE: 1" = 20'-0"

TOTAL ALLOWED LOT COVERAGE = 1674 SQ. FT.
EXISTING TOTAL LOT COVERAGE = 1308 SQ. FT.



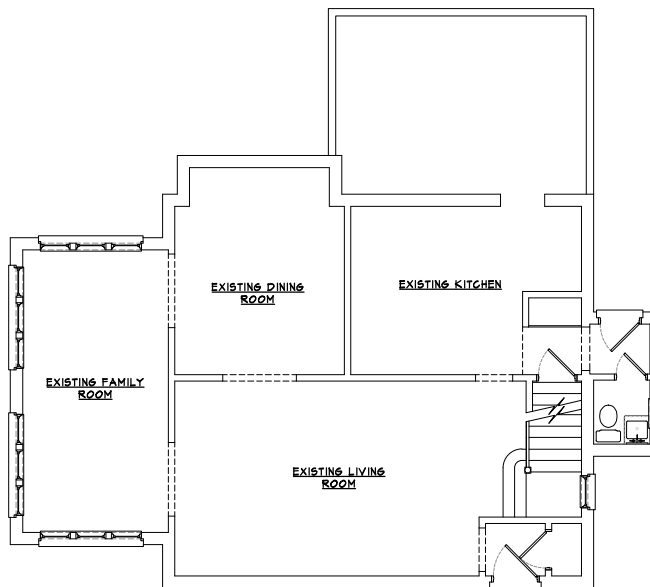
SITE PLAN -
FOR BUILDING SETBACK VARIANCE
SCALE: 1" = 20'-0"

TOTAL ALLOWED LOT COVERAGE = 1674 SQ. FT.
EXISTING / PROPOSED TOTAL LOT COVERAGE = 1308 SQ. FT.
(NO CHANGE TO EXISTING LOT COVERAGE)



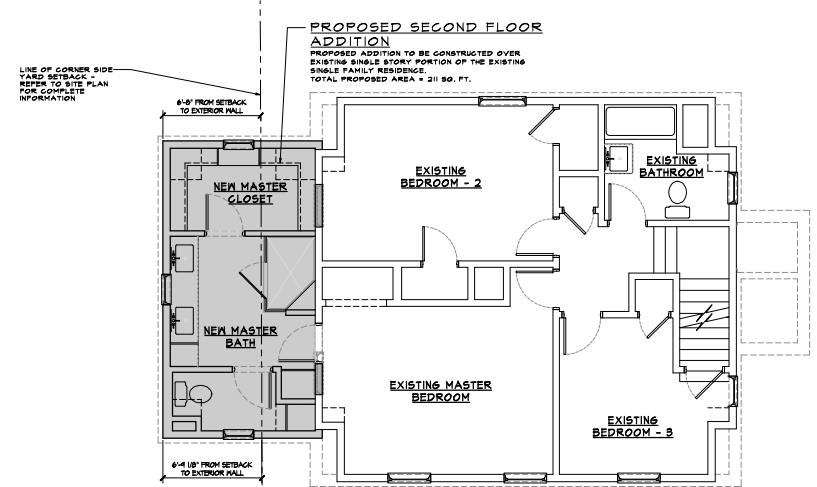
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING TOTAL AREA = 731 SQ. FT.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING TOTAL AREA = 1308 SQ. FT.

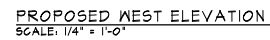
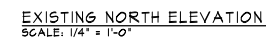


PROPOSED SECOND FLOOR PLAN -
FOR BUILDING SETBACK VARIANCE
SCALE: 1/4" = 1'-0"

EXISTING AREA = 731 SQ. FT.
PROPOSED ADDITION AREA = 211 SQ. FT.
PROPOSED TOTAL AREA = 942

WESOLOWSKI RESIDENCE
639 NEWTON
GLEN ELYN, ILLINOIS

Project 20-122 PROPOSED DESIGN DRAWINGS FOR BUILDING SETBACK VARIANCE	K. PETERSON ASSOCIATES ARCHITECTS 11111 N. WILSON AVE. GLEN ELYN, ILLINOIS 60131 (708) 414-1111
Date 3-4-2021 Revisions	SHEET 1 OF 2



Copyright 2021 Kevin Pedersen & Associates Inc.

NOTICE OF PUBLIC HEARING

Joshua Wesolowski, owner of the property located at 639 Newton Avenue, Glen Ellyn, are requesting a public hearing for a zoning variation 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 23, 2021, at 7:00 p.m. via the virtual meeting platform, Zoom.**

The property owner is requesting approval of a variation from the Glen Ellyn Zoning Code to construct a second-story addition to the principal structure, a two-story single-family home. To accommodate this project, the property owner is requesting approval of a zoning variation from the Glen Ellyn Zoning Code, which is as follows:

1. Section 10-4-8(D)(4)(b) – To allow a second-story addition to be approximately 10.9 feet from the corner side lot line where the required corner side yard setback is 18 feet; 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 located at 639 Newton Avenue is zoned R2 Residential District, and is legally described as follows:

LOT 13 IN THE PLAT OF C.W. DAVIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 10 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF THE VILLAGE OF GLEN ELLYN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT 193520, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-10-212-001

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans 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 19, 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, March 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/83438734651?pwd=WUU2UlJESm9qeDhjdFViOFVaS01SUT09>

Passcode: 234012

Or iPhone one-tap: US: +13126266799,,83438734651#,,, *234012# or
+16465588656,,83438734651#,,, *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 +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799

Webinar ID: 834 3873 4651

Passcode: 234012

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

NOTICE OF PUBLIC HEARING

Wesolowski, owner of the property located at 639 Newton Avenue, Glen Ellyn, are requesting a public hearing for a zoning variation 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 23, 2021, at 7:00 p.m. via the virtual meeting platform, Zoom.

The property owner is requesting approval of a variation from the Glen Ellyn Zoning Code to construct a second-story addition to the principal structure, a two-story single-family home. To accommodate this project, the property owner is requesting approval of a zoning variation from the Glen Ellyn Zoning Code, which is as follows:

1. Section 10-4-8(D)(4)(b) – To allow a second-story addition to be approximately 10.9 feet from the corner side lot line where the required corner side yard setback is 18 feet; 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 located at 639 Newton Avenue is zoned R2 Residential District, and is legally described as follows: LOT 13 IN THE PLAT OF C.W. DAVIS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 10 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF THE VILLAGE OF GLEN ELLYN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925 AS DOCUMENT 193520, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-10-212-001

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans 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 19, 2021. If you have questions, please contact Katie Ashbaugh, Planner, via email at kashbaugh@glenellyn.org or by phone at 630-547-5249.

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Published in Daily Herald March 8, 2021 (4559842)

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, Keeneville, 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

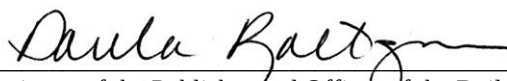
and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

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 03/08/2021 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

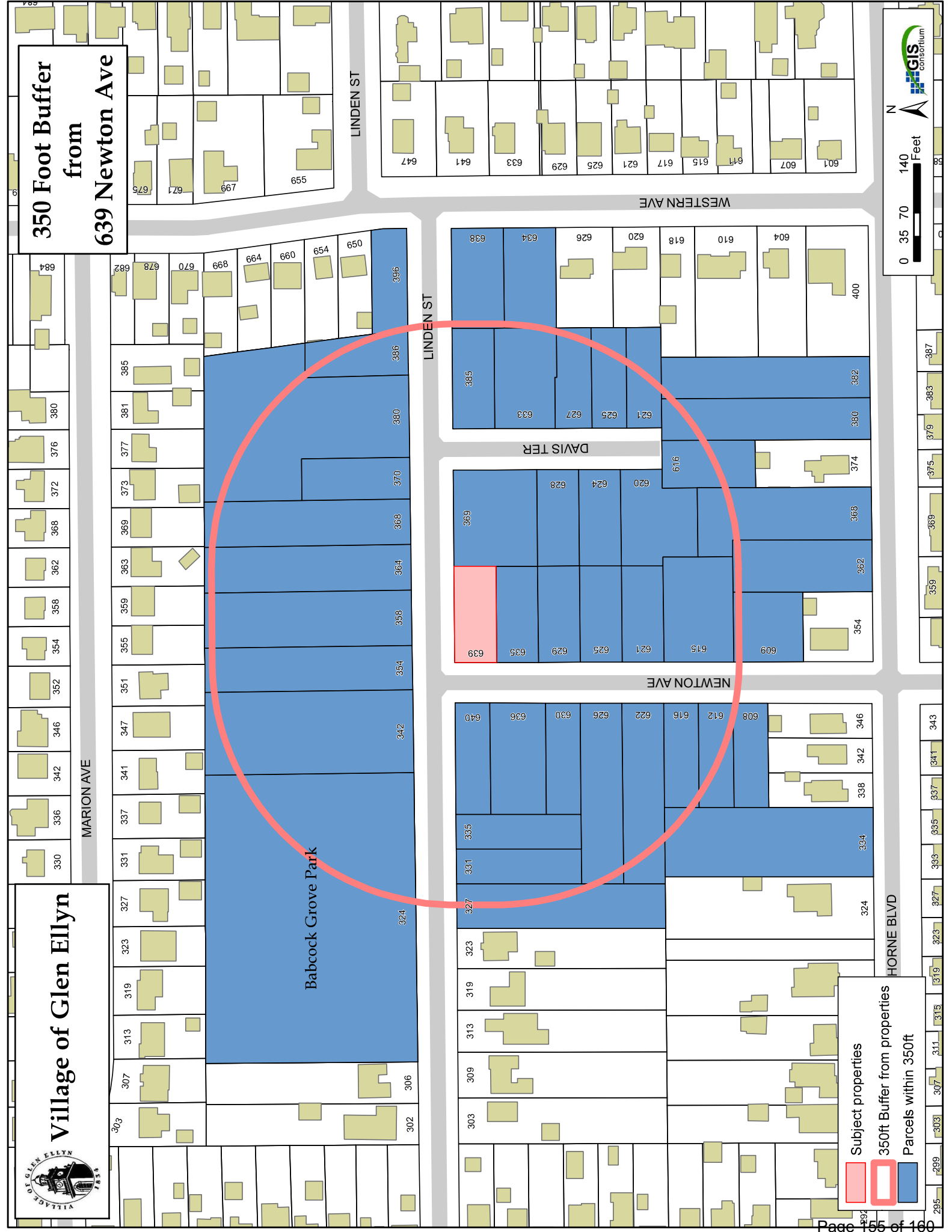

Designee of the Publisher and Officer of the Daily Herald

Control # 4559842

350 Foot Buffer
from
639 Newton Ave



Village of Glen Ellyn



Subject properties
350ft Buffer from properties
Parcels within 350ft



GIS Consortium

**List of Addresses for Public Hearing Notice
639 Newton**

Recipient	Street Number	Direction	Name	City	State	Zip
ABROMITIS, BARBARA S	621		DAVIS TERR	Glen Ellyn	IL	60137
ALLMAN, CHAD & JULIE	380		LINDEN ST	Glen Ellyn	IL	60137
ALONSO, JANET	624		DAVIS TERR	Glen Ellyn	IL	60137
ANDERSON, PRISCILLA	616		DAVIS TERR	Glen Ellyn	IL	60137
BALDOCCHI, PETER & V S	380		HAWTHORNE	Glen Ellyn	IL	60137
BLEW, GREG & RENEE	327		LINDEN AVE	Glen Ellyn	IL	60137
BUCHMANN, MONIQUE	368		HAWTHORNE ST	Glen Ellyn	IL	60137
DELAROSA, M & J MCGUIRE	612		NEWTON AVE	Glen Ellyn	IL	60137
ELLIS, JAMES F & MARIA B	354		LINDEN Ave	Glen Ellyn	IL	60137
ELLIS, KEITH & CYNTHIA	630		NEWTON Ave	Glen Ellyn	IL	60137
ELSENER, MATTHEW & J	634		WESTERN AVE	Glen Ellyn	IL	60137
GASEOR, KENNETH J	386		LINDEN ST	Glen Ellyn	IL	60137
GLEN ELLYN PARK DIST	185		SPRING AVE	Glen Ellyn	IL	60137
GOULD, JOHN J	609	N	NEWTON Ave	Glen Ellyn	IL	60137
HABURA, HOLLY	616		NEWTON AVE	Glen Ellyn	IL	60137
HALL, MICHAEL P	385		LINDEN ST	Glen Ellyn	IL	60137
HANE, DELBERT & KELLY	335		LINDEN ST	Glen Ellyn	IL	60137
HARTY, WILLIAM J	633		DAVIS TERR	Glen Ellyn	IL	60137
HOFFMAN, PATRICK & D M	622		NEWTON AVE	Glen Ellyn	IL	60137
HUNT, MATTHEW & ALISON	636		NEWTON AVE	Glen Ellyn	IL	60137
KRISTOFEK, BRIAN & E	638		WESTERN AVE	Glen Ellyn	IL	60137
KUEFLER, PATRICK & JANET	629		NEWTON AVE	Glen Ellyn	IL	60137
LEAVY, WALTER	635		NEWTON AVE	Glen Ellyn	IL	60137
LIFKA, CHRISTOPHER & T C	627		DAVIS TERR	Glen Ellyn	IL	60137
MADDEN, DANIEL & JULIE	615		NEWTON AVE	Glen Ellyn	IL	60137
MARRS, THERESA L	396		LINDEN ST	Glen Ellyn	IL	60137
MARSH, LEONARD & CATHERINE	331		LINDEN ST	Glen Ellyn	IL	60137
MARTIN, JOHN C & KALLI J	334		HAWTHORNE BLVD	Glen Ellyn	IL	60137
MC GUIRE, JOSEPH M	612		NEWTON AVE	Glen Ellyn	IL	60137
MEEHAN, DAVID & LAURA	368		LINDEN ST	Glen Ellyn	IL	60137
NEAL, KENNETH & SANDRA	625		DAVIS TERR	Glen Ellyn	IL	60137
O HALLORAN, RYAN & CARRIE	382		HAWTHORNE BLVD	Glen Ellyn	IL	60137
OLECHOWSKI, D & L DIAZ	342		LINDEN ST	Glen Ellyn	IL	60137
POLACEK, WILLIAM C & B A	640		NEWTON AVE	Glen Ellyn	IL	60137
POWLESS, CATHERINE	620		DAVIS TERR	Glen Ellyn	IL	60137
ROSCH, FRANKLIN & LAURA	628		DAVIS TERR	Glen Ellyn	IL	60137
SALIAMONAS, ELEANOR B	626		NEWTON AVE	Glen Ellyn	IL	60137
SCHROEDER 44307, DAVID H	362		HAWTHORNE Blvd	Glen Ellyn	IL	60137
SULLIVAN, JO A	625		NEWTON AVE	Glen Ellyn	IL	60137
TURCHIOE, GEORGE & CYNTHIA	364		LINDEN ST	Glen Ellyn	IL	60137
TURNER, DONALD & SUSAN	358		LINDEN ST	Glen Ellyn	IL	60137
WASILCHUK, JOHN & VALERIE	369		LINDEN ST	Glen Ellyn	IL	60137
WESOLOWSKI, JOSHUA & JULIE	639		NEWTON AVE	Glen Ellyn	IL	60137
WUETZER, MICHAEL & JANET	621		NEWTON AVE	Glen Ellyn	IL	60137

Village of Glen Ellyn Petition for Variations Approval

Wesolowski Residence 639 Newton Avenue Glen Ellyn, Illinois

I, the undersigned, am aware of the Wesolowski family's desire to build an addition above the sunroom of their current home to cover approximately an additional 211 square feet on their lot.

This addition will require the following variations from the Village of Glen Ellyn Zoning Code:

Section 10-4-8(D)(4)(b)

The existing first floor family room encroaches ~7 feet 1.5 inches into the required corner side yard, for an existing nonconforming corner side yard of ~10 feet 11 inches. The proposed second floor addition above the existing family room will maintain this setback, requiring the variation from the previously cited provision. This is an addition to an existing nonconforming principal structure.

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

I am in support of the requested zoning variation to allow this new home addition to be constructed with the lot coverage as the Wesolowski's have requested.

PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
Susan A. Mills	354 Hawthorne Blvd	Susan A. Mills	1/23/21
Holly Jeffers	6116 Newton	Holly Jeffers	1/23/21
Joliana Madden	615 Newton Ave	Joliana Madden	1/23/21
Daniel Madden	615 Newton Ave	Daniel Madden	1/23/21
Michael Wientz	621 Newton Ave.	Michael Wientz	1/23/21
Janet Kuylen	629 Newton Ave	Janet Kuylen	1/23/21
Patrick Kuylen	629 Newton Ave	Patrick Kuylen	1/23/21
WALTER LEAVY	635 NEWTON AVE	Walter Leavy	1/23/21
Steve Olesch	342 Linkin	Steve Olesch	1/23/21
Laura Meehan	548 Linden St	Laura Meehan	1/24/2021
Tammy Lipke	627 Davis Terrace	Tammy Lipke	1/24/2021
Paul Hazlett	624 Davis Terrace	Paul Hazlett	1/24/2021
Laura Rosch	628 Davis Terrace	Laura Rosch	1/24/2021

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I am in support of the requested zoning variation to allow this new home addition to be constructed with the lot coverage as the Wesolowski's have requested.

PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
Cindy Turchioe	364 Linden St	Cindy Turchioe	1-24-21
John T Gould	609 Newton Ave	John T Gould	1-24-21
Anne Gould	609 Newton Ave	Anne Gould	1-24-21
MARIA+TIM ELLIS	354 Linden Ave	Maria Ellis	1-24-21
Matt Hunt	636 NEWTON AVE	Matt Hunt	1-24-21
Cynthia Ellis	630 Newton Ave	C. Ellis	1-24-21
Eleanor Salimmonas	626 Newton	Eleanor Salimmonas	1-24-21
Pat J. Hoffman	622 NEWTON	PATRICK J. HOFFMAN	1/24/2021
Joe McGuire	612 Newton	Joe McGuire	1/24/2021
Margaret DeLaRosa	612 Newton	Margaret DeLaRosa	1/24/2021
Robert Renfro	346 Hawthorne St	Robert Renfro	1-24-21
Victoria Renfro	346 Hawthorne St	Victoria Renfro	1-24-21
Sue Turner	358 Linden	Sue Turner	1-24-21

Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 639 Newton **Zoning District:** R2
Describe the Project: 2nd floor addition over existing single story portion of existing house. Existing single story encroaches into corner side yard.

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 1308 sq ft + New 0 sq ft - Garage 0 sq ft - Porch 0 sq ft = Total 1308 sq ft
 Total lot coverage area 1308 sq ft ÷ lot area 8370 sq ft x 100 = 15.6 % 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) n/a Existing Setback: n/a ft

2. Address (Right Side) n/a Existing Setback: n/a ft

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

Front Yard Setback (existing structure): 39'-7 3/16" ft Proposed Front Yard Setback: n/a ft

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

Proposed Open Front Porch Setback: n/a 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 60'-0" ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 6'-6" ft

Interior Side Yard Setback (existing structure): Left: n/a ft Right: 4'-7 1/8" ft

Proposed Interior Side Yard Setback: Left: n/a ft Right: n/a ft

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

Corner Side Yard Setback (existing structure): 10'-10 13/16" ft Proposed Corner Side Yard Setback: 10'-10 13/16" ft

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

Lot width 60'-0" x .30 = 18'-0" ft Minimum allowable corner side yard setback

Permitted Open Porch Setback (Required Corner Side Yard Setback from above) x 0.75 n/a ft

Proposed Open Porch Setback: n/a ft

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

Rear Yard setback (existing structure): 60'-4" ft

Proposed Rear Yard setback: n/a ft

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

Lot Width 60'-0" x 0.02 Percentage Required = 1'-2 3/8" 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: 0'-0" B. Front Right Point Grade Elevation: 0'-0"
 C. Rear Left Point Grade Elevation: 0'-0" D. Rear Right Point Grade Elevation: 0'-0"
 Grade Elevation Total (A + B + C + D) = 0'-0" ÷ 4 = 0'-0" Average existing grade
 Max Ridge Height 32'-0" ft + Porch Bonus or Setback Bonus 0'-0" ft = Permitted Ridge Height 32'-0" ft
 Max Eave Height 22'-0" ft + Setback Bonus 0'-0" ft = Permitted Eave Height 22'-0" ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation 0'-2 5/8" ft Highest Eave 20'-10 3/4" ft Existing Highest Ridge 31'-0 1/2" ft

9. **Building Classification:** Proposed Addition Highest Roof @ Wall Intersection = 24'-10 1/2"
 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: 1308 sq ft + Existing Wall Area: 212 sq ft = Total Exterior Surface 1520 sq ft
 Area of Roof Altered: 211 sq ft + Area of Walls Altered: 212 sq ft = Total Area Altered 423 sq ft
 Total Area Altered: 423 sq ft ÷ Total Exterior Surface: 1520 sq ft x 100 = 27.8 %

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: 211 sq ft ÷ Floor Area of Existing Building: 2039 sq ft x 100 = 10.3 %

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)

Joshua J. Wesolowski
 Print Name

01/25/2021
 Date