



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, June 22, 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=WUU2UJESm9qeDhjdFViOFVaS0lSUT09>
Password: 234012*

Or iPhone one-tap :

*US: +13126266799,,83438734651#,,,0#,,234012# or
+16465588656,,83438734651#,,,0#,,234012#*

Or Telephone:

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

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

Webinar ID: 834 3873 4651

Password: 234012

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Public Comment (Non Agenda Items)**
- D. Allow Remote Participation of ZBA Members (roll call vote)**
- E. Approval of Draft Minutes from May 11, 2021 Meeting**
 - 1) Draft Minutes from the May 11, 2021 Zoning Board of Appeals Meeting
- F. Public Hearings**
 - 1) 551 Geneva Road - A Variation to allow accessory structures to remain on the property without a principal structure.
 - 2) 85 Sunset Avenue- Consideration of a Construction Necessitated Variation to allow an impervious surface to remain closer to the property line than permitted.

- 3) 523 Fairway Court - Consideration of a Construction Necessitated Zoning Variation to allow a pergola to remain on the property in the required rear yard setback.

G. Village Board Trustee Report

H. Staff Report

I. Adjournment



**Glen Ellyn Zoning Board of
Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1221)**

DOC ID: 2021-1221

Draft Minutes from the May 11, 2021 Zoning Board of Appeals Meeting

Statement of the Issue:

See attached Minutes.

Analysis:

N/A

Budget Impact:

N/A

Action Requested:

Review

Attachments:

1. Draft Minutes ZBA 051121

DRAFT MINUTES
ZONING BOARD OF APPEALS
May 11, 2021

The meeting was called to order by Zoning Board of Appeals Chairperson Gregory Constantino at 7:05 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Reed Panther and Tom Whalls were present. Zoning Board of Appeals Member Matt Jones and Chip Miller were excused. Also present were Planning Manager Purvis, Trustee Liaison Kelli Christiansen and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by statue that was published in the Daily Herald on April 24, 2021 for the property located at 614 Roger Road.

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.

EMERGENCY RULES OF PROCEDURE

ZBA Member Crudele moved, seconded by ZBA Member Covington, to approve the emergency rules of procedure. The motion was carried with 5 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

MINUTES

ZBA Member Whalls moved, seconded by ZBA Member Crudele, to approve the minutes of the March 23, 2021 meeting. The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

On the agenda was a public hearing regarding the property located at 614 Roger Road.

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

A motion was made by ZBA Member Covington and seconded by ZBA Member Crudele to open the public hearing for 614 Roger Road at 7:11 p.m. The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

PUBLIC HEARING – 614 ROGER ROAD

PETITIONER DANIEL J. SIMONEIT IS REQUESTING A RECOMMENDATION OF APPROVAL OF THE FOLLOWING VARIATIONS FROM THE GLEN ELLYN ZONING CODE: 1. SECTION 10-4-8(D)(2) TO ALLOW A REAR YARD SETBACK OF 29 FEET THREE (3) INCHES WHERE A REAR YARD SETBACK OF 40 FEET IS REQUIRED FOR THE CONSTRUCTION OF AN ADDITION WITH A ROOF TOP DECK IN THE R2 DISTRICT; 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.

(Daniel J. Simoneit, petitioner, on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road.).

Staff Presentation

Planning Manager Purvis was present to speak regarding the proposed variation request and was sworn in.

Planning Manager Purvis stated the petitioner is Daniel J. Simoneit on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road. The subject property is an interior lot located on the west side of Roger Road, mid-block between the intersections of Clifton Avenue and Ellynwood Drive, with Roger Road. The subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single family homes.

Planning Manager Purvis stated the petitioner is requesting a recommendation of approval from the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required from the construction of an addition with a roof top deck in the R2 district; 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.

Planning Manager Purvis stated in August of 2020, a variation was granted to allow a proposed addition to encroach 10 feet 9 inches into the required rear yard. Planning Manager Purvis stated the Village has granted the following permits to this property: new construction of a single-family home, 1956; screen porch, 1964; sewer repair, 2003.

Planning Manager Purvis stated the petitioner previously received approval of a variation to construct the 370 square foot addition to the rear of the home, which will encroach 10 feet nine inches into the required 40 foot rear yard. At its nearest point, the proposed addition will be 29 feet three inches from the rear property line. Approximately 113 square feet of the addition will be within the required rear yard. Since approval of the variation, the petitioners had updated the plans to include a rooftop deck. The degree of the variation will remain the same, but staff felt that the ZBA and Village Board should have the opportunity to review the updated proposal. The variation approval was conditioned upon the construction of the project being in substantial conformance with the plans presented at the July 28, 2020 ZBA and August 24, 2020 Village Board meetings, which have been significantly altered to accommodate a roof top deck over the addition.

Questions from the Zoning Board of Appeals

ZBA Chairperson Covington asked if there are any Zoning Code regulations pertaining to roof top decks. Planning Manager Purvis stated the Zoning Code does not have regulations for roof top decks, but does have regulations for decks. Planning Manager Purvis stated there will be additional requirements for the roof top deck through the building code during the permit review process.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Daniel J. Simoneit, petitioner, and Joseph Charron, owner of the property located at 614 Roger Road.

Mr. Simoneit stated a guard rail will be installed around the roof top deck and will be 36 inches, per Village Code. Mr. Simoneit stated the height of the deck will be the same height of the ridgeline of the house. Mr. Simoneit stated the deck will not be seen from the street and the neighbors to the north, south and west will not be impacted by the deck.

Mr. Simoneit stated the roof top deck was proposed by Mr. Charron's landscaper as the cost of the hardscape and landscape originally approved greatly increased. Mr. Simoneit stated the landscaper

suggested the roof top deck as it will create a flat surface (which otherwise does not exist due to the topography) and will bring in natural sunlight.

Mr. Simoneit noted the top of the neighbor's fence will remain higher than any point on the proposed roof top deck.

Mr. Charron stated the cost of the landscaping was too high and this plan was suggested by his landscaper. Mr. Charron stated this is a good and interesting idea for his backyard.

Additional Questions from the Zoning Board of Appeals

None.

Persons in Favor of or in Opposition to the Variation Requests

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

Findings of Fact

ZBA Member Whalls stated the following findings of fact: the property in question is 614 Roger Road; the petitioner is Daniel J. Simoneit on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road; 614 Roger Road is an interior lot located on the west side of Roger Road, mid-block between the intersections of Clifton Avenue and Ellynwood Drive with Roger Road; the subject property and all surrounding properties are zoned R2 – Residential District and are all improved with single-family homes;; the petitioner is requesting approval of the following variations from the Glen Ellyn Zoning Code: 1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition with a roof top deck in the R2 District; 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; notice of the public hearing was published in the April 24, 2021 edition of the Daily Herald.

ZBA Member Whalls continued the following findings of fact: the subject property has a lot area of 14,713 ft²; lot width of 90 feet; front yard of approximately 40 feet 6 inches; interior side yard of approximately 8 feet 1.5 inches from north interior lot line; interior side yard of approximately 5 feet 10.5 inches from south interior side lot line; rear yard of approximately 44 feet 2 inches.

ZBA Member Whalls continued the following findings of fact: in August of 2020, a variation was granted to allow a proposed addition to encroach 10 feet 9 inches into the required rear yard; the Village has granted the following permits to this property: new construction of a single-family home, 1956; screen porch, 1964; sewer repair, 2003.

ZBA Member Whalls continued the following findings of fact: the petitioner previously received approval of a variation to construct the 370 square foot addition to the rear of the home, which will encroach 10 feet nine inches into the required 40 foot rear yard. At its nearest point, the proposed addition will be 29 feet three inches from the rear property line. Approximately 113 square feet of the addition will be within the required rear yard. Since approval of the variation, the petitioners had updated the plans to include a rooftop deck. The degree of the variation will remain the same, but staff felt that the ZBA and Village Board should have the opportunity to review the updated proposal. The variation approval was conditioned upon the construction of the project being in substantial conformance with the plans presented at the July 28, 2020 ZBA and August 24, 2020 Village Board meetings, which have been significantly altered to accommodate a roof top deck over the addition.

Motion

ZBA Member Panther moved, seconded by ZBA Member Crudele that the Zoning Board of Appeals recommend to approve of the Findings of Fact. The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

Additional Comments from the Zoning Board of Appeals

ZBA Member Covington stated she is in support of the request and thinks the roof top deck will work well for this property. ZBA Member Covington stated she wanted to be clear that roof top decks are not the solution for all properties, but with the grading and topography, it makes sense for this property.

ZBA Member Crudele stated she agrees with ZBA Member Covington. ZBA Member Crudele stated this a unique property with unique elevations. ZBA Member Crudele stated it is a cool concept, and it will almost serve as a deck. ZBA Member Crudele also noted it was noted at the previous public hearing that the subject property’s house sits at an add angle on the lot with an 11 foot elevation change from back to front and that the lot line is concave with the center line pushing into the property six (6) feet six (6 inches).

ZBA Member Panther stated he is in favor of the request. ZBA Member Panther stated a roof top deck is not the answer for all homes, but it works very well on this property. ZBA Member Panther also noted this design minimizes impervious surface on the property.

ZBA Member Whalls stated he is in favor of the request. ZBA Member Whalls stated this is a good concept. ZBA Member Whalls noted the unusual topography on the property and also noted there are no stormwater concerns.

ZBA Chairperson Constantino stated he is in favor of the request. ZBA Chairperson Constantino stated there is an 11 foot elevation change from back to front and that the lot line is concave with

the center line pushing into the property six (6) feet six (6 inches). ZBA Chairperson Constantino noted the requested addition of the roof top deck is not visible from the street.

Motion

A motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to close the public hearing for 614 Roger Road at 7:40 p.m. The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

A motion was made by ZBA Member Crudele and seconded by ZBA Member Covington as follows:

Having considered the application of Daniel J Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, for a zoning variation to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition with a rooftop deck on the subject property, as depicted on the plans presented or revised at the public hearing, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on May 11, 2021, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL of the requested zoning variation from Section 10-4-8(D)(2), of the Glen Ellyn Zoning Code due to the following hardship(s) or unique circumstance(s):

1. The house sits at an odd angle on the lot with an 11 foot elevation change back to front.
2. The lot line is concave with the center line pushing into the property six (6) feet six (6) inches.

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 May 11, 2021 public hearing of the Zoning Board of Appeals.

The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

Staff Report

Planning Manager Purvis stated there are a number of variations in queue including several construction necessitated zoning variation requests. Planning Manager Purvis stated there may not be a variation request for the next scheduled ZBA meeting.

Trustee Liaison Report

Trustee Christiansen stated the new Village Board was sworn in at the May 10, 2021 Village Board meeting and welcomed President Senak, Trustee Gould, Trustee Kalinich and Clerk Cosby to the Board.

Trustee Christiansen stated the Village Board approved a Special Use Permit for a co-working space on Main Street called Brick and Mortar.

Trustee Christiansen stated the Village Board continues their review of the draft Comprehensive Plan and encouraged everyone to review the Plan and provide feedback.

ZBA Member Whalls asked if there are any multi-family developments in progress. Planning Manager Purvis provided information regarding the proposed multi-family developments.

Adjournment

At 7:59 p.m. a motion was made by ZBA Member Whalls and seconded by ZBA Member Panther to adjourn the meeting. The motion was carried with 5 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Panther and ZBA Member Whalls.

Lindsey Kaminsky
Recording Secretary



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Josh Hankins

**AGENDA ITEM (ID
2021-1220)**

DOC ID: 2021-1220

551 Geneva Road - A Variation to allow accessory structures to remain on the property without a principal structure.

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

N/A

Action Requested:

Review and make a recommendation.

Attachments:

1. 551 Geneva Staff Report
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. 1' Contour Map
5. 4. Petitioner's Application
6. 5. Narrative Statement (with corresponding maps)
7. 6. Existing & Surrounding Condition Photos
8. 7. Petitions of Support
9. 8. Plat of Survey
10. 9. Public Notice
11. 10. Certification of Publication
12. 11. Map of Properties Notified by Mailing
13. 12. Mailing List

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, AICP, Planning Manager
Josh Hankins, Planning Intern

DATE: June 8, 2021

SUBJECT: June 22, 2021 Zoning Board of Appeals Meeting

PROPERTY: 551 Geneva Road is an interior lot on the south side of Geneva Road between N. Main Street and Highland Avenue.

PETITIONER: The petitioner is Suzanne Carty, on behalf of the Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road. Mrs. Carty is the President of the Board of Directors for the Glen Ellyn Historical Society.

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

1. A variation from 10-4-1(c) to allow accessory structures (garage, shed, and driveway) to remain on the property without a principal structure after the principal structure is demolished; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING/USE: The subject property and the properties to the immediate west and south are zoned R2-Residential District and improved with single-family homes. The lot to the immediate east is zoned C2-Community Commercial District and is the location of Stacy's Tavern which is also owned by the GEHS. Stacy Park, zoned CR-Conservation Recreation District is to the north of the property.

PUBLIC NOTICE: Notice of the public hearing was published in the June 7, 2021, edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

**ZONING
ORDINANCE
HISTORY:**

The Village has no record of any variations being previously granted to this property.

**PERMIT
HISTORY:**

Village records indicate that the following permits have been issued for the subject property.

Year	Permit No.	Type
1986	B8761	Electric Service
1986	B9761	Electrical Service
1995	B15408	Garage
2012	20121265	Sewage Connection
2014	20140996	Sewer Repair
2014	20141858	Clearwater Compliance

HISTORY:

The Glen Ellyn Historical Society received the property located at 551 Geneva in 2014 as a gift to the organization. The original plan was for this property to be incorporated into the Museum Campus with a “period barn” or other structure to showcase Glen Ellyn’s agricultural heritage and to provide storage for the museum. The petitioner has indicated that the GEHS is funded by private donations and that they do not have the means at this time to develop the property.

The principal structure was used as the home of the Society’s Executive Director until 2018, when the house was found to have mold and structural issues, deeming the house uninhabitable. The petitioner has indicated that the cost of remediating the mold and fixing the underlying structural issues are prohibitively high, prompting the Glen Ellyn Historical Society to demolish the principal structure on the property. They would like to continue to get some benefit out of the property by using the existing garage and shed to store items that may be heavy or that need to be easily accessible for their staff.

PROPOSED:

The petitioner is proposing to demolish the principal structure located at 551 Geneva due to mold and structural issues while keeping the accessory structures on the property for storage. As shown on the Plat of Survey (attached) the garage is approximately 450 square feet in area and 144 feet from the front lot line. The shed is 64 square feet in area and is tucked behind the garage. Each of the accessory structures are compliant with the Zoning Code in terms of size. However, they are considered legally non-conforming due to their placement from the property lines. The garage is 3.85 feet from the east lot line and the shed is 1.8 feet from the south lot line (at their closest points) where 5 feet is required.

As noted above, the petitioner has indicated that the GEHS does not have funds available at this time to develop the property, but would like to keep the flexibility to sell the property in the future should they need to do so. They are therefore requesting a variation to allow the accessory structures

to remain on the lot without a principal structure, rather than consolidating the lot with the adjacent museum property. In addition to storage, the lot will occasionally be used in conjunction with the museum site for special events (as they do currently). The petitioner has stated that their current storage on the History Center property is inadequate in size and infested with mice. Keeping the garage and shed located at 551 Geneva will give the Glen Ellyn Historical Society more room for storage, which is vital to their organization's mission (keeping the history of Glen Ellyn) without having to incur greater expense for off-site storage.

ZBA ACTION

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

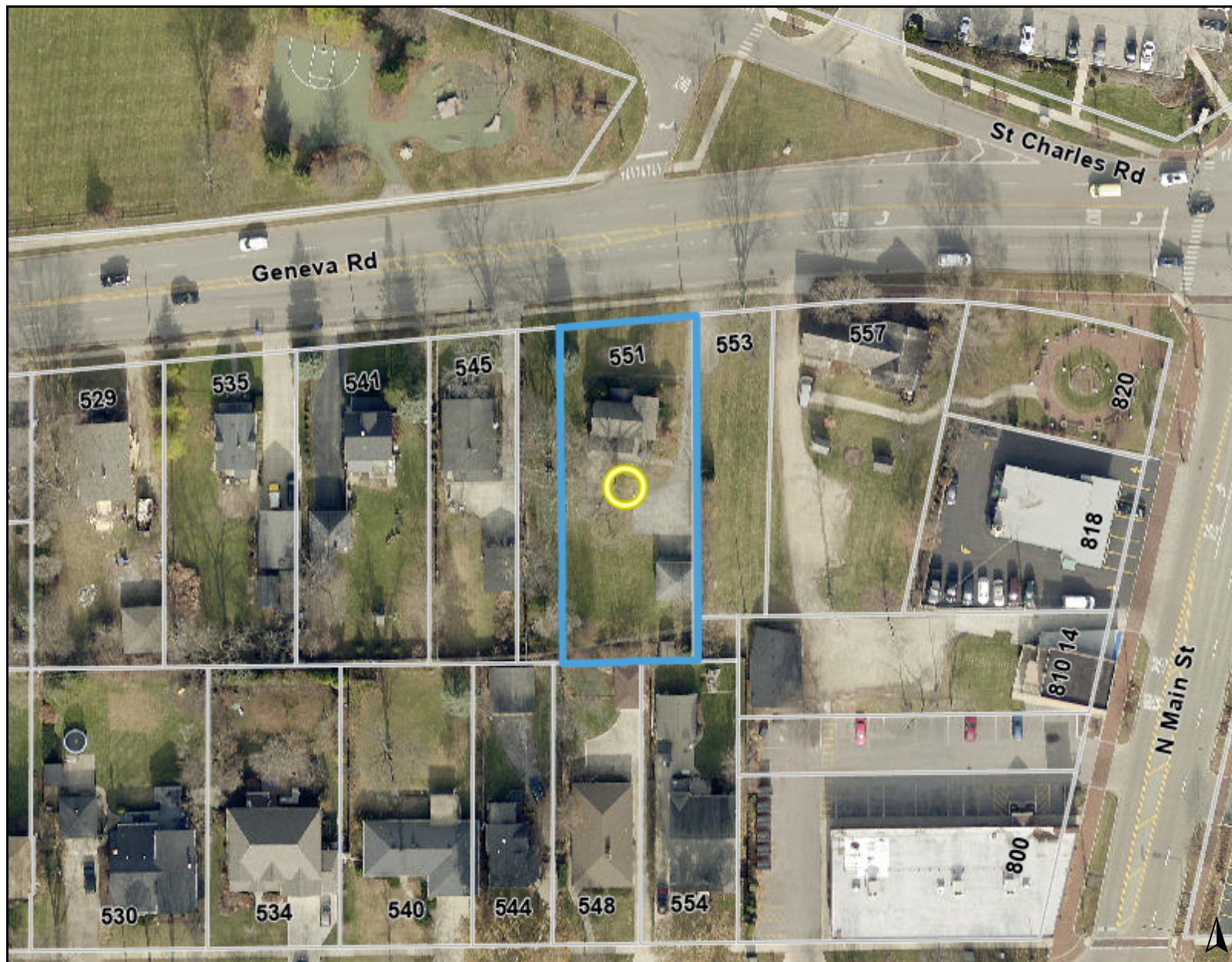
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the request in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Aerial Photo
2. Zoning Map
3. 1' Contour Map
4. Petitioner's Application
5. Narrative Statement (with corresponding maps)
6. Existing & Surrounding Condition Photos
7. Petitions of Support
8. Plat of Survey
9. Public Notice
10. Certificate of Publication
11. Map of Properties Notified by Mailing
12. Mailing List

CC:

Staci Springer, Director of Community Development
 Paula Moritz, Plan Reviewer
 Suzanne Carty, Glen Ellyn Historical Society



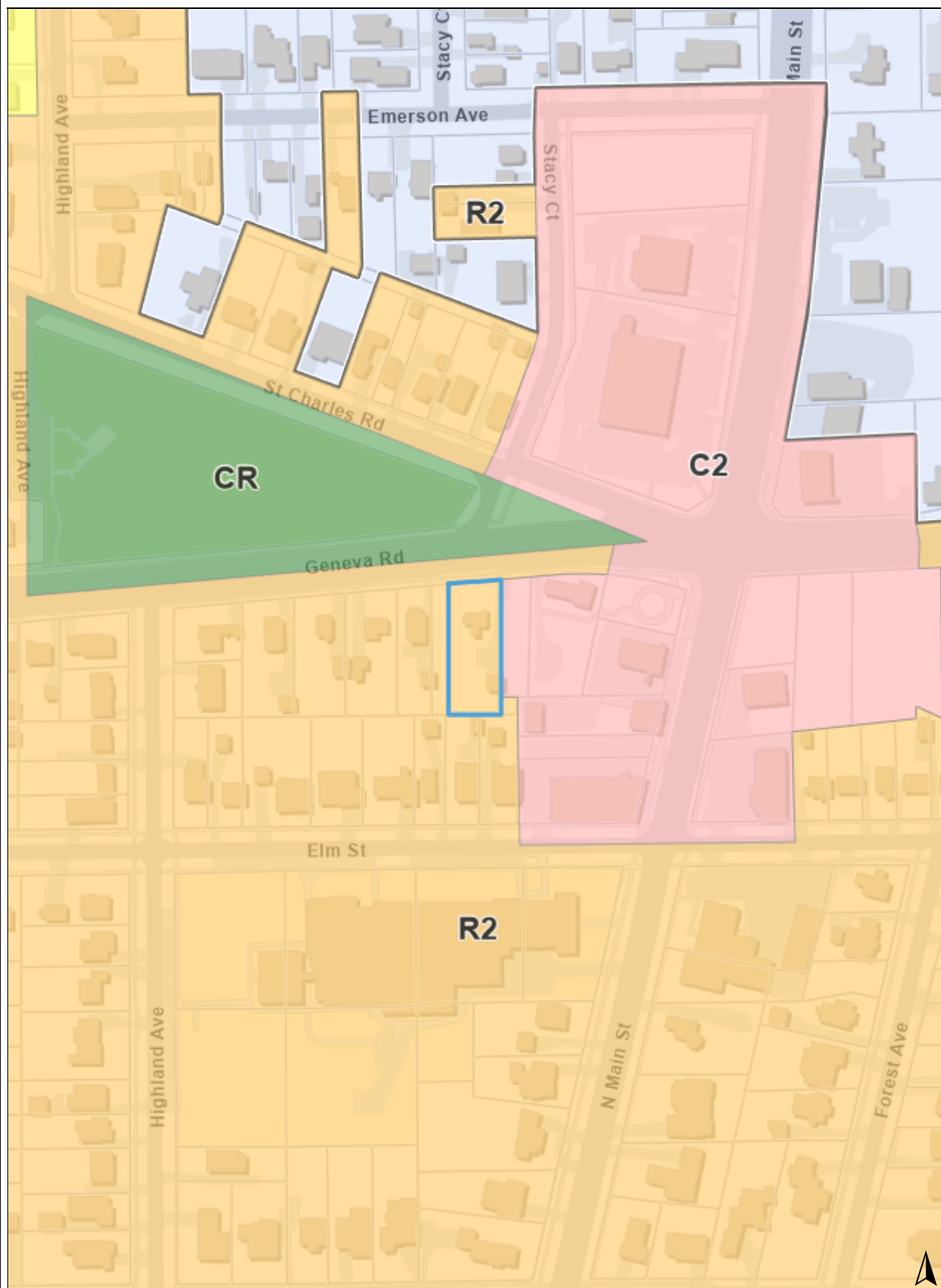
Legend

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ft

Print Date: 6/8/2021

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

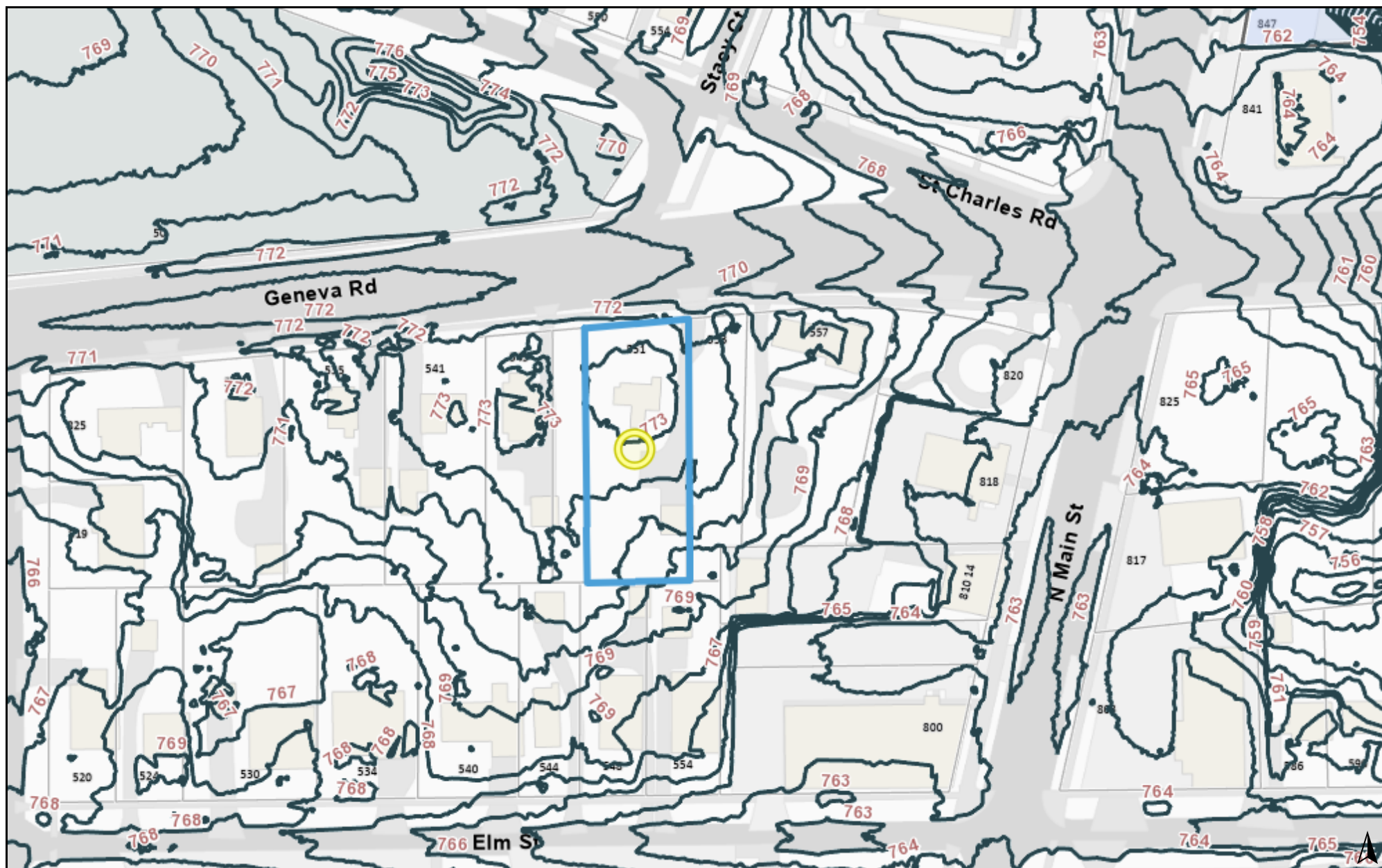
- C2: Community Commercial District
- CR: Conservation/Recreation District
- R1: Single Family Residential District
- R2: Single Family Residential District

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ft

Print Date: 6/15/2021

Notes

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RECEIVED

MAY 14 2021

VILLAGE OF GLEN ELLYN

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 551 Geneva Road, Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Glen Ellyn Historical Society (by Suzanne Carty, President)
800 North Main St., Glen Ellyn, IL

Address: 630-790-8480

Home Phone No.: Cell Phone No.:

Fax No.: dscarty2001@yahoo.com

E-mail:

Ownership Interest in the Property in Question:

The Glen Ellyn Historical Society ("GEHS") is the owner of the Property. Suzanne Carty is the President of the Board of Directors of GEHS and otherwise has no interest in the Property.

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

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

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

N/A

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

N/A

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:

551 Geneva Road, Glen Ellyn, IL 60137

Common address:

05-02-322-017 and 05-02-332-016

Permanent tax index number:

Legal description:

The East Half of Lot 1 and the East 25 Feet of the West Half of Lot 1 in Lilley's North Glen Ellyn, a Subdivision of Lot 2 in County Clerk's Assessment Division of Block 1 of P.W. Stacy's Addition Prospect Park, a Subdivision of Part of the South Half of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Lilley's North Glen Ellyn, recorded April 13, 1921 as Document 147662, in Dupage County, Illinois.

R2 Residential

Zoning classification:

190 -

150.55

19,395

Lot size: 197.92 ft. x _____ ft.

Area: _____ sq. ft.

Present use:

The house has been empty since the summer of 2018, when it was determined to be uninhabitable because of mold. Prior to that, the Executive Director of GEHS lived in the house, as part of her terms of employment. GEHS stored items in the house, garage and shed and used the grounds for special events such as the annual Vintage Auto Show and Tavern Day.

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

1. Variation from Section 10-4-1(c) to allow the following accessory structures to remain on the Property after the house is demolished: garage, shed, driveway.
2. Variation from Section 10-4-8 to allow GEHS to use the garage and shed on the Property for storage of artifacts, files and other possessions of GEHS and to use the outdoor space of the Property for special events and activities hosted by GEHS on the Stacy's Tavern Museum Campus.

Estimated date to begin construction: _____

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

N/A

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

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

A. Standards Applicable to All Variations Requested:

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

Lack of storage is a problem for GEHS, whose mission includes the collection and preservation of the history of Glen Ellyn. In addition to the cost of alternative storage, there are practical difficulties if GEHS cannot use the garage and shed on the Property. Some stored items are large and heavy, so not easily movable when needed, and others need to be readily accessible by staff and volunteers for research, educational programs, displays and other activities at the Museum Campus. GEHS also wants to use the Property for special events and activities, such as its annual Tavern Day, Vintage Auto Show and other similar events. Outdoor space and parking is limited on the Museum Campus, and holding such events is difficult and, in some cases impossible, without the Property for display, public gathering and staging areas, and overflow parking by guests, staff and volunteers.

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):

GEHS is a non-profit organization. As such, this section is not applicable to its situation.

OR

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

The unique circumstances relating to the Property include its location, adjoining the Stacy's Tavern Museum Campus to the west. The Property was gifted to GEHS in 2014 to preserve the opportunity to extend the Museum Campus, but the donor placed no restrictions on what GEHS could do with it, including selling. At this time GEHS has neither specific plans for nor funds available to develop the Property, but wants to make reasonable use of it while keeping its options open.

The Property was the home of the Society's Executive Director until 2018, when the house was found to be contaminated with mold, rendering it uninhabitable. Because of the costs of remediating the mold and fixing the underlying structural issues, GEHS has decided to demolish the building.

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 Property is almost .45 acre, of which the garage covers 448.44 sq. feet or 2.31%. The garage sits to the back of the Property (approximately 144.4 feet from Geneva Rd), with the shed behind, out of sight from the road. Both structures sit close to the east lot line of the Property and the free-standing garages on the surrounding properties at 810 North Main and 554 and 548 Elm St. (See parcel views and photographs attached as Schedules 'B', 'C' and 'D'). Immediately east of the Property is an empty lot, part of the Stacy's Tavern Museum Campus. Nothing will be stored in the garage to which GEHS will need regular or, for the most part, vehicle access.

The use of the Property for special events and activities will be limited to events and activities being hosted by GEHS on the Stacy's Tavern Museum Campus.

- 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:

Without access to storage right next door, GEHS will have to pay for offsite storage. Plus, items will not be as quickly and easily accessible to GEHS staff and volunteers, to the detriment of GEHS activities and programming.

If the Property cannot be used by GEHS for special events and activities, it may be impossible for GEHS to host certain events and some will have to be scaled back.

Unless GEHS can make use of the Property, it will be difficult to justify the costs of maintaining it, especially in today's economic climate for non-profits. As a result, GEHS may have to give up the opportunity to expand the Stacy's Tavern Museum Campus in the future.

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:

Since other properties in the zoning district do not adjoin the Stacy's Tavern Museum Campus along Geneva Road, the conditions upon which this petition is based are not generally applicable.

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 Glen Ellyn Historical Society is a non-profit organization serving the Glen Ellyn community and the variations are requested solely to make the property usable for the Society's current purposes, not for resale.

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.

In 2014 GEHS accepted the gift of the Property intending it remain a single-family residence until funding became available to redevelop the Property to extend the visitor experience at Stacy's Tavern Museum and provide additional storage for GEHS. To that end, the Society's Executive Director moved into the house. In 2018, the circa 1800s house was found to be contaminated with mold and the ED had to move out. Given the cost of mold remediation and the underlying structural issues, GEHS has decided to demolish the house. But GEHS did not cause the problems with the building.

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.

On the contrary, the proposed variations will allow GEHS to make use the Property, on a limited basis, which will benefit public welfare, as GEHS exists to serve the community.

6. Provide evidence that the proposed variation will not:

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

No structures are being built or added to, so the supply of light and air to adjacent properties will not be affected.

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

No new structures or uses are proposed that would increase fire and other hazards to the property or adjacent properties.

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

Nothing about the proposed variations will impair the public health, safety, comfort, morals or general welfare of the residents of Glen Ellyn. On the contrary, the demolition of the house will be an improvement, as it is currently uninhabitable for health and safety reasons.

d. Diminish or impair property values within the neighborhood;

While GEHS would like to hold onto the Property because it allows it the option to expand the Museum Campus in the future, there are no restrictions preventing the Society from selling the property, as funding and other needs require. It is therefore not in the Society's interest to do anything to diminish or impair property values in the area.

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

Most access to the Property will be on foot, from the adjacent Stacy Tavern Museum Campus properties.

f. Create a nuisance; or

GEHS has been a good neighbor for over 50 years and nothing resulting from the proposed variations should alter this. The owners of the residential properties adjoining the Property have consented to the requested variances (copies attached as Schedule "E")

- g. Results in an increase in public expenditures.

The proposed variations will not result in an increase in public expenditures. GEHS, a non-profit entity separate from the Village of Glen Ellyn, retains ownership of the Property and the responsibility for maintaining it.

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

GEHS would not have accepted the gift of the Property if it could not use it for Society purposes. The organization has neither the financial capability nor reason to rebuild the residence that now has to be demolished because of mold and underlying structural issues. But once the house is gone, without the proposed variations the Property will be unusable to GEHS. The variations will allow the organization limited use of the Property for storage and special events.

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

8. See attached.

Schedule 'A' - Additional Comments

Schedule 'B' - a parcel view from the Dupage County Maps Portal showing the Property and surrounding parcels

Schedule 'C' - an aerial photographic image from the Dupage County Maps Portal showing the Property and the proximity of the garage and shed to similar structures on adjacent lots

Schedule 'D' - collectively, six photos of the Property, garage and shed

Schedule 'E' - collectively, the consents of the owners of the 4 residential lots adjoining the Property

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

May 13, 2021

Glen Ellyn Historical Society
by Suzanne L. Carty



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, N/A owner of the property described as

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

Owner Signature

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

OWNERSHIP BY A CORPORATION

May 13, 2021

Address: 551 Geneva Road, Glen Ellyn, IL 60137

Date: _____

Legal Description:

The East Half of Lot 1 and the East 25 Feet of the West Half of Lot 1 in Lilley's North Glen Ellyn, a Subdivision of Lot 2 in County Clerk's Assessment Division of Block 1 of P.W. Stacy's Addition Prospect Park, a Subdivision of Part of the South Half of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat of said Lilley's North Glen Ellyn, recorded April 13, 1921 as Document 147662, in Dupage County, Illinois.

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

Name: Suzanne Carty	Address: 679 N Main St., Glen Ellyn, IL	% 0
Name: Daniel P Anderson	Address: 595 Duane St., Unit 5D, Glen Ellyn, IL	% 0
Name: Mark Pfefferman	Address: 681 Marston Ave., Glen Ellyn, IL	% 0
Name: Mary Ann Zlowtow	Address: 340 Greenfield Ave. Glen Ellyn, IILL	% 0
Name: Jean Jeske	Address: 171 Lowell Ave., Glen Ellyn, IL	% 0
Name: Mark Lukas	Address: 453 Raintree Dr., Unit 3N, Glen Ellyn, IL	% 0
Name: Jim Manak	Address: 421 Ridgewood Ave., Glen Ellyn, IL	% 0
Name: Lee Marks	Address: 475 Hawthorne Blvd., Glen Ellyn, IL	% 0
Name: Maria Bakalis	Address: 84 Waters Edge Ct., Glen Ellyn, IL	% 0
Name: _____	Address: _____	% 0
Name: _____	Address: _____	% 0
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

OWNERSHIP BY LAND TRUST

N/A Date: _____
Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO. _____
Address: _____

LIST ALL BENEFICIARIES:

Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____
Name: _____	Address: _____

Affidavit Affirming No Conflict of Interest

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

Suzanne Carty

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

Further affiant sayeth naught.

Name: _____

President, Board of Directors

Title: _____

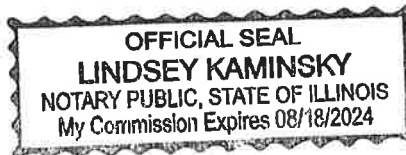
Suzanne Carty

Applicant's Name: _____

Subscribed and sworn to me this

13th day of May, 2021.

Lindsey Kaminsky
Notary Public

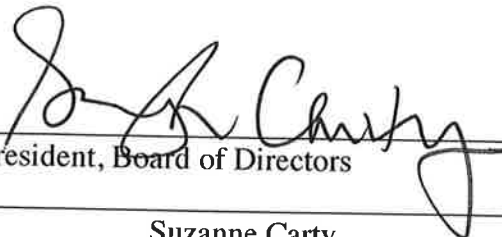


Affidavit Affirming No Conflict of Interest

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

1. My name is _____, and I hold the position of
President, Board of Directors _____ Glen Ellyn Historical Society
_____ for _____ (“Applicant”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I
could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this
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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.

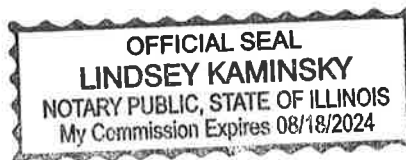
Further affiant sayeth naught.

Name: 
President, Board of Directors
Title: _____
Suzanne Carty
Applicant’s Name: _____

Subscribed and sworn to me this

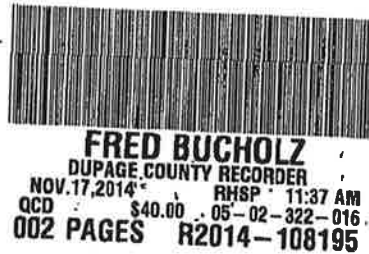
13th day of May, 2021.


Notary Public



**QUIT CLAIM DEED
STATUTORY (ILLINOIS)**

THE GRANTOR, Daniel P. Anderson, of the Village of Glen Ellyn, County of DuPage, State of Illinois for and in consideration of TEN DOLLARS, in hand paid, CONVEYS and QUIT CLAIMS to Glen Ellyn Historical Society, an Illinois not-for-profit corporation of Glen Ellyn, Illinois



VILLAGE OF GLEN ELLYN

MAY 14 2021

RECEIVED

all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 05-02-322-016 and 05-02-322-017
Address(es) of real estate: 551 Geneva Road, Glen Ellyn, Illinois 60137

Exempt under provisions of paragraph E, Section 3145 property tax code.

DATED this ^{24th} day of October, 2014

By:
Daniel P. Anderson



I certify that this is a copy of an instrument recorded in my office.

Kathleen Carrier
DuPage County Recorder

Date: 2/16/2021
Deputy:

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

Given under my hand and official seal, this 24th day of Oct., 2014

Commission expires Jan. 27, 2015
Lynda Barker
Notary Public

This instrument was prepared by: John R. Zemenak, RATHJE & WOODWARD, LLC, 300 E. Roosevelt Rd., Wheaton, IL 60187



FRED BUCHOLZ R2014-108195 DUPAGE COUNTY RECORDER

Schedule "A"

Address: 551 Geneva Rd., Glen Ellyn, IL

8. Additional Comments

The Glen Ellyn Historical Society ("GEHS") is a not-for-profit corporation organized in 1969 for the purpose of preserving and promoting the history of Glen Ellyn. In the early days it was charged with restoring the circa 1846 Stacy's Tavern and converting it to a museum. But the Society's role has grown considerably since then. The Museum Campus now includes the History Park at Main St. and Geneva Rd. (including Ward Plaza which provides a welcoming entrance to the north end of Glen Ellyn) and the History Center at 800 N Main St., which houses the Society's offices, archive and artifact storage, a community meeting room where programs are offered and items of Glen Ellyn history displayed, as well as the Glen Ellyn Center for Historical Research and Stacy's Corners Store gift shop.

As the Society's role in the community has grown and GEHS become the repository of more and more items of Glen Ellyn history, storage has become an issue. In addition to the cost, offsite storage is a problem because most items need to be easily accessible to staff and volunteers for research and education. The Society has partial use of the garages at the back 810 N Main St; however, these are quite old and mouse infested.

In contrast, the garage at 551 Geneva, which is right next to the Museum and around the corner from the History Center, is relatively new and clean, without rodent issues.

GEHS continues to operate Stacy's Tavern Museum for the village and it has long been the dream of those involved that the museum facility be expanded, to include the agricultural aspect of life in the 1840s. Because without that, the story is not complete. The people who first settled in the area were farmers. Even the Stacys, for whom the Tavern was simply a sideline.

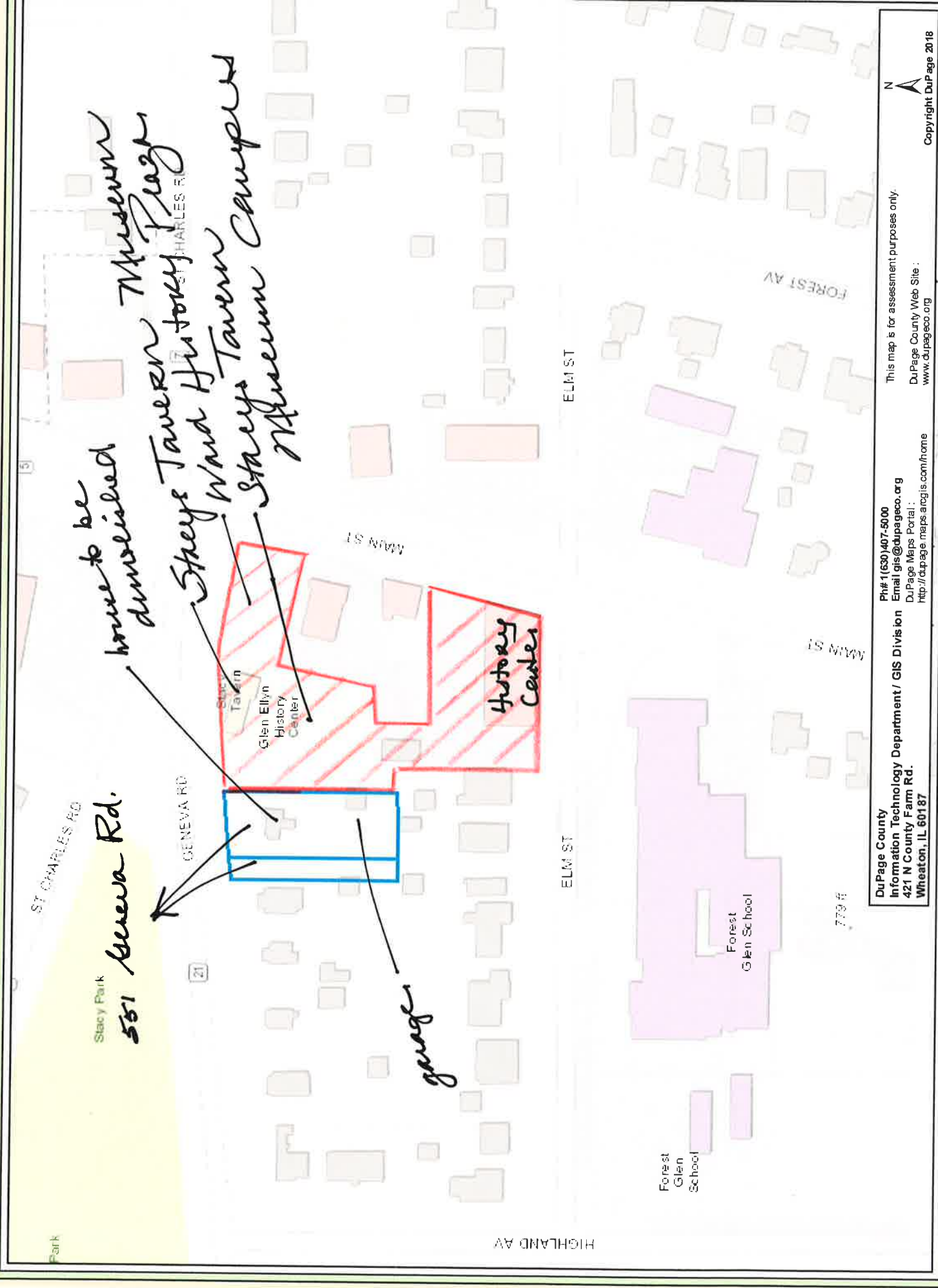
In 2014 the Property was donated to GEHS, giving it the option to one day incorporate the parcel into the Museum Campus and erect a period barn or other structure to focus on Glen Ellyn's agricultural heritage and provide storage.

Funds were not then available for developing the Property, but it was felt that the short term uses of the Property for GEHS would justify the expense of keeping it to achieve long term goals. It has always been recognized, however, that it may be in the Society's best interest at some point to sell the Property and take the proceeds.

GEHS is funded by private donations. It still cannot afford to develop the Property and incorporate it into the Museum Campus. The past couple of years have been particularly difficult for the Society, with first the mold in the house on the Property which led to the decision to demolish, then the devastating flood of the History Center which diverted time and money to recovery efforts and now Covid, which has affected operations and our volunteer base.

GEHS is requesting the proposed variations to allow it reasonable use of the Property while keeping open options for the future, whether it be to sell or incorporate the Property into the Stacy's Tavern Museum Campus.

"B"



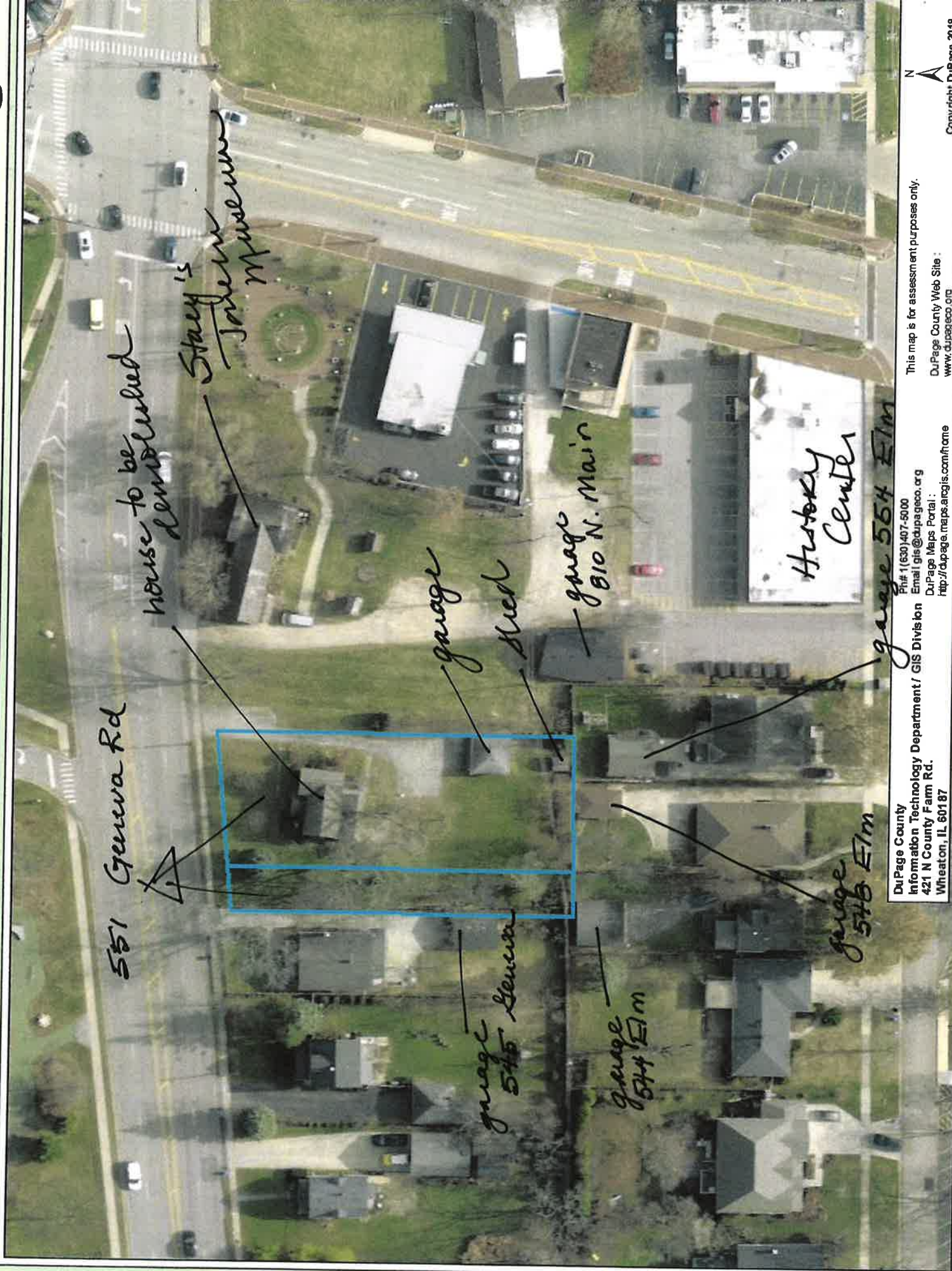
DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.
DuPage County Web Site:
www.dupageco.org

Copyright DuPage 2018

"C"

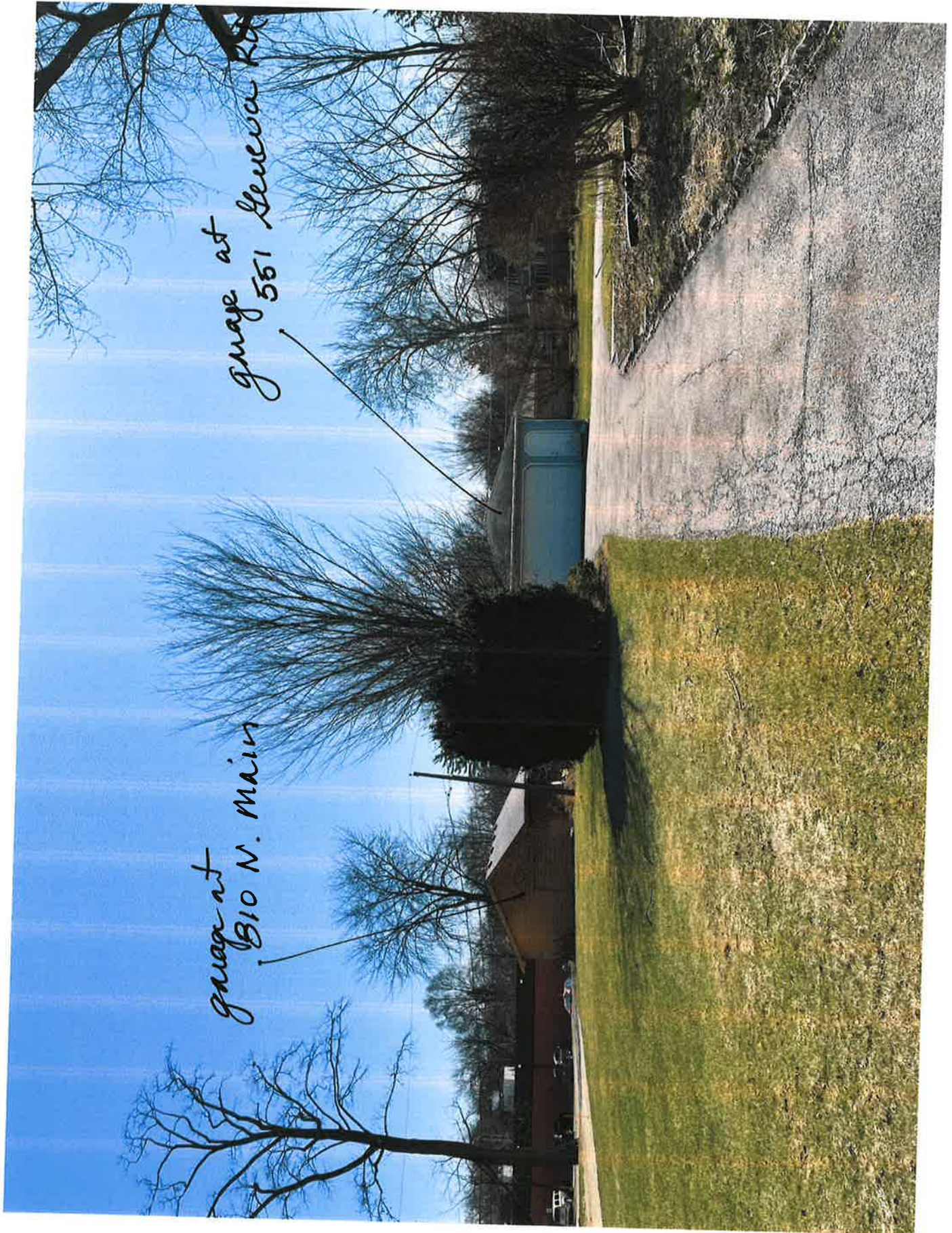




551 Geneva Rd.

gauge at
310 N. Main

gauge at
551 Geneva Rd





557 Geneva Rd.



garage at 554 Elm St

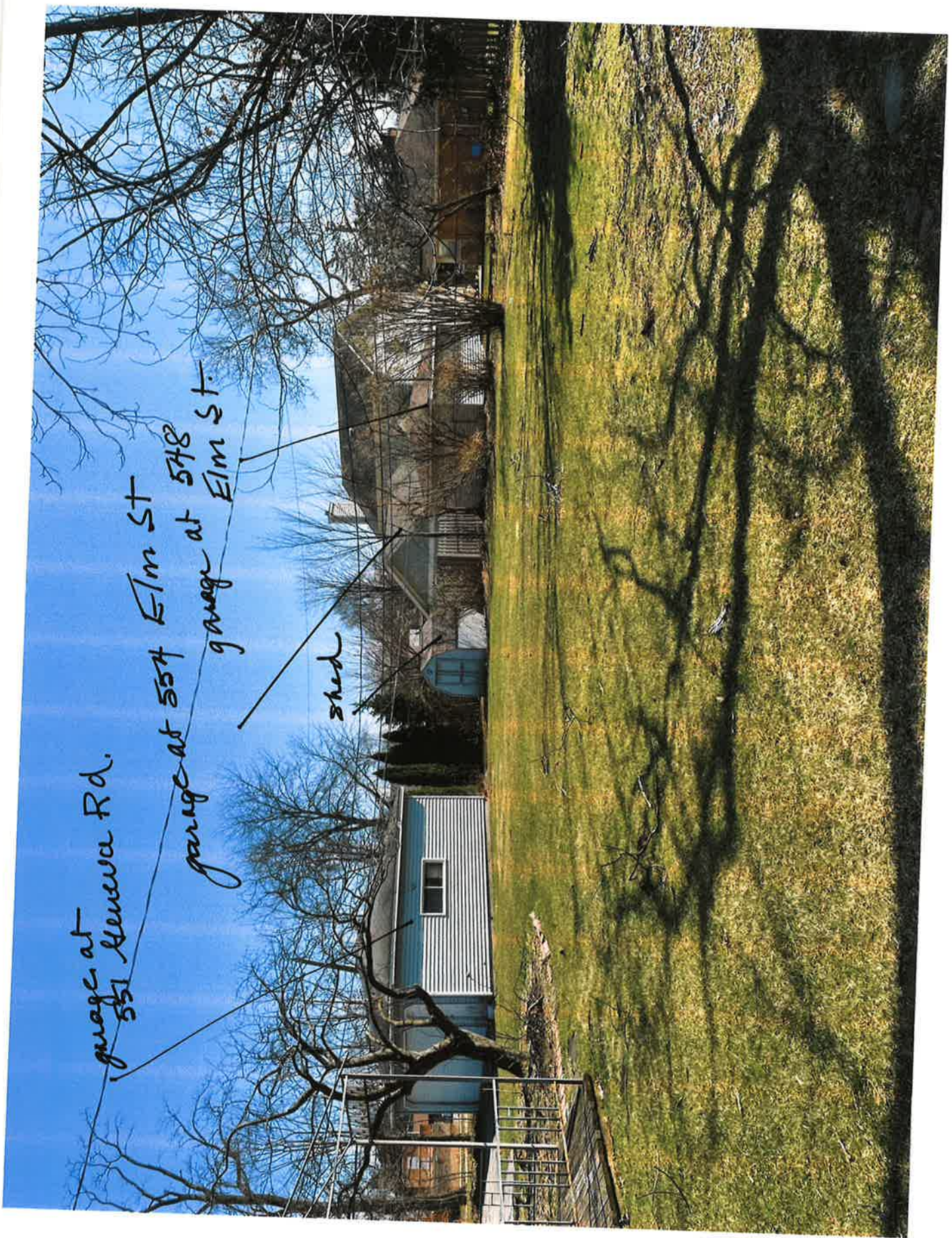
shed at 551 Geneva Rd

garage
at
545
Geneva Rd

garage at 544 Elm St

garage at 548
Elm St.

garage 551 Geneva Rd,



To: The Glen Ellyn Zoning Board of Appeals
The Glen Ellyn Village Board

Re: The property at 551 Geneva Rd. owned by the Glen Ellyn Historical Society

We, George Iain and Jo Ellen Dickie, are the owners of the property at

545 Geneva Road, Glen Ellyn, IL 60137

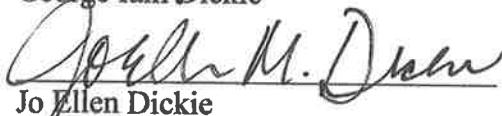
which adjoins the property at 551 Geneva Road, Glen Ellyn, Illinois.

We support the application by the Glen Ellyn Historical Society for the following variations:

1. after the house is demolished, to allow the existing garage and shed to remain on the grounds of 551 Geneva Road, and
2. to allow the Glen Ellyn Historical Society to use the garage and shed for the storage of artifacts, files, and other possessions, and
3. to allow the Glen Ellyn Historical Society to use the outdoor space at 551 Geneva Road for special events and activities, as permitted by the regulations of the Village of Glen Ellyn.

Signed:


George Iain Dickie


Jo Ellen Dickie

Date: 3.28.2021

To: The Glen Ellyn Zoning Board of Appeals
The Glen Ellyn Village Board

Re: The property at 551 Geneva Rd. owned by the Glen Ellyn Historical Society

We, Matthew and Melissa Besler, are the owners of the property at

554 Elm St., Glen Ellyn, IL 60137

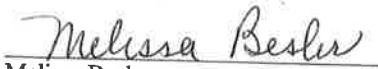
which adjoins the property at 551 Geneva Road, Glen Ellyn, Illinois.

We support the application by the Glen Ellyn Historical Society for the following variations:

1. after the house is demolished, to allow the existing garage and shed to remain on the grounds of 551 Geneva Road, and
2. to allow the Glen Ellyn Historical Society to use the garage and shed for the storage of artifacts, files, and other possessions, and
3. to allow the Glen Ellyn Historical Society to use the outdoor space at 551 Geneva Road for special events and activities, as permitted by the regulations of the Village of Glen Ellyn.

Signed:


Matthew Besler


Melissa Besler

Date: 4/17/21

I would like this property to stay residential in the case that the Hist Soc. were to sell it.

There are a couple of dead trees on the property, but please keep all other greenery.

To: The Glen Ellyn Zoning Board of Appeals
The Glen Ellyn Village Board

Re: The property at 551 Geneva Rd. owned by the Glen Ellyn Historical Society

I, Jacqueline Monaco, am the owner of the property at

548 Elm St., Glen Ellyn, IL 60137

which adjoins the property at 551 Geneva Road, Glen Ellyn, Illinois.

I support the application by the Glen Ellyn Historical Society for the following variations:

1. after the house is demolished, to allow the existing garage and shed to remain on the grounds of 551 Geneva Road, and
2. to allow the Glen Ellyn Historical Society to use the garage and shed for the storage of artifacts, files, and other possessions, and
3. to allow the Glen Ellyn Historical Society to use the outdoor space at 551 Geneva Road for special events and activities, as permitted by the regulations of the Village of Glen Ellyn.

Signed:


Jacqueline Monaco

Date: April 19, 2021

To: The Glen Ellyn Zoning Board of Appeals
The Glen Ellyn Village Board

Re: The property at 551 Geneva Rd. owned by the Glen Ellyn Historical Society

We, Michael and Grace Gillian, are the owners of the property at

544 Elm St., Glen Ellyn, IL 60137

which adjoins the property at 551 Geneva Road, Glen Ellyn, Illinois.

We support the application by the Glen Ellyn Historical Society for the following variations:

1. after the house is demolished, to allow the existing garage and shed to remain on the grounds of 551 Geneva Road, and
2. to allow the Glen Ellyn Historical Society to use the garage and shed for the storage of artifacts, files, and other possessions, and
3. to allow the Glen Ellyn Historical Society to use the outdoor space at 551 Geneva Road for special events and activities, as permitted by the regulations of the Village of Glen Ellyn.

Signed:

* 
Michael Gillian

* As Long AS KEPT
Residential


Grace Gillian

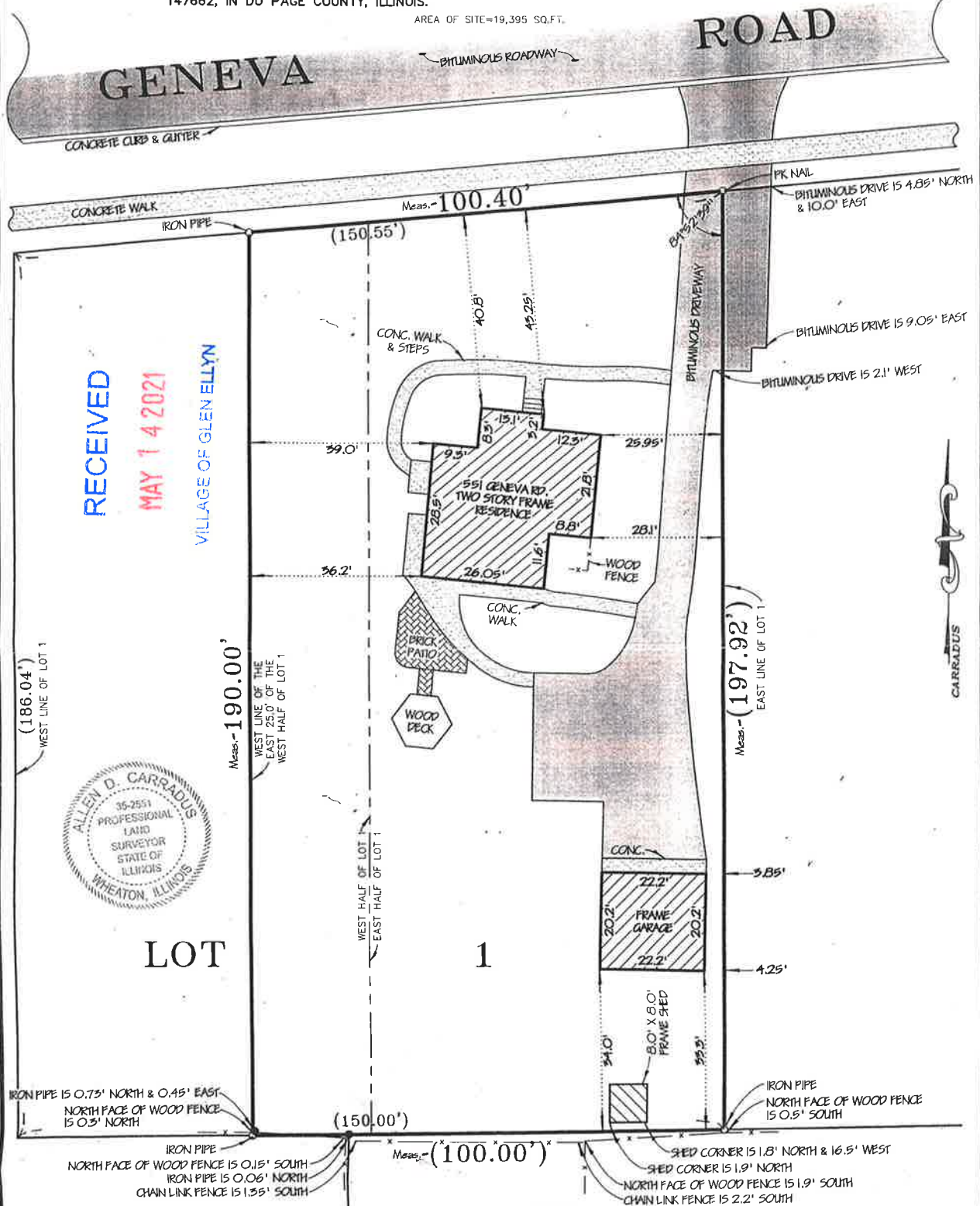
Date:

4-20-2021

PLAT OF SURVEY

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION TO PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DU PAGE COUNTY, ILLINOIS.

AREA OF SITE=19,395 SQ.FT.



STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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 WHEATON, ILLINOIS THIS 2nd DAY OF August, A.D. 2012
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2012.

4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made herein.

ALLEN D. CARRADUS LAND SURVEYOR
Residential & Commercial Land Surveying Services
108 W. Liberty Drive, Wheaton, Illinois 60187
(630) 588-0416 (Fax) 653-7682

PREPARED FOR: **WARD LARSON**

DRAWN BY: CMG	DATE OF FIELD WORK: 08/02/12	SCALE: 1" = 20'	FLD. BK. - PAGE: 306-58	PROJECT NO.: 24145
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NOTICE OF PUBLIC HEARING

The Glen Ellyn Historical Society, owner of the property located at 551 Geneva Road, Glen Ellyn, is 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, June 22, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

1. Section 10-4-1(c) to allow accessory structures (garage, shed, and driveway) to remain on the property without a principal structure after the principal structure is demolished; 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 is zoned R2, Residential District, and is legally described as follows:

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-02-322-017, 05-02-332-016

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, June 18, 2021, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.iqm2.com/Citizens/default.aspx>.

All persons who are interested are invited to attend the public hearing via Zoom. All public comments received by 4:30 pm on Tuesday, June 22, 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>

Password: 234012

Or iPhone one-tap:

US: +13126266799,,83438734651#,,,,0#,,234012# or
+16465588656,,83438734651#,,,,0#,,234012#

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

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

Webinar ID: 834 3873 4651

Password: 234012

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.

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Published in Daily Herald June 7, 2021 (4564911)

RECEIVED

JUN 13 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County

Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/07/2021 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



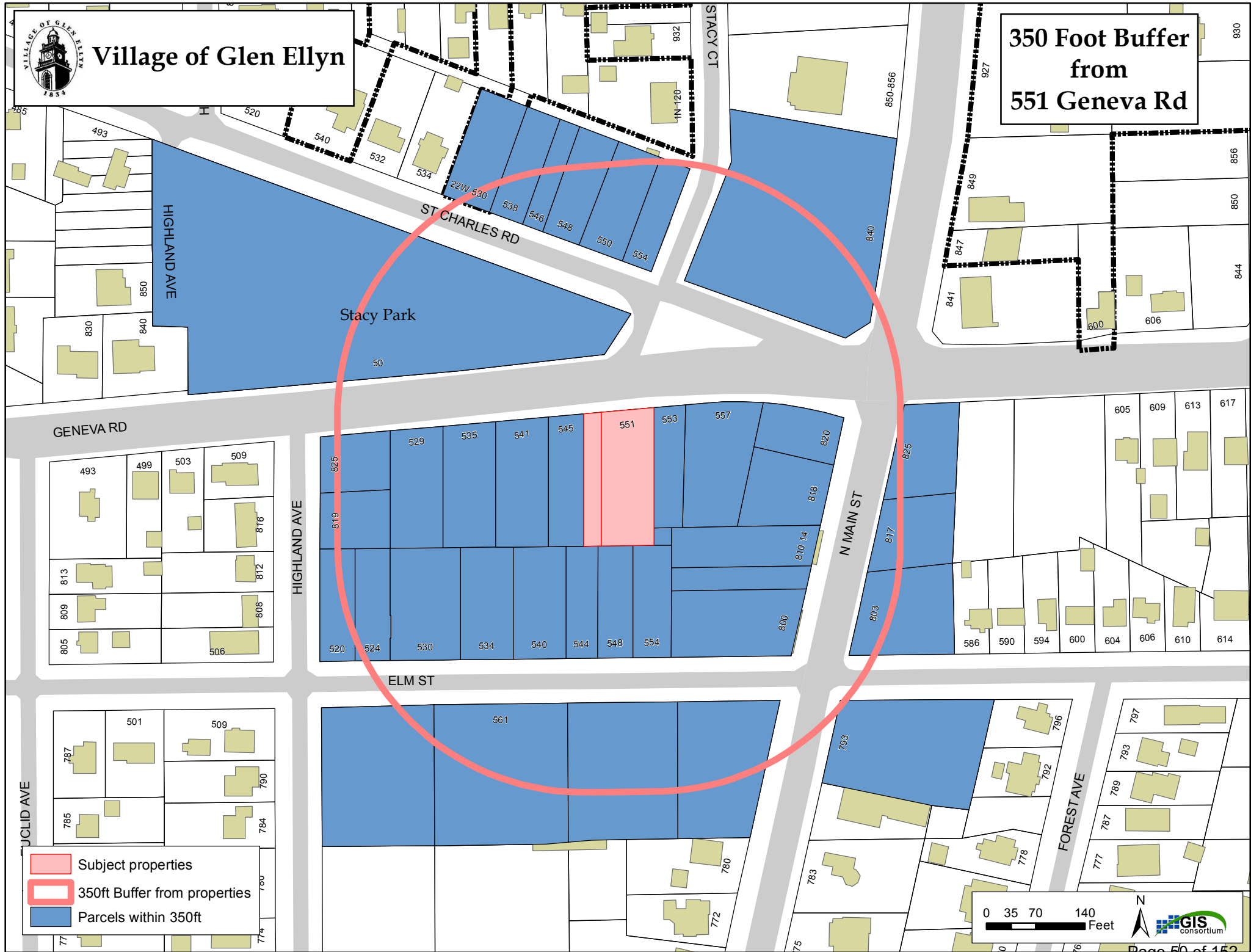
Designee of the Publisher and Officer of the Daily Herald

Control # 4564911

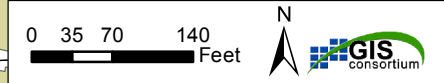


Village of Glen Ellyn

350 Foot Buffer
from
551 Geneva Rd



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



**List of Addresses for Public Notice
551 Geneva**

BILLNAME	St. Num	St. Name	Apt	City	State	Zip
818 N MAIN LLC	818	MAIN ST		GLEN ELLYN	IL	60137
ATG TRUST CO L018-092	1	WACKER DR	24FL	CHICAGO	IL	60606
BELLINDER, CANDACE	546	ST CHARLES RD		GLEN ELLYN	IL	60137
BESLER, MATTHEW & MELISSA	554	ELM ST		GLEN ELLYN	IL	60137
CHRISTIAN, JOSEPH & CHERYL	530	ELM ST		GLEN ELLYN	IL	60137
DICKENSON, ROBERT & CAROL	535	GENEVA RD		GLEN ELLYN	IL	60137
DICKIE, G	545	GENEVA RD		GLEN ELLYN	IL	60137
EMMERT, STANLEY	538	ST CHARLES RD		GLEN ELLYN	IL	60137
GILLIAN, MICHAEL & GRACE	544	ELM ST		GLEN ELLYN	IL	60137
GLEN ELLYN HISTORICAL SOC		PO BOX 283		GLEN ELLYN	IL	60138
GLEN ELLYN PARK DISTRICT	185	SPRING AVE		GLEN ELLYN	IL	60137
HALLQUIST, J & S EBENER	825	HIGHLAND AVE		GLEN ELLYN	IL	60137
KAVAL, PATRICK	520	ELM ST		GLEN ELLYN	IL	60137
KIM, JIN DOO & YOUNG JA	4260	FOREST GLEN DR		HOFFMAN ESTATES	IL	60192
KOLIOPOULOS, STEVEN	534	ELM ST		GLEN ELLYN	IL	60137
LARSON, ERIC & BRITTANY	524	ELM ST		GLEN ELLYN	IL	60137
MEI REALTY INC	1601	COLONIAL PKWY		INVERNESS	IL	60067
MICHELI, JOHN & JOAN	548	ST CHARLES RD		GLEN ELLYN	IL	60137
MINYARD, RICHARD & LYNNE	554	ST CHARLES RD		GLEN ELLYN	IL	60137
MONACO, JACQUELINE	548	ELM ST		GLEN ELLYN	IL	60137
PANOPOULOS, LEO	346	ASHFORD CIR	2	BARTLETT	IL	60103
PARRA, JACQUELINE F	541	GENEVA RD		GLEN ELLYN	IL	60137
PINTZ, PETER & HEATHER	22W530	ST CHARLES RD		GLEN ELLYN	IL	60137
RAY WHALEN BUILDERS INC	PO BOX 3380			GLEN ELLYN	IL	60137
SCHOOL DISTRICT NO 41	793	MAIN ST		GLEN ELLYN	IL	60137
TRUE NORTH ENERGY LLC	1041	REYNOLDS RD		TOLEDO	OH	43615
US BANK TRUST	3701	REGENT BLVD		IRVING	TX	75063
VILLAGE OF GLEN ELLYN	535	DUANE ST		GLEN ELLYN	IL	60137
VILLAGE OF GLEN ELLYN	525	DUANE ST		GLEN ELLYN	IL	60137
VOSS, KEN & TARA ARNOLD	819	HIGHLAND AVE		GLEN ELLYN	IL	60137



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Josh Hankins

**AGENDA ITEM (ID
2021-1219)**

DOC ID: 2021-1219

**85 Sunset Avenue- Consideration of a Construction Necessitated
Variation to allow an impervious surface to remain closer to the
property line than permitted.**

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

N/A

Action Requested:

Review and make a recommendation.

Attachments:

1. 85 Sunset Staff Report
2. 1. Property Aerial
3. 2. Zoning Map
4. 3. 1' Contour Map
5. 4. Petitioner's Application
6. 5. Letter from Contractor
7. 6. Site Plan Exhibit (Approved vs. Existing)
8. 7. Final Grading Plan (Existing Conditions)
9. 8. Existing Conditions Photos
10. 9. Petitions of Support
11. 10. Cost Estimate to Remove Work
12. 11. Public Notice
13. 12. Certification of Publication

- 14. 13. Map of Properties Notified by Mailing
- 15. 14. Mailing List

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, AICP, Planning Manager
Josh Hankins, Planning Intern

DATE: June 10, 2021

SUBJECT: June 22, 2021 Zoning Board of Appeals Meeting

PROPERTY: The subject property, 85 Sunset Avenue is an interior lot located on the east side of Sunset Avenue between Sunset Court and Fairview Avenue.

PETITIONER: Michael Foltz, manager of 85 Sunset LLC, which owns the property located at 85 Sunset Avenue, is requesting a public hearing for a construction necessitated zoning variation to allow an impervious surface to remain on the property in a location that is too close to the property line.

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

1. A variation from Section 10-5-5(C) of the Zoning Code to allow an impervious surface setback of 3 feet 3 inches where an impervious setback of 5 feet 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.

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 June 4, 2020, edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the subject property.

ZONING ORDINANCE HISTORY: Village records indicate that there are no previous variations granted to this property.

PERMIT HISTORY: The following permits have been issued for the property:

Year	Permit No.	Type
1967	B300	Electrical Service

1969	B1016	Electrical Service
1975	B3461	Plumbing
1975	B2651	Roof Addition
1977	B4777	Tool shed
1983	B7467	Plumbing
1997	B16689	Driveway Approach
2002	B21571	Sewer Repair
2002	B21571	Sewer Clean Out
2003	B21847	Fence
2018	20181304	Sewage Connection
2018	20181692	SFH Demolition
2018	20182452	SFH New Construction
2020	20200770	Lawn Sprinkler Installation

HISTORY:

The subject property is approximately 1-acre in size with a lot width of 114 feet. The property owners designed the attached garage to allow their John Deere tractor to enter and exit from the side of the garage (the tractor is 6.5 feet long and 4.5 feet wide without any attachments). The side door of the garage, which is located on the southeast side of the garage, measures only 8 feet 11 inches. The petitioner has indicated that the garage door width provides very little room to maneuver when moving the tractor from the garage to the front driveway. In the attached letter, the applicant's contractor stated that when the tractor was delivered to the site, they noticed right away that the tractor could not make a zero-turn radius from the side garage door onto the walk as originally planned. He admits that he suggested moving the sidewalk 36 inches south from the original (approved/permitted) location while also maintaining the 6-foot wide sidewalk to allow enough room for the tractor to travel on (see attached site plan exhibit). The contractor also indicates, if the walk was maintained at its original location, 6 feet 3 inches from the south lot line, the home owner would not be able to use the walk as originally intended without the risk of hitting the side of the garage when pulling the tractor in and out and potentially damaging the grass and tracking mud into the garage. These suggested field changes resulted in the sidewalk being installed in the side yard approximately 3 feet 3 inches from the property line, which deviates from the 5-foot setback required for this lot. Note, impervious surface requirements are based upon a sliding scale percentage of the lot width. For single family lots, the 5 foot setback is the maximum requirement for impervious surfaces.

PROPOSED:

The petitioner is proposing to maintain the sidewalk/impervious surface in its existing location per the attached Final Grading Plan. According to the contractor, allowing the sidewalk to remain will allow the safe travel of the tractor in and out of the garage and provide enough room to accommodate the intended stormwater swale on the south side of the property.

Per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioner is requesting approval of a construction necessitated zoning variations from

the Zoning Code to allow for the maintenance of an existing walkway with a 3 feet 3 inch impervious surface setback. In order for the walkway to remain, the abovementioned variation will need to be granted. Petitions of support for the variation request were received from the property owners at 81 Sunset Avenue (adjacent lot to the south), 90 Sunset Avenue (adjacent property to the west), and 75 Sunset Avenue (one lot south of neighbor).

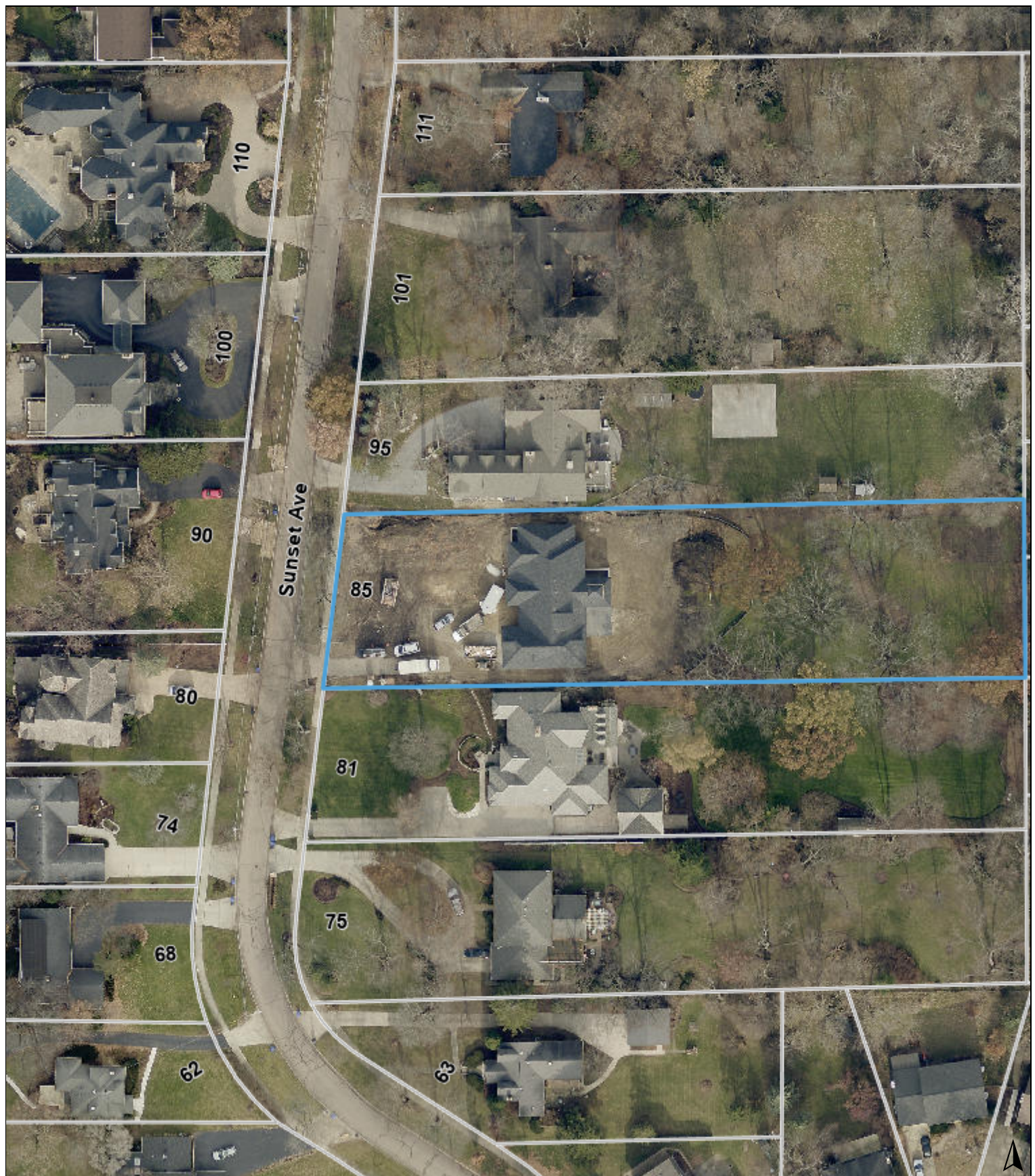
ZBA ACTION: The ZBA should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The ZBA should make findings of fact and determine if practical difficulty or a particular hardship exists and if the essential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

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

ATTACHMENTS:

1. Property Aerial
2. Zoning Map
3. 1' Contour Map
4. Petitioner's Application
5. Letter from Contractor
6. Site Plan Exhibit (approved vs. existing)
7. Final Grading Plan (Existing Conditions)
8. Existing Conditions Photos
9. Petitions of Support
10. Cost Estimate to Remove Work
11. Public Notice
12. Certificate of Publication
13. Map of Properties Notified by Mailing
14. Mailing list

CC: Staci Springer, AICP, Community Development Director
 Amy McKenna, Senior Civil Engineer
 Paula Moritz, Plan Reviewer
 Michael Foltz, Property Owner

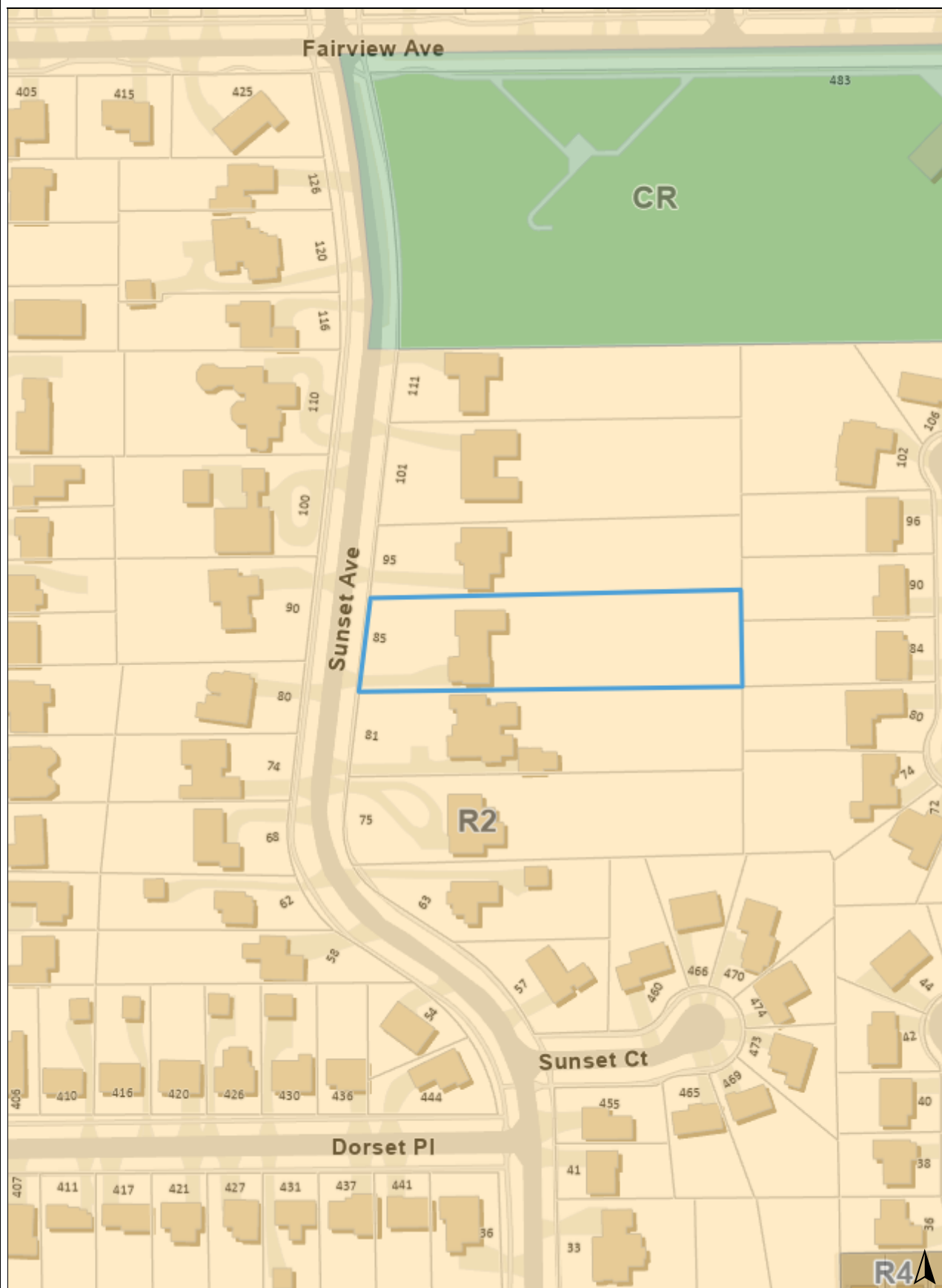


0 100 200
ft

Print Date: 6/14/2021

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:

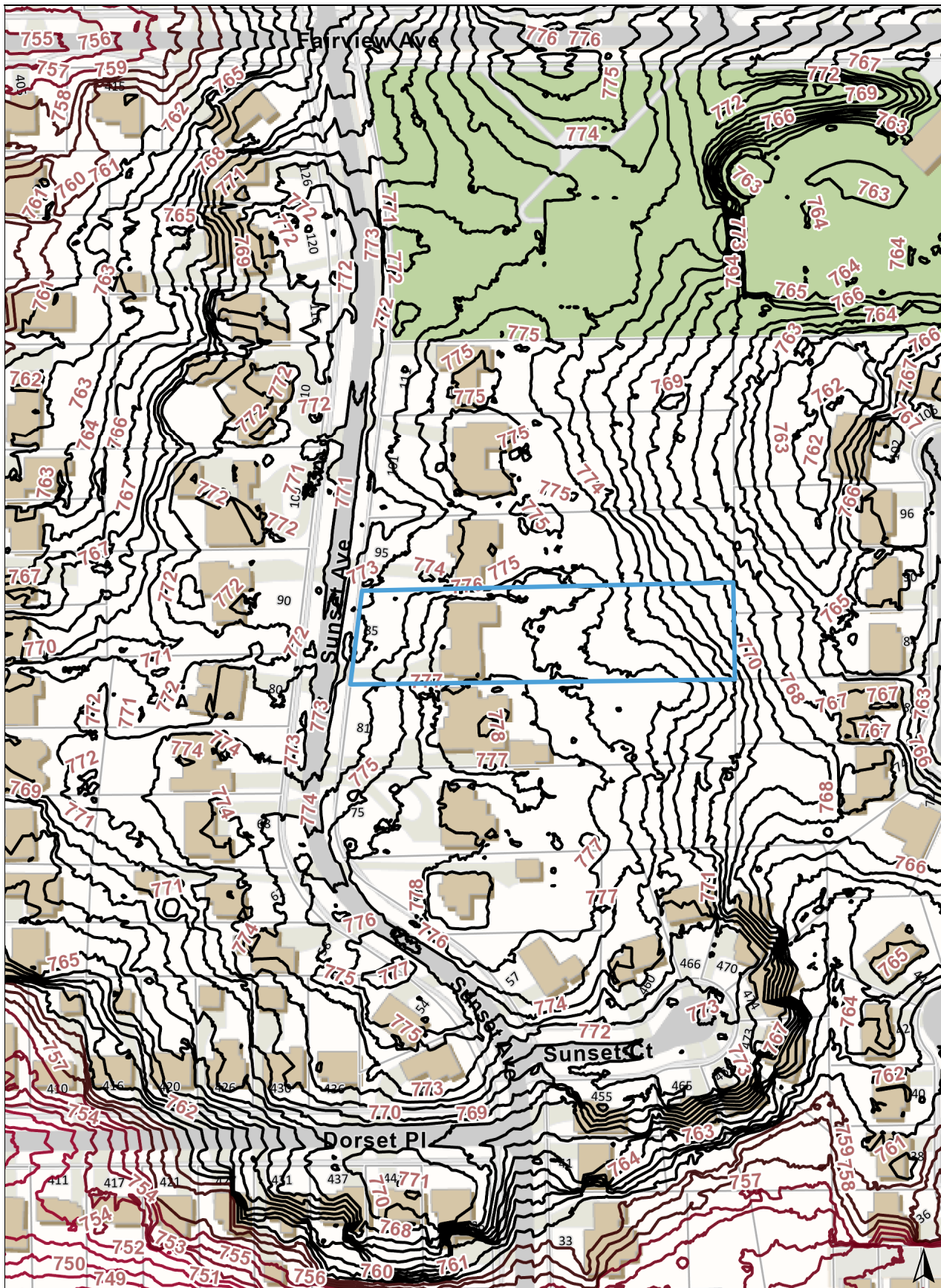
Conservation/Recreation
DistrictR2: Single Family
Residential DistrictR4: Multi-Family
Residential District

0 200 400
ft

Print Date: 6/14/2021

Notes

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**Legend**

DuPage County

DuPage County 1' 2017

Contours

- 761 - 778
- 758 - 760
- 754 - 757
- 749 - 753
- 741 - 748

0 200 400
ft

Print Date: 6/15/2021

Notes

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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: 85 Sunset, LLC

Address: 85 Sunset Avenue, Glen Ellyn, IL 60137

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

Mobile Phone No.: 630-215-3917 Fax No.: _____

E-mail: mfoltz@att.net

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):

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

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: 85 Sunset Avenue, Glen Ellyn, IL

Permanent tax index number: 05-14-307-111

Legal description:

See attached.

Zoning classification:

Lot size: 114.41 (average) ft. x 446.23 (average) ft.

Area: ± 50,856 sq. ft.

Present use: Single family home

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Variation from Section 10-5-5(C) to reduce the sidewalk setback on the south side of the house from 5.7 feet to 3 feet 3 inches

Estimated date to begin construction:

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

Tracy D. Kasson, Rathje Woodward LLC, 300 E. Roosevelt Rd., Suite 300, Wheaton, IL 60187

Brian P. Casey, Outdoor Upgrades, Inc., 545 Gierz St., Downers Grove, IL 60515

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:

See responses to all standards attached to this application.

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:

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

- 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:

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:

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:

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.

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

6. Provide evidence that the proposed variation will not:

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

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

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

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

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

f. Create a nuisance; or

g. Results in an increase in public expenditures.

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

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

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>5/26/2021</u>	<u>Michael Foltz, Manager of 85 Sunset LLC</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

AN LLC
OWNERSHIP BY ~~ACORPORATION~~

Date: _____

Address: 85 Sunset Avenue, Glen Ellyn, IL

Legal Description: _____

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

Michael C. Foltz Declaration of Trust dated

Name: September 1, 2000 Address: 85 Sunset Avenue, Glen Ellyn, IL % 50

Kim M. Foltz Declaration of Trust dated

Name: August 1, 2000 Address: 85 Sunset Avenue, Glen Ellyn, IL % 50

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: _____

II. OWNER:

- A. Owner of Property: 85 Sunset, LLC
- B. Owner's Address: 85 Sunset Avenue, Glen Ellyn, IL 60137
- C. Owner's Home Phone Number: 630-215-3917 Fax: _____
- D. Owner's Work Phone Number: _____
- E. Owner's E-mail: mfoltz@att.net
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: N/A
- B. Petitioner's Address: _____
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____

IV. LOCATION OF PROPERTY:

- A. General Location of Property: 85 Sunset Avenue, Glen Ellyn, IL
- B. Acreage of Parcel: + 50,856 sq. ft.
- C. Permanent Index Number(s): 05-14-307-111
- D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-

of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.



Petitioner and Owner, 85 Sunset LLC
By: Michael Foltz, its Manager

Owner

Date: _____

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

III. PROPERTY INFORMATION:

Common Address: 85 Sunset Avenue, Glen Ellyn, IL

Permanent Tax Index Number(s): 05-14-307-111-0000

Legal Description:

LOT 4 (EXCEPT THE EAST 100.0 FEET THEREOF AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE THEREOF) IN STOKBURGER'S RESUBDIVISION OF ALL OF GARDELLA SUBDIVISION, MILTON TOWNSHIP, DUPAGE COUNTY, BEING A SUBDIVISION OF D.J. WORTH'S LOT "A" WHICH WAS A CONSOLIDATION OF BLOCK 15 AND THE NORTH 1.08 ACRES OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ACCORDING TO THE PLAT OF STOKBURGER'S RESUBDIVISION RECORDED DECEMBER 28, 1949, AS DOCUMENT 583464, IN DUPAGE COUNTY, ILLINOIS,

ALSO LOT OR BLOCK 12 (EXCEPT THE NORTH ONE ACRE THEREOF, AS MEASURED ON THE EASTERLY LINE OF SAID LOT OR BLOCK 12 AND ALSO EXCEPT THE EAST 100.0 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT OR BLOCK 12) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1909, AS DOCUMENT 95781, IN DUPAGE COUNTY, ILLINOIS.

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

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

A. Standards Applicable to All Variations Requested:

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

The subject property is over one (1) acre in size. The owners designed the garage to be able to accommodate owner's John Deere tractor in the back of the garage. This tractor has a snow blower attachment and could have a mower attachment as well. A side door, located in the southeast corner of the garage, was designed so that the tractor could be pulled out of the garage through the side door which measures 8 feet 11 inches, almost the width of a single car garage door. Prior to the concrete being poured for the sidewalk leading from the back of the garage to the driveway, the contractor noticed the sidewalk would not provide enough turning radius to accommodate the tractor on the sidewalk. Rather than locating the sidewalk along the side of the house, the contractor moved the sidewalk approximately 36 inches to the south so that the tractor could pull in and out on the sidewalk when the area is wet rather than the grass, which would damage the grass and track mud around the property and into the garage and also to avoid hitting the side of the garage door when trying to navigate the turn out of the garage. Also, landscape plantings were planned to be installed along the side of the house to soften the appearance of the side of the house from the south neighbor's windows. The sidewalk, after construction, was still over 3 feet 3 inches from the southerly property line.

Unfortunately, because of the Village's sliding setback requirement for impervious surfaces based on lot width, the required setback for this property is five percent (5%) of the lot width. Since the lot is 114 feet wide, the required setback is 5.7 feet. If the Subject Property were 90 feet wide, the required setback would be 2.7 feet; if 70 feet wide, 2.1 feet; and, if 50 feet wide, 1 foot. Consequently, if the owner's lot were 90 feet or less, the sidewalk, in its current location, would meet the Village's impervious sidewalk setback and the tractor would have an adequate turning radius on the sidewalk. These are the practical difficulties.

Various pictures and a three-dimensional plan are enclosed showing the sidewalk, side door, and tractor and how the sidewalk, in its original location, could not accommodate the tractor's turning radius. Some other pictures show the inside of the garage which shows that it was designed to accommodate four cars and the tractor in back of the garage and the large side garage door to accommodate the tractor. Lastly, a letter from the landscape contractor is enclosed, further explaining the circumstances leading up to the sidewalk being poured in its current location.

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:

The subject property is over one (1) acre in size. The owners designed the garage to be able to accommodate owner's John Deere tractor in the back of the garage. This tractor has a snow blower attachment and could have a mower attachment as well. A side door, located in the southeast corner of the garage, was designed so that the tractor could be pulled out of the garage through the side door which measures 8 feet 11 inches, almost the width of a single car garage door. Prior to the concrete being poured for the sidewalk leading from the back of the garage to the driveway, the contractor noticed the sidewalk would not provide enough turning radius to accommodate the tractor on the sidewalk. Rather than locating the sidewalk along the side of the house, the contractor moved the sidewalk approximately 36 inches to the south so that the tractor could pull in and out on the sidewalk when the area is wet rather than the grass, which would damage the grass and track mud around the property and into the garage and also to avoid hitting the side of the garage door when trying to navigate the turn out of the garage. Also, landscape plantings were planned to be installed along the side of the house to soften the appearance of the side of the house from the south neighbor's windows. The sidewalk, after construction, was still over 3 feet 3 inches from the southerly property line.

Unfortunately, because of the Village's sliding setback requirement for impervious surfaces based on lot width, the required setback for this property is five percent (5%) of the lot width. Since the lot is 114 feet wide, the required setback is 5.7 feet. If the Subject Property were 90 feet wide, the required setback would be 2.7 feet; if 70 feet wide, 2.1 feet; and, if 50 feet wide, 1 foot. Consequently, if the owner's lot were 90 feet or less, the sidewalk, in its current location, would meet the Village's impervious sidewalk setback and the tractor would have an adequate turning radius on the sidewalk. These are the unique circumstances.

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 adjoining neighbor to the south supports the variation request. This letter is included with the exhibit. This is the only property that could be impacted by this variation. Also, as previously noted, this sidewalk would be conforming if the Subject Property were 90 feet or less. Consequently, the requested variance will not alter the essential character of the area.

- 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:

As noted in A1 above, the house was designed to accommodate the owner's tractor in the garage and to be able to pull it in and out of the garage via the side door, which was oversized to accommodate the tractor. Owner uses this tractor to maintain this large lot. Because this lot is 114 feet wide, the sidewalk must be set back 5.7 feet from the property line under the Village's Zoning Ordinance. With such a large setback, the owner cannot not get its tractor in and out of the side door on the sidewalk. If this lot were 90 feet or less wide, the sidewalk's setback in the current location would meet the Village's requirement.

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

As noted before, any lots located in this zoning district that are 90 feet or less would meet the proposed setback requirement. Also, many homes are not designed to accommodate a tractor in the garage with the ability to use a side door of the garage to enter and exit. Consequently, this variation request would not be applicable generally to other property within the same zoning district.

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

It is not. It is based on the desire to be able to use a tractor to help maintain the Subject Property.

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

The hardship is created by the size and width of the lot which requires a greater setback than other lots. As noted before, the setback would be conforming for any lot 90 feet wide or less. Also, having a tractor helps with maintaining this large lot, which is over one acre:

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 adjoining neighbor to the south supports the variation request. This letter is included with the exhibit. This is the only property that could be impacted by this variation. Also, as previously noted, this sidewalk would be conforming if the Subject Property were 90 feet or less. Consequently, the requested variance will not alter the essential character of the area.

6. Provide evidence that the proposed variation will not:

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

This is an impervious material setback variance. It will not affect the supply of light and air to adjacent property.

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

It will not. This is an impervious material setback variance.

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

It will not.

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

The adjoining neighbor to the south supports the variation request. This letter is included with the exhibit. This is the only property that could be impacted by this variation. Also, as previously noted, this sidewalk would be conforming if the Subject Property were 90 feet or less. Consequently, the requested variance will not alter the essential character of the area.

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

It will not. This is an impervious material setback variance.

- f. Create a nuisance; or

It will not.

- g. Results in an increase in public expenditures.

It will not.

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

The proposed variance is the minimum variation for an adequate turning radius for the owner's tractor.

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

March 13, 2021

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

RE: 85 Sunset Ave., Glen Ellyn, IL

To whom it may concern,

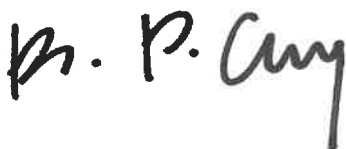
This is a brief narrative on how the south side yard walk ended up at its current location.

The walk was intended to go in as planned and per code. Prior to the walk being formed and poured, I happened to be onsite and noticed the tractor was delivered. It was a good size tractor (75" long, 55" wide, without any attachments), and I realized right away that it could not make a zero turn radius out of the side garage, onto the walk as planned. Without even considering the setback (my momentary lapse in judgement), I suggested moving the walk 36" south from the original location and still maintain the planned 6' walk width. This would allow more room for the tractor to make the turn in and out of the garage and we still had 3'-3" to the property line to accommodate the intended swale.

The change was not intended to deviate from code, I was just trying to make the walk more functional since it was not yet installed, and did not realize what I had done until it was pointed out by the Village.

Please let me know if you have any questions or need any additional information.

Thank you,



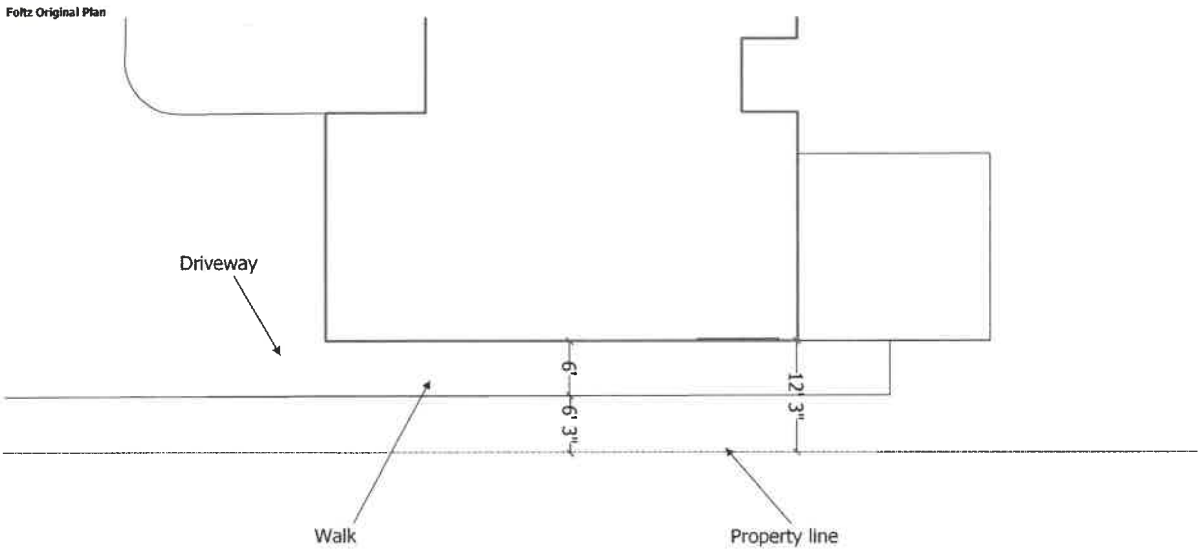
Brian P. Casey
President

Foltz Residence

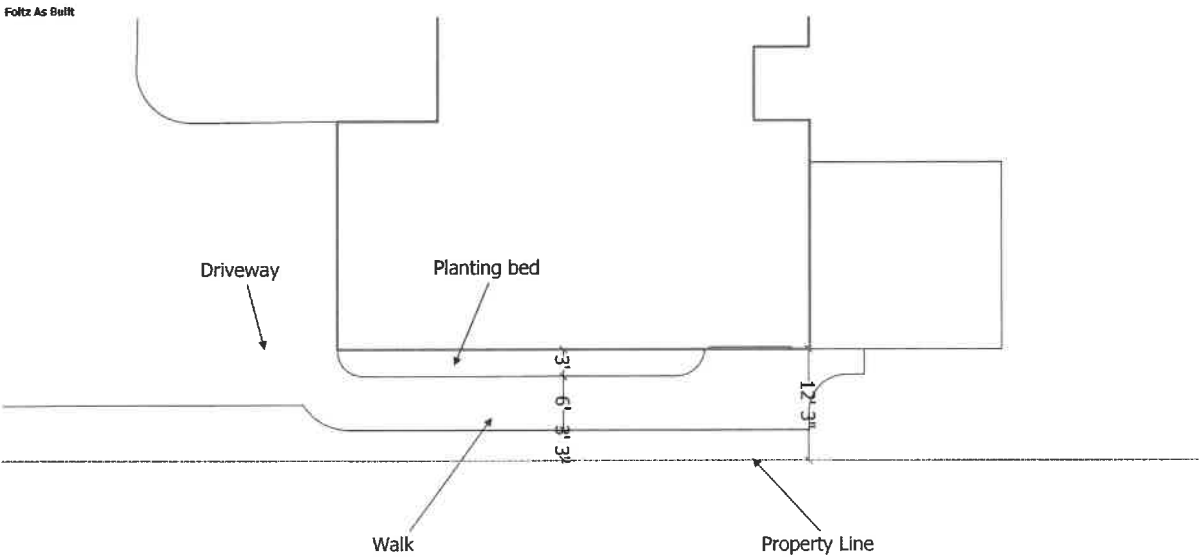
Original Plan



As Built



Scale: 1/8" = 1 ft



Scale: 1/8" = 1 ft

AS-CONSTRUCTED FINAL GRADING PLAN

LOT 4 (EXCEPT THE EAST 100.0 FEET THEREOF AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE THEREOF) IN STOKBURGER'S RESUBDIVISION OF ALL GARDELLA SUBDIVISION, MILTON TOWNSHIP, DUPAGE COUNTY, BEING A SUBDIVISION OF D.J. WORTH'S LOT "A" WHICH WAS A CONSOLIDATION OF BLOCK 15 AND THE NORTH 1.08 ACRES OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ACCORDING TO THE PLAT OF STOCKBURGER'S RESUBDIVISION RECORDED DECEMBER 28, 1949, AS DOCUMENT 583464, IN DUPAGE COUNTY, ILLINOIS, ALSO LOT OR BLOCK 12 (EXCEPT THE NORTH ONE ACRE THEREOF AND EXCEPT THE SOUTH 200 FEET THEREOF, AS MEASURED ON THE EASTERLY LINE OF SAID LOT OR BLOCK 12 AND ALSO EXCEPT THE EAST 100.0 AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT OR BLOCK 12) IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1909, AS DOCUMENT 95781, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 85 SUNSET AVENUE, GLEN ELLYN, ILLINOIS
PIN: 05-14-307-006 AND 05-14-307-011

VCBMP REQUIREMENTS:

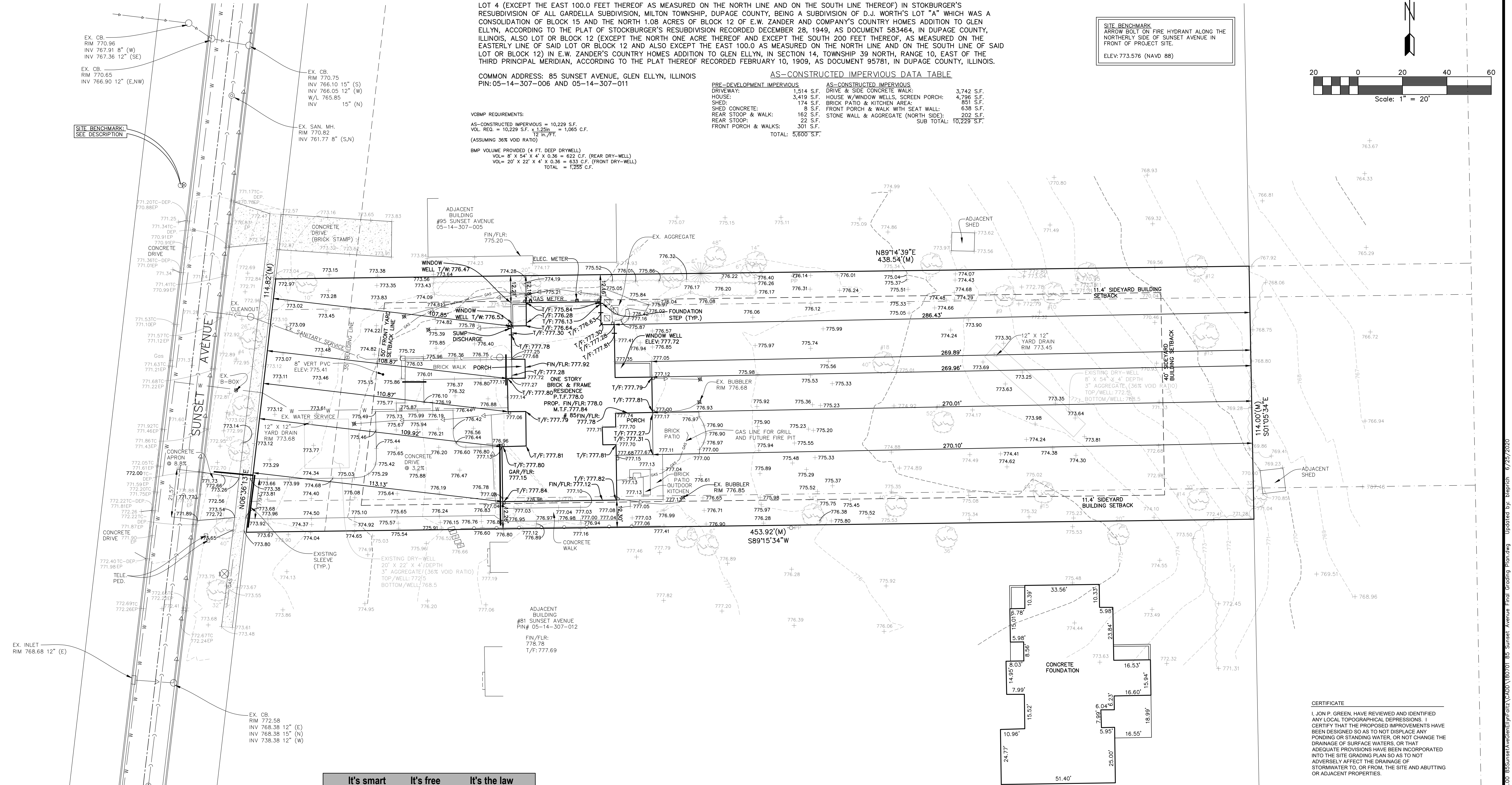
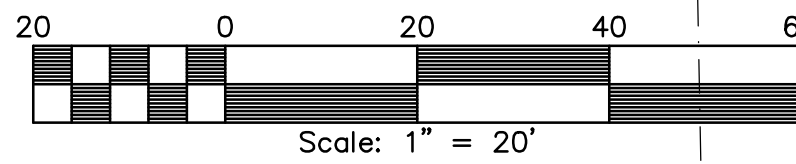
AS-CONSTRUCTED IMPERVIOUS = 10,229 S.F.
VOL. REQ. = 10,229 S.F. x 1.25in = 1,278.6 C.F.
(ASSUMING 36% VOID RATIO)

BMP VOLUME PROVIDED (4 FT. DEEP DRYWELL)
VOL. = 8' X 54' X 4' X 0.36 = 622 C.F. (REAR DRY-WELL)
VOL. = 20' X 22' X 4' X 0.36 = 633 C.F. (FRONT DRY-WELL)
TOTAL = 1,255 C.F.

AS-CONSTRUCTED IMPERVIOUS DATA TABLE

PRE-DEVELOPMENT IMPERVIOUS	AS-CONSTRUCTED IMPERVIOUS
DRIVEWAY: 1,514 S.F.	DRIVE & SIDE CONCRETE WALK: 3,742 S.F.
HOUSE: 3,419 S.F.	HOUSE W/ WINDOW WELLS, SCREEN PORCH: 4,796 S.F.
SHED: 174 S.F.	BRICK PATIO & KITCHEN AREA: 851 S.F.
SHED CONCRETE: 8 S.F.	FRONT PORCH & WALK WITH SEAT WALL: 638 S.F.
REAR STOOP & WALK: 162 S.F.	STONE WALL & AGGREGATE (NORTH SIDE): 202 S.F.
FRONT PORCH & WALKS: 301 S.F.	SUB TOTAL: 10,229 S.F.
TOTAL: 5,600 S.F.	

SITE BENCHMARK
ARROW BOLT ON FIRE HYDRANT ALONG THE
NORTHERLY SIDE OF SUNSET AVENUE IN
FRONT OF PROJECT SITE.
ELEV: 773.576 (NAVD 88)



It's smart

It's free

It's the law

Call before
you dig

800.892.0123

EXISTING GRADE	+XXXXXX
EXISTING CONTOUR	XXXX
PROPOSED GRADE	+XXXXXX
PROPOSED CONTOUR	XXXX
PROPOSED FLOW	---
SILT FENCE	XX--XX--
CONSTRUCTION SAFETY FENCE	---

KEY:
T/F = TOP OF FOUNDATION
P.T.F. = PROPOSED TOP OF FOUNDATION
M.T.F. = MEASURED TOP OF FOUNDATION

CERTIFICATE
I, JON P. GREEN, HAVE REVIEWED AND IDENTIFIED ANY LOCAL TOPOGRAPHICAL DEPRESSIONS. I CERTIFY THAT THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED SO AS TO NOT DISPLACE ANY PONDING OR STANDING WATER, OR NOT CHANGE THE DRAINAGE OF SURFACE WATERS, OR THAT ADEQUATE PROVISIONS HAVE BEEN INCORPORATED INTO THE SITE GRADING PLAN SO AS TO NOT ADVERSELY AFFECT THE DRAINAGE OF STORMWATER TO, OR FROM, THE SITE AND ADJUTING OR ADJACENT PROPERTIES.

SIGNED
I, JON P. GREEN, HEREBY VERIFY THAT I HAVE MEASURED THE ABOVE PROPERTY AND THAT THE PLAN HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID CONDITIONS. DATED AT WARRENVILLE, IL. THIS 25TH DAY OF JUNE A.D. 2020

REGISTERED PROFESSIONAL ENGINEER NO. 062-052108

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

PREPARED FOR: PATRICK J. MURPHY BUILDERS, INC.

DRAWN BY: B.L.
CHECKED BY: J.G.
APPROVED BY: J.G.



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

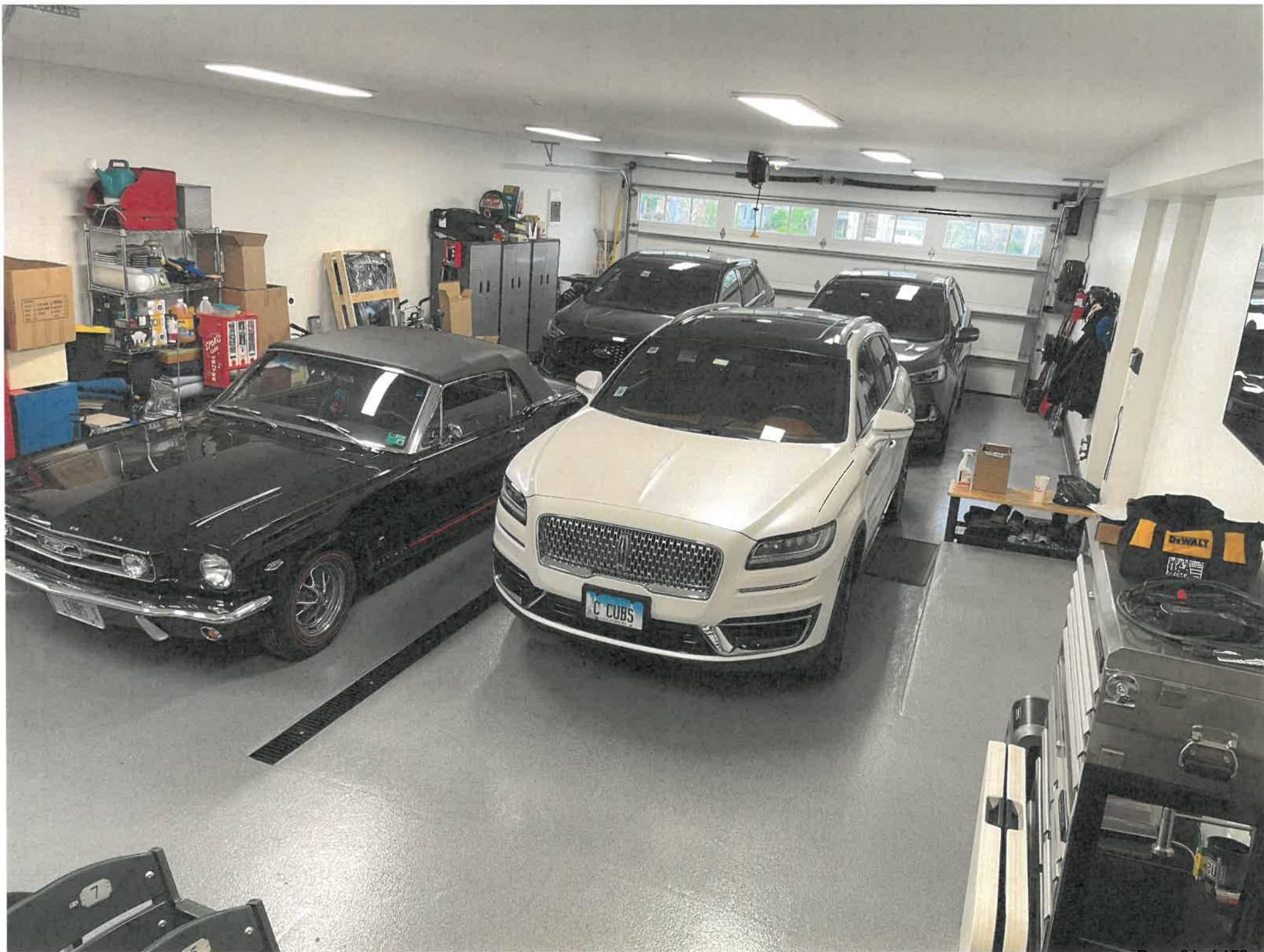
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

AS-CONSTRUCTED FINAL GRADING PLAN DATED: JUNE 25, 2020 SHEET 1 OF 1



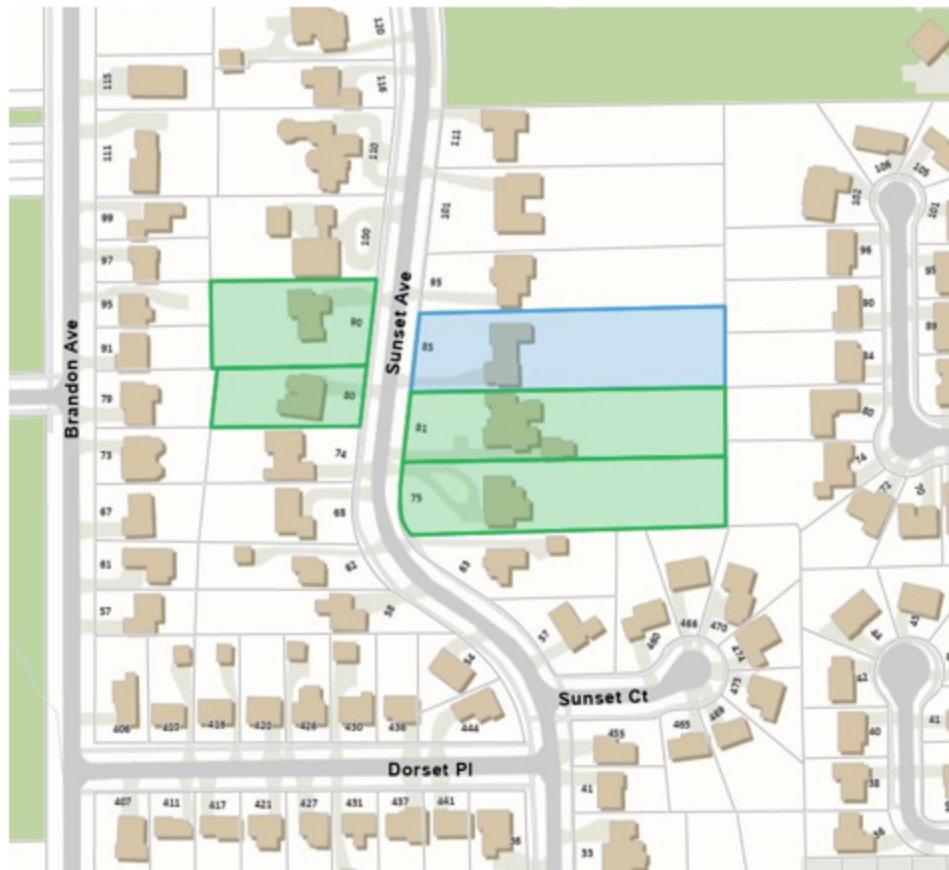












Areas in Blue: Subject Property
Areas in Green: Neighbors Support

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

Re: Variance for Sidewalk at South Side of 85 Sunset Ave.

To Whom It May Concern:

Please note that we live at the address noted below, which is adjacent to the sidewalk in question at 85 Sunset Ave.

We approve Glen Ellyn granting a variance to permit the sidewalk on the south side of the property to extend over the required setback line.

	<u>JOHN R. TRIMARCO</u>	<u>3/29/2021</u>
Signature	Printed Name	Date

	<u>Arlene E. Trimarco</u>	<u>3/29/21</u>
Signature	Printed Name	Date

Address of our property: 81 Sunset Ave Glen Ellyn IL 60137

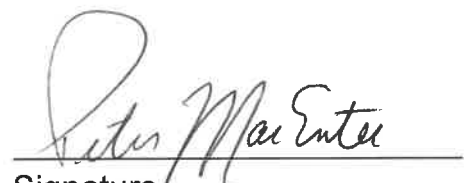
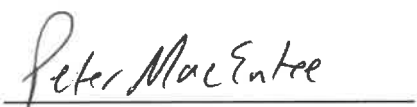
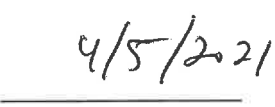
Village of Glen Ellyn
Zoning Board of Appeals
535 Duane St.
Glen Ellyn, IL 60137

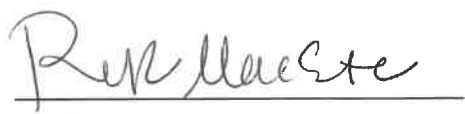
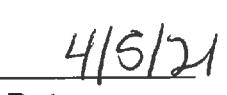
Re: Variance for Sidewalk at South Side of 85 Sunset Ave.

To Whom It May Concern:

Please note that we live at the address noted below, which is just across the street from the sidewalk in question at 85 Sunset Ave.

We approve Glen Ellyn granting a variance to permit the sidewalk on the south side of the property to extend over the required setback line.

		
Signature	Printed Name	Date

		
Signature	Printed Name	Date

Address of our property: 90 Sunset Ave, Glen Ellyn IL 60137

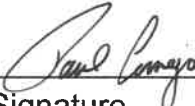
Village of Glen Ellyn
Zoning Board of Appeals
535 Duane St.
Glen Ellyn, IL 60137

Re: Variance for Sidewalk at South Side of 85 Sunset Ave.

To Whom It May Concern:

Please note that we live at the address noted below, which is near the sidewalk in question at 85 Sunset Ave.

We approve Glen Ellyn granting a variance to permit the sidewalk on the south side of the property to extend over the required setback line.

	<u>Paul Cornejo</u>	<u>4/5/21</u>
Signature	Printed Name	Date

	<u>Melissa Cornejo</u>	<u>4-5-21</u>
Signature	Printed Name	Date

Address of our property: 75 Sunset Ave., Glen Ellyn, IL 60137

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

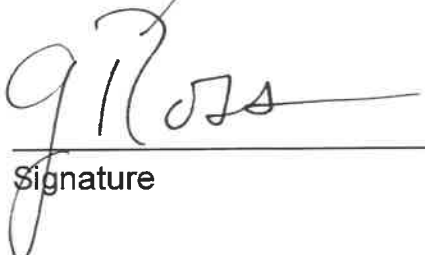
Re: Variance for Sidewalk at South Side of 85 Sunset Ave.

To Whom It May Concern:

Please note that we live at the address noted below, which is just across the street from the sidewalk in question at 85 Sunset Ave.

We approve Glen Ellyn granting a variance to permit the sidewalk on the south side of the property to extend over the required setback line.

 Sam. D. Paul Ross, MD 4.15.21
Signature Printed Name Date

 Gilda Ross 4.15.21
Signature Printed Name Date

Address of our property: 80 Sunset Avenue
(Glen Ellyn)



PATRICK J. MURPHY BUILDERS, INC.

June 14, 2021

Mr. and Mrs. Mike Foltz
85 Sunset
Glen Ellyn, IL 60137

RE: Foltz Residence – 85 Sunset, Glen Ellyn - Removal, replacement and restoration of sidewalk/landscaping

Mike and Kim,

The estimate to remove the existing sidewalk on the south side of the garage, replace the sidewalk and restore the landscaping and any necessary follow up is \$8,550.00.

Please let me know if you have any questions on the above.

Sincerely,


PJ Murphy

Cc: PJM

NOTICE OF PUBLIC HEARING

85 Sunset LLC, owner of the property located at 85 Sunset Avenue, Glen Ellyn, is requesting a public hearing for a construction necessitated 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, June 22, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

1. Section 10-5-5(C) to allow an impervious surface setback of 3 feet 3 inches where an impervious surface setback of 5 feet is required;
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

LOT 4 (EXCEPT THE EAST 100.00 FEET THEREOF AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE THEREOF) IN STOKBURGER'S RESUBDIVISION OF ALL OF GARDELLA SUBDIVISION, MILTON TOWNSHIP, DUPAGE COUNTY, BEING A SUBDIVISION D.J. WORTH'S LOT "A" WHICH WAS A CONSOLIDATION OF BLOCK 15 AND THE NORTH 1.08 ACRES OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S COUNTRY HOMES ADDITION TO GLEN ELLYN, ACCORDING TO THE PLAT OF STOKBURGER'S RESUBDIVISION RECORDED DECEMBER 28, 1949, AS DOCUMENT 583464, IN DUPAGE COUNTY, ILLINOIS.

ALSO LOT OR BLOCK 12 (EXCEPT THE NORTH ONE ACRE THEREOF, AS MEASURED ON THE EASTERLY LINE OF SAID LOT OR BLOCK 12 AND ALSO EXCEPT THE EAST 100.00 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT OR BLOCK 12) IN E.W ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1909, AS DOCUMENT 95781, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-14-307-111

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, June 18, 2021, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.qm2.com/Citizens/default.aspx>.

All persons who are interested are invited to attend the public hearing via Zoom. All public comments received by 4:30 pm on Tuesday, June 22, 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>

Password: 234012

Or iPhone one-tap:

US: +13126266799,,83438734651#,,,0#,,234012# or

+16465588656,,83438734651#,,,0#,,234012#

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

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

Webinar ID: 834 3873 4651

Password: 234012

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.

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<http://glenellynvillageil.com2.com/Citizens/default.aspx>.

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Password: 234012

Or iPhone one-tap:

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+16465588656, 83438734651#,,,0#,,234012#

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

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

+1 669 900 9128 or +1 253 215 8792 or +1 346 248 7799

Webinar ID: 834 3873 4651

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remotely without the otherwise required quorum present

at the meeting place while a disaster declaration is

in place. The Covid-19 disaster declaration satisfies this

condition, allowing Zoning Board of Appeals members

to participate electronically in meetings at this time.

The public is welcome to observe and participate in all

meetings of the Zoning Board of Appeals.

Published in Daily Herald June 4, 2021 (4564573)

RECEIVED

JUN 13 2021

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/04/2021 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

Laurel Baitz

Designee of the Publisher and Officer of the Daily Herald

Control # 4564573



Village of Glen Ellyn

FAIRVIEW AVE

350 Foot Buffer
from
85 Sunset Ave

Sunset Park

BRANDON AVE

ILLINOIS ST

SUNSET AVE

JOYCE CT

SUNSET CT

DORSET PL

0 35 70 140 Feet



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

List of Addresses for Public Notice

85 Sunset					
BILLNAME	LSTN	BILLSTNAME	BILLCITY	BILLSTATE	BILLZIP
AHMAD, F & S MUQADDAS	474	SUNSET CT	GLEN ELLYN	IL	60137
ARAGON, MEGAN	96	JOYCE CT	GLEN ELLYN	IL	60137
ARCHAMBAULT, GEORGE & J R	89	JOYCE CT	GLEN ELLYN	IL	60137
BENTLER, PETER & SARAH	105	JOYCE CT	GLEN ELLYN	IL	60137
BERMANN TR, JANET S	90	JOYCE CT	GLEN ELLYN	IL	60137
BOCHENEK, KEVEN & NELL	466	SUNSET CT	GLEN ELLYN	IL	60137
BONUS, CAROL L	111	BRANDON AVE	GLEN ELLYN	IL	60137
BRINCKERHOFF, ALICIA C	68	SUNSET AVE	GLEN ELLYN	IL	60137
BURDETT, JAMES & SUZANNE	54	SUNSET AVE	GLEN ELLYN	IL	60137
CARLEVATO, GREGG & COLEEN	91	BRANDON	GLEN ELLYN	IL	60137
CHICAGO TITLE 8002377883	1122	THUNDERBIRD LN	NAPERVILLE	IL	60563
CONNORS, CHESTER L & L A	72	JOYCE CT	GLEN ELLYN	IL	60137
CORKE, ROBERT & JULIE	97	BRANDON AVE	GLEN ELLYN	IL	60137
FOLEY, BRIAN T	44	DORSET CT	GLEN ELLYN	IL	60137
GABRIC, JOAN A TR	74	JOYCE CT	GLEN ELLYN	IL	60137
GAGLIANO, HEATHER M	101	SUNSET AVE	GLEN ELLYN	IL	60137
GALLAGHER, JOHN P & AVIS	80	JOYCE CT	GLEN ELLYN	IL	60137
GANSER, MATTHEW & H	68	JOYCE CT	GLEN ELLYN	IL	60137
GILHULY, MARK & JENNIFER	84	JOYCE CT	GLEN ELLYN	IL	60137
GLEN ELLYN PARK DIST	185	SPRING AVE	GLEN ELLYN	IL	60137
GOODWIN, JOHN & JANELLE L	63	SUNSET AVE	GLEN ELLYN	IL	60137
HADDAD, C & S GARBOYAN	79	BRANDON AVE	GLEN ELLYN	IL	60137
HARRIS, DAVID & RACHEL	470	SUNSET CT	GLEN ELLYN	IL	60137
HINDMAN, DONNA K	95	BRANDON AVE	GLEN ELLYN	IL	60137
HOUSEY JR, WM & SHELLEY	708	LENOX RD	GLEN ELLYN	IL	60137
JUNG JR, EDWARD F	45	DORSET CT	GLEN ELLYN	IL	60137
KING, PHILIP & CANDACE M	106	JOYCE CT	GLEN ELLYN	IL	60137
KOLAVO, JEROME & SUSAN	100	SUNSET AVE	GLEN ELLYN	IL	60137
LEMON, BRIAN & CATHERINE	90	SUNSET AVE	GLEN ELLYN	IL	60137
LEPOLD, MICHAEL & LORI	436	DORSET PL	GLEN ELLYN	IL	60137
LORISH, MITCHELL & JENNY	73	BRANDON AVE	GLEN ELLYN	IL	60137
MARTIS, GREGORY N	460	SUNSET CT	GLEN ELLYN	IL	60137
MC CLUSKEY JR, JOHN J	67	BRANDON AVE	GLEN ELLYN	IL	60137
MONTEE, JACQUELYN R	95	SUNSET AVE	GLEN ELLYN	IL	60137
O CARROLL, DANIEL & GAIL	75	SUNSET	GLEN ELLYN	IL	60137
PIERCE, ROBERT A	95	JOYCE CT	GLEN ELLYN	IL	60137
RADKIEWICZ, JARED & CAROL	430	DORSET PL	GLEN ELLYN	IL	60137
ROBERTS, MARK & LAURA	99	BRANDON AVE	GLEN ELLYN	IL	60137
ROSELLI, MARY JEAN	74	SUNSET AVE	GLEN ELLYN	IL	60137
ROSS, GILDA W	80	SUNSET AVE	GLEN ELLYN	IL	60137
SCHAEFERS, SCOTT & C	101	JOYCE CT	GLEN ELLYN	IL	60137
SHERRIER, ERIC & TRACY	57	SUNSET AVE	GLEN ELLYN	IL	60137
SPRADLEY, JOSEPH P	83	JOYCE CT	GLEN ELLYN	IL	60137
STREIT, MARILYN	58	SUNSET AVE	GLEN ELLYN	IL	60137
SWANSON, GRACE C	116	SUNSET	GLEN ELLYN	IL	60137
TOYA, JAMES & MARINA	62	SUNSET AVE	GLEN ELLYN	IL	60137
TRIMARCO, JOHN & ARLENE	81	SUNSET AVE	GLEN ELLYN	IL	60137
WIEDNER, FRANK	102	JOYCE CT	GLEN ELLYN	IL	60137
WILLIAMS, CRAIG & BARBARA	70	JOYCE CT	GLEN ELLYN	IL	60137
YATZKAN, BRIAN		PO BOX 2817	GLEN ELLYN	IL	60138



**Glen Ellyn Zoning Board
of Appeals**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 6/22/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Josh Hankins

**AGENDA ITEM (ID
2021-1218)**

DOC ID: 2021-1218

**523 Fairway Court - Consideration of a Construction Necessitated
Zoning Variation to allow a pergola to remain on the property in
the required rear yard setback.**

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

N/A

Action Requested:

Review & make a recommendation.

Attachments:

1. Staff Report-523 Fairway
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. 1' Contour Map
5. 4. Petitioner's Application
6. 5. Existing Conditions Photos
7. 6. Petitions of Support
8. 7. Plat of Survey
9. 8. Site Plans
10. 9. Public Notice
11. 10. Certificate of Publication
12. 11. List of Properties Notified by Mail
13. 12. Mailing List

- 14. 13. Review Letter dated 11-14-2019
- 15. 14. Review Response letter dated 11-23-2019
- 16. 15. Approved Plan dated 12-9-2019
- 17. 16. Building Permit dated 12-9-2019
- 18. 17. Email dated 2-18-2021
- 19. 18. Exhibit - Compliant locations for pergola

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Kelly Purvis, AICP, Planning Manager
Josh Hankins, Planning Intern

DATE: June 10, 2021

SUBJECT: June 22, 2021 Zoning Board of Appeals Public Hearing for the consideration of a Construction Necessitated Zoning Variation to allow a pergola to remain on the property located at 523 Fairway Ct.

PROPERTY: 523 Fairway Ct. is a corner lot on the north and east side of Fairway Ct., just west of Cumnor Avenue.

PETITIONER: The petitioner is Michael Fisher, owner of the property located at 523 Fairway Ct.

REQUEST: The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-4(A)4b to allow an accessory structure (pergola) within 10 feet of the principal structure to encroach 16.23 feet into the rear yard, which results in a rear yard setback of approximately 23.68 feet in lieu of the required minimum 40 foot rear yard setback; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

PUBLIC NOTICE: Notice of the public hearing was published in the June 7, 2021 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

**ZONING
ORDINANCE
HISTORY:**

Village records indicate that no variations have been previously granted to this property.

PERMIT

HISTORY:

Village records indicate the following permits have been issued for the subject property.

Year	Permit No.	Type
2019	20190241	New Home Construction
2019	20192541	Patio and Retaining Wall
2020	20200778	Irrigation
2020	20202519	Sump Pump Connection

HISTORY:

The petitioner submitted a building permit application on October 1, 2019 for construction of a pergola, patio and retaining wall. Staff issued the first review of the proposed improvements on October 23, 2019 requesting additional information about the pergola (among other things). A second review of the proposed improvements was issued on November 14, 2019 noting that the location of the proposed pergola was not compliant with the Village Code (see attached review letter). On November 23, 2019 the petitioner's architect submitted a review response letter to the Village indicating that the pergola had been removed from the permit application, and that the property owner would be seeking a variation to construct the pergola (see attached review response letter). The plans were then approved by Village staff on December 9, 2019, noting that the pergola could not be constructed until a variation was requested and approved (see attached approved plan). A building permit to allow the construction of the patio and retaining wall was issued on December 9, 2019 (see attached building permit). A variation application to allow the pergola to be constructed on the property within 10 feet of the principal structure was not submitted to staff. A final inspection of the property was performed in February of 2021 in an attempt to close out the permit. At that time, staff noted that the pergola had been constructed without the granting of a variation. The property owner was contacted by staff on February 18, 2021 and given a deadline for submission of a Construction Necessitated Zoning Variation application (see attached email correspondence).

The subject property has a 10-foot wide stormwater management easement that runs through the rear yard and corner side yard at an angle that limits the usable area of the property. The principal structure is constructed up to the 40 foot rear yard setback, and the pergola is approximately 5.6 feet from the house (see attached Plat of Survey). The Zoning Code requires that all accessory structures within 10 feet of a principal structure meet the same required setback as the principal structure. In other words, because the pergola is within 10 feet of the house, it needs to meet the minimum setback requirements of the principal structure (40 feet from the rear lot line 30 feet from the front

lot line and 10 feet from the side lot lines). Pergolas are permitted to encroach into any required yard, provided they are 10 feet from the principal structure and at least 10 percent of the lot width from any property line.

The petitioner has indicated that a unique circumstance exists due to the stormwater management easement that runs diagonally across the property. The pergola has been constructed as close to the easement as it can be. It is approximately 23.7 feet from the rear lot line (encroaching 16.23 feet into the required rear yard). The pergola is 210 square feet in area and 10 feet tall. Outside of its placement on the property, it is otherwise compliant with the Zoning Code.

PROPOSED:

The petitioner is requesting to maintain the pergola in its existing location per the attached Plat of Survey. A variation from Village Code Section 10-5-4(A)4b would need to be granted in order to allow the petitioner to keep the pergola in its current location. Without the granting of the variation, the petitioner will need to remove the pergola. It could be reconstructed in a compliant location on the property. An exhibit is attached showing the approximate locations where the pergola could be constructed without a variation. Property owners of eight adjacent properties submitted petitions in support of the variation 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 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 variations to allow the proposed one-story residence and detached garage in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. 1' Contour Map
4. Petitioner's Application
5. Existing Condition Photos
6. Petitions of Support
7. Plat of Survey
8. Site Plans
9. Public Notice

10. Certificate of Publication
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17. Email dated 02/18/2021
18. Exhibit – Compliant locations for pergola

CC: Staci Springer, Community Development Director
Paula Moritz, Plan Reviewer
Michael Fisher, Petitioner

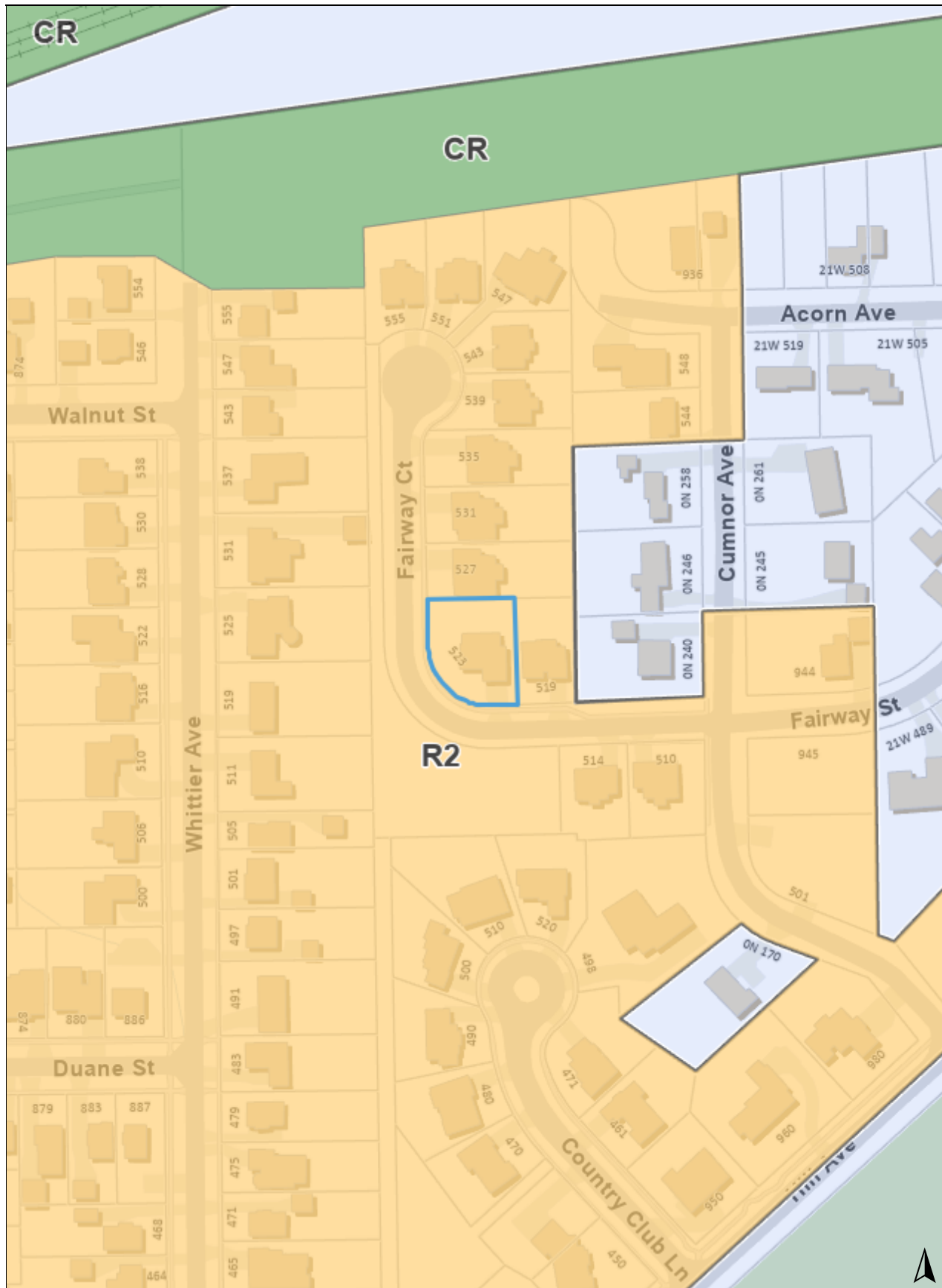


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Print Date: 6/8/2021

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

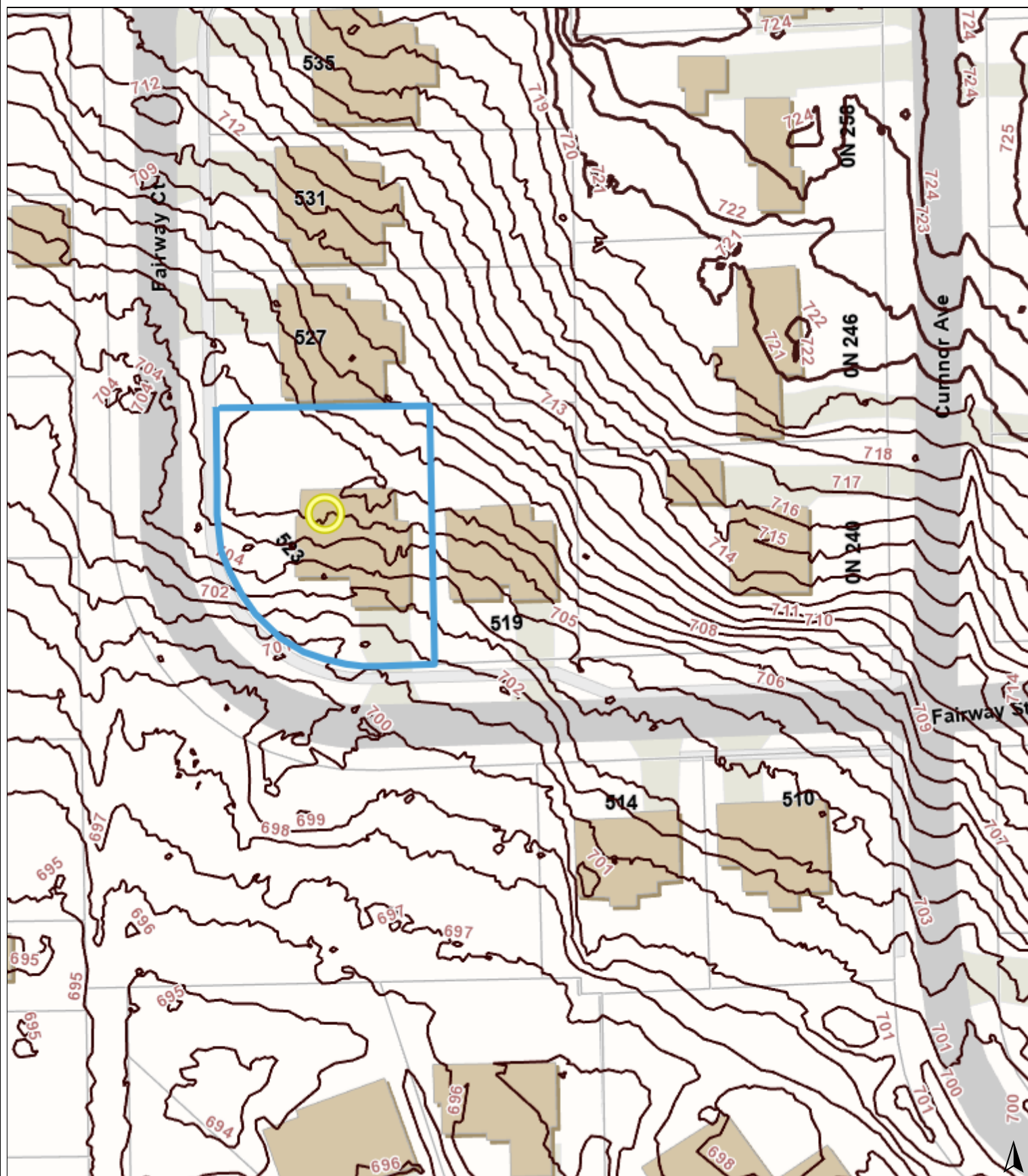
R2: Single Family Residential District

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ft

Print Date: 6/15/2021

Notes

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

CLEAR PAGE

APPLICATION FOR ADMINISTRATIVE ZONING VARIATION

For the property at **523 Fairway Court** Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: **Michael Fisher**

Address: **523 Fairway Court, Glen Ellyn, IL 60137**

Phone No.: **312-909-0025**

Fax No.: _____

E-mail: **michaelbfisher@gmail.com**

Ownership Interest in the Property in Question:

100%

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):

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

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

CLEAR PAGE

Common address: **523 Fairway Court**

Permanent tax index number: **05-12-313-058**

Legal description:

Lot 9 in the enclave of Glen Oak Subdivision, being a subdivision of that part of the southwest quarter of Section 12, Township 39 North, Range 10 East of the third principal. Meridian according to the plat therefore recorded Jan. 27, 2017 as Doc. no R2017-009819 in the Village of Glen Ellyn, DuPage County, ILLINOIS.

Zoning classification: **R2 R2017-009819 in the Village of Glen Ellyn, DuPage County, Illinois**

Lot size: **102.65** ft. x **125.49** ft. Area: **11,797** 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):

We are seeking a variation from Village Code 10-5-4(A) 4b stating that accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal on the zoning lot.

Estimated date to begin construction: _____

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

Anthony Montalto, Architect
304 Oak Street
Glen Ellyn, IL 60137

IL Licence # 001-017248

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

The following items are intended to elicit information to support conclusions by Village staff 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:

There is a 10' wide stormwater management easement through the rear yard that limits the placement of the proposed pergola (currently against the easement).

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 entire rear yar is 40', which is also the mid reg'd rear yard. The easement is unique to this property.

OR

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

The combination if the minimum rear yard and the 10' easement limits how far off the prinicpal property an acessory structure can be placed.

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 proposed 210 SF pergola is 5' off the principal structure and up against the easement. The pergola complies with all zoning & building codes outside the variance. It will be constructed of high quality materials consistent with the patio and outdoor landscaping

- B. For the purpose of supplementing the above standards, Village staff, in making their decision 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 placement of accessory structures, like the proposed pergola, is limited by the storm water management easement. the existing patio doors further limit the locations available.

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 lot is compliant, however, this lot in particular has a 10' stormwater management easement that cuts through the rear and front yards for approx 1,340 SF of the lot.

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 pergola is for owner usability of the patio and not for speculative gain. This is a very typical amenity.

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 easement was created during the subdivision developemtn and not by the owner.

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 pergola is a common amenity and will be constructed of the highest quality. The structure will blend with the quality and design of the house and patio.

6. Provide evidence that the proposed variation will not:

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

The 10' tall structure is 29'-3" from the adjacement structure & will have no impact to light or air.

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

The pergola is an open-air structure with no sourse for fire or other hazard.

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

Proposed pergol is a common accessory structure allowed in Glen Ellyn. No negative impact.

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

The structure is a desired, well designed amenity and will in no way lessen property values.

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

The structure is for owner use and will have no impact to traffic on Fairway Court.

- f. Create a nuisance; or

Structure is of highest quality and is in keeping with the patio and principal structure.

- g. Results in an increase in public expenditures.

Proposed pergola will have no financial impact to the public in any way.

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

Applicant is requesting a minor variation which would allow the pergola to be approximately 5' away from the primary structure due to the stormwater easement.

8. Please add any comments which may assist Village staff in reviewing this application.

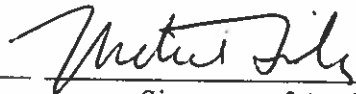
Applicant is not requesting any variance to the size or height of the pergola. Applicant is not proposing any modification to the water flow or easement. Applicant has recieved positive support from the adjacent neighbors for the variation.

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 Administrative Variation Application and applicable provisions of the Glen Ellyn Zoning Code.

<u>4/9/2021</u>	<u>Michael B Fisher</u>	<u></u>
Date	Print Name	Signature of Applicant
<u>4/9/2021</u>	<u>Karen H. Wallace</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

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Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Michael B Fisher owner of the property described as:

523 Fairway Ct.
Glen Ellyn, IL 60137

verify that Kevin Wallace is
duly authorized to apply and represent my interests for approval of an administrative zoning
variation with the Glen Ellyn Village staff. Owner acknowledges that any notice given applicant is
actual notice to owner.

Michael Fisher

OWNER SIGNATURE

Subscribed and sworn to before me this

9th day of April, 2021

Christina M Cassidy
Notary Public



Affidavit Affirming No Conflict of Interest

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

1. My name is Kevin Wallace, and I hold the position of President of Addlawn Landscaping Contractor of Patio for Michael Fisher ("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: Kevin Wallace Kevin Wallace

Title: President

Applicant's Name: Michael Fisher
Michael B Fisher

Subscribed and sworn to me this

9th day of April, 2021.

Christina M Cassidy
Notary Public

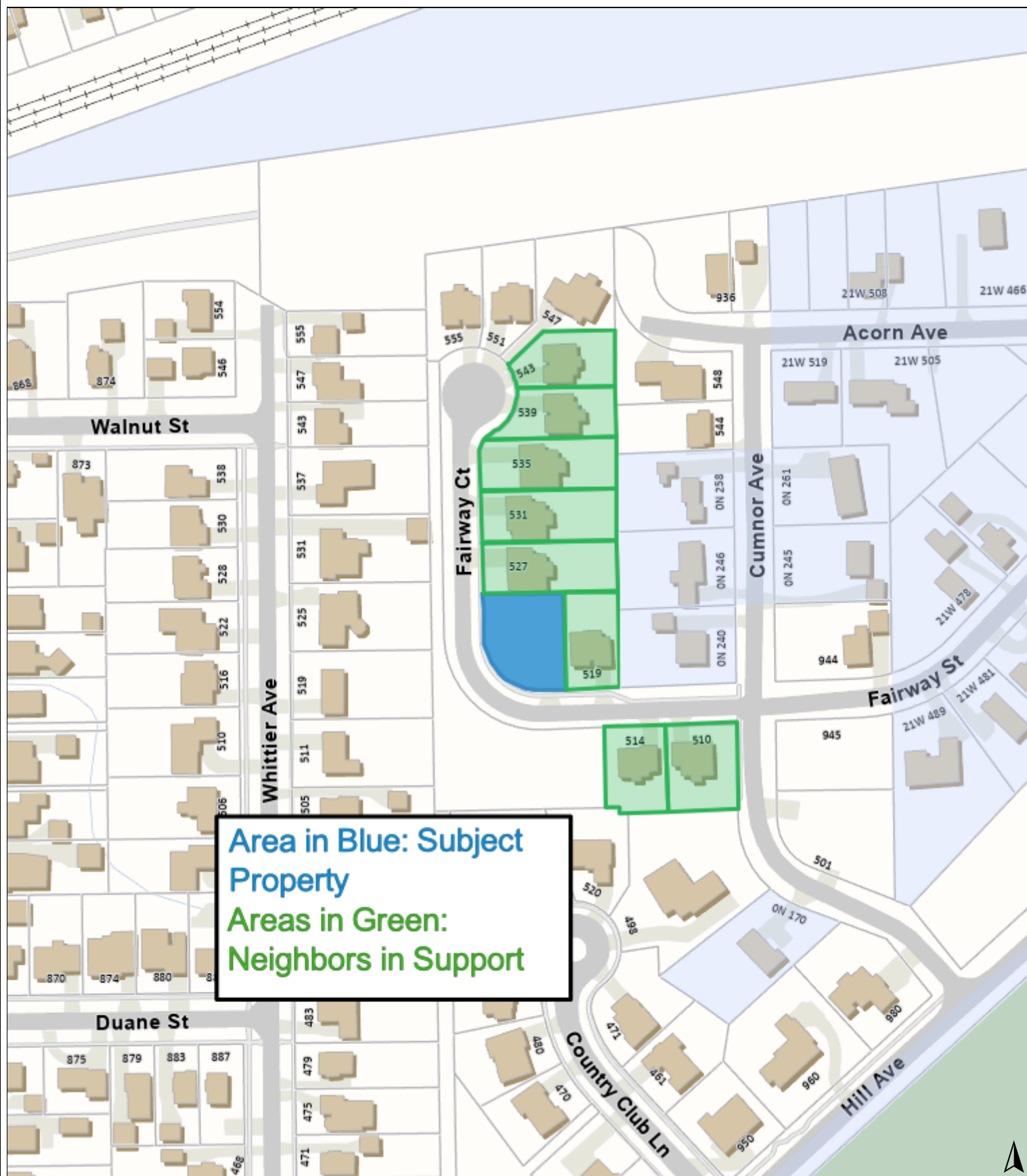












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Print Date: 6/10/2021

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.

Village of Glen Ellyn, Building and Zoning Department
Attn: Katie Ashbaugh, AICP
535 Duane Street
Glen Ellyn, IL 60137
(630) 547-5249

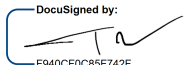
March 28, 2021

Re: 523 Fairway Court. – Construction Necessitated Zoning Variation request to allow for the construction of a Pergola; Section VI, #7: Neighbor Signature Petition in Support of Variation Request

Dar Katie,

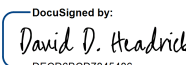
The undersigned neighbors are in support of the variation request to allow the construction of the pergola in the rear yard setback of 523 Fairway Ct:

510 Fairway Ct

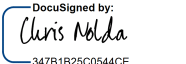
Signed: 
Printed Name: Timothy Wojcik
Date Signed: March 28, 2021

Signed: 
Printed Name: Catherine Wojcik
Date Signed: March 28, 2021

514 Fairway Ct

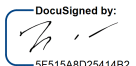
Signed: 
Printed Name: David Headrick
Date Signed: March 30, 2021

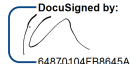
519 Fairway Ct

Signed: 
Printed Name: Chris Nolda
Date Signed: April 5, 2021

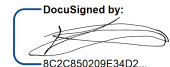
Signed: 
Printed Name: Erica Nolda
Date Signed: March 29, 2021

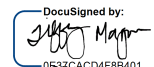
527 Fairway Ct

Signed: 
Printed Name: Brian Burgess
Date Signed: March 29, 2021

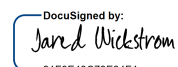
Signed: 
Printed Name: Kelly Burgess
Date Signed: March 28, 2021

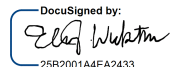
531 Fairway Ct

Signed: 
Printed Name: Brian Magnan
Date Signed: March 30, 2021

Signed: 
Printed Name: Tiffany Magnan
Date Signed: March 29, 2021

535 Fairway Ct

Signed: 
Printed Name: Jared Wickstrom
Date Signed: March 28, 2021

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Date Signed: April 5, 2021

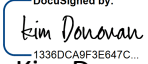
539 Fairway Ct

Signed: 
Printed Name: Mike Laramie
Date Signed: March 29, 2021

Signed: 
Printed Name: Lauren Laramie
Date Signed: March 29, 2021

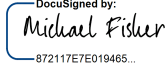
543 Fairway Ct

Signed: 
Printed Name: Bill Carlson
Date Signed: March 29, 2021

Signed: 
Printed Name: Kim Donovan
Date Signed: March 29, 2021

Thank you for your and the variance committee's consideration.

Sincerely,


Michael Fisher
523 Fairway Ct.
Glen Ellyn, IL 60137
(312) 909-0025
michaelbfisher@gmail.com

Certificate Of Completion

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EnvelopeType:

Source Envelope:

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Signatures: 16

Envelope Originator:

Certificate Pages: 7

Initials: 0

Mike Fisher

AutoNav: Enabled

221 Main Street

Envelopeld Stamping: Enabled

Suite 1000

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

San Francisco, CA 94105

mike.fisher@docusign.com

IP Address: 199.73.106.99

Record Tracking

Status: Original

Holder: Mike Fisher

Location: DocuSign

3/28/2021 7:14:58 PM

mike.fisher@docusign.com

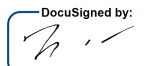
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Brian Burgess

burgess.brian.j@gmail.com

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Signature

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Brian Magnan

brianmagnan@yahoo.com

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Catherine Hennessy Wojcik

chenness2@gmail.com

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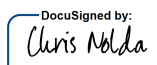
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Chris Nolda

chris.nolda@gmail.com

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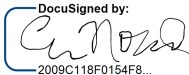
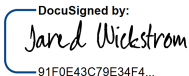
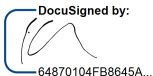
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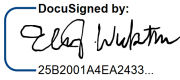
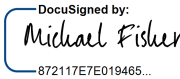
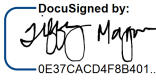
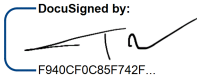
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Michael Fisher mike.fisher@docusign.com Strategic Account Director DocuSign, Inc. Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	DocuSigned by:  872117E7E019465... Signature Adoption: Pre-selected Style Using IP Address: 199.73.106.99	Sent: 3/28/2021 7:41:53 PM Viewed: 3/28/2021 7:42:23 PM Signed: 3/28/2021 7:42:37 PM
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Agent Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/28/2021 7:41:54 PM
Certified Delivered	Security Checked	3/29/2021 5:37:11 AM
Signing Complete	Security Checked	3/29/2021 5:37:25 AM
Completed	Security Checked	4/5/2021 6:04:33 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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DocuSign, Inc.
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Suite 1000
San Francisco, CA 94105

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- ii. send us an e-mail to and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. Please reach out to the sender of the envelope if you want to withdraw your consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)

PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

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- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify DocuSign, Inc. as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by DocuSign, Inc. during the course of my relationship with you.

PLAT OF SURVEY

LOT 9 IN THE ENCLAVE OF GLEN OAK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2017 AS DOC. NO. R2017-009819 IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

PIN 05-12-313-058

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LOT 8

6.5' B.S.L.

5' P.U.D.E.

ELECTRICAL PED

TELEPHONE PED (2)

N 89°05'52" E 102.65'

5' P.U.D.E.

STORMWATER MANAGEMENT EASEMENT

46.45'

5.00'

5.00'

43.54'

30' B.S.L.

40.38'

45.73'

23.68'

13.11'

80.11'

5.64'

41.59'

40' B.S.L.

STAIRS

PAVER PATIO

WOOD PERGOLA

DOWNSPOUT

GAS METER

SUMP EJECT

WINDOW WELL

14.19'

4.03'

2.97'

1.03'

14.80'

13.42'

19.36'

30' B.S.L.

CONCRETE WALK

CONC PORCH & STAIRS

26.67'

4.48'

6.01'

DOWNSPOUT

7.16'

15.40'

DOWNSPOUT

DOWNSPOUT

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LEGEND

- SANITARY MANHOLE
- ⊙ STORM MANHOLE
- ⊠ STORM/SANITARY CLEANOUT
- CATCH BASIN/STORM INLET
- ⊗ VALVE AND VAULT
- ⊙ FIRE HYDRANT
- ⊙ WATER SERVICE BOX/B-BOX
- I.E.E. INGRESS/EGRESS EASEMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- S.W.M.E. STORM WATER MANAGEMENT EASEMENT
- B.S.L. BUILDING SETBACK LINE
- TF = TOP OF FOUNDATION
- TC = TOP OF CURB
- 725.0 EXISTING GRADES
- 725.2 PROPOSED GRADES
- CENTER LINE
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT, REFER TO YOUR DEED OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO THE CONCRETE FOUNDATION, EXCEPT FOR THE CONCRETE FOUNDATION, VISIBLE IMPROVEMENTS HAVE NOT BEEN SHOWN.
- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE; IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENTS REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.
- SITE BENCHMARK:
SET IRON ROD AT THE EAST END OF THE COMMON GRAVEL DRIVEWAY APPROXIMATELY 60 FEET NORTH OF THE 7TH UTILITY POLE.
ELEVATION=697.36.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

)SS

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY MANHARD CONSULTING, LTD., UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,
THIS 3RD DAY OF JUNE, A.D., 2021.

BY: *Bradley A. Strohl*
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3686 EXPIRES NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM NUMBER 184-003350 EXPIRES APRIL 30, 2023



FAIRWAY CT.
HERETOFORE DEDICATED BY
DOCUMENT NO. 2017-009819

SETBACK REQUIREMENTS					
FRONT	30 FEET	SIDE	30FT W /10FT E	REAR	40 FEET



DATE	REVISIONS	DRAWN BY	CHECK BY
04-02-19	REVISED PER VILLAGE OF GLEN ELLYN COMMENTS	JCM	
04-22-19	REVISED GRADING, T/F, G/F, AND GARAGE FL	MCE	
05/28/19	FOUNDATION LOCATION	RC	
10/24/19	CLOSING SURVEY	RC	
04/14/21	UPDATE SURVEY	BAS	
06/03/21	ADDED DIMENSIONS TO PERGOLA	BAS	

PROJ MGR:	BAS
PROJ ENG:	MCE
DRAWN BY:	BAS
DATE:	2/14/18
SCALE:	1" = 10'

THE ENCLAVE OF GLEN OAK - NITTI DEVELOPMENT, LLC
LOT 9
523 FAIRWAY COURT
GLEN ELLYN, ILLINOIS

SHEET	1 OF 1
KFWGE/NDLGEIL01	



1. VERIFY ALL LOT LINES PRIOR TO LAYOUT.
2. ALL EXISTING PLANT MATERIAL ON THE SITE SHALL BE REMOVED PRIOR TO SITE DEVELOPMENT, UNLESS OTHERWISE NOTED. "E" INDICATES EXISTING.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. CALL JULIE PRIOR TO DIGGING.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND / OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING AND HARDSCAPE OPERATIONS.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASE.
6. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL CARE ASSOCIATED WITH PLANT MATERIAL INCLUDING WATERING WHILE ON SITE.
7. ALL PLANT MATERIAL WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
8. ALL NEW PLANTING BEDS AND PLANT MATERIAL SHALL BE COVERED WITH SHREDDED HARDWOOD MULCH.
9. ALL PLANTING BE3DS SHALL RECEIVE A SPADE CUT EDGE, UNLESS OTHERWISE NOTED.
10. ALL EXISTING DRAINAGE PATTERNS SHALL BE MAINTAINED AS TO NOT CAUSE STORMWATER RUNOFF TO NEIGHBORING PROPERTIES.

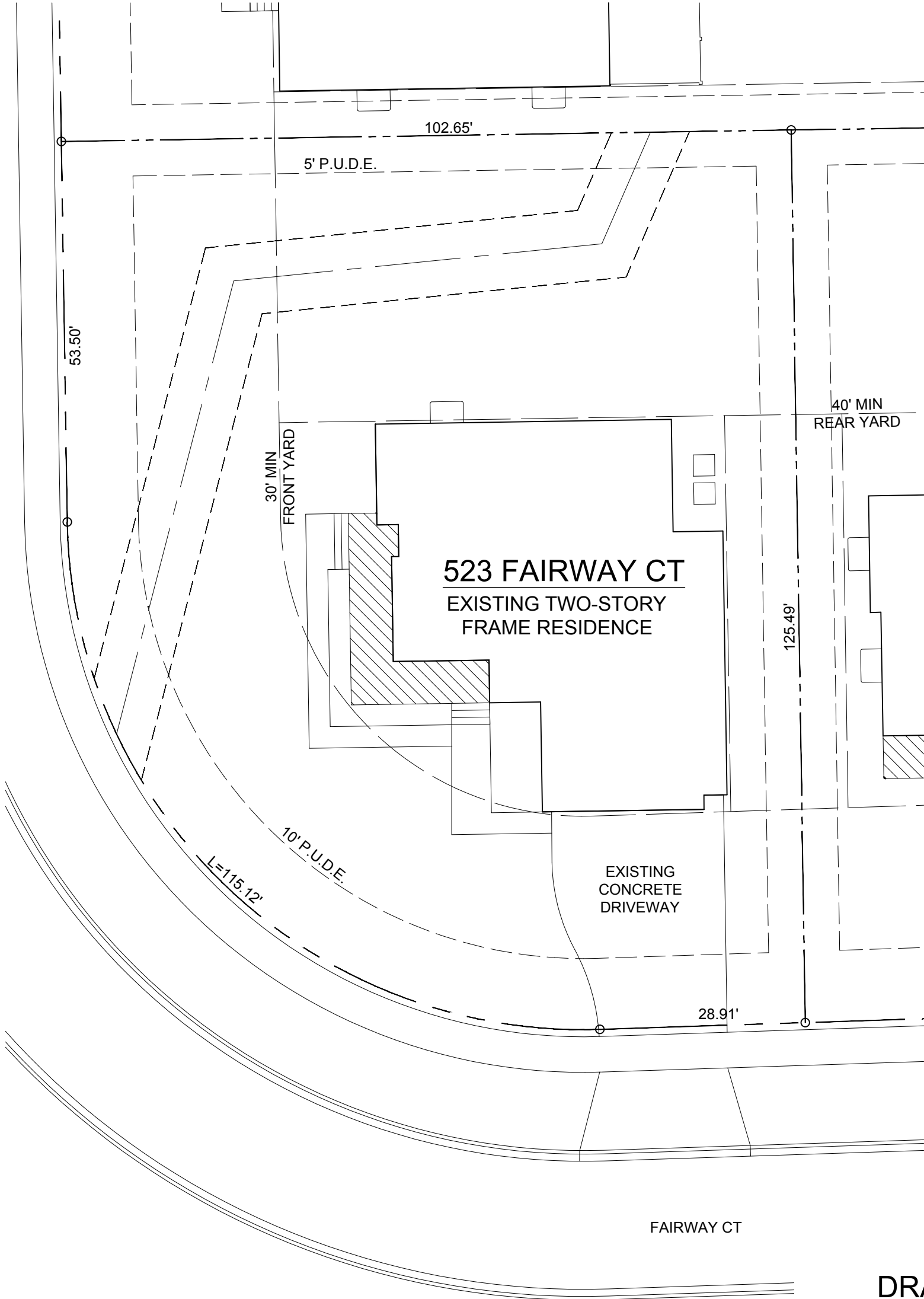


DRAWING No.:	G - 0.2	PROJECT: SAVAGE FISHER RESIDENCE 523 FAIRWAY CT GLEN ELLYN, IL 60137	TITLE: PROPOSED SITE PLAN	ARCHITECT Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	ADDLAWN LANDSCAPING, INC 607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130
REFERENCE:	NA				
SCALE:	1/16"=1'-0"				
DATE:	10.20.2019				

SAVAGE FISHER RESIDENCE

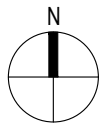
523 FAIRWAY CT

GLEN ELLYN, IL 60137
NEW PATIO CONSTRUCTION



1 SITE PLAN
SCALE: 1/16"=1'-0"

EXISTING



DRAWING INDEX

- G-0.1 TITLE SHEET
- G-0.2 PROPOSED SITE PLAN
- A-1.0 PROPOSED PLAN: PATIO
- A-1.1 PROPOSED PLAN: FRAMING
- A-2.0 TYPICAL DETAILS
- A-2.1 PERGOLA DETAILS

OWNER

SAVAGE FISHER
523 FAIRWAY CT.
GLEN ELLYN, IL 60137

ARCHITECT

ANTHONY MONTALTO, ARCHITECT
304 OAK ST
GLEN ELLYN, IL 60137

LANDSCAPE DESIGN & CONSULTATION

ADDLAWN LANDSCAPING
607 W WINTHROP AVE
ADDISON, IL 60101

PROJECT DESCRIPTION

GRADING AND PREPARATION OF EXISTING REAR YARD FOR A NEW PAVER PATIO, NEW PAVER AND MODULAR STONE STOOP AND STEPS, NEW STONE EDGE SEATING LEDGE, STACKED STONE WALL, BUILT IN FIREPIT, AND STACKED STONE OUTDOOR KITCHEN.

APPROVED UNDER PERMIT APPLICATION #20192541.

*VARIANCE APPLICATION FOR PERGOLA STRUCTURE.

ZONING INFORMATION AND REGULATIONS

	DISTRICT: R-2		LOT AREA: 11,797.00 SF	
10-4-8	MINIMUM LOT FRONTAGE	REQ'D	50'	PROP. NO CHANGE
10-4-8	MIN LOT SIZE	REQ'D	8,712 SF	EXIST. 11,797.00 SF
10-4-8	MAX LOT COVERAGE	20%	2,766.45 SF	EXIST. 2,685.85 SF **
10-4-8	MIN LOT WIDTH	REQ'D	66'	PROP. NO CHANGE *
10-4-8	MIN LOT DEPTH	REQ'D	110'	PROP. NO CHANGE *
10-4-8	MIN FRONT YARD STBK	REQ'D	30'	PROP. NO CHANGE *
10-4-8	MIN INT SIDE YD STBK	REQ'D **	30' W / 10' E	PROP. NO CHANGE *
10-4-8	MIN REAR YARD STBK	REQ'D	40'	PROP. NO CHANGE *
10-4-8	IMPERVIOUS AREA - REAR	50% OR LESS OF REQ'D	1,180.02 SF	PROP. 821.18 SF *

* See site plan
** Covered areas only.

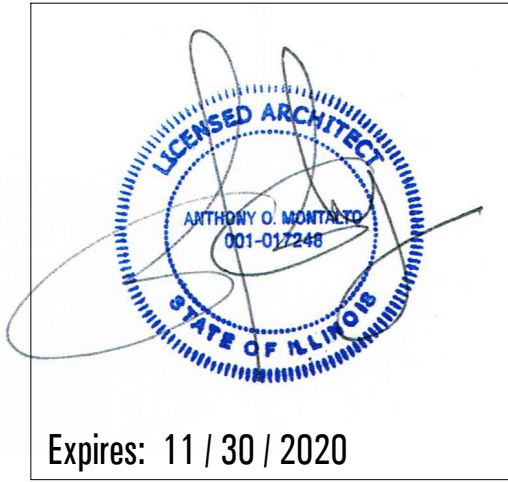
I hereby certify that these plans were prepared by or under my direct supervision and to the best of my professional knowledge and belief conform to the applicable building codes and ordinances, including the applicable Village of Glen Ellyn Building and Zoning Codes.

Architect: Anthony Montalto, Architect

By:

Name: Anthony Montalto #001-017248

Its: Principal



Affix Original Professional Wet-Ink Seal Here

DRAWING No.: G - 0.1

REFERENCE: NA

SCALE: 1/16"=1'-0"

DATE: 10.20.2019

PROJECT: SAVAGE FISHER RESIDENCE

523 FAIRWAY CT

GLEN ELLYN, IL 60137

TITLE: TITLE SHEET

ARCHITECT

Anthony Montalto

304 Oak St

Glen Ellyn, IL 60137

Telephone 312.882.5990

Fax 773.687.9185

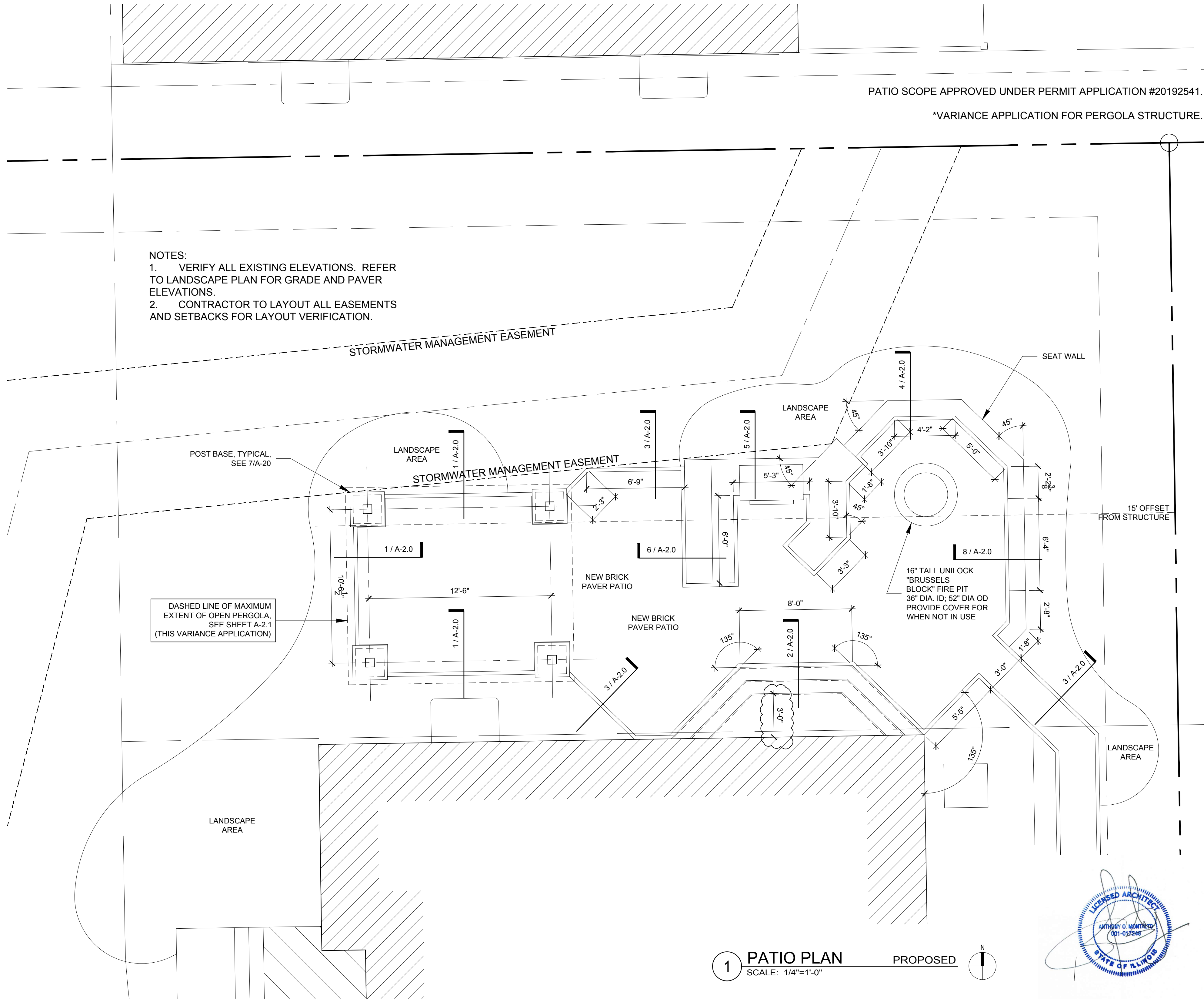
IL LIC #: 001-017248

ADDLAWN LANDSCAPING, INC

607 W Winthrop Ave

Addison, IL 60101

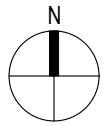
Telephone 630.543.9130



NOTES:
1. VERIFY ALL EXISTING ELEVATIONS. REFER TO LANDSCAPE PLAN FOR GRADE AND PAVER ELEVATIONS.
2. CONTRACTOR TO LAYOUT ALL EASEMENTS AND SETBACKS FOR LAYOUT VERIFICATION.

PATIO SCOPE APPROVED UNDER PERMIT APPLICATION #20192541.
*VARIANCE APPLICATION FOR PERGOLA STRUCTURE.

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

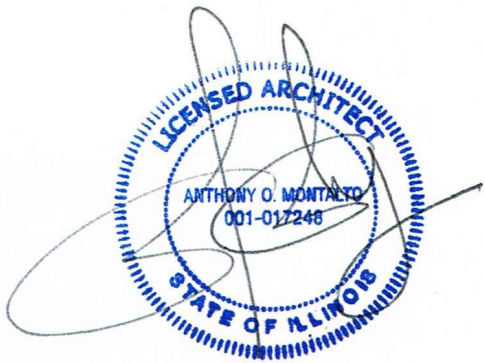
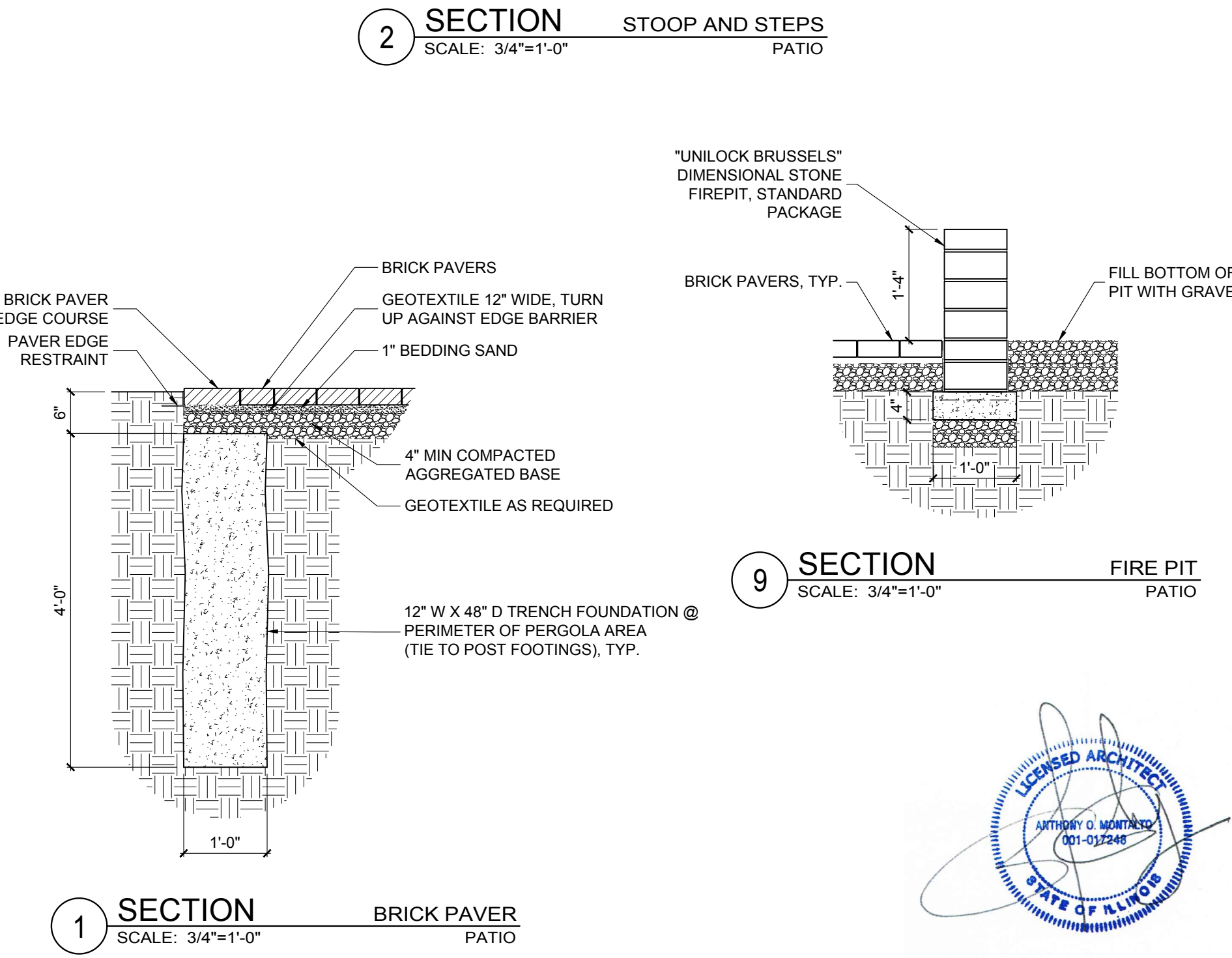
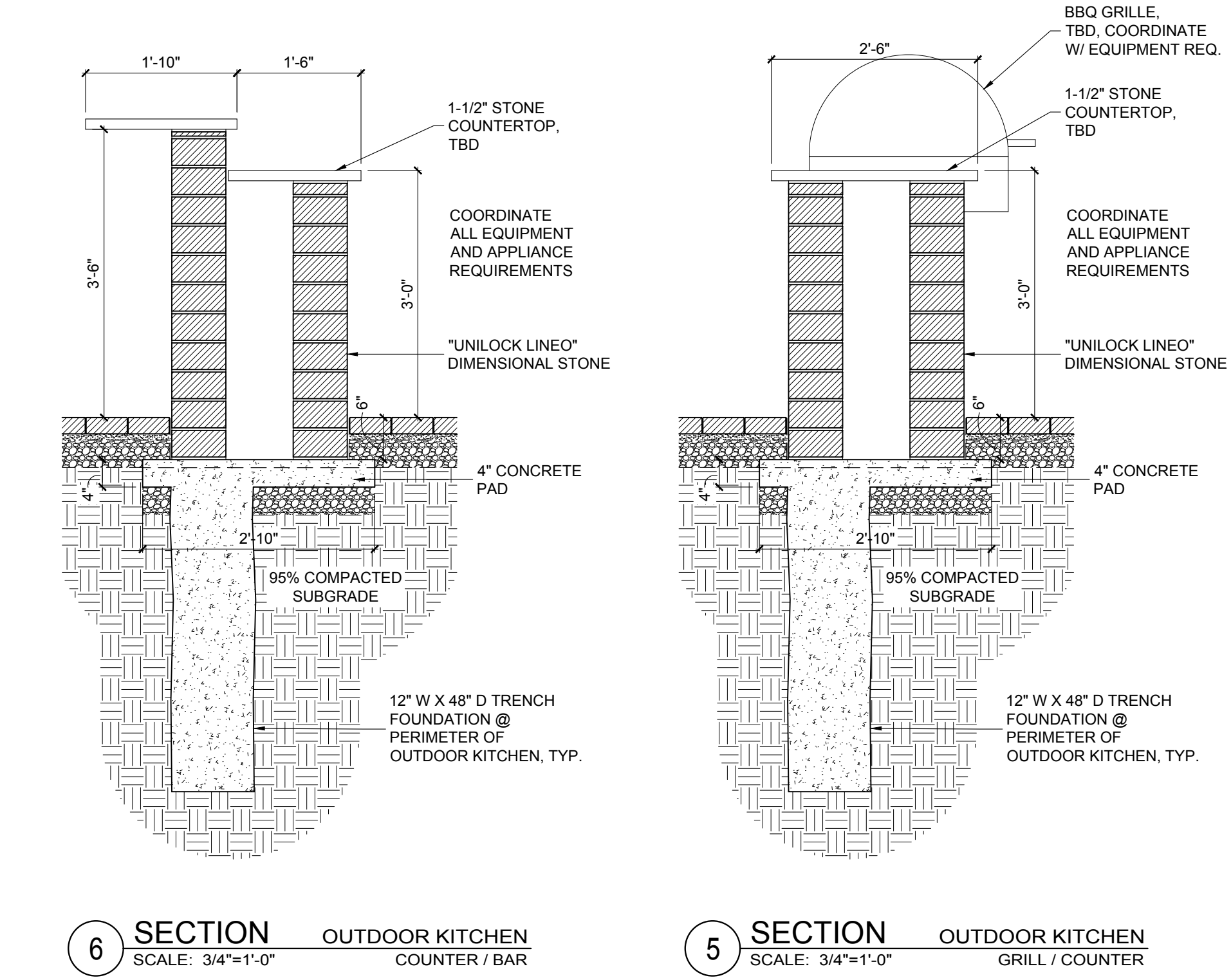
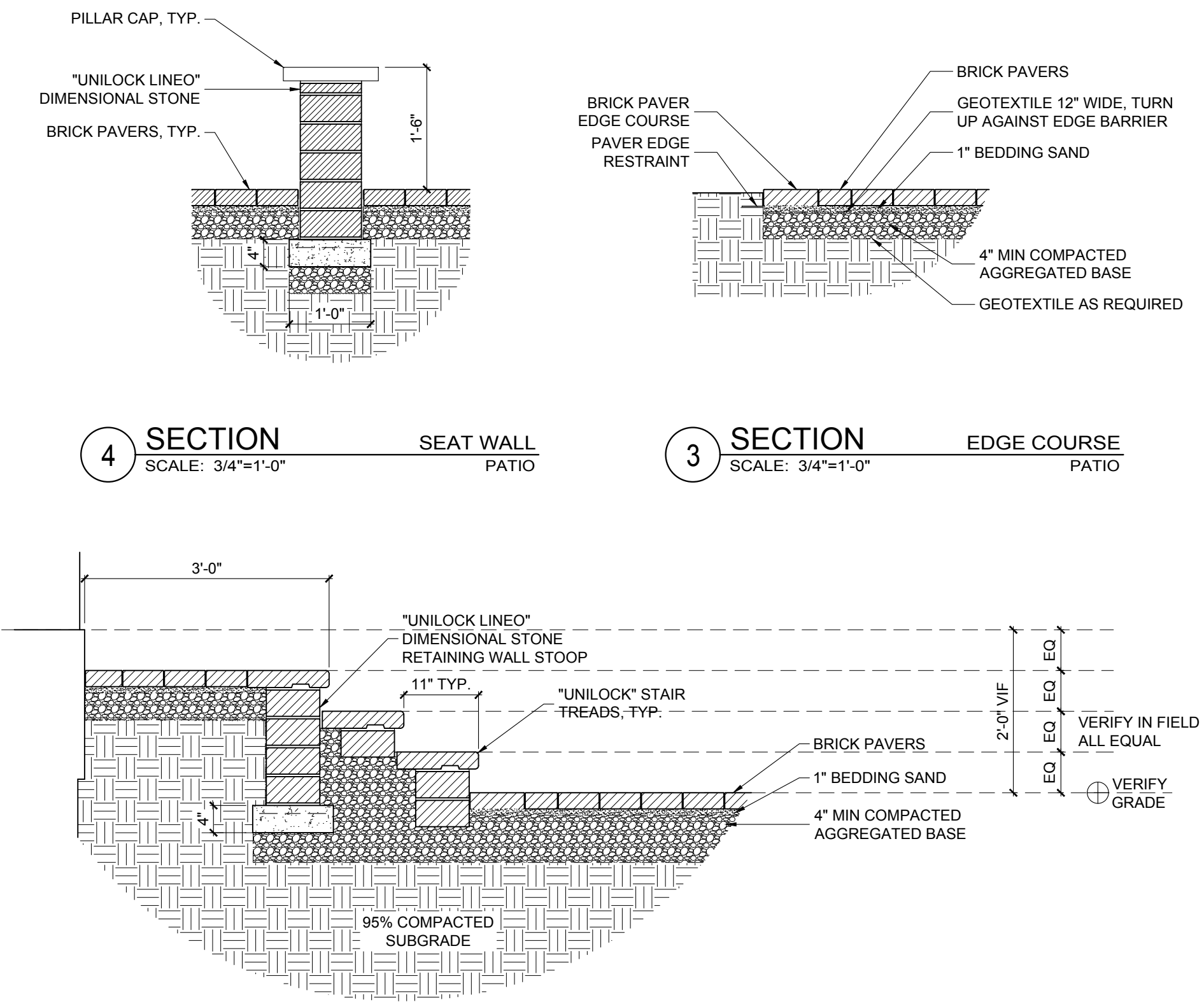
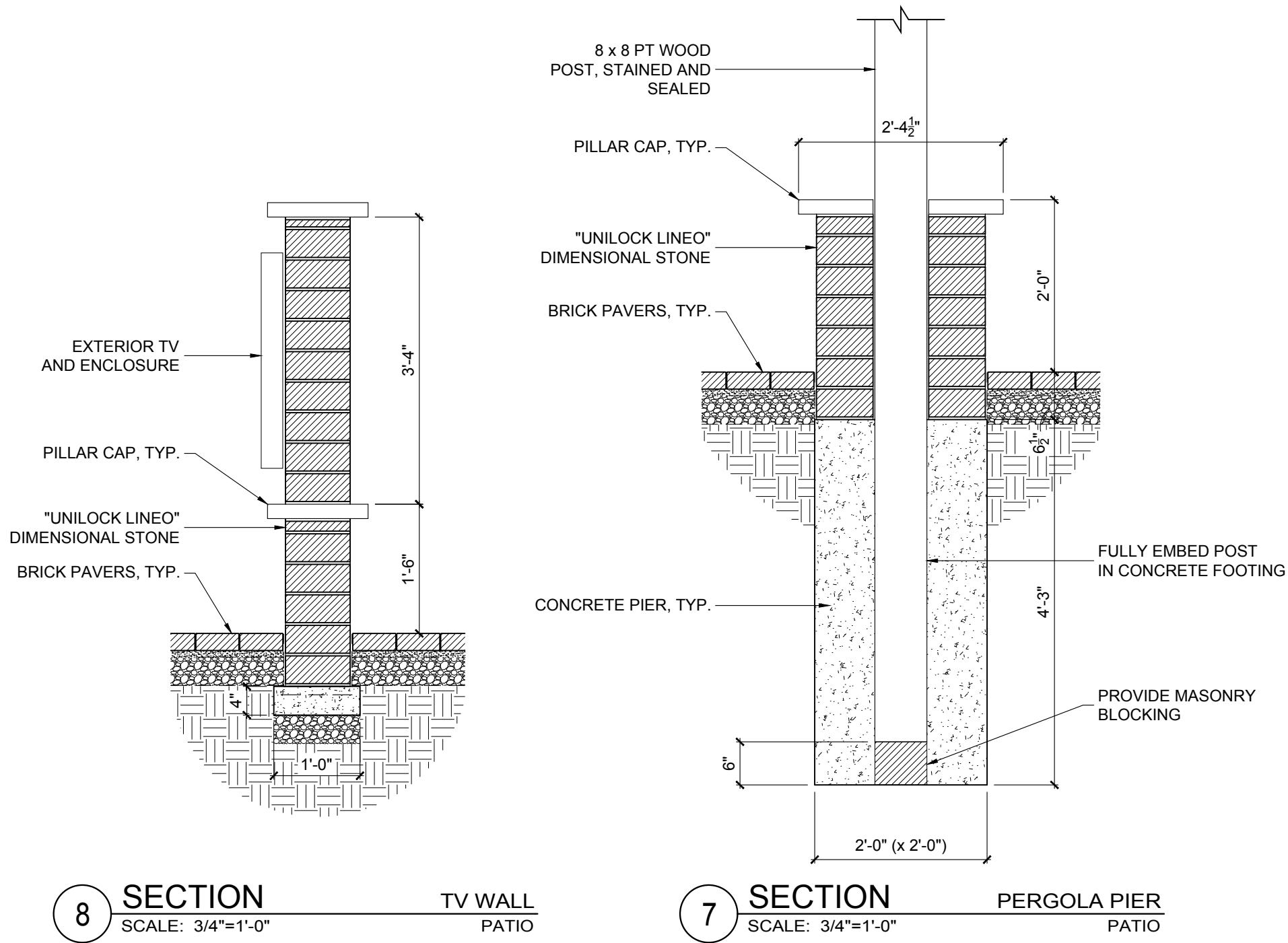


DRAWING No.:	A - 1.0	
	REFERENCE:	NA
TITLE:	1/4"=1'-0"	
	DATE:	10.20.2019
PROJECT:	Savage Fisher Residence	
	523 FAIRWAY CT GLEN ELLYN, IL 60137	
ARCHITECT	Anthony Montalvo	
	304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	
ADDLAWN LANDSCAPING, INC	607 W Winthrop Ave	
	Addison, IL 60101 Telephone 630.543.9130	

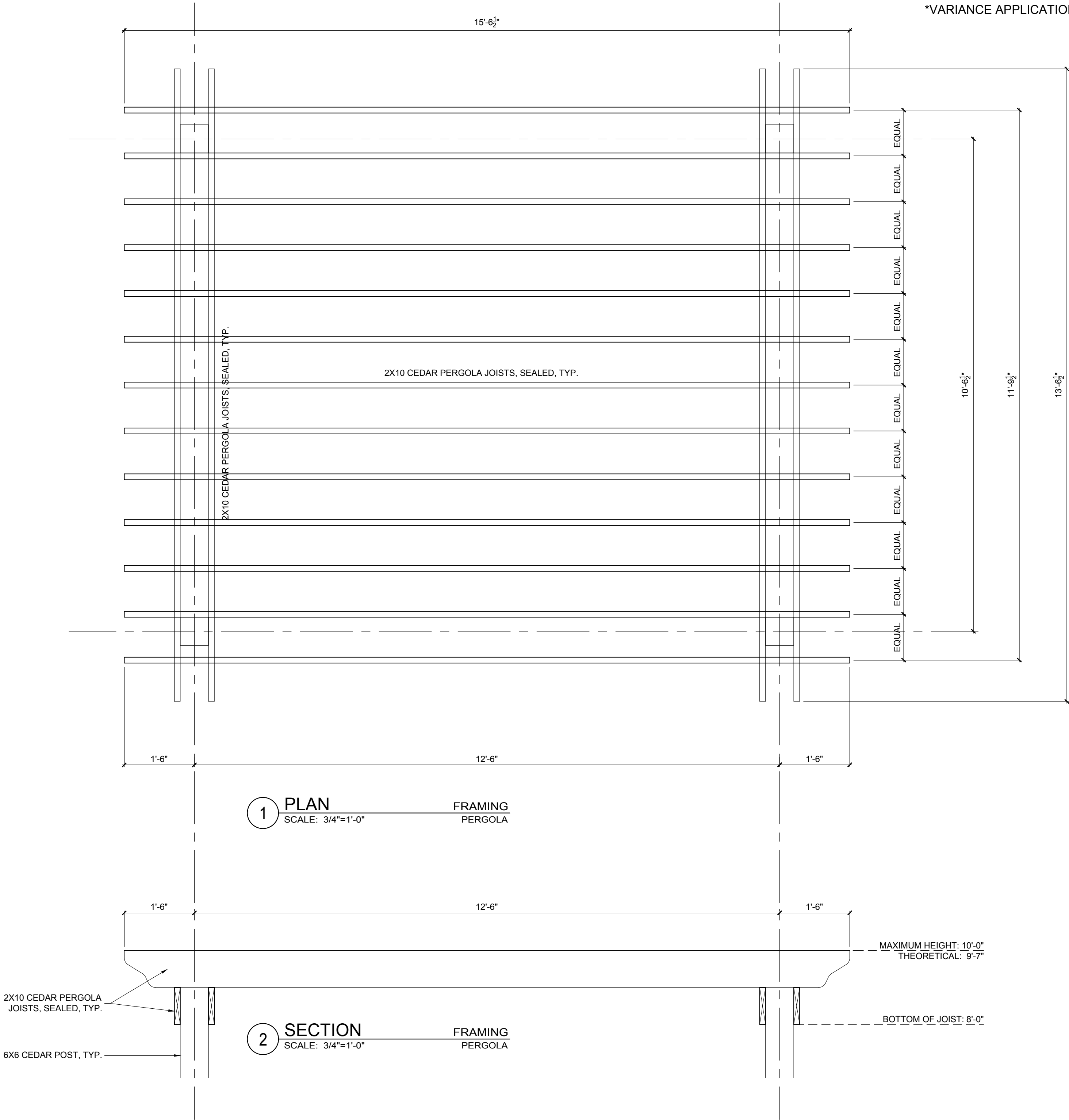


ADDLAWN LANDSCAPING, INC	ARCHITECT	PROJECT: Savage Fisher Residence 523 Fairway Ct Glen Ellyn, IL 60137 TITLE: Proposed Plan: Foundation	DRAWING No.:
	Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC # 001-017248		A - 1.1
607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130			REFERENCE: NA
			SCALE: 1/4"=1'-0"
			DATE: 11.06.2019

*VARIANCE APPLICATION FOR PERGOLA STRUCTURE.



DRAWING No.:	PROJECT:	ARCHITECT	ADDLAWN LANDSCAPING, INC	SAVAGE FISHER RESIDENCE 523 FAIRWAY CT GLEN ELLYN, IL 60137	A - 2.0
					REFERENCE: NA
					SCALE: 3/4"=1'-0"
					DATE: 10.20.2019
TITLE:		TYPICAL DETAILS			



ADDLAWN LANDSCAPING, INC	ARCHITECT	PROJECT: SAVAGE FISHER RESIDENCE 523 FAIRWAY CT GLEN ELLYN, IL 60137	DRAWING No.: A - 2.1
			REFERENCE: NA
			SCALE: 3/4"=1'-0"
607 W Winthrop Ave Addison, IL 60101 Telephone 630.543.9130	Anthony Montalto 304 Oak St Glen Ellyn, IL 60137 Telephone 312.882.5990 Fax 773.687.9185 IL LIC #: 001-017248	TITLE: PERGOLA DETAILS	DATE: 10.20.2019

NOTICE OF PUBLIC HEARING

Michael Fisher, owner of the property located at 523 Fairway Court, Glen Ellyn, is requesting a public hearing for a construction necessitated 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, June 22, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

1. Section 10-5-4(A)4b to allow an accessory structure (pergola) within 10 feet of the principal structure to encroach 16.32 feet into the required rear yard, which results in a rear yard setback of approximately 23.68 feet in lieu of the required minimum 40 foot rear yard setback; 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 is zoned R2, Residential District, and is legally described as follows:

LOT 9 IN THE ENCLAVE OF GLEN OAK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2017 AS DOC. NO. R2017-009819 IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-313-058

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, June 18, 2021.

All persons who are interested are invited to attend the public hearing via Zoom. All public comments received by 4:30 pm on Tuesday, June 22, 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>

Password: 234012

Or iPhone one-tap:

US: +13126266799,,83438734651#,,,0#,,234012# or
+16465588656,,83438734651#,,,0#,,234012#

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1

253 215 8782 or +1 346 248 7799
Webinar ID: 834 3873 4651
Password: 234012

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.

NOTICE OF PUBLIC HEARING
Michael Fisher, owner of the property located at 523 Fairway Court, Glen Elyn, is requesting a public hearing for a construction necessitated zoning variation in accordance with Section 10-10-12 of the Glen Elyn Zoning Code. Before the Glen Elyn Village Board can consider this request, the Glen Elyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, June 22, 2021 at 7:00 p.m. via the virtual meeting platform, Zoom.**

**List of Addresses for Public Notice
523 Fairway Ct.**

Name	St. Num	St. Name	City	State	Zip
ACKERMANN, JAMES W	501	WHITTIER AVE	GLEN ELLYN	IL	60137
ANEST, D & S NIES	0N282	CUMNOR AVE	GLEN ELLYN	IL	60137
BIANCHINI, PETER & DEBRA	510	WHITTIER AVE	GLEN ELLYN	IL	60137
BLICKENSDETFER, N & A	543	WHITTIER AVE	GLEN ELLYN	IL	60137
BUSCHER, JANIS D	505	WHITTIER AVE	GLEN ELLYN	IL	60137
CONNORS, TIMOTHY & WENDY	520	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
FILIPPI, BRUCE ALAN TR	0N276	CUMNOR AVE	GLEN ELLYN	IL	60137
FOERSTER, ARTHUR&RACHELLE	510	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
GARVEY, KATHLEEN E	555	WHITTIER AVE	GLEN ELLYN	IL	60137
GONZALEZ, MICHAEL & C	522	WHITTIER AVE	GLEN ELLYN	IL	60137
GRITIS, JEFFREY J	531	WHITTIER AVE	GLEN ELLYN	IL	60137
JENSKY, JACK T & ARLYNE	0N261	CUMNOR AVE	GLEN ELLYN	IL	60137
JTM FAIRWAY LLC	201	MAIN ST	ROSELLE	IL	60172
KOOP, SEAN & NATALIE	0N258	CUMNOR AVE	GLEN ELLYN	IL	60137
KREISSL, KEITH & SAMANTHA	537	WHITTIER AVE	GLEN ELLYN	IL	60137
LAPETINA, MICHAEL & DONNA	511	WHITTIER AVE	GLEN ELLYN	IL	60137
LEIBFORTH, RACHEL	497	WHITTIER AVE	GLEN ELLYN	IL	60137
MALEK, GEORGE	500	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
MASLANKA, LAWRENCE & P A	21W519	ACORN AVE	GLEN ELLYN	IL	60137
MC KENNA, F & C STEINYS	519	WHITTIER AVE	GLEN ELLYN	IL	60137
OBERST, DAVID	525	WHITTIER AVE	GLEN ELLYN	IL	60137
PETERSON, KENNETH & LINDA	538	WHITTIER AVE	GLEN ELLYN	IL	60137
SCHWALLIE, JOSEPH & KRIS	471	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
SKALA, LANCE J & BONNIE S	528	WHITTIER AVE	GLEN ELLYN	IL	60137
SNODGRASS, HARRY	0N240	CUMNOR AVE	GLEN ELLYN	IL	60137
STACK, PATRICK F & K P	547	WHITTIER AVE	GLEN ELLYN	IL	60137
THOMPSON, LARRY & SHIRLEY	530	WHITTIER AVE	GLEN ELLYN	IL	60137
TOSTO, CAROLYN & NANCY	490	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
VALLUZZI, JAYSON & WENDY	471	WHITTIER AVE	GLEN ELLYN	IL	60137
WEBB, JOHN	498	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
WIESENMEYER, TOM	400	POPLAR AVE	ELMHURST	IL	60126
WILKS, JULIE	0N245	CUMNOR AVE	GLEN ELLYN	IL	60137
WROBEL, ROBERT	491	WHITTIER AVE	GLEN ELLYN	IL	60137
ZELASKO, PIOTR & KATARZYNA	0N246	CUMNOR	GLEN ELLYN	IL	60137

**List of Addresses for Public Notice
523 Fairway Ct.**

Name	St. Num	St. Name	City	State	Zip
ACKERMANN, JAMES W	501	WHITTIER AVE	GLEN ELLYN	IL	60137
ANEST, D & S NIES	0N282	CUMNOR AVE	GLEN ELLYN	IL	60137
BIANCHINI, PETER & DEBRA	510	WHITTIER AVE	GLEN ELLYN	IL	60137
BLICKENSDECKER, N & A	543	WHITTIER AVE	GLEN ELLYN	IL	60137
BUSCHER, JANIS D	505	WHITTIER AVE	GLEN ELLYN	IL	60137
CONNORS, TIMOTHY & WENDY	520	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
FILIPPI, BRUCE ALAN TR	0N276	CUMNOR AVE	GLEN ELLYN	IL	60137
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LEIBFORTH, RACHEL	497	WHITTIER AVE	GLEN ELLYN	IL	60137
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MASLANKA, LAWRENCE & P A	21W519	ACORN AVE	GLEN ELLYN	IL	60137
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OBERST, DAVID	525	WHITTIER AVE	GLEN ELLYN	IL	60137
PETERSON, KENNETH & LINDA	538	WHITTIER AVE	GLEN ELLYN	IL	60137
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SNODGRASS, HARRY	0N240	CUMNOR AVE	GLEN ELLYN	IL	60137
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THOMPSON, LARRY & SHIRLEY	530	WHITTIER AVE	GLEN ELLYN	IL	60137
TOSTO, CAROLYN & NANCY	490	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
VALLUZZI, JAYSON & WENDY	471	WHITTIER AVE	GLEN ELLYN	IL	60137
WEBB, JOHN	498	COUNTRY CLUB LN	GLEN ELLYN	IL	60137
WIESENMEYER, TOM	400	POPLAR AVE	ELMHURST	IL	60126
WILKS, JULIE	0N245	CUMNOR AVE	GLEN ELLYN	IL	60137
WROBEL, ROBERT	491	WHITTIER AVE	GLEN ELLYN	IL	60137
ZELASKO, PIOTR & KATARZYNA	0N246	CUMNOR	GLEN ELLYN	IL	60137

Paula Moritz

From: Paula Moritz
Sent: Thursday, November 14, 2019 1:39 PM
To: office@addlawn.com
Cc: montaltoanthony@yahoo.com; Amy McKenna
Subject: 523 Fairway - Patio with pergola - Review 2
Attachments: 523 Fairway -Patio, pergola, retaining wall, outdoor kitchen-Review 2-111419.pdf

Gentlemen-

Please see the attached Review 2. Thank you for providing the dimensioned plans we needed to perform the review. Unfortunately, the pergola is not in compliance with the setback requirements and cannot be approved as proposed.

Paula J. Moritz

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



November 14, 2019

Addlawn Landscaping, Inc.
960 N. Lombard Road
Lombard, IL 60148
Email: office@addlawn.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

www.glenellyn.org
www.villagelinksgolf.com

RE: Building Permit Application #20192541
Patio, pergola, outdoor kitchen
523 Fairway Court

Review No. 2

The submitted permit documents, received 11/12/19, prepared by Anthony Montalto, dated 10/20/19, for the above project, have been reviewed for compliance with applicable building codes.

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

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

Zoning: Not approved.

1. The proposed pergola is not in compliance with the zoning code setback requirements and is not approved. In accordance with Village Code 10-5-4(A)4(b), accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal structure on the zoning lot. In other words, because the pergola is less than 10 feet from the home, it must be at least 40 feet from the rear property line. 40 feet is the minimum required rear yard setback for the principal structure. If placed at least 10' from the home, the pergola would be allowed to be within 10 feet of the side or rear property line.

Building: Approved but pending zoning approval.

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, montaltoanthony@yahoo.com

Anthony Montalto, Architect
TEL 312.882.5990
montaltoanthony@yahoo.com

November 23, 2019

523 Fairway Court
Glen Ellyn, IL 60137

Attn:
Paula J. Moritz, Building Plan Examiner

Re: Review #2; Report Date November 14, 2019

Dear Ms. Moritz,

Please review the following responses to comments provided in Review No. 2 dated October 23, 2019:

Zoning:

1. Pergola has been removed from Permit Application #20192541 and will be submitted for a variance (as noted in this set). Per email correspondence, subsurface components and post bases to accept the proposed pergola remain and will be installed at the applicant's risk that the pergola may not be approved through the variance process.

Building:

1. No Comments.

Revised drawings that have been clouded with changes is included.

Sincerely,

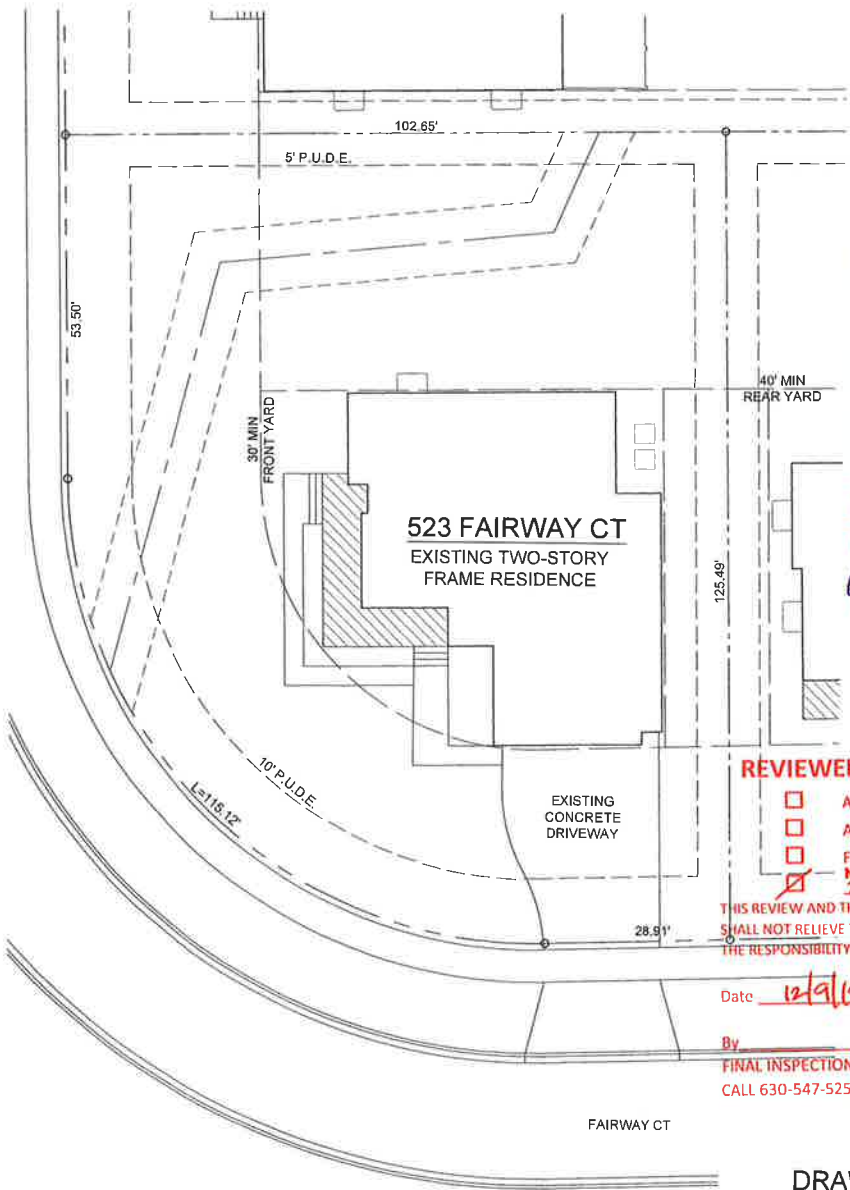


Anthony Montalto
312.882.5990

304 OAK ST, GLEN ELLYN, IL 60137

SAVAGE FISHER RESIDENCE
523 FAIRWAY CT

GLEN ELLYN, IL 60137
NEW PATIO CONSTRUCTION



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

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

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

Amy McKenna Date 12/9/19
Village of Glen Ellyn

REVIEWED FOR CODE COMPLIANCE

- ☐ APPROVED
- ☐ AS NOTED
- ☐ FOUNDATION ONLY
- ☒ NO PERMITS - ZONING VARIATION

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

Date 12/9/19 Permit No. 20192541

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

DRAWING INDEX

- G-0.1 TITLE SHEET
- G-0.2 PROPOSED SITE PLAN
- A-1.0 PROPOSED PLAN: PATIO
- A-1.1 PROPOSED PLAN: FRAMING

1 SITE PLAN
SCALE: 1/16"=1'-0"

EXISTING



OWNER

SAVAGE FISHER
523 FAIRWAY CT.
GLEN ELLYN, IL 60137

ARCHITECT

ANTHONY MONTALTO, ARCHITECT
304 OAK ST
GLEN ELLYN, IL 60137

LANDSCAPE DESIGN & CONSULTATION

ADDLAWN LANDSCAPING
607 W WINTHROP AVE
ADDISON, IL 60101

PROJECT DESCRIPTION

GRADING AND PREPARATION OF EXISTING REAR YARD FOR A NEW PAVER PATIO, NEW PAVER AND MODULAR STONE STOOP AND STEPS, NEW STONE EDGE SEATING LEDGE, STACKED STONE WALL, BUILT IN FIREPIT, AND STACKED STONE OUTDOOR KITCHEN.

ZONING INFORMATION AND REGULATIONS

DISTRICT: R-2		LOT AREA: 11,797.00 SF	
10-4-8	MINIMUM LOT FRONTAGE	REQ'D 50'	PROP. NO CHANGE
10-4-8	MIN LOT SIZE	REQ'D 8,712 SF	EXIST. 11,797.00 SF
10-4-8	MAX LOT COVERAGE	20% 2,766.45 SF	EXIST. 2,685.85 SF **
10-4-8	MIN LOT WIDTH	REQ'D 66'	PROP. NO CHANGE *
10-4-8	MIN LOT DEPTH	REQ'D 110'	PROP. NO CHANGE *
10-4-8	MIN FRONT YARD STBK	REQ'D 30'	PROP. NO CHANGE *
10-4-8	MIN INT SIDE YD STBK	REQ'D 30' W / 10' E	PROP. NO CHANGE *
10-4-8	MIN REAR YARD STBK	REQ'D 40'	PROP. NO CHANGE *
10-4-8	IMPERVIOUS AREA - REAR	50% OR LESS OF REQ'D 1,180.02 SF	PROP. 821.18 SF *

* See site plan
** Covered areas only.

I hereby certify that these plans were prepared by or under my direct supervision and to the best of my professional knowledge and belief conform to the applicable building codes and ordinances, including the applicable Village of Glen Ellyn Building and Zoning Codes.

Architect: Anthony Montalto, Architect



DRAWING No.: G - 0.1
REFERENCE: NA
SCALE: 1/16"=1'-0"
DATE: 10.20.2019

PROJECT: SAVAGE FISHER RESIDENCE
523 FAIRWAY CT
GLEN ELLYN, IL 60137

ARCHITECT
Anthony Montalto
304 Oak St
Glen Ellyn, IL 60137
Telephone 312.882.5990
Fax 773.667.9185
IL LIC # 001-017248

LANDSCAPING, INC
107 W Winthrop Ave
Addison, IL 60101
Telephone 630.543.9130

TITLE SHEET

FILE COPY



Village of Glen Ellyn BUILDING PERMIT

Permit No. 20192541

Expires: 12/09/2020

Property Owner:

NITTI DEVELOPMENT
399 WALL ST, STE N
GLENDALE HEIGHTS, IL 60139

INSPECTIONS
FOOTING PRE POUR
GAS UNDERGROUND
ELECTRICAL UNDERGROUND
BUILDING FINAL
GRADING DRAINAGE FINAL

Call 811 - JULIE before you dig

523 FAIRWAY CT PATIO AND RETAINING WALL

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

Building and Zoning Official

Issue Date: 12/09/2019

For Building Inspections Please Call:

630-547-5250

For Public Works Inspections Please Call:

630-469-6756

Laura Tisinai

From: Laura Tisinai
Sent: Thursday, February 18, 2021 10:41 AM
To: michaelbfisher@gmail.com
Cc: office@addlawn.com; info@nittidevelopment.com; montaltoanthony@yahoo.com; Steve Witt; Katie Ashbaugh
Subject: FW: 523 Fairway Court, Glen Ellyn- permit #: 20192541
Attachments: 523 Fairway- copy of approval.pdf; 523 Fairway- achitect compliance letter.pdf; 532 Fairway- photo.pdf

Please see below, my apologies the previous email for the homeowner from our utility billing was wrong.

From: Laura Tisinai
Sent: Thursday, February 18, 2021 10:29 AM
To: michaelbfischer@gmail.com
Cc: office@addlawn.com; info@nittidevelopment.com; montaltoanthony@yahoo.com; buildingpermits <buildingpermits@glenellyn.org>; Steve Witt <switt@glenellyn.org>; Katie Ashbaugh <kashbaugh@glenellyn.org>
Subject: 523 Fairway Court, Glen Ellyn- permit #: 20192541

Good morning,

I am writing to inform you while attempting to close out this permit, a final inspection was performed to confirm that a pergola was not installed based on the attached approved permit. The attached photo clearly indicates a pergola was constructed without a zoning variance submitted for. We please ask at this time that you either remove the pergola, or submit for a construction necessitated variation as this is already constructed. We will allow till April 15, 2020 to take the structure down, or two weeks to submit your zoning variation. Please respond to this email as soon as possible with which you choose, as a citation may apply if compliance is not met. I have copied Katie Ashbaugh, which handles our zoning variation processes.

Respectfully,

Laura Tisinai

Laura Tisinai | Permit Manager | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
ltisinai@glenellyn.org | p 630.547.5250 | direct 630.547.5253



PLAT OF SURVEY

LOT 9 IN THE ENCLAVE OF GLEN OAK SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2017 AS DOC. NO. R2017-009819 IN THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

PIN 05-12-313-058

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

LOT 8

6.5' B.S.L.

5' P.U.D.E.

ELECTRICAL PED

TELEPHONE PED (2)

N 89°05'52" E 102.65'

5' P.U.D.E.

10 ft

STORMWATER MANAGEMENT EASEMENT

46.45'

5.00'

5.00'

43.54'

10 ft

10 ft

10 ft

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10 ft

LOT 9

11,797 SF
2 STORY
STONE & FRAME
RESIDENCE
T/F=(708.27)
T/F=708.28

S 00°54'08" E 125.49'

LOT 10

5' P.U.D.E.

6.5' B.S.L.

30' B.S.L.

S 88°07'01" W 28.91'

FAIRWAY CT.
HERETOFORE DEDICATED BY
DOCUMENT NO. 2017-009819

LEGEND

⊙	SANITARY MANHOLE
⊙	STORM MANHOLE
⊙	STORM/SANITARY CLEANOUT
⊙	CATCH BASIN/STORM INLET
⊙	VALVE AND VAULT
⊙	FIRE HYDRANT
⊙	WATER SERVICE BOX/B-BOX
I.E.E.	INGRESS/EGRESS EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
B.S.L.	BUILDING SETBACK LINE
TF =	TOP OF FOUNDATION
TC =	TOP OF CURB
725.0	EXISTING GRADES
-725.2	PROPOSED GRADES
---	CENTER LINE
---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	BUILDING SETBACK LINE
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING LOT LINE

GENERAL NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. CURVED LINES ARE DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT, REFER TO YOUR DEED OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO THE CONCRETE FOUNDATION, EXCEPT FOR THE CONCRETE FOUNDATION, VISIBLE IMPROVEMENTS HAVE NOT BEEN SHOWN.
- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE; IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. THERE MAY ALSO BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD. AT THE CLIENTS REQUEST, THE SURVEYOR HAS NOT REVIEWED ANY OF THE ABOVE DOCUMENTS.
- SITE BENCHMARK:
SET IRON ROD AT THE EAST END OF THE COMMON GRAVEL DRIVEWAY APPROXIMATELY 60 FEET NORTH OF THE 7TH UTILITY POLE.
ELEVATION=697.36.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED BY MANHARD CONSULTING, LTD., UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

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

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS,
THIS 3RD DAY OF JUNE, A.D., 2021.

BY: *Bradley A. Strohl*

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3686 EXPIRES NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM NUMBER 184-003350 EXPIRES APRIL 30, 2023



SETBACK REQUIREMENTS

FRONT	30 FEET	SIDE	30FT W /10FT E	REAR	40 FEET
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DATE	REVISIONS	DRAWN BY	CHECK BY
04-02-19	REVISED PER VILLAGE OF GLEN ELLYN COMMENTS	JCM	
04-22-19	REVISED GRADING, T/F, G/F, AND GARAGE FL	MCE	
05/28/19	FOUNDATION LOCATION	RC	
10/24/19	CLOSING SURVEY	RC	
04/14/21	UPDATE SURVEY	BAS	
06/03/21	ADDED DIMENSIONS TO PERGOLA	BAS	

PROJ MGR:	BAS
PROJ ENG:	MCE
DRAWN BY:	BAS
DATE:	2/14/18
SCALE:	1" = 10'

THE ENCLAVE OF GLEN OAK - NITTI DEVELOPMENT, LLC
LOT 9
523 FAIRWAY COURT
GLEN ELLYN, ILLINOIS

SHEET	1 OF 1
KFWGE/NDLGEIL01	