



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, June 23, 2020
7:00 PM
Virtual Meeting - Zoom

A. Call to Order

B. Public Comment (Non Agenda Items)

C. Chairperson's Statement of Remote Meeting Procedures

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83438734651?pwd=WUU2UljESm9qcDhjdFViOFVhS01SUT09>

Password: 234012

Or iPhone one-tap :

US: +13126266799,,83438734651#,,1#,234012# or
+16465588656,,83438734651#,,1#,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

D. Allow Remote Participation of ZBA Members (roll call vote)

E. Approval of Draft Minutes from May 12, 2020 Zoning Board of Appeals Meeting

1. May 12, 2020 Zoning Board of Appeals Draft Meeting Minutes

F. Public Hearing: 727 N. Park Boulevard

1. 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure

G. Village Board Trustee Report

H. Chairperson's Report

I. Staff Report

J. Adjournment

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. Questions regarding petitions scheduled for review by the Village Board should be directed to the Community Development Department at (630) 547-5250.



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

Meeting: 06/23/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4526)

DOC ID: 4526

May 12, 2020 Zoning Board of Appeals Draft Meeting Minutes

ATTACHMENTS:

- May 12, 2020 Zoning Board of Appeals Draft Meeting Minutes (PDF)

**DRAFT MINUTES
ZONING BOARD OF APPEALS
MAY 12, 2020**

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:20 p.m. ZBA Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller, Reed Panther, and Thomas Whalls were present. Student Intern Maddie Greenleaf was excused. Also present were Community Development Director Staci Springer, Planner Katie Ashbaugh, Senior Civil Engineer Amy McKenna, and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice required by state statute that was published in the Daily Herald on April 27, 2020, and all property owners affected by the variation being requested were notified by mail.

Chairperson Constantino stated that due to the ongoing Coronavirus (COVID-19) pandemic and, the Governor's statewide stay-at-home order and order suspending certain Open Meetings Act requirements, this meeting will be conducted remotely. Chairperson Constantino stated the commissioners and staff participating in tonight's meeting are in different locations in accordance with social distancing guidelines.

Chairperson Constantino stated that 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 Community Development Director Staci Springer would be administering the remote meeting platform, Zoom. Chairperson Constantino explained the remote procedures of the Zoning Board of Appeals (ZBA) and asked for a motion to approve the Emergency Rules of Procedure.

EMERGENCY RULES OF PROCEDURE

ZBA Member Miller moved, seconded by ZBA Member Panther, to approve the emergency rules of procedure. The motion was carried with 7 "yes" votes and 0 "no" vote. The "yes" votes are as follows: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther, and ZBA Member Whalls.

ZBA Member Crudele moved, seconded by ZBA Member Miller, to allow remote participation by the Zoning Board of Appeals. The motion was carried with 7 "yes" votes and 0 "no" vote. The "yes" votes are as follows: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther, and ZBA Member Whalls.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Whalls, to approve the minutes of the January 14, 2020 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property located at 685 N. Park Boulevard.

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 Panther to open the public hearing for 685 N. Park Boulevard at 7:30 p.m. The motion carried unanimously with a voice vote.

PUBLIC HEARING – 685 N. PARK BOULEVARD

PETITIONER STEVEN NORGAARD IS REQUESTING APPROVAL OF A CONSTRUCTION NECESSITATED ZONING VARIATION FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. TO ALLOW A LOT COVERAGE OF APPROXIMATELY 25.5 PERCENT ON THE SUBJECT PROPERTY FOR WHICH THE MAXIMUM PERMITTED LOT COVERAGE IS 20 PERCENT. 2. TO ALLOW THE SUNROOM ADDITION TO REMAIN, AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Steven Norgaard, attorney on behalf of Christopher and Sheila Faber, owners of the property at 685 N. Park Boulevard)

Staff Presentation

Village Planner Katie Ashbaugh and Senior Civil Engineer Amy McKenna were present to speak regarding the proposed variation request and were sworn in.

Planner Ashbaugh stated 685 N. Park Boulevard is an interior lot, located on the east side of Park Boulevard, just south of the intersection with Maple Street. Planner Ashbaugh stated the property and the properties to the north, east, west, and south are all zoned R2 – Residential District and are all improved with single-family homes.

Planner Ashbaugh stated on February 27, 2002, a building permit for the original single-family home on 685 N. Park was filed, with a lot coverage of 23.7 percent. She continued that in January, 2002, the Village adopted Ordinance 5035-Z which changed the maximum lot coverage permitted for structures greater than one-story from 25 percent to 20 percent, with an effective date of March 1, 2002. She continued that in July 2003, the original home at 685 N. Park passed final inspections. She continued that this rendered the approved lot coverage for the single-family home at 685 N. Park legal nonconforming.

Planner Ashbaugh stated that in January, 2004, the demolition permit for the existing single-family home at 680 Lenox deposit was refunded. She continued that in December, 2007, the Faber's purchased 685 N. Park and 680 Lenox.

Planner Ashbaugh stated on May 11, 2011, a building permit application to install an enclosed sunroom addition in place of the existing deck to the rear of the home was filed. She continued that Village staff required a Land Transfer be filed to make the legal lot of record for 685 N. Park Boulevard large enough to allow the sunroom and meet the 20 percent lot coverage maximum and ensure that the 680 Lenox property could be sold in the future without creating a nonconforming condition on 685 N. Park.

Planner Ashbaugh stated on June 23, 2011, staff sent the Faber's a letter approving a land transfer and requesting a plat of resubdivision document depicting the new placement of the shared lot line be submitted. She continued that the letter stated that the Planning and Development Director would then sign the plat document and that once it was signed, the plat may be recorded. She continued that at the close of the letter, Planner Stegall stated that the recorded plat must be submitted to the Village within 30 days of recordation. She continued that on July 22, 2011, a copy of the plat is date was signed by the Director and the building permit for the sunroom was issued. She continued that the sunroom subsequently passed all inspections.

Planner Ashbaugh stated that in 2013, the Faber's filed a building permit for a patio to be constructed in the backyard. She continued that the permit deposit refund issued for 685 N. Park, indicating that the work had been concluded and has passed final inspections.

Planner Ashbaugh stated on September 25, 2019, the Faber's sold the 680 Lenox Road property, with the original lot line in place. She continued that on December 19, 2019, a building permit for the new construction of a single-family home on the 680 Lenox Road property was filed with the Community Development Department. She continued that it was during the review of this permit that staff became aware of the nonconforming condition of 685 N. Park Boulevard in regard to the lot coverage, due to the sale of the 680 Lenox property. She continued that staff then notified the new owners of 680 Lenox and the Faber's, and that staff directed the Faber's to file a request for a construction necessitated zoning variation.

Planner Ashbaugh stated the petitioner is now requesting a construction necessitated zoning variation to allow an existing sunroom of approximately 278 square-feet to remain on the rear of the existing single-family home located at 685 N. Park Boulevard. She continued that the original home, with a footprint of approximately 2,782 square-feet, was approved with a lot coverage of 23.7 percent in 2002 and is considered legal nonconforming. She continued that, with the original home's footprint and the footprint of the sunroom, the lot coverage is approximately 3,060 square feet, or 25.5 percent where a maximum of 20 percent is permitted.

Planner Ashbaugh stated as an alternative to allowing the sunroom to remain, the petitioner has provided a bid to illustrate the cost to demolish the sunroom in its entirety and to reconstruct

the deck, which was originally built concurrently with the home. She continued that the deck does not require the approval of any additional zoning relief, and that this would restore the previous lot coverage to approximately 23.2 percent, slightly under the lot coverage that was approved in 2002.

Planner Ashbaugh stated the ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request.

Planner Ashbaugh and Civil Engineer McKenna showed and explained several different photos of the property to explain the construction history of the patio. Senior Civil Engineer said the patio was originally constructed in or around 2005, prior to the Faber's ownership of the property, for which the Village does not have a permit record. She continued that the Faber's then did file a permit to expand this existing patio, which was the one cited from 2013. She concluded that the patio as permitted in 2013 would have been reviewed for compliance with the building and zoning codes in effect at that time and would be considered legal nonconforming.

Questions from the Zoning Board of Appeals

Chairperson Constantino asked that if in 2013, the issue with the land transfer was not raised and the 2013 papers said prior permit files were missed. Planner Ashbaugh confirmed this.

ZBA Member Miller questioned the letter on pages 209 and 224 in the agenda packet. ZBA Member Miller stated the notes from the Village say the subdivision was "ok per Planner Stegall". He continued that the notes state the Planning and Development Director "must sign the plat, which must be recorded". ZBA Member Miller stated then in the letter, Planner Stegall said the Faber's "may file the plat".

ZBA Member Miller asked what the standard procedure for filing plats at that time. Community Development Director Springer was sworn in.

Community Development Director Springer stated at that time, the plat would be approved, and the petitioner would be required to record the plat.

ZBA Member Miller asked if there is any record that the petitioner was explicitly directed to record the plat. Community Development Director Springer stated the letter on page 203 of the agenda packet notes that the petitioner may record the plat after her signature. She continued that then the last sentence of the letter stated, "Please note that a recorded copy of the plat must be submitted to the Village within 30 days of recordation", further affirming that it was their responsibility to record the plat.

Chairperson Constantino asked what the current plat recording process is. Community Development Director Springer stated once the plat has been signed, the Village Clerk or Deputy Clerk brings the plat to be recorded.

ZBA Member Whalls stated there were issues without the plat being recorded in the past. ZBA Member Whalls also stated the letters were not clear who was responsible for recording the plat.

ZBA Member Panther stated he does not have any questions, but stated he is glad the recording procedures have been updated.

Chairperson Constantino questions why the 40 feet in question and the land transfer were not taken care of. Chairperson Constantino asked questioned why the plat was not recorded in 2011, and why it went unnoticed in 2013.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation were Christopher and Sheila Faber, owners of the property at 685 N. Park Boulevard and Steven Norgaard, the attorney and petitioner on behalf of the owners of the property located at 685 N. Park Boulevard

Mr. Norgaard stated when the Faber's got approval of the resubdivision, they thought their work was done. Mr. Norgaard stated the Faber's were unaware of any further steps that had to be taken by them, and the letter that was sent by the Village was unclear on what the next steps were.

Mr. Norgaard stated this issue was also not brought up in 2013 with the permit for the patio.

Mr. Norgaard stated this issue did not come up when the 680 Lenox property was sold because there was nothing recorded with the county. Mr. Norgaard stated that at the time of the property sale, he was not representing the Faber's. He continued that the lot was sold as it was originally recorded.

Mr. Norgaard stated this issue was not brought to the Faber's attention until the Village was made aware due to a permit filed for 680 Lenox Road.

Mr. Norgaard stated if the variations are not approved, the existing sunroom will need to be demolished and the original deck would have to be put in the same place. Mr. Norgaard stated this would be a cost to the Faber's of about \$95,500.

Mr. Norgaard also stated the Faber's neighbors do not have any objection to the variation, and the Faber's were able to get approval from all the neighbors they were able to reach.

Additional Questions from the Zoning Board of Appeals

ZBA Member Miller stated that the costs of the demolition on the sunroom and rebuilding of the deck are not considered a hardship. ZBA Member Miller questioned how the Faber's could sell the property at 680 Lenox and not realize they were selling 35 feet less than noted in the land transfer plat.

Mr. Norgaard stated there are not distinct or visible property lines, so to them (the Faber's) in 2011 the entire property was still their property and backyard. He continued that the Faber's had a surveyor complete the plat of survey for the sale 680 N. Lenox, and that he does a lot of residential real estate closings, and it is very rare for a seller to check the survey of the lot.

Mr. Faber stated they did not put the lot up for sale and that someone approached them to buy the lot. Mr. Faber told the potential buyer the lot lines were changed with the Village, and they should check with the Village. Mr. Faber stated the potential buyers confirmed the lot lines with DuPage County and the Village.

Mrs. Faber stated the land transfer was 10 years ago; they never purposely skipped the step of recording the plat.

ZBA Member Whalls asked what plat was provided to the buyers of 680 Lenox Road. Mr. Faber stated he specifically told the buyers to go to the Village to check the lot lines.

ZBA Member Covington asked if 685 N. Park Boulevard is currently on the market. Mr. Faber confirmed it is.

ZBA Member Covington stated it is hard to digest this situation because the Village did not double-check to see if the Faber's recorded the plat; however, the Faber's did have a responsibility to still follow up and make sure the plat was recorded as the property owners.

ZBA Member Crudele stated she does not have any questions, but can see how this situation is messy on both sides.

Chairperson Constantino stated he agreed with the comments previously made by ZBA Members. Chairperson Constantino also raised his concerns about the plat not being recorded, and the Faber's selling the property at 680 Lenox for 40 feet less than noted in the plat.

Mr. Norgaard stated the lot was vacant, and the Faber's did not have the intent to sell the property at that time. He continued that the Faber's were approached by a buyer.

Chairperson Constantino stated he understands the recording issue but is concerned this was not brought up in 2013 when the permit for the patio was issued.

ZBA Member Panther asked what the estimate of work would be if the Faber's had to demo the sunroom and rebuild the deck. Mr. Norgaard stated it is approximately \$58,000. Planner Ashbaugh corrected that the entire total to repair the home after the demolition was around \$95,500.00.

Persons in Favor of or in Opposition to the Variation Requests

No one spoke for or against these variation requests.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 685 N. Park Blvd.; the owners are Chris and Shelia Faber, represented by their attorney as the petitioner, Steven Norgaard; and the petitioner is requesting a variation from Section 10-4-8(E)(1) of the Glen Ellyn Zoning Code to allow a lot coverage of approximately 25.5 percent on the subject property for which the maximum permitted lot coverage is 20 percent in an R-2 Zoning District.

ZBA Member Panther continued the findings of fact: the ZBA heard from Village Planner Katie Ashbaugh, who stated the subject property is an interior R2 lot, and no prior variations have been granted for this property; the house is a legal nonconforming, allowing a lot coverage for up to 23.7 percent; a permit was issued originally in 2002 for the construction of the home and the Faber's purchased the property in 2007; a permit was issued for a small addition of an enclosed area on the rear of the existing home; and at that time the Village indicated that a land transfer would be required to bring the lot into conformance.

ZBA Member Panther continued the findings of fact: the property to the rear, 680 Lenox Road, was sold in September 2019; a permit was issued in December 2019 for 680 Lenox, which identified that the land transfer plat was not properly recorded; a variation will be needed to increase the lot coverage from 23.7 percent to 25.5 percent; the alternate plan would call for the demolition of the porch and construction of the deck in its place, bringing the lot coverage to 23.2 percent; the cost of this alternate plan is approximately \$95,500; a permit, for an addition of a patio, was issued in 2013, and it did not uncover the lack of the plat being recorded at that time; the ZBA heard from Community Development Director Staci Springer, who indicated that the procedures at that time were the Village would sign the plat and the petitioners were responsible for filing it at the County Recorder of Deeds; and the procedures have since changed, approximately three years ago, where the Village is now responsible for recording the plats now.

ZBA Member Panther continued the findings of fact: the ZBA heard from attorney and petitioner, Steve Norgaard, and the owners, Chris and Sheila Faber; the petitioner indicated the Faber's did not have representation when they had to file the land transfer; the owners did hire a land surveyor to complete the resubdivision of the plat; the owners did not understand they had the responsibility to file the plat with the County; and the owners assumed the issuance and closure of the permit finalized the issue and there was no further action necessary.

ZBA Member Panther concluded the findings of fact: Mr. Norgaard indicated the Village had the opportunity to note the issue of the lack of the land transfer plat being recorded at the time of the patio permit review in 2013; Mr. Norgaard stated no issues were noted at the time when the property at 680 Lenox was put up for sale; Mr. Norgaard also stated if the variation is not issued, there would be a substantial cost to the owners; and no public comments were received.

Motion

ZBA Member Whalls moved, seconded by ZBA Member Covington, that the Zoning Board of Appeals recommends approval of the Findings of Fact. The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Miller stated mistakes were made on both sides. ZBA Member Miller stated the Village was unclear; the homeowner should have still recorded the plat and noticed the issue when they were selling the property at 680 Lenox. He continued that if this is approved by the ZBA, he would like it on the non-consent agenda for the Village Board.

ZBA Member Whalls stated both parties are at fault, as the owners should have noticed they were selling 40 additional feet, not just four inches or four additional feet when they sold 680 Lenox. He continued that there would be hardships in regards to sunlight, fencing, and trees.

ZBA Member Jones stated he is in favor of approving the variation. ZBA Member Jones stated the letter from the Village was unclear, and not everybody is experienced in reading blueprints. ZBA Member Jones stated to go back to the deck would cause hardships caused by the demolition and construction to the neighbors, in terms of getting construction equipment onto the property now that construction is underway at 680 Lenox.

ZBA Member Covington stated she agrees with the comments of ZBA Members Miller, Whalls, and Jones. ZBA Member Covington Stated there would be a hardship on the neighbors, as construction would need to occur to demolish the sunroom.

ZBA Member Crudele stated there would be a hardship on the neighbors if the variation was not approved.

Chairperson Constantino stated he agrees with all the ZBA Members' comments, and that there were mistakes on both sides. Chairperson Constantino stated there were no neighbor objections, and the Village had a couple of chances to correct this issue and did not. Chairperson Constantino stated there would be a hardship by the demolition and cost, and the demolition would be a hardship to neighbors as well. Chairperson Constantino stated the sunroom has been in place for many years, and there have been no issues. Chairperson Constantino did state the petitioners are still partially at fault but does recommend granting the variation. Chairperson Constantino also agreed he believes this needs to go to the Village Board on a non-consent agenda.

Planner Ashbaugh stated that it should be noted the property at 685 N. Park Boulevard will be limited in terms of accessory structures permitted to be built in the future.

Community Development Director Springer stated the ZBA can add a condition to their motion stating no other roofed accessory structures, other than a shed that is permitted with the Zoning Code regulations in effect at the time.

Motion

A motion was made by ZBA Member Jones and seconded by ZBA Member Covington to close the public hearing for 685 N. Park Boulevard at 9:00 p.m. The motion carried unanimously with a voice vote.

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

Having considered the application of Steven K. Norgaard, petitioner on behalf of the owners of the property located at 685 N. Park Boulevard, Christopher and Sheila Faber, for a zoning variation to allow a lot coverage of approximately 25.5 percent on the subject property for which the maximum permitted lot coverage is 20 percent and any other zoning relief necessary to allow an existing sunroom addition to remain on the original single-family home on an interior lot located at 685 N. Park Boulevard in the R2 – Residential District, as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on May 12, 2020, 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(E)(1) of the Glen Ellyn Zoning Code due to the following unique circumstance(s):

1. The documents from the Village of Glen Ellyn were unclear, including an internal Village document on page 209 of the Zoning Board of Appeals packet that states, "Resubdivision is ok per Michelle Stegall, but Staci must sign and plat must be recorded with the county and must be returned to us. Ok to issue permit". Also, the June 23, 2011 letter on page 203 of the Zoning Board of Appeals packet states, "Once the plat is received, it will be

reviewed by the Village staff. Provided that no changes are necessary, the plat would be signed by the Planning and Development Director Hulseberg. After Director Hulseberg has signed the plat, it may be recorded with the DuPage County Recorder of Deeds. Please note the recorded copy of the plat must be submitted to the Village within 30 days of recordation".

Subject to the following conditions:

1. No other roofed accessory structures, other than a shed that would be in compliance with the Zoning Code regulations in effect at the time, be allowed; and
2. The Zoning Board of Appeals requests this case be taken off the consent agenda because the Zoning Board Appeals feels that the fault in the case is equal by both parties.

The motion was carried with 7 "yes" votes and 0 "no" vote. The "yes" votes are as follows: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller, ZBA Member Panther, and ZBA Member Whalls.

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

Village Board Trustee Report

Trustee Christiansen stated at the May 11, 2020, Village Board meeting, the Board approved a contract for \$400,000 for sidewalk and street repairs.

Trustee Christiansen stated the Finance Commission and Village Board have looked at financial projections in relation to COVID-19. Trustee Christiansen stated the Village Board is taking these financial projections into consideration when they are approving any contract. Trustee Christiansen stated property taxes have been delayed from July to September.

Trustee Christiansen provided an update on Governor Pritzker's Restore Illinois Plan. Trustee Christiansen stated Glen Ellyn is part of the Northeast Region, which means we are in the same region as suburban Cook County. Trustee Christiansen stated if Glen Ellyn was excluded from suburban Cook County, we could potentially be in stage three of the Governor's Plan.

Trustee Christiansen stated the Plan Commission will have a pre-application meeting for a potential redevelopment at the McChesney and Miller site. Trustee Christiansen stated if this project moves forward, it will need various zoning approvals.

Trustee Christiansen stated litigation on the Apex development continues.

Staff Report

Village Planner Ashbaugh stated two variation application have been submitted, and the ZBA should expect to see them next month.

Adjournment

At 9:15 p.m., a motion was made by ZBA Member Miller and seconded by ZBA Member Whalls adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,
Katie Ashbaugh, AICP
Village Planner



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

Meeting: 06/23/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4513)

DOC ID: 4513

727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure

PROPERTY: 727 N. Park Boulevard is an interior lot, located on the east side of Park Boulevard, mid-block between the Oak Street and Maple Street intersections.

PETITIONER: The petitioner is Kelley Kalinich, owner of the property located at 727 N. Park Boulevard.

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

1. Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent;
2. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less;
3. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches;
4. Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet;
5. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet;
6. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

Please see the *Addition Class* subsection for details on the elimination of the variation request for a Class III addition of 178 percent, which was in the original public notice. Please see the *Setbacks - Retaining Walls* subsection for a change in the variation requested for the north retaining wall.

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

homes.

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the June 8, 2020, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

**ZONING
HISTORY:**

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

**PERMIT
HISTORY:**

Year	Permit No.	Type
2001	B20406	Second-floor addition - master bathroom
2001	B20671	Screened-in porch

EXISTING:

The subject property is improved with a two-story single-family home with a walk-out basement and one driveway leading to the rear of the home. The property does not have an attached or detached garage or any other accessory structures. The footprint of this existing principal structure is approximately 1,151 square feet. The first floor of the home provides 1,138 square feet of living space or finished floor area, and the second floor provides 931 square feet of living space for a total of 2,069 square feet of living space. The basement is approximately 1,032 square feet and is not counted toward the finished floor area total. Please see Attachments 9 and 10 for the existing floor plans and the square footage of the existing home.

Where the driveway is perpendicular to the front lot line of the subject property, it encroaches approximately two (2) feet five (5) inches onto the property to the north, 731 N. Park Boulevard. As it extends east the first approximately 73 feet, it tapers to meet the north interior side lot line of 727 N. Park. The remainder of the existing driveway continues to taper to the south and ends approximately eleven (11) inches from the north interior side lot line. No changes are proposed to this portion of the driveway. Please see Attachment 5 for the plat of survey dated 1993 and Attachment 6 for the existing conditions of the subject property.

The grade of the parkway between the east curb of Park Boulevard and the front (west) lot line of 727 N. Park is 754 feet. Moving east, the grade increases to a peak of 756 feet at the beginning of the driveway on the 727 N. Park property. From this peak, the grade continues to slope down to an elevation of 744 feet at the end of the existing driveway for a total grade change of 12 feet. From the end of the driveway to the rear of the property, the grade continues to slope down to a low point of 736 feet at the rear (east) lot line for a total grade change from the peak of the property to the rear of 20 feet. Please see Attachments 4, 6 and 7 for the existing topography.

	R2 Lot Requirements [10-4-8(D, E, F)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	8,000 ft ² (0.18 acres)
Lot Coverage	No more than 20% for principal structures greater than one story, or 1,600 ft ² for subject property	14.4%, or ~1,151 ft ²
Lot Width	80', corner lots; 66', all other lots	50'
Front Yard	between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street	47.6' from front lot line to structure
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	9.5' from north lot line to principal; 5.3' from south lot line to principal structure
Rear Yard	40'	~84'
Eave Height	22'	23' 8"
Ridge Height	32'	32' 3"
PROPOSED	The petitioner is proposing a two-story, three-level addition with an attached three-car garage on the subject property, and also a front porch. The addition requires that the existing driveway also be extended east for access to the garage.	

Addition Class

The petitioner is proposing to add 739 square feet of living space to the first (ground) floor and 875 square feet of living space to the second floor. Because the walk-out basement will no longer meet the definition of a 'basement' or 'walk-out basement' with the addition of the three-car garage to its rear, the new living space in the floor below grade will count toward the addition with approximately 1,047 square feet. Therefore, the correct total new living space added to the existing home is approximately 2,661 square feet, a Class II addition of approximately 129 percent. The information initially provided by the petitioner (Attachment 18) was used to prepare the legal notice for mailing and publication and erroneously indicated that a Class

III addition of 178 percent addition where Class II additions of up to 150 percent are permitted on nonconforming lots. This is because the total living space of the existing first and second floors plus the new living space of the addition, 3,683 square feet, was divided by the existing living space, 2,069 square feet, and therefore resulted in the incorrect percentage of 178.

As mentioned above, the petitioner is also proposing an attached three-car garage of 676 square feet to the rear of what is currently defined as a walk-out basement. When attached garages are added to existing principal structures, in practice the new floor area is not counted as new living space. It instead accounted for as additional lot coverage. Please see Attachment 10 for the proposed floor plans. No variations are required.

Lot Coverage

For principal structures of more than one-story in the R2 district, the maximum permitted lot coverage ratio is 20 percent. The current lot coverage ratio of the subject property is 14.4 percent or approximately 1,151 square feet of the 8,000 square foot lot. The 20 percent lot coverage ratio permitted on the subject property allows for up to 1,600 square feet, resulting in a maximum additional lot coverage of 449 square feet. The existing conditions of the property do not use the permitted detached garage bonus of 500 square feet or the front porch bonus of 240 square feet.

The petitioner is proposing to increase the existing footprint of the home from 1,151 square feet to 1,856 square feet. The proposed front porch is 54 square feet and falls within the bonus provision. Therefore, the proposed lot coverage ratio is approximately 23.2 percent. This exceeds the maximum permitted lot coverage ratio by 3.2 percent or 256 square feet. Please see Attachment 8 for the proposed site plan. One variation is required.

Building Height

The petitioner is proposing that the addition maintain the existing home's eave and ridge heights of approximately 23 feet eight (8) inches and 32 feet four (4) inches, respectively. The maximum permitted eave and ridge heights for principal structures on lots 66 feet or less in width are 22 feet and 32 feet, respectively. Please see Attachments 11 and 12 for the existing and proposed elevations. Two variations are required.

Setbacks - Bulk

The proposed addition is compliant with the required interior side yard setback of six (6) feet six (6) inches, proposed at 12 feet from the north interior side lot line, and seven (7) feet one (1) inch from the south interior side lot line. It also is 54 feet eight (8) inches from the rear lot line, where the required setback is 40 feet. No variations are required.

Setbacks - Driveway

As previously described, the first 73 feet of the existing driveway on the subject property is on the north interior side lot line with no setback. The setback of the existing driveway increases to approximately 11 inches as it ends. Per Section 10-5-5(C)(1), impervious surfaces on lots which are 66 feet or less in width are not to be closer to any lot line than two (2) percent of the lot width. Driveways that are closer than this setback requirement and therefore nonconforming are permitted to be maintained in their existing location in perpetuity, provided that the owner can provide a plat of survey dated before March 1, 1999, that the driveway existed in that location. The required impervious surface setback of new impervious surfaces for the subject property is one (1) foot.

The petitioner proposes to extend the existing driveway by connecting the new driveway to the existing end that is 11 inches from the north interior side lot line. The driveway then tapers to comply with the required impervious surface setback of one (1) foot or 12 inches. No variations are required.

Setbacks - Retaining Walls

Due to the significant downward slope toward the rear (or east) half of the lot, a retaining wall is required for the driveway leading to the proposed three-car garage. Retaining walls that exceed 36 inches in height must be five (5) feet from all adjacent lot lines. Retaining walls which are 36 inches or less in height must be two (2) feet six (6) inches from all adjacent lot lines. The north 36 inch retaining wall is approximately one (1) foot from the north interior side lot line where a setback of two (2) feet six (6) inches is required. The petitioner initially proposed to install the retaining wall zero (0) inches from this lot line and has reduced the degree of the request. The south retaining wall at its southeast corner is 72 inches tall and four (4) from the south interior side lot line where a setback of five (5) feet is required. Two variations are required.

Setbacks - Front Porch

The petitioner is also proposing a front porch on the front (west) elevation fronting Park Boulevard (Attachment 12). When measured, the front porch projects from the front elevation approximately six (6) feet eight (8) inches. Per Section 10-5-5(B)(4) #24.b, porches may encroach up to 25 percent of the required front yard. The required front yard for this property is approximately 45 feet ten (10) inches, as that is the front yard of the principal structure of 721 N. Park Boulevard. Twenty-five percent of the required front yard is approximately 11 feet five (5) inches. No variations are required.

Of the six (6) variations that were listed in the public notice (excluding the standard 'catch-all' provision), five (5) are required for the project

as proposed. The variation to allow a Class III addition of 178 percent where a Class II addition of up to 150 percent is permitted is not required for this project.

STAFF COMMENTS

Staff suggests that should the Zoning Board of Appeals elect to recommend approval of any or all of the required variations to construct the proposed project and related site improvements as presented, that the following conditions also be considered with those decided upon by the Zoning Board of Appeals during their deliberations:

1. That the proposed site plans be modified to show the footings of the proposed front porch on the west elevation; and
2. That the applicant shall attempt in good faith to coordinate with the adjacent property owner of 708 N. Lenox Road to connect the required drywell to an existing private sewer on the 708 Lenox property via an overflow pipe to minimize impacts to downstream properties.

ZBA ACTION

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

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

ATTACHMENTS

1. Petitioners' Application Packet
2. Zoning & Location Map
3. Aerial Photo
4. 2' Contour Map
5. Plat of Survey - 1993
6. Existing Conditions & Topography
7. Existing Topography & Erosion Control Plan
8. Proposed Site Plan
9. Existing Floor Plans
10. Proposed Floor Plans
11. Existing Elevations
12. Proposed Elevations
13. Location Map for Public Hearing Notice
14. Mailing List for Public Hearing Notice
15. Public Hearing Notice - Mailed and on Public Notice Portal
16. Certificate of Publication

- 17. Petitions of Support
- 18. 1 & 2 Family Dwelling Building & Zoning Worksheet

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

ATTACHMENTS:

- 1. Petitioner's Application Packet (PDF)
- 2. Zoning & Location Map (PDF)
- 3. Aerial Photo (PDF)
- 4. 2-Foot Contour Map (PDF)
- 5. Plat of Survey - 1993 (PDF)
- 6. Existing Conditions & Topography (PDF)
- 7. Existing Topography & Erosion Control Plan (PDF)
- 8. Proposed Site Plan (PDF)
- 9. Existing Floor Plans (PDF)
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VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 727 N. Park Boulevard 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: Kelley M. Kalinich

Address: 727 N. Park Boulevard, Glen Ellyn, IL 60137

Home Phone No.: 630.469.2631 Cell Phone No.: 630.464.2631

Fax No.: 630.469.2631

E-mail: kalinich@sbcglobal.net

Ownership Interest in the Property in Question:

Sole owner, purchased in July 1993.

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

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

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

See above - applicant

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

Not applicable

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:Common address: 727 Park Boulevard, Glen Ellyn, IL 60137Permanent tax index number: 05-11-211-004

Legal description:

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S, LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R-2Lot size: 160 ft. x 50 ft. Area: 8,000 sq. ft.

Present use:

Residential home built in 1926.

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):

I am seeking six variations as noted below:

1. Section 10-8-6(B)(3) to allow an addition to an existing single-family home on a nonconforming lot to exceed 150 percent of the existing finished floor area as a Class III addition by approximately 28 percent, or approximately 580 square feet, for a total addition of approximately 3,683 square feet where an addition of up to 150 percent of the existing finished floor area as a Class II addition, or approximately 3,104 square feet, is permitted;
2. Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent;
3. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less;
4. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches;
5. Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet; and
6. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet.

The requests are related to the proposed plans to build an addition to my historic home where I have lived for 27 years. The addition will cover an approximate 735 feet of the lot and will allow for preservation of my existing home, while allowing for 21st Century improvement for single family use, as has been the case with my home in all prior use.

Estimated date to begin construction: As soon as possible, by likely late summer 2020.

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

1. JMB Architects - Jim Wand, Project Manager 630.279.8228
2. Gabriel Group (Engineering) - Alecs Hur 630.772.9393
3. John Pcolinski, Jr. - Guerard, Kalina & Butkus (Attorney) at 630.665.9033 (ext. 18)

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:

Due to the size and location of the existing home and driveway, as well as the topography of the lot, the only available space for an addition, while preserving the historic home is to build the addition at the back (east side) of the home. There is currently no working garage. In order to accommodate garage space, storage for sports equipment, bicycles, gardening equipment, recycling/garbage/composting bins, must be 23 feet deep and 27.5 feet wide. (This is less than the current width of the existing house, in consideration of limiting any lot coverage above 20%.) As such, this is the total use of space of the proposed addition at the ground/basement level.

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):

Due to the age of my home (built in 1926) and considering the need for a total renovation, the addition is necessary to provide for garage and living space expected for homes in my neighborhood. The home is listed as historically significant, as documented in the Village of Glen Ellyn's commissioned 2009 "Architectural Resources in the Glen Ellyn North-Central Survey Area" on page 24 (page 26 PDF) found here: <https://www.glenellyn.org/ArchiveCenter/ViewFile/Item/212>. As such, I desire to preserve the home with limited modifications to the facade, honoring the unique setting on my lot. I do not currently have an operational garage. The only available space for building/adding to the home is on the east side (rear) of my lot. If I do not renovate my historic home, it is likely that it would be torn down and a total new structure would be built. I would like to preserve my home and bring it into the 21st Century, while also making safety improvements to electrical, plumbing, etc. on the uniquely steep topography of the lot.

OR

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

Please see section 2a.

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 Village lot coverage code has varied over the years that I have lived in my home. I was unaware of the current 20% lot coverage limit, as well as the limit of an 150% addition to the existing structure. I thought that both considerations would be allowed based on the construction of the home at 731 N. Park Boulevard, directly to the north of my lot, as this lot is identical in dimensions and the home covers slightly over 25% of the lot. The said residence was the result of litigation with the Village of Glen Ellyn and the then property owner, Constantine, who secured the right to be issued a building permit at the lot coverage of 25% and side yard set backs beyond the then and current Village code. (Constantine v. Village of Glen Ellyn, <https://casetext.com/case/constantine-v-village-of-glen-ellyn>) My request for variance, if granted, would result in less lot coverage (23.2%), will be less overall square footage and while there are variance requests for retaining wall and related topography variances, there will be a larger overall side yard set back than the neighboring home. This design has been on purpose to work as much as possible to meet the current Village codes. I am confident that the addition will support the current character of my historic home and will add to the value of the neighborhood.

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

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

It is somewhat difficult to share photos of my property that reflect the true challenge of the topography and the location of the historic home. The variances are needed to provide garage and living space with an addition that can only be added to the east side (rear) of the home. There is an approximate 20 foot drop from the street side of my home to the driveway area. To add a garage, 1st and 2nd story of living space to extend the current living space, the entire area will need to be graded and have an adequate retaining wall to provide for usable driveway space and effective management of runoff water. These improvements are likely to improve the existing water runoff, as currently there are no specific provisions on my lot. Further, the proposed addition is reduced in width to the existing home, considering how the addition can be most compliant with the Village's building codes.

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 majority of lots in my neighborhood have a larger square footage and do not have the same dramatic, continuous variance in topography from the street side to the back side 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:

Having lived in my home for 27 years, I am hopeful to live here for at least another 27 years! I do not have any intention to resell the property in the near future. If that were the case, I would sell it now, as the property has appreciated since I first purchased it.

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.

I am the sole owner of the property and have hoped during the 27 years of my ownership to add a proper garage and additional living space for our family. I had hoped to purchase the property to the south of my lot before the current home was built, but the realtor indicated that it was not available for purchase separate from the home at 708 Lenox Road. That proved not to be the case, but it was sold before I had the opportunity to be considered as a purchaser. The topography is courtesy of "mother nature".

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.

I anticipate that the property improvements will enhance the other properties near me. There will still be a high percentage of natural ground for rain/snow absorption and I expect to continue to preserve most of the existing "forest" in the far east side of my property. This area of Glen Ellyn has been one of natural forest throughout the neighborhood.

6. Provide evidence that the proposed variation will not:

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

The new addition will be similar in land coverage as that of the house to the north of my property and is approximately three feet higher in topography to my lot. Additionally, my driveway is on the north side of the lot, allowing for additional space between the structures. The home to the south has a 100 foot lot width and is approximately four feet lower. This neighbor's home has their driveway adjacent to the south side of my home, allowing for additional space between the structures. As such, both homes should continue to have adequate light and air movement.

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

I do not anticipate that the proposed addition will provide any increase in hazard or danger to any adjacent property. I anticipate providing environmental enhancements to the current house structure that will reduce hazards/dangers even further.

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

As noted previously, my goal is to preserve the historical impact of my current home on the neighborhood and community. Additionally, I desire to keep the "forest" feeling of my neighborhood intact.

d. Diminish or impair property values within the neighborhood;

I am fortunate to live in a neighborhood where properties consistently retain or increase in value. Due to the age of my home, the planned improvements will only enhance the existing structure.

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

The proposed project will not have any impact on an increase in traffic, as it remains a single family home.

f. Create a nuisance; or

The propose project will not create any type of nuisance.

- g. Results in an increase in public expenditures.

The proposed structure will not have any impact on public expenditures. If anything, the increased square footage will increase my real estate property taxes to be distributed to the public institutions which tax property owners.

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

In the development of the proposed addition plans, the architects and engineer monitored the impact on the lot land, creating a design that is less in width than the existing structure, while also providing safer driveway space and water runoff management. The structure will also be accessible and usable with this design, resulting in maintaining the existing, historic home vs. demolishing it for all new construction. Further, the design provides for less coverage than the lot at 731 N. Park Boulevard, an identically sized lot, that is a three-storied structure, plus walkout basement and covers 25% of the lot.

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

As a lifelong resident of Glen Ellyn, I value greatly the Village's focus on maintaining the historical heritage of the community, while allowing for homes to be restored and built to reflect a 21st Century lifestyle, all within a thoughtful consideration of the impact of all structures and properties. It likely would be easier for me to teardown our home and start from scratch, likely avoiding the variance request process all together, however, I love that my home was here long before me and can continue to add to the charm and uniqueness of our Glen Ellyn community. I am confident that the proposed addition, lot and other improvements for which I am seeking the variances will honor and meet this focus to sustain the distinctive character of our community. I am committed to work with the Village toward this end.

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.

05/21/2020

Date

Kelley M. Kalinich

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Kelley M. Kalinich owner of the property described as

727 N. Park Boulevard, Glen Ellyn, IL 60137

verify that John Pcolinski, Jr., Esquire

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

18 day of June, 2020

T. Barden
Notary Public

TABETHA BARDEN
Notary Public, State of Maine
My Commission Expires Jan. 23, 2025

Affidavit Affirming No Conflict of Interest

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

1. My name is Kelley M. Kalinich, and I hold the position of owner for 727 N. Park Blvd., Glen Ellyn, IL ("**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: *Kelley M. Kalinich*
 Title: Homeowner
 Applicant's Name: Kelley M. Kalinich

Subscribed and sworn to me this

20th day of May, 2020.

[Signature]
 Notary Public



X:\Plandev\PLANNING\FORMS\Zoning Variation Request Packet FILLABLE 01062020 lg.doc

Warranty Deed

INDIVIDUAL TO INDIVIDUAL

420.00



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

F.1.a

DEPT. OF REVENUE
420.00

THE GRANTOR is DANIEL L. DOWNEY AND CYNTHIA H. DOWNEY, his wife in
joint tenancy
of the Village of Glen Ellyn (County of DuPage State of Illinois)
for and in consideration of Ten and no/100 (\$10.00) ----- DOLLARS.
and other good and valuable consideration in hand paid,
CONVEY and WARRANT to KELLEY M. KALINICH, an unmarried person of
(NAMES AND ADDRESS OF GRANTEE(S))
257 Winthrop Avenue, Elmhurst, IL 60126

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

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A
RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S
ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S
AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914, AS DOCUMENT 118383, IN
DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-211-004 P/A: 727 North Park Boulevard, Glen Ellyn, IL 60137

Subject to: General real estate taxes not due and payable at time of closing;
Special Assessments confirmed after this Contract date; Building, building line
and use or occupancy restrictions, conditions and covenants of record; Zoning
laws and Ordinances; Easements for public utilities; Drainage ditches, feeders,
laterals and drain tile, pipe or other conduit.

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

DATED this 2nd day of July 19 93

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

DANIEL L. DOWNEY (Seal) CYNTHIA H. DOWNEY (Seal)
----- (Seal) ----- (Seal)

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 L. DOWNEY AND
CYNTHIA H. DOWNEY, his wife in joint tenancy

"OFFICIAL SEAL"
Donald E. Wilkinson
Notary Public, State of Illinois
My Commission Expires 1-25-95

personally known to me to be the same persons whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that they signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2nd day of July 19 93

This instrument was prepared by Donald E. Wilkinson, Attorney at Law,

Packet Pg. 33

Attachment: 1. Petitioner's Application Packet [Revision 4] (4513 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



Map created on June 18, 2020.

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Map created on June 12, 2020.

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2-Foot Contour Map



Map created on June 12, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

1216 E. Central Road
Arlington Heights, IL 60005
Phone: 708-392-7600
Fax: 708-392-7719



149 N. Virginia Street
Crystal Lake, IL 60014
Phone: 815-356-1510
Fax: 815-356-5658

PLAT OF SURVEY

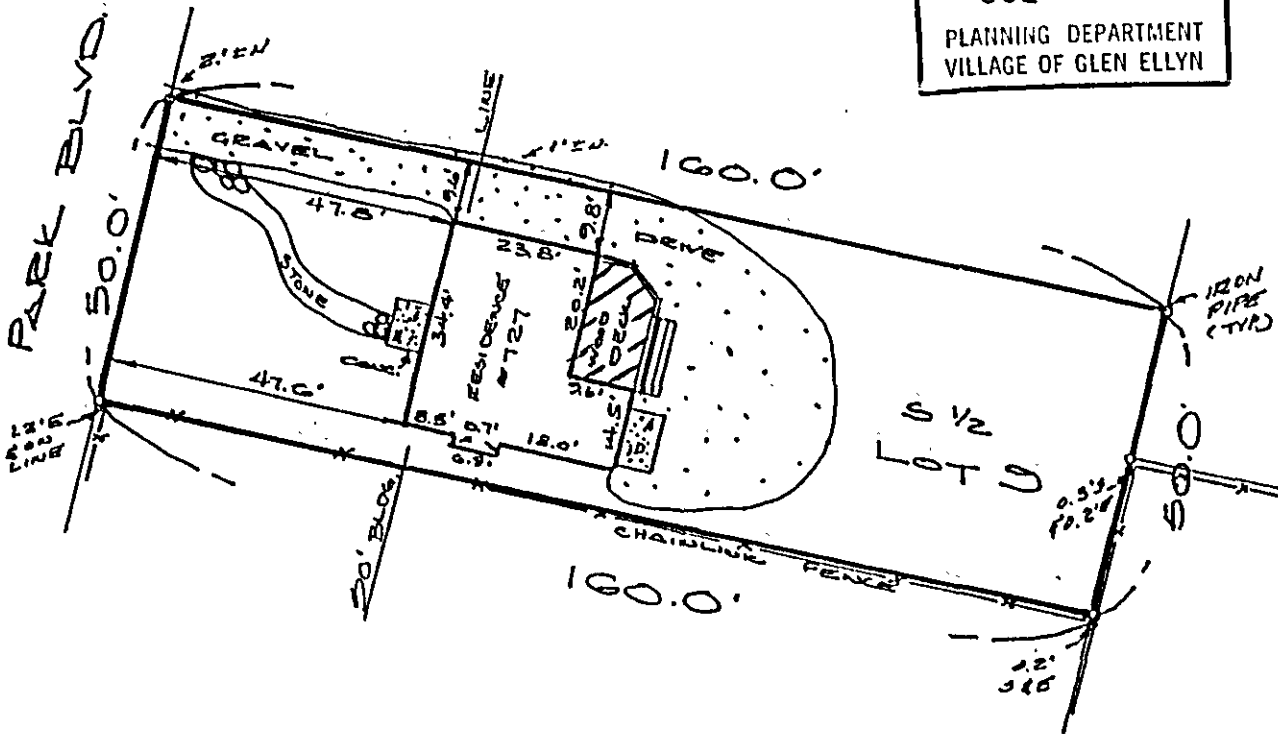
9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

218 N. County Street
Waukegan, IL 60085
Phone: 708-336-2473
Fax: 708-336-2113

373 S. County Farm Road
Wheaton, IL 60187
Phone: 708-690-3733
Fax: 708-690-3735

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

RECEIVED
JUL 02 2001
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN



PLANS APPROVED
SUBJECT TO CONSTRUCTION AND
COMPLIANCE WITH THE BLDG. CODE
OF THE VILLAGE OF GLEN ELLYN, ILL
JUL 20 2001
PERMIT NO. B 020671
BY D. Mann
CHIEF BUILDING INSPECTOR fw



STATE OF ILLINOIS) SS
COUNTY OF LAKE)

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining improvements do not encroach unless shown. Dated JUNE 30 1993

By D. Mann
MID AMERICA SURVEY COMPANY*
Registered Illinois Land Surveyor

All distances shown are in feet & decimal parts thereof

Scale 1"=30'

Job No 216074

Ordered By D. WILKINSON, ESQ.

NOTE Only those Building Lines or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered contains a proper description of the required Building Lines or Easements

No angles or distances are to be determined by scaling

Compare your description and site markings with this plat and at once report any discrepancies which you may find

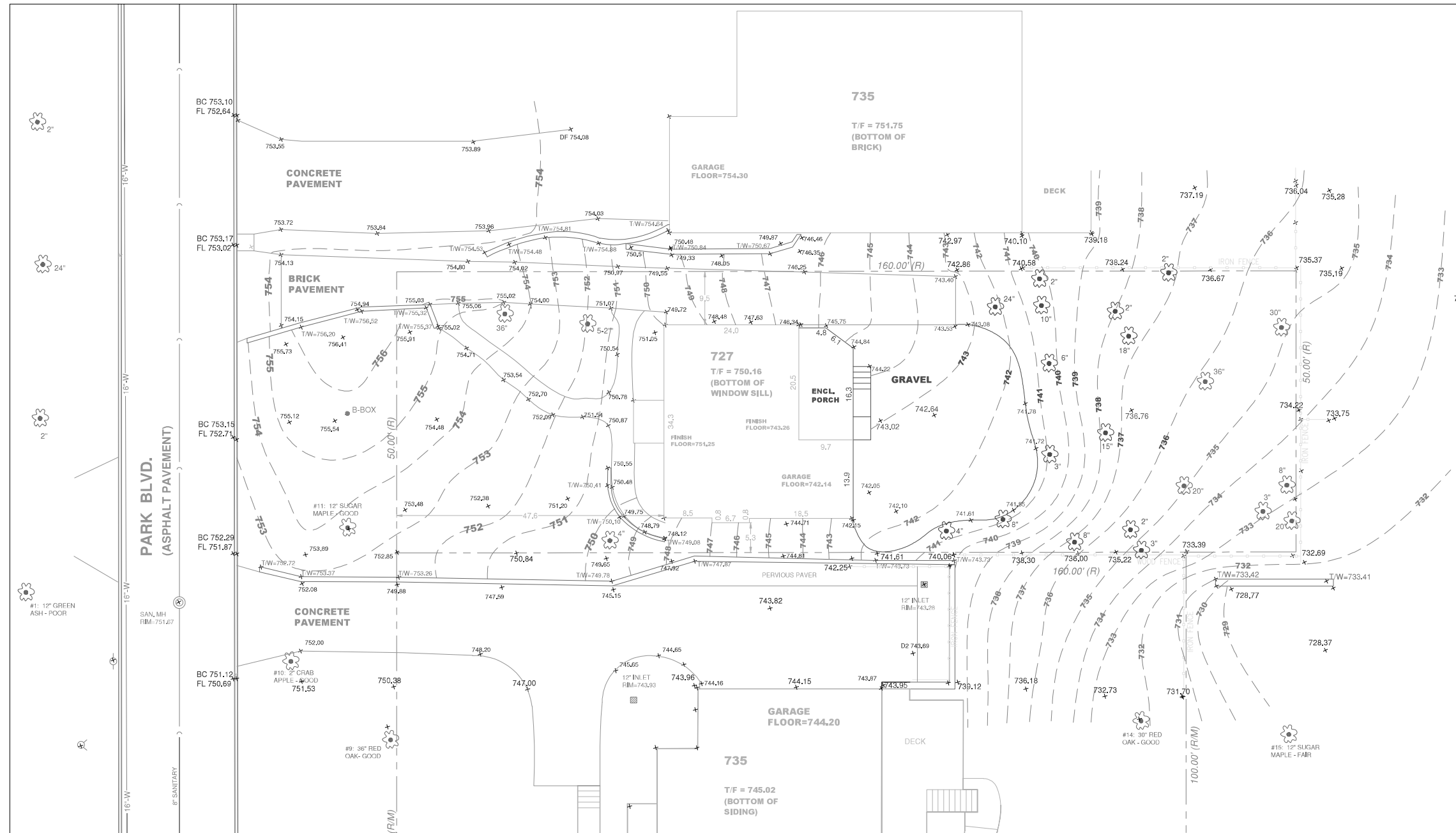


SCALE: 1" = 10'

EXISTING CONDITIONS PLAN

FOR
727 N. PARK BLVD. - GLEN ELLYN, IL
(P.I.N. 05-11-211-004)

DUPAGE COUNTYWIDE STORMWATER MANAGEMENT APPLICATION/PERMIT NUMBER: 14-17-XXX



LEGEND

Existing Proposed

Sanitary Sewer		
Storm Sewer		
Watermain		
Contour Lines		
Spot Elevations		
Fence		
Fire Hydrant		
Manhole		
Light Pole		
Power Pole		
B-Box		
San. Cleanout		
Tree		
Shrubs		
Drainage Pattern		
Silt Fence		

EXISTING CONDITIONS PLAN

727 N. PARK BLVD. - GLEN ELLYN, IL

DRAWN BY: J. HUR
CHECKED BY: J. HUR

GENERAL REVISION

PREPARED FOR
727 PARK RESIDENCE



This is to certify that I, ALECS C. HUR, performed the topographical survey and that what is drawn is a correct representation of the field observations.

Dated this 28th day of February 2020 at Elmhurst, Illinois.

Illinois Professional Engineer Number 062-054937
My License Expires November 30, 2021

GENERAL NOTES:

- Utilities and improvements shown hereon based on visible field verified structures and Village of Glen Ellyn utility atlases.
- Boundary information shown hereon is for graphical depiction only.
- This drawing does not constitute a plat of survey.

P.O. Box 5376, Oak Brook, IL 60522
Tel: 630-772-9393 Fax: 630-796-4151

Attachment: 6. Existing Conditions & Topography (4513 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)

EROSION CONTROL NOTES

1. THE SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR SOIL AND SEDIMENTATION CONTROL, PROCEDURES AND STANDARDS FOR URBAN SOIL AND SEDIMENTATION CONTROL IN ILLINOIS, AND THE VILLAGE OF GLEN ELLYN.
2. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED.
3. SEDIMENTATION BASINS, BARRIERS, AND ALL APPROPRIATE EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO MASS GRADING.
4. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS DEEMED NECESSARY BY THE VILLAGE OF GLEN ELLYN.
5. INSTALL PERMANENT SEEDING AND SOD IN ALL AREAS AS REQUIRED BY THE VILLAGE OF GLEN ELLYN.
6. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, IT SHALL BE SURROUNDED BY SILT FENCE. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT SHALL BE PROTECTED WITH TEMPORARY SEEDING.
7. ALL FLARED END SECTIONS SHALL BE PROTECTED BY SEDIMENT SETTLING BASIN AND/OR STRAW BALES UNTIL GROUND COVER HAS BEEN ESTABLISHED. FILTER FABRIC SHALL BE PLACED UNDER ALL INLET GRATES UNTIL GROUND COVER HAS BEEN ESTABLISHED.
8. WATER PUMPED, OR OTHERWISE DISCHARGED, FROM THE SITE AS PART OF CONSTRUCTION DEWATERING SHALL BE FILTERED.
9. ALL SOIL, MUD AND DEBRIS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED AT THE END OF EACH WORK DAY.
10. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE AFTER THE FOUNDATION HAS BEEN BACKFILLED, THE GRAVEL DRIVE SHALL BE INSTALLED WITHIN 7 DAYS OF THE FOUNDATION BACKFILLING AND PRIOR TO THE START OF ANY CONSTRUCTION ABOVE THE TOP OF FOUNDATION.
11. GROUND COVER (SEED AND MULCH OR SOD) SHALL BE PLACED ON ALL DISTURBED AREAS WITHIN 14 DAYS OF THE COMPLETION OF TOP SOIL PLACEMENT AND FINAL GRADING. IF WEATHER CONDITIONS PRECLUDE THE PLACEMENT OF SEED AND MULCH OR SOD, ALL DISTURBED AREAS SHALL BE PROTECTED WITH EROSION BLANKET.



SCALE: 1" = 10'

EXISTING TOPOGRAPHY / EROSION CONTROL PLAN / SITE MANAGEMENT PLAN

FOR
727 N. PARK BLVD. - GLEN ELLYN, IL
(P.I.N. 05-11-211-004)

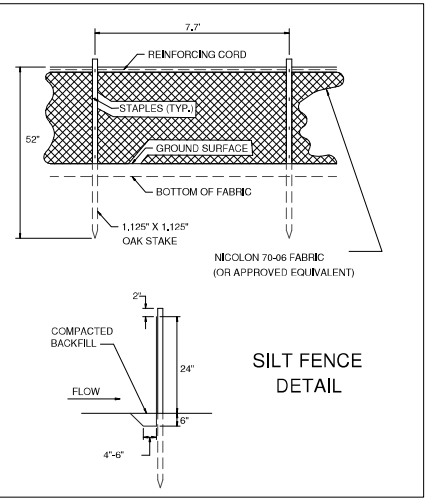
DUPAGE COUNTYWIDE STORMWATER MANAGEMENT APPLICATION/PERMIT NUMBER: 14-17-XXX

CONSTRUCTION NOTES:

1. Install Silt Fence prior to the start of excavation activities.
2. Utilize existing driveway for construction entrance

GENERAL NOTES:

1. Utilities and improvements shown hereon based on visible field verified structures and Village of Glen Ellyn utility atlases
2. Boundary information shown hereon is for graphical depiction only.
3. This drawing does not constitute a plat of survey.



LEGEND

	Existing	Proposed
Sanitary Sewer	— C —	— C —
Storm Sewer	— < —	— < —
Watermain	— W —	— W —
Contour Lines	— 6" W —	— 704 —
Spot Elevations	705.00	705.00
Fence	— —	— —
Fire Hydrant	— —	— —
Manhole	— —	— —
Light Pole	— —	— —
Power Pole	— —	— —
B-Box	— —	— —
San. Cleanout	— —	— —
Tree	— —	— —
Shrubs	— —	— —
Drainage Pattern	— —	— —
Silt Fence	— —	— S —

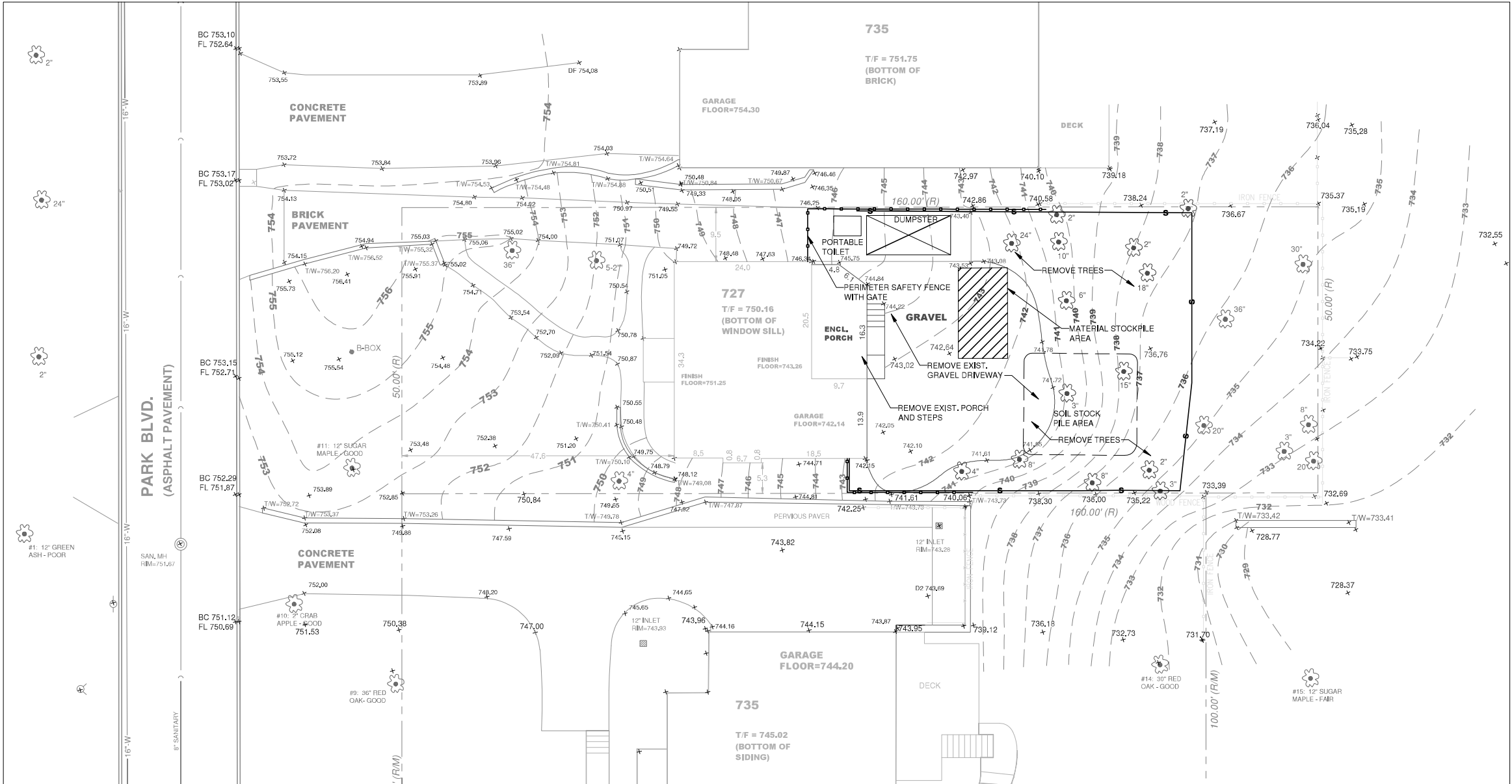
BENCHMARK INFORMATION

BENCHMARK: SANITARY MANHOLE LOCATED AT THE INTERSECTION OF OAK STREET AND LENOX ROAD

RIM = 722.50

SITE BENCHMARK: SANITARY MANHOLE LOCATED ON CENTERLINE OF PARK AVENUE IN FRONT OF SUBJECT PROPERTY.

RIM = 751.67



This is to certify that I, Alecs C. Hur, performed the topographical survey and that what is drawn is a correct representation of the field observations

Dated this 28th day of February 2020 at Elmhurst, Illinois.

Alecs C. Hur

Illinois Professional Engineer Number 062-054937
My License Expires November 30, 2021

EXISTING TOPOGRAPHY & EROSION CONTROL PLAN

727 N. PARK BLVD. - GLEN ELLYN, IL

FILE NAME: -
JOB DIRECTORY: -

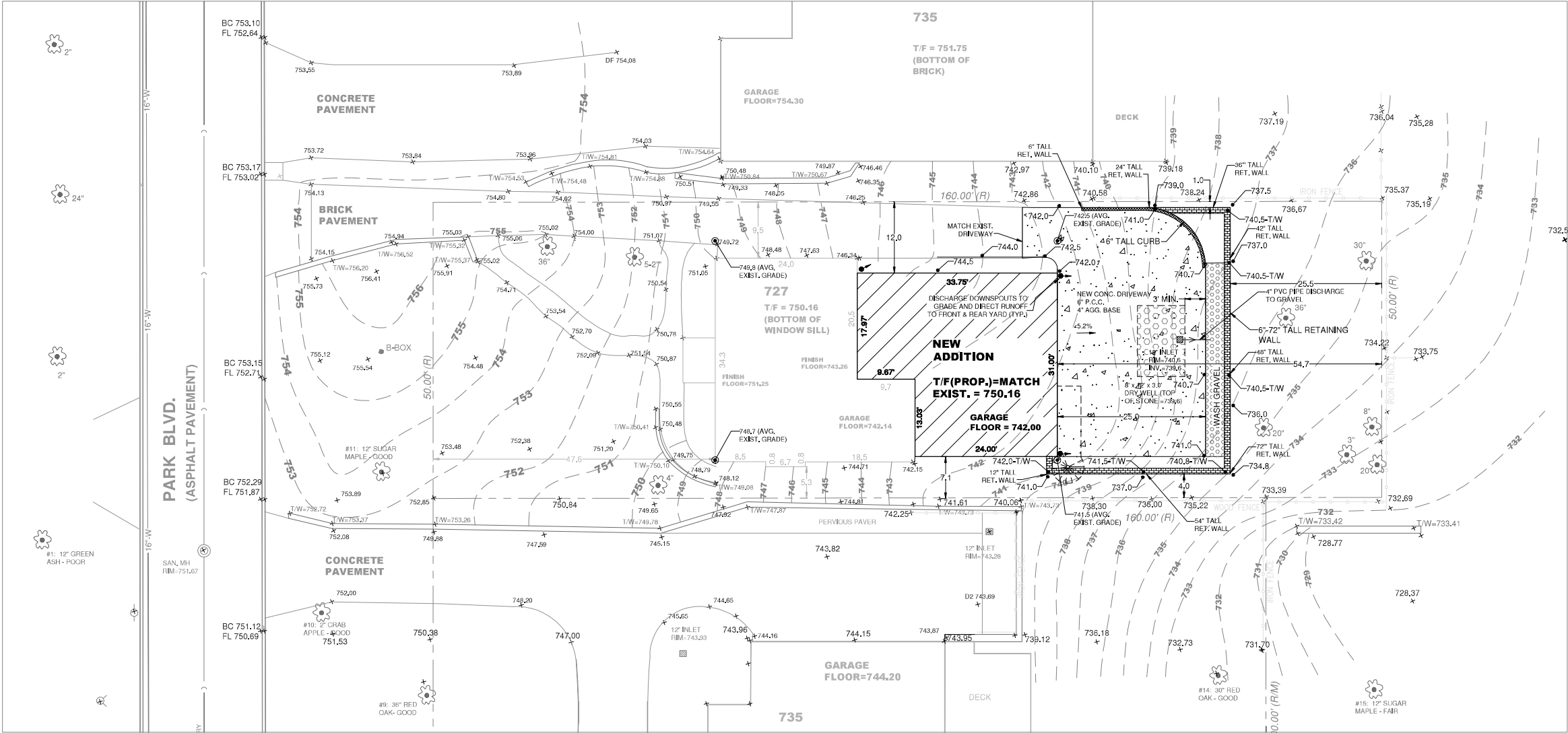
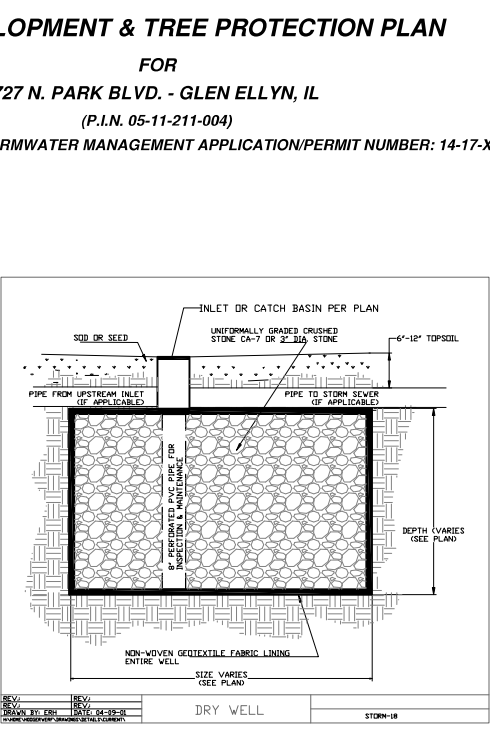
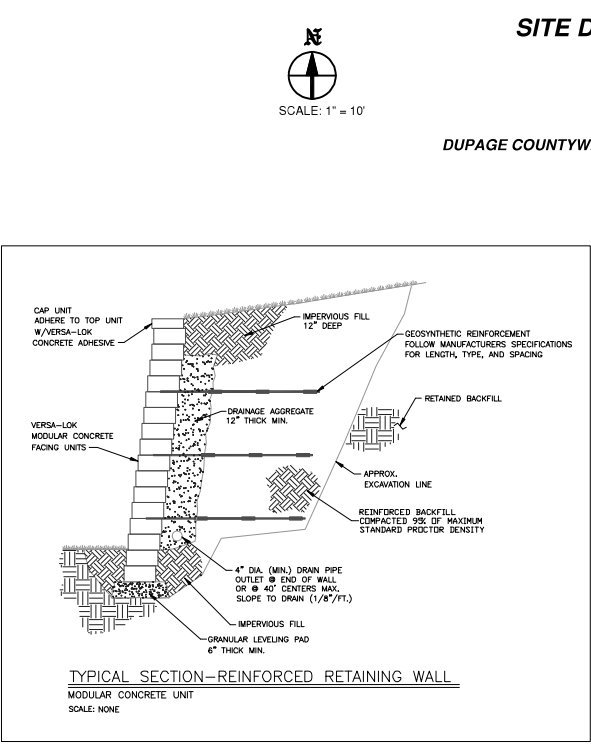
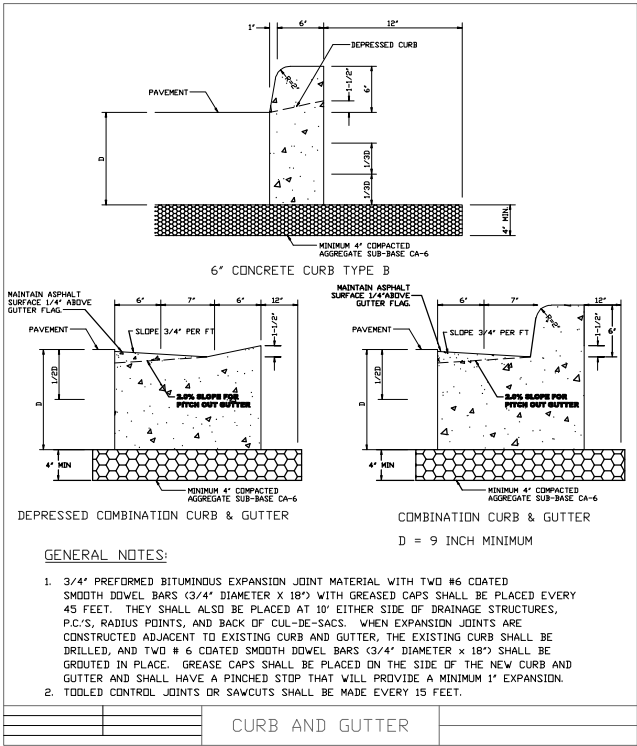
GENERAL REVISION

PREPARED FOR
727 PARK RESIDENCE

P.O. Box 5376, Oak Brook, IL 60522
Tel: 630-772-9393 Fax: 630-756-4151

Packet Pg. 39

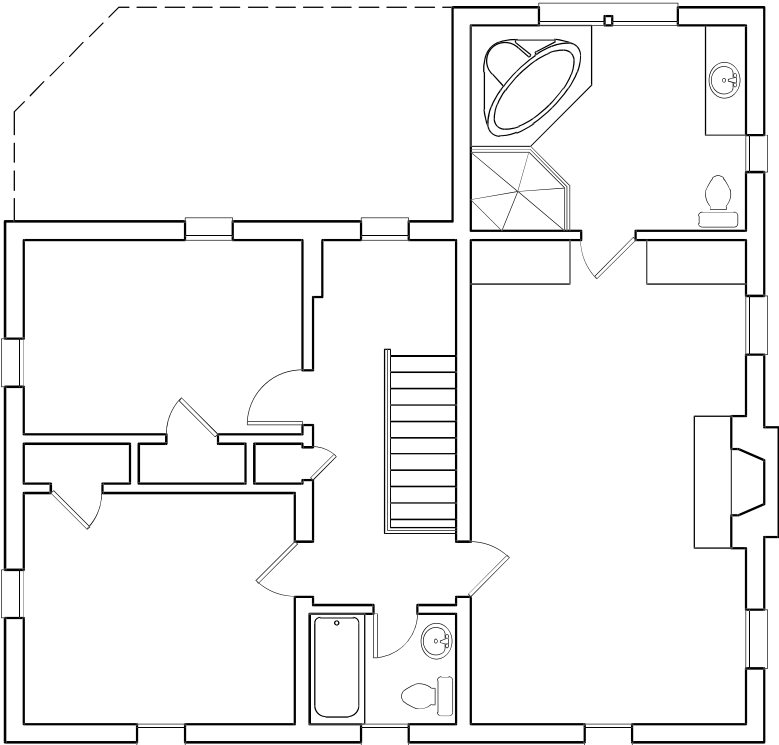
Attachment: 7. Existing Topography & Erosion Control Plan (4513 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



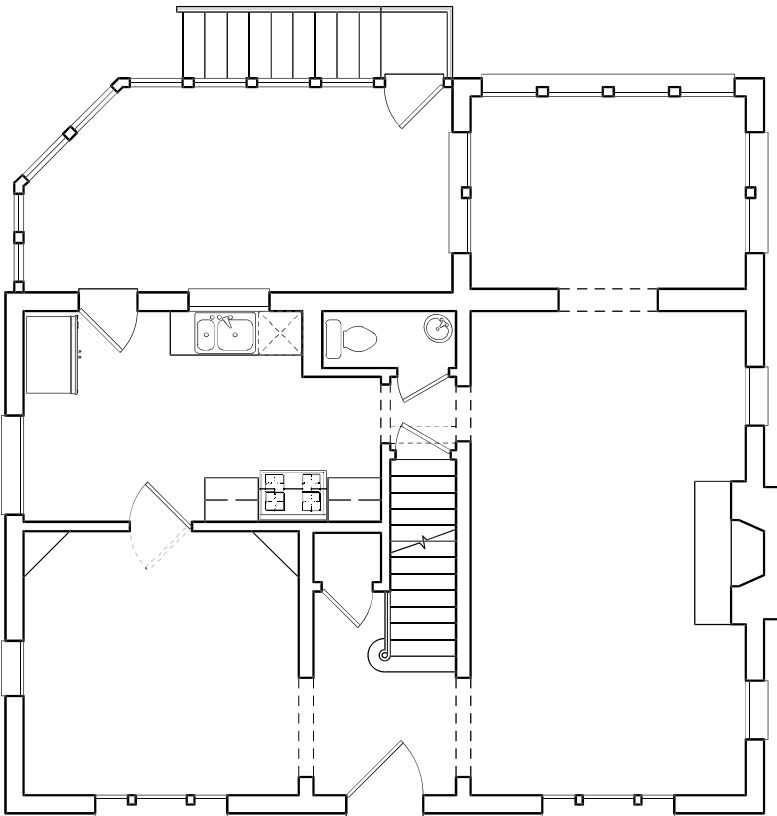
I, ALECS C. HUR, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Gabriel Group, Inc. under my personal direction and supervision and that the development of the subject site in accordance with the site development plan will not increase the amount or rate of run-off so as to adversely affect the quality or surface water draining onto other properties and will not damage other properties.

Dated this 30th day of April 2020 at Elmhurst, Illinois.

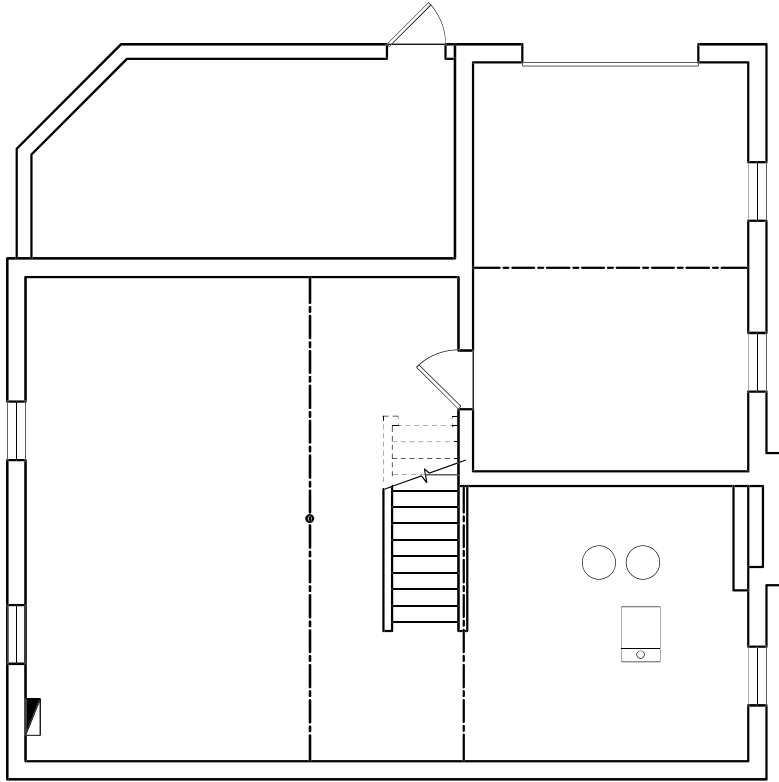
ALECS C. HUR
062-054937
ILLINOIS PROFESSIONAL ENGINEER



EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.



EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.



EXISTING FOUNDATION PLAN
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.

NOT FOR CONSTRUCTION
FOR REVIEW PURPOSES ONLY - COPYRIGHT
JMB ARCHITECTS LTD.

New Addition for:
THE KALINICH FAMILY
727 N. PARK BLVD.
GLEN ELLYN, ILLINOIS 60131

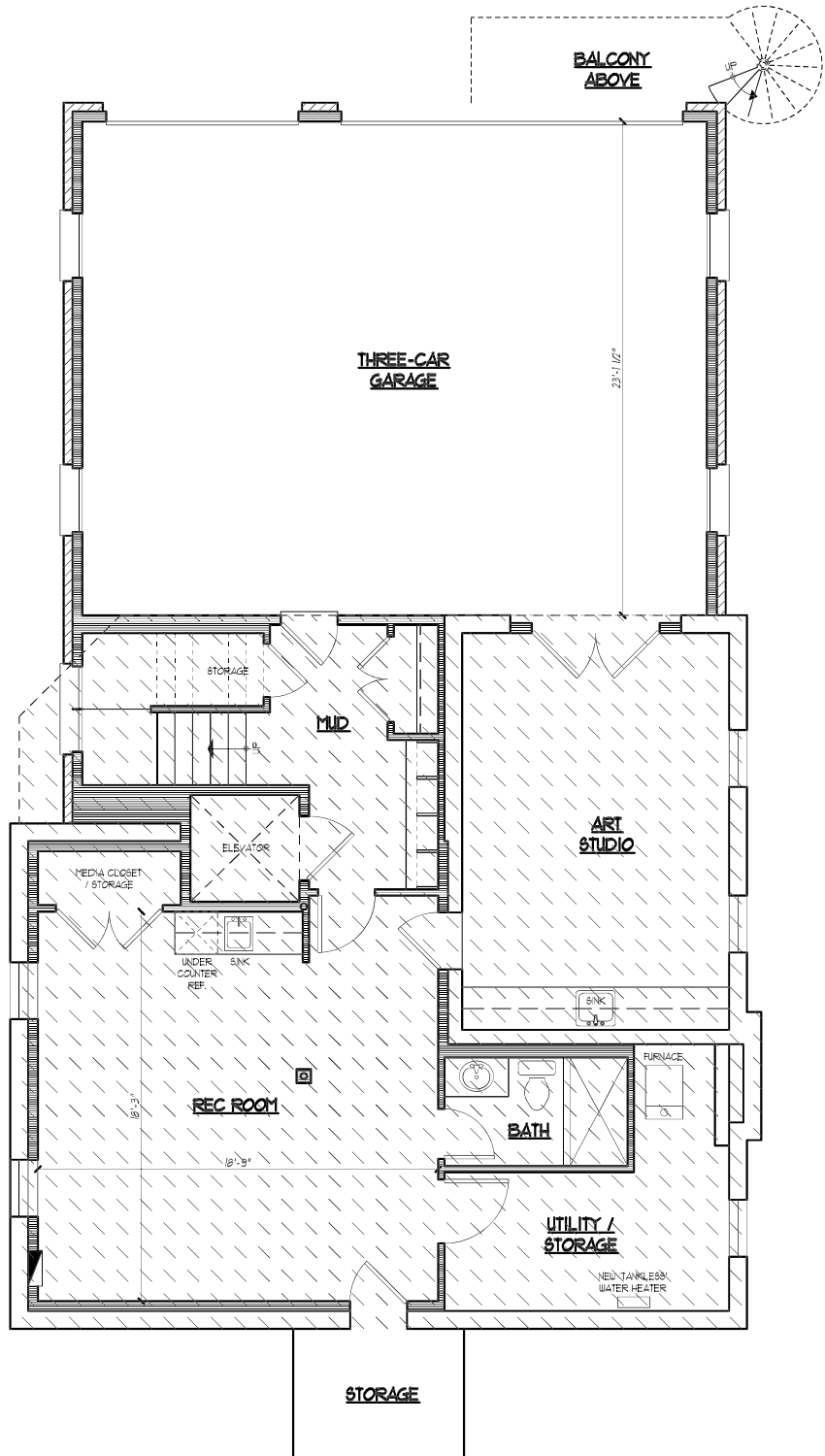
JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

DATE:	04/16/2020
DRAWN BY:	JMB
CHECKED BY:	JMB
PERMIT:	
REVISION:	
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2020

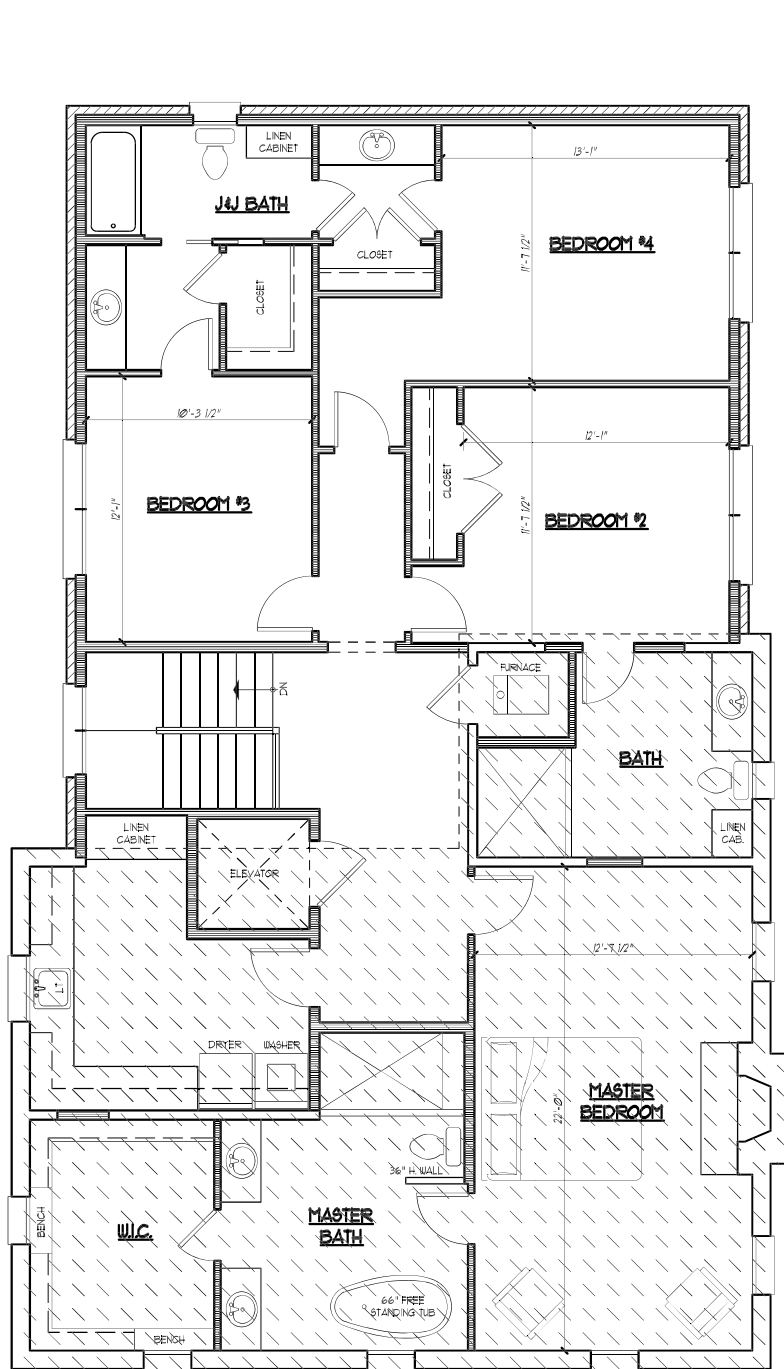
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JMB ARCHITECTS LTD.

P1

SHEET



PROPOSED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
JMB ARCHITECTS LTD.

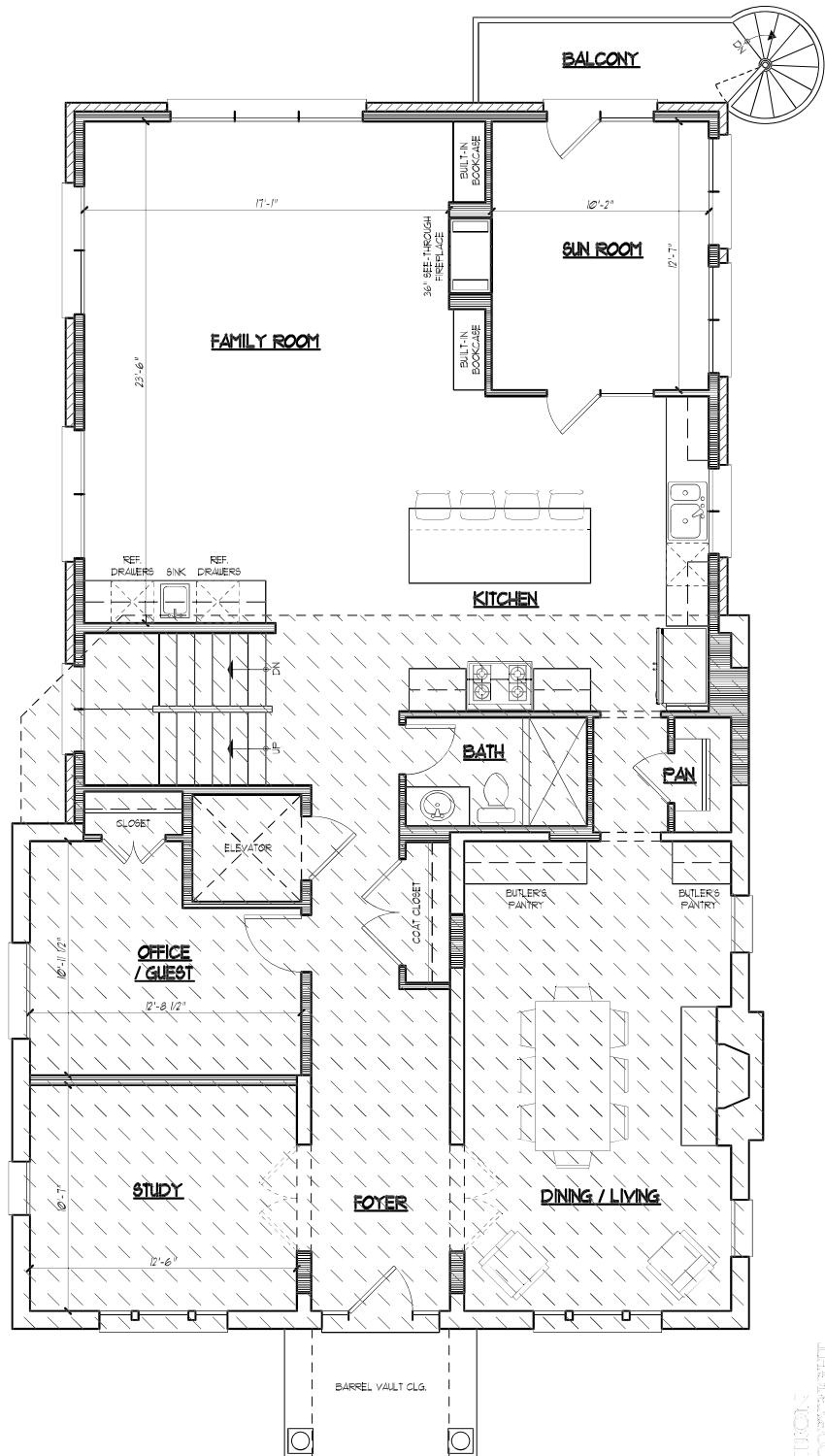


PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
JMB ARCHITECTS LTD.

SITE / LOT CRITERIA:
ZONING = R-2 ALLOWABLE = 20%
LOT SIZE: 8,000 sq. ft.
1,600 sq. ft. MAX. COVERAGE ALLOWABLE
1,142 sq. ft. TOTAL EXISTING COVERAGE
458 sq. ft. ALLOWABLE ADDITION
1,600 sq. ft. TOTAL PROPOSED COVERAGE
MAX ALLOWABLE FRONT PORCH - 240 sq. ft.
PROPOSED FRONT PORCH - 54 sq. ft.

LIVING SPACE:
1,138 sq. ft. - EXISTING FIRST FLOOR
331 sq. ft. - EXISTING SECOND FLOOR
2,069 sq. ft. - EXISTING TOTAL
1,811 sq. ft. - PROPOSED FIRST FLOOR
1,806 sq. ft. - PROPOSED SECOND FLOOR
3,617 sq. ft. - PROPOSED TOTAL

LEGEND
NEW WALL
EXISTING WALL
EXISTING FLOOR AREA



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
JMB ARCHITECTS LTD.

NOT FOR CONSTRUCTION
FOR REVIEW PURPOSES ONLY - COPYRIGHT
JMB ARCHITECTS LTD.

New Addition for:
THE KALINICH FAMILY
727 N. PARK BLVD.
GLEN ELLYN, ILLINOIS 60131

DATE:	04/01/2020
DRAWN BY:	JMB
CHECKED BY:	JMB
PERMIT:	
REVISION:	05/10/2020
REVISION:	
PROJECT NO.:	
SEAL DATE:	
EXPIRES DATE:	11/30/2020

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P3

SHEET:

John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
JMB ARCHITECTS, LTD.
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

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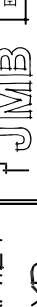


New Addition for:

THE KALINICH FAMILY

727 N. PARK BLVD.

GLEN ELLYN, ILLINOIS 60131



John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126

E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

DATE: 04/07/2010

DRAWN BY: JMB

CHECKED BY: JMB

PERMIT:

REVISION:

REVISION:

PROJECT NO.:

SEAL DATE:

EXPIRES DATE: 11/30/2010

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P2

SHEET

Packet Pg. 43



PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.

AVERAGE GRADE CALC'S:
143.80' - POINT AT NW SIDE YARD SETBACK
148.70' - POINT AT SW SIDE YARD SETBACK
142.50' - POINT AT NE SIDE YARD SETBACK
141.50' - POINT AT NW SIDE YARD SETBACK
145.625' - AVERAGE OF ABOVE POINTS



PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.

LEGEND
EXISTING WALL SURFACE



PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.



PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0"
JMB ARCHITECTS LTD.

New Addition for:
THE KALINICH FAMILY
727 N. PARK BLVD.
GLEN ELLYN, ILLINOIS 60131

DATE: 04/06/2020
DRAWN BY: JMB
CHECKED BY: JMB
PERMIT:
REVISION: 05/10/2020
REVISION: 06/15/2020
PROJECT NO.:
SEAL DATE:

EXPIRES DATE: 03/30/2020

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P4

SHEET:

Packet Pg. 44

John Michael Belcher A.L.A. N.C.A.R.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
JMB ARCHITECTS, LTD.
E-Mail: jmbarch@jmbarchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

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F.1.1

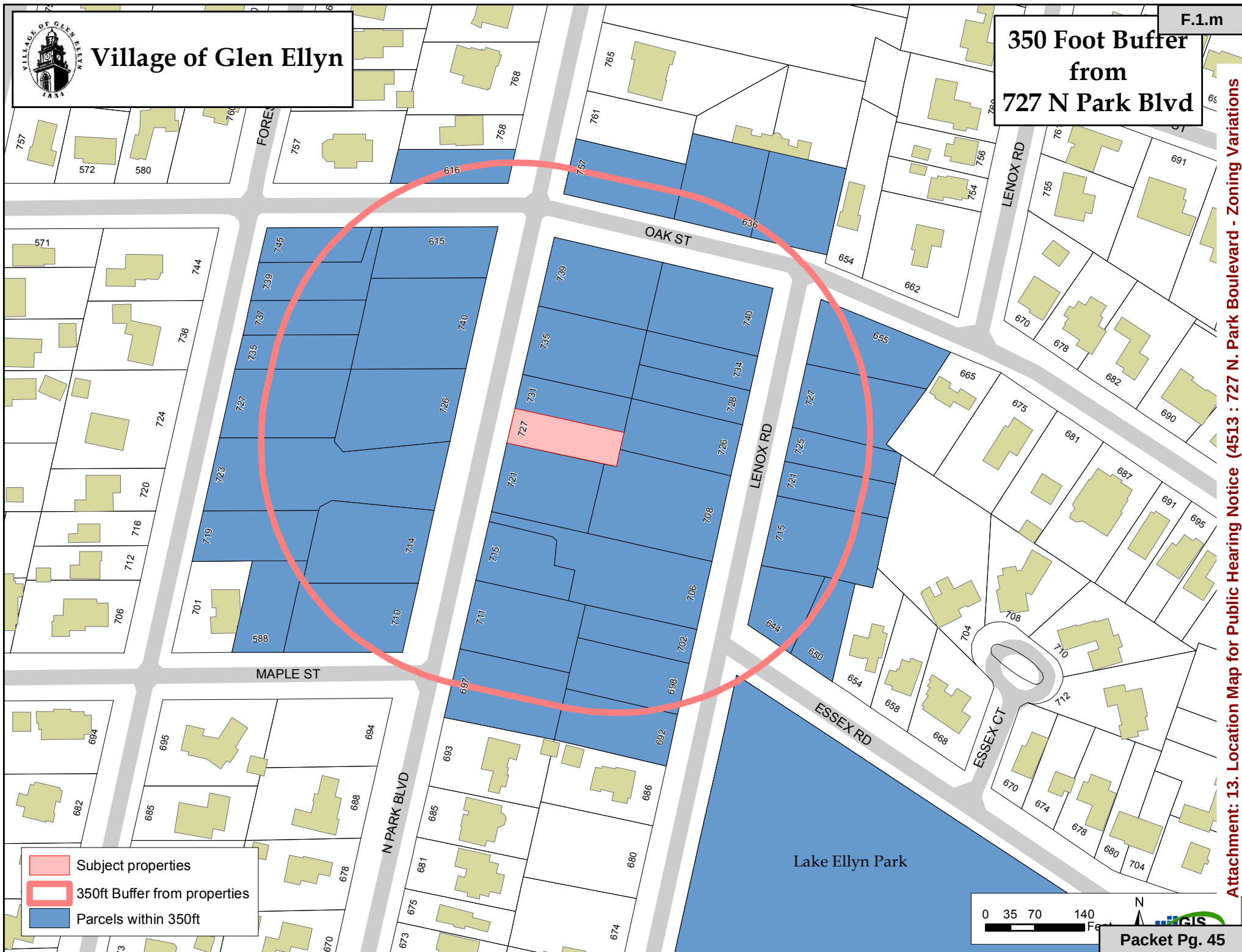
Attachment: 12. Proposed Elevations (4513 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



Village of Glen Ellyn

F.1.m

350 Foot Buffer
from
727 N Park Blvd



BARTENHAGEN, MICHAEL & J
734 LENOX RD
GLEN ELLYN, IL 60137

BURT, STEPHEN & EMILY
706 LENOX RD
GLEN ELLYN, IL 60137

CUSHING, HEATHER ANN TR
714 PARK BLVD
GLEN ELLYN, IL 60137

FARIS, SHANNA M
721 PARK BLVD
GLEN ELLYN, IL 60137

GILLIGAN, JOHN & KATHLEEN
726 LENOX RD
GLEN ELLYN, IL 60137

GREEN, ROBERT T
711 PARK BLVD
GLEN ELLYN, IL 60137

JANSEN, GARY T
615 OAK ST
GLEN ELLYN, IL 60137

KAYSER, REIS & SHERYLE
721 LENOX RD
GLEN ELLYN, IL 60137

BAIRD JR, NOLAN H & NANCY
636 OAK ST
GLEN ELLYN, IL 60137

BASSO, JEFFREY & C
726 PARK BLVD
GLEN ELLYN, IL 60137

CLEARY, TIMOTHY & ARLENE
737 FOREST AVE
GLEN ELLYN, IL 60137

DAVIS, ADRIAN
740 PARK BLVD
GLEN ELLYN, IL 60137

FINIGAN, GARY & LINDA
728 LENOX RD
GLEN ELLYN, IL 60137

GLEN ELLYN, IL 60137 PARK DIST
185 SPRING AVE
GLEN ELLYN, IL 60137

HOUSEY, WILLIAM & SHELLY
708 LENOX RD
GLEN ELLYN, IL 60137

JENNINGS, ALVIN W & D R
725 LENOX RD
GLEN ELLYN, IL 60137

KLAMRZYNSKI, GREGORY & D
735 PARK BLVD
GLEN ELLYN, IL 60137

BARTENHAGEN, JENNIFER L
740 LENOX RD
GLEN ELLYN, IL 60137

BERGER, MARC
655 OAK ST
GLEN ELLYN, IL 60137

CRISTIANO, SUSAN M
588 MAPLE ST
MAPLE ST

DEVEREAUX, WM & JOANNE
739 PARK BLVD
GLEN ELLYN, IL 60137

FRENCH, BONDURANT & HOLLIS
692 LENOX RD
GLEN ELLYN, IL 60137

GOYAK, KEVIN & KAREN
698 LENOX RD
GLEN ELLYN, IL 60137

IRWIN, KARL & SANIA
757 PARK BLVD
GLEN ELLYN, IL 60137

KALINICH, KELLEY M
727 PARK BLVD
GLEN ELLYN, IL 60137

MANNION, CHRISTA L
715 LENOX RD
GLEN ELLYN, IL 60137

MC KEOWN, TIMOTHY & EVE
644 ESSEX RD
GLEN ELLYN, IL 60137

MOWRY, KEITH & JOAN
727 LENOX RD
GLEN ELLYN, IL 60137

PIGOTT, JOHN & SANDRA
697 PARK BLVD
GLEN ELLYN, IL 60137

TROYER, RICHARD & C
731 PARK BLVD
GLEN ELLYN, IL 60137

WOODS, TYLER & SUSAN
616 OAK ST
GLEN ELLYN, IL 60137

BARTENHAGEN, JENNIFER L
740 LENOX RD
GLEN ELLYN, IL 60137

MESSERSCHMIDT, ERIC
702 LENOX RD
GLEN ELLYN, IL 60137

OGDEN, SHARON
710 PARK BLVD
GLEN ELLYN, IL 60137

SPENCER, MARIANNE & J H
739 FOREST AVE
GLEN ELLYN, IL 60137

VOGELSINGER TR, LYNN K
723 FOREST AVE
GLEN ELLYN, IL 60137

ZAGORTZ, KEVIN & STACEY
745 FOREST AVE
GLEN ELLYN, IL 60137

MOREY, CAROL H
727 FOREST AVE
GLEN ELLYN, IL 60137

PECORELLA, LAWRENCE & C
715 PARK BLVD
GLEN ELLYN, IL 60137

TRANT, ANNE M
719 FOREST AVE
GLEN ELLYN, IL 60137

WILLIAMSON, JOHN & TANJA
650 ESSEX RD
GLEN ELLYN, IL 60137

BAIRD JR, NOLAN H & NANCY
636 OAK ST
GLEN ELLYN, IL 60137

NOTICE OF PUBLIC HEARING

Kelley Kalinich, owner of the property at 727 N. Park Boulevard, is requesting a public hearing for multiple variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Zoning Board of Appeals must conduct a public hearing. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing on **Tuesday, June 23, 2020 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 10-8-6(B)(3) to allow an addition to an existing single-family home on a nonconforming lot to exceed 150 percent of the existing finished floor area as a Class III addition by approximately 28 percent, or approximately 580 square feet, for a total addition of approximately 3,683 square feet where an addition of up to 150 percent of the existing finished floor area as a Class II addition, or approximately 3,104 square feet, is permitted;
2. Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent;
3. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less;
4. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches;
5. Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet;
6. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet; and
7. 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 SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-211-004

To view some plans related to the proposed project and submit public comments on the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\PARK\Park 727\4. Public Notices\20200608_Public Notice.docx

kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, June 19, 2020. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249.

Any public questions or comments should be submitted in advance of the meeting via the website linked above, or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, June 23, 2020 will be read into the record at the public hearing. The public may also observe the meeting in progress on Zoom. The Zoom information is provided below.

Please download and import the following iCalendar (.ics) files to your calendar system.

Monthly:

https://us02web.zoom.us/webinar/tZcpdOGvrT8sH9Wu1yYBowNOBJAilDbTlz_2/ics?icsToken=98tyKuGrqjgiHdeRthyGRpwqBojCWe3ztildgvpqiU78OgJcdS3ZFMhjO75bEuZ5

Topic: Glen Ellyn Zoning Board of Appeals Zoom Meeting

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#,,1#,234012# or
+16465588656,,83438734651#,,1#,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 March 16, 2020, Governor Pritzker issued Executive Order. No. 5 in response to COVID-19, which temporarily suspended certain requirements of the Open Meetings Act ILCS 120 allowing Zoning Board of Appeals members to participate electronically in meetings. The public is welcome to observe and participate in all meetings of the Zoning Board of Appeals.

Questions and comments after the meeting can be submitted on the website linked above or emailed to kashbaugh@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

RECEIVED

JUN 16 2020

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 6/8/20 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4546130

NOTICE OF PUBLIC HEARING

Kelley Kalinich, owner of the property at 727 N. Park Boulevard, is requesting a public hearing for multiple variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Zoning Board of Appeals must conduct a public hearing. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing on Tuesday, June 23, 2020 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 10-8-6(B)(3) to allow an addition to an existing single-family home on a nonconforming lot to exceed 150 percent of the existing finished floor area as a Class III addition by approximately 28 percent, or approximately 580 square feet, for a total addition of approximately 3,683 square feet where an addition of up to 150 percent of the existing finished floor area as a Class II addition, or approximately 3,104 square feet, is permitted;
2. Section 10-4-8(E)(1) to allow a lot coverage of approximately 23.2 percent where the maximum permitted lot coverage for principal structures greater than one-story is 20 percent;
3. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 36 inches in height to be zero (0) inches from the north interior side lot line where a setback of two (2) feet six (6) inches is required for retaining walls with a height of 36 inches or less;
4. Section 10-5-5(B)(4) #38 to allow a retaining wall of approximately 72 inches in height to be approximately four (4) feet from the south interior side lot line where a setback of five (5) feet is required for retaining walls with a height greater than 36 inches;
5. Section 10-4-8(F)(1) to allow an eave height of approximately 23 feet nine (9) inches from the average existing grade where the maximum permitted eave height is 22 feet;
6. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet; and
7. 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 located as follows:

THE SOUTH 1/2 OF LOT 9 IN COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLIN'S AND GAUNTLETT'S LAKE GLEN ELLYN, RECORDED OCTOBER 21, 1914 AS DOCUMENT 118383, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 03-11-211-004

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Or iPhone one-top:

US: +13126266799,83438734651#;1#;234012# or

+16463588656,83438734651#;1#;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

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Published in Daily Herald June 8, 2020 (4546130)

Village of Glen Ellyn Petition for Variations Approval

Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

I, the undersigned, am aware of the Kalinich family's desire to build an addition to the rear of their current home to cover approximately an additional 735 square feet on their lot. This addition will require the following variations from the Village of Glen Ellyn Zoning Code:

1. Section 10-8-6(B)(3) to allow an addition to an existing single-family home on a nonconforming lot to exceed 150 percent of the existing finished floor area as a Class III addition by approximately 28 percent, or approximately 580 square feet, for a total addition of approximately 3,683 square feet where an addition of up to 150 percent of the existing finished floor area as a Class II addition, or approximately 3,104 square feet, is permitted;
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6. Section 10-4-8(F)(1) to allow a ridge height of 32 feet four (4) inches from the average existing grade where the maximum permitted ridge height is 32 feet

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

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

PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
BRAD FARIS	721 N. PARK BVD.		6-17-2020

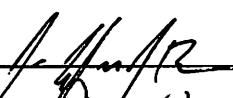
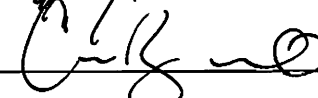
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PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
Jeffrey J. Basso	724. N. PARK BLVD, Glen Ellyn, IL 60137		6/18/2020
Cathy Basso	726 N. Park Blvd Glen Ellyn IL 60137		6/18/2020

Village of Glen Ellyn Petition for Variations Approval

Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

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PRINTED NAMEGLEN ELLYNADDRESSSIGNATUREDATE

Christina W Troyer
731 N Park Blvd

Christina W Troyer

6/17/20

Richard Troyer
731 N Park Blvd

R

6/17/2020

Attachment: 17. Petitions of Support (4513 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)

Village of Glen Ellyn Petition for Variations Approval

Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

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

PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
SUSAN M. CRISTIANO	588 Maple Street Glen Ellyn, IL. 60137	<i>Susan M. Cristiano</i>	6-18-20.

Village of Glen Ellyn Petition for Variations Approval

Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

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PRINTED NAME	GLEN ELLYN ADDRESS	SIGNATURE	DATE
Stephen M. Burt	706 Lenox Rd., Glen Ellyn		6/17/2020

Village of Glen Ellyn Petition for Variations Approval

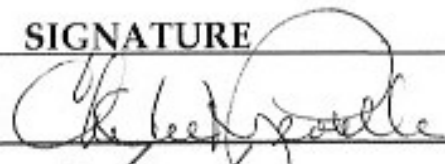
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<u>PRINTED NAME</u>	<u>GLEN ELLYN ADDRESS</u>	<u>SIGNATURE</u>	<u>DATE</u>
Christine Pecorella	715 N. PARK Blvd., GE		6/17/2020
Larry Pecorella	715 N. PARK Blvd., GE		6/17/2020



Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE

1. **Property Address:** 727 N. Park Blvd. **Zoning District:** R-2
Describe the Project: Attached Three-Car Garage w/ Kitchen/Family Room & Bedrooms above

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

Existing 1,142 sq ft + New 1,999 sq ft – Garage N/A sq ft – Porch 54 sq ft = Total 1,852 sq ft
 Total lot coverage area 1,852 sq ft ÷ lot area 8,000 sq ft x 100 = 23.15 % LCR

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

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

1. Address (Left Side) 731 N. Park Blvd. Existing Setback: Unknown ft

2. Address (Right Side) 721 N. Park Blvd. Existing Setback: 45.8' ft

Required Front Yard Setback (lesser of number 1 or 2 above – 50 ft maximum) No Change ft

Front Yard Setback (existing structure): 47.2 ft Proposed Front Yard Setback: 47.2 ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = 35.4 ft

Proposed Open Front Porch Setback: 41.2 ft

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

Lot width 50 ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = 6.5 ft

Interior Side Yard Setback (existing structure): Left: 9.60 ft Right: 5.71 ft

Proposed Interior Side Yard Setback: Left: 9.60 ft Right: 6.5 ft

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

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

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

Lot width N/A x .30 = N/A ft Minimum allowable corner side yard setback

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

Proposed Open Porch Setback: N/A ft

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

Rear Yard setback (existing structure): 78.8 ft

Proposed Rear Yard setback: 54.8 ft

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

Lot Width 50 x 2% Percentage Required = 1 Required Setback (ft)

CLEAR PAGE

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

A. Front Left Point Grade Elevation: 751.05 B. Front Right Point Grade Elevation: 751.05
 C. Rear Left Point Grade Elevation: 746.34 D. Rear Right Point Grade Elevation: 742.15
 Grade Elevation Total (A + B + C + D) = 2,990.59 ÷ 4 = 747.65 Average existing grade
 Max Ridge Height 32 ft + Porch Bonus or Setback Bonus N/A ft = Permitted Ridge Height 32 ft
 Max Eave Height 22 ft + Setback Bonus N/A ft = Permitted Eave Height 22 ft
 Proposed Heights Measured From Average Existing Grade:
 Top of Foundation Match Existing ft Highest Eave Match existing ft Highest Ridge Match Existing ft

9. **Building Classification:**

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

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

Existing Roof Area: 1,284 sq ft + Existing Wall Area: 3,194 sq ft = Total Exterior Surface 4,478 sq ft
 Area of Roof Altered: 572 sq ft + Area of Walls Altered: 1,129 sq ft = Total Area Altered 1,701 sq ft
 Total Area Altered: 1,701 sq ft ÷ Total Exterior Surface: 4,478 sq ft x 100 = 37.99 %

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

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

Floor Area of Addition: 3,683 sq ft ÷ Floor Area of Existing Building: 2,069 sq ft x 100 = 178 %

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

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

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

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

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

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

Kelley M. Kalinich
 Authorized Agent (Signature)

Kelley M. Kalinich
 Print Name

4/25/2020
 Date