



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, July 28, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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=WUU2UkJESm9qcDhjdFViOFVhS01SUT09>

Password: 234012

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

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

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

E. Approval of Draft Minutes from June 23, 2020 Zoning Board of Appeals Meeting

1. June 23, 2020 Zoning Board of Appeals Draft Meeting Minutes

F. Public Hearing: 727 N. Park Blvd - Zoning Variations for an Addition to an Existing Principal Structure

Notice published on June 8, 2020, in the *Daily Herald*, opened on June 23, 2020 and continued to July 28, 2020.

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

G. Public Hearing: 614 Roger Road - Zoning Variation for an Addition to an Existing Principal Structure

Notice published on July 13, 2020 in the *Daily Herald*.

1. 614 Roger Road | Zoning Variation | Rear Yard Setback

H. Village Board Trustee Report

I. Chairperson's Report

J. Staff Report

1. Next scheduled ZBA meeting(s)

K. 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: 07/28/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4570)

DOC ID: 4570

June 23, 2020 Zoning Board of Appeals Draft Meeting Minutes

ATTACHMENTS:

- June 23, 2020 Zoning Board of Appeals Draft Meeting Minutes (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
JUNE 23, 2020

The meeting was called to order by ZBA Chairperson Gregory Constantino at 7:08 p.m. Zoning Board of Appeals Members Michelle Covington, Katie Crudele, Matt Jones, Chip Miller and Reed Panther were present. Zoning Board of Appeals Member Thomas Whalls was excused. Also present were Planner Katie Ashbaugh, Senior Civil Engineer Amy McKenna and Recording Secretary Lindsey Kaminsky.

Chairperson Constantino stated tonight's meeting is called pursuant to notice by state statute that was published in the Daily Herald on June 8, 2020, and all property owners within 250 feet of the subject property affected by the variations being requested were notified by mail, and a placard was also placed on the property.

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

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

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

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

ALLOW REMOTE PARTICIPATION

ZBA Member Crudele moved, seconded by ZBA Member Jones, to allow remote participation by the Zoning Board of Appeals members. The motion was carried with 6 "yes" votes and 0 "no" vote.

The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

MINUTES

ZBA Member Covington moved, seconded by ZBA Member Jones, to approve the minutes of the May 12, 2020 meeting. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

On the agenda was a public hearing regarding the property at 727 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 Panther and seconded by ZBA Member Jones to open the public hearing for 727 N. Park Boulevard at 7:16 p.m. The motion was carried with 6 “yes” votes and 0 “no” vote. The “yes” votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

PUBLIC HEARING – 727 N. PARK BOULEVARD.

PETITIONER KELLEY KALINICH IS REQUESTING APPROVAL FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 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. 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. 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. 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. 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. TO ALLOW 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.

(Kelley Kalinich, owner of the property located at 727 N. Park Boulevard)

Staff Presentation

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

Planner Ashbaugh stated 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 intersection. Planner Ashbaugh noted the subject property and the properties to the north, east, west and south are all zoned R2 – Residential District and are all improved homes. Planner Ashbaugh stated the Village does not have records of any prior variations being granted for the subject property. Planner Ashbaugh noted two permits were issued in 2001 for a second-floor addition (master bathroom) and a screened-in porch.

Planner Ashbaugh stated 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. Planner Ashbaugh said that the property does not have an attached or detached garage or any other accessory structures and the footprint of this existing principal structure is approximately 1,151 square feet. She said 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. She continued that the basement is approximately 1,032 square feet and is not counted toward the finished floor area total.

Planner Ashbaugh stated 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. Planner Ashbaugh said it extends east the first approximately 73 feet, it tapers to meet the north interior side lot line of 727 N. Park. She said 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. Planner Ashbaugh noted there are no proposed changes to this portion of the driveway.

Planner Ashbaugh stated 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. She said that as you move east, the grade increases to a peak of 756 feet at the beginning of the driveway on the 727 N. Park property. She said that 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. She continued that 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.

Planner Ashbaugh stated 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. Planner Ashbaugh stated the proposed addition requires that the existing driveway also be extended east for access to the garage.

Planner Ashbaugh stated 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. Planner Ashbaugh stated 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. She said that 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. Planner Ashbaugh noted the information initially provided by the petitioner 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. Planner Ashbaugh stated there are no variations required for the addition class.

Planner Ashbaugh stated that for principal structures of more than one-story in the R2 district, the maximum permitted lot coverage ratio is 20 percent. She said that 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. She said 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. She continued that 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.

Planner Ashbaugh stated the petitioner is proposing to increase the existing footprint of the home from 1,151 square feet to 1,856 square feet. She said that the proposed front porch is 54 square feet and falls within the bonus provision and therefore the proposed lot coverage ratio is approximately 23.2 percent. She said this exceeds the maximum permitted lot coverage ratio by 3.2 percent or 256 square feet and referred to attachment 8 in the meeting packet. Planner Ashbaugh stated one variation is required for the additional lot coverage.

Planner Ashbaugh stated 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. Planner Ashbaugh stated two variations are required for the building height.

Planner Ashbaugh stated 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. She said it also is 54 feet eight (8) inches from the rear lot line, where the required setback is 40 feet. Planner Ashbaugh stated no variations are required for the bulk setbacks.

Planner Ashbaugh stated the first 73 feet of the existing driveway on the subject property is on the north interior side lot line with no setback and that the setback of the existing driveway increases to approximately 11 inches as it ends. She cited Section 10-5-5(C)(1), wherein 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. She added that 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. She concluded that the required impervious surface setback of new impervious surfaces for the subject property is one (1) foot.

Planner Ashbaugh stated 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 and that then the driveway tapers to comply with the required impervious surface setback of one (1) foot or 12 inches. Planner Ashbaugh stated no variations are required for the driveway setbacks.

Planner Ashbaugh stated that 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. She said that retaining walls that exceed 36 inches in height must be five (5) feet from all adjacent lot lines and those which are 36 inches or less in height must be two (2) feet six (6) inches from all adjacent lot lines. She described the proposed retaining walls, which 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. She said that the petitioner initially proposed to install the retaining wall zero (0) inches from this lot line and has reduced the degree of the request. She added that 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. Planner Ashbaugh stated two variations are required for the retaining wall setbacks.

Planner Ashbaugh stated 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. She said that 25 percent of the required front yard is approximately 11 feet five (5) inches and no variations are required for the front porch.

Planner Ashbaugh said that if the ZBA chooses to approve any or all of the requested variations, that they consider two conditions of approval, being that the proposed site plans be modified to show the footings of the proposed front porch on the west elevation and 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 Road property via an overflow pipe to minimize the impacts to downstream properties.

Questions from the Zoning Board of Appeals

ZBA Member Miller asked if the connection to a private sewer in good faith be added as a contingency to the approval. Planner Ashbaugh stated this is something the Zoning Board of Appeals could require.

ZBA Member Miller asked if there was a full water survey completed for the subject site. Planner Ashbaugh stated there has been one completed and Senior Civil Engineer McKenna has begun work to make the site compliant with the DuPage County Stormwater and Floodplain Ordinance.

ZBA Member Crudele stated she would like to hear from the owner at 708 Lenox Road regarding the potential water connection.

ZBA Chairperson Constantino asked if Planner Ashbaugh knows the lot coverage ratio for the building at 731 N. Park Boulevard. Planner Ashbaugh stated the lot coverage for the building at 731 N. Park Boulevard is over 30 percent.

Petitioners' Presentation

Sworn in for the Petitioner's Presentation was Kelley Kalinich, owner of the property located at 727 N. Park Boulevard; John Pcolinski, attorney on behalf of the petitioner; Alecs Hur, Everstone Construction; James Wand, JMB Architects.

Mr. John Pcolinski stated Ms. Kalinich is a lifelong resident of Glen Ellyn and has been in her current residence for 27 years. Mr. Pcolinski stated Ms. Kalinich wants to maintain the historical appearance of her home during this project. Mr. Pcolinski stated the unusual topography of the property including the 20 foot drop off proposes a hardship as a retaining wall is required. Mr. Pcolinski also stated the property does not currently have a garage and the three car addition was designed to match the existing eave height of the building.

Mr. Alecs Hur stated the major issues lies with the required retaining wall. Mr. Hur stated the retaining wall needs to be located in the back of the property to make the driveway usable, which is why they are requesting a variation. Mr. Hur stated the drywell to be located at the back of the property will be for stormwater management and he has been working with Senior Civil Engineer McKenna regarding the drywell.

Mr. James Wand stated with the lot coverage could not stay within 20 percent with the addition of the three car garage which dictated the rest of the design.

Ms. Kalinich stated she has resided in her home for 27 years with minimal improvements. Ms. Kalinich stated it has been her hope all along to add a garage and additional living space. Ms. Kalinich stated she has been thoughtful on existing conditions and wants to be able to preserve the architecture for her 2020 family.

Additional Questions from the Zoning Board of Appeals

ZBA Chairperson Constantino asked if Mr. Hur has addressed the stormwater and run off concerns. Mr. Hur confirmed he has.

ZBA Member Miller asked if the south retaining wall needs to be close to the lot line for safety. Mr. Hur confirmed this is correct.

ZBA Member Covington asked what the length of the addition going back from the existing east wall. Mr. Wand stated it is 24 feet.

ZBA Chairperson Constantino asked if requested variations would be the minimum amount requested to meet the petitioner's needs. Mr. Wand confirmed it is.

ZBA Chairperson Constantino asked if there was any practical way to reduce the lot coverage percentage. Mr. Wand confirmed there is no practical way as they are already requesting the bare minimum.

ZBA Member Covington stated she is unsure the garage needs to be 24 feet and asked if the length of the garage can be reduced to reduce the lot coverage. Mr. Wand stated the 24 feet is requested as it allows for room to move and walk around in the garage.

ZBA Member Covington asked about the even ridge height, and wanted to know why it had to be designed as it is. Ms. Kalinich stated it was designed to match the existing roofline. Mr. Wand stated it was designed to make the existing eave and ridge heights. Mr. Pcolinski stated the ridge height is the same as the average existing grade. Mr. Pcolinski also stated the average existing grade is skewed due to the 20 foot drop off. Planner Ashbaugh stated the average existing grade is taken from four locations on a property. Planner Ashbaugh stated the average existing grade for the subject property is 745.6.

ZBA Member Covington asked what the elevation of the front of the house is. Planner Ashbaugh stated the northwest corner is about 750, the southwest corner is 749, the back southeast is 741 and the back northwest is 742.

ZBA Member Jones asked if the eave and ridgeline would need a variation if the lot was flat and did not have the 20 foot drop off. Planner Ashbaugh stated if only the existing grades from the front of the lot were used to find an average existing grade, the average existing grade would be a higher number. Planner Ashbaugh stated if the eaves for example were measured from the grade at the southwest corner of the property only, the eave height would be about 20 feet or less instead of 23 feet 8 inches.

ZBA Member Covington asked what the width of the proposed garage is. Planner Ashbaugh stated it is 29.5 feet wide.

ZBA Chairperson Constantino asked if Ms. Kalinich or Mr. Hur regarding engineering of the stormwater plan, and if they are aware of the request to connect to the private sewer. Ms. Kalinich stated the drywell is included in the plan, and they have been made aware of the request to connect to their neighbor's private line.

ZBA Chairperson Constantino asked if Ms. Kalinich has spoken to her neighbor regarding the potential connection. Ms. Kalinich stated she has not yet spoken to her neighbor.

Senior Civil Engineer McKenna stated she has just recently seen the site plan with the drywell now shown. Senior Civil Engineer McKenna stated she had suggested the connection to the private sewer line at 708 Lenox Road. Senior Civil Engineer McKenna stated she would like to have further discussions regarding the placement of the drywell and that she would like the drywell to have a direct path to the sewer.

ZBA Chairperson Constantino asked if the potential connection has been discussed with the property owner of 708 Lenox Road. Senior Civil Engineer McKenna stated she has discussed and reviewed the final grading and sewer with the property owner. Senior Civil Engineer McKenna stated the property owner seemed open to the idea, but we would logistically need to make the connection work.

ZBA Member Miller asked Senior Civil Engineer McKenna if an updated contingency stating the petitioner must meet the requests and recommendations of Village Staff, would be acceptable. Senior Civil Engineer McKenna stated she is comfortable with that condition.

ZBA Chairperson Constantino asked if the drywell connection to 708 Lenox Road is the only solution, or if there are any alternate plans. Senior Civil Engineer McKenna stated she cannot think of any alternate plan at this time. Senior Civil Engineer McKenna stated she would like to see something in place to take the runoff water through a pipe to connect at 708 Lenox Road.

Persons in Favor of or in Opposition to the Variation Requests

William Housey, property owner of 708 Lenox Road, thanked those involved for the preemptive work that has taken place. Mr. Housey stated there are a few important things to consider while discussing a connection to his sewer line. Mr. Housey stated a drywell that was previously located at 721 N. Park Boulevard overflowed to the property located at 706 Lenox Road. Mr. Housey stated the drywell solution does not seem well suited for this project as they often overflow. Mr. Housey stated he is unsure how the connection will work with the retaining wall. Mr. Housey also stated that 721 N. Park Boulevard and 706 Lenox Road connect to his sewer line. Mr. Housey stated he needs to make sure that the plumbing can handle the additional water.

ZBA Member Miller stated that water concerns are always his biggest concern with projects. ZBA Member Miller asked Mr. Housey if he is comfortable with the proposed language in which the petitioner must meet the request and recommendations of Village Staff. Mr. Housey stated he trusts Senior Civil Engineer McKenna and Village Staff but also wants his concerns to be considered.

ZBA Member Jones asked if the project was being built to code and did not require zoning variations, if the same drywell requirements would exist. Senior Civil Engineer McKenna stated an increase to an impervious surface is what makes the drywell required. Senior Civil Engineer McKenna stated some type of structure would still be required.

ZBA Member Jones asked if the house was to be rebuilt what type of stormwater management would be required. Senior Civil Engineer McKenna stated a drywell is meant to capture runoff water from a storm. Senior Civil Engineer McKenna stated the drywell is not perfect, but it does help mitigate the situation.

ZBA Member Jones asked Mr. Housey if he currently gets a lot of runoff water at his property. Mr. Housey stated he has spent a lot of money to prevent runoff water.

Senior Civil Engineer McKenna asked Mr. Hur if he has calculated the expected additional runoff water.

Mr. Housey stated he wants the opportunity to explore and completely understand the connection before agreeing to it.

ZBA Member Jones asked if there are storm sewers in that area of Park Boulevard. Senior Civil Engineer McKenna stated there is a sewer line located at 715 Park Boulevard that runs to Lenox Road. Senior Civil Engineer McKenna stated there are not a lot of sewer lines in that area.

ZBA Member Jones asked Ms. Kalinich if her property has a sump pump. Ms. Kalinich stated it does not.

Mr. Hur stated the proposed addition requires a drywell that provides 85.4 cubic feet in additional storage and what is proposed provides 20 cubic feet above what is required. Mr. Hur stated they are trying to save trees by installing the drainage under the driveway. Mr. Hur stated he has begun discussion with Village Staff and Senior Civil Engineer McKenna and will continue to have discussions regarding drainage and drywell.

Senior Civil Engineer McKenna stated this may have to be a compromised solution, and they will continue to work on the flow and length of the drywell.

ZBA Chairperson Constantino stated he would like to know how long it would take the review the drainage issues, and come up with viable plans. ZBA Chairperson Constantino stated he would like to see these issues address rather than just accept the petitioner's best efforts. ZBA Chairperson Constantino stated he is not sure he is ready to make a recommendation to the Village Board without addressing this major stormwater issue.

Mr. Hur stated it is possible to review and have a solution within a few days depending on what the Village is requiring.

Senior Civil Engineer McKenna stated the overall concept can work, but it may need modifications. Senior Civil Engineer McKenna stated the plan meets minimum code requirements, but the large slope creates a special circumstance. Senior Civil Engineer McKenna stated she is unsure how above and beyond the requirements should be.

ZBA Member Covington stated she is asking for something above and beyond the code requirements with the requested variation and should provide that for stormwater the given circumstance.

ZBA Member Panther stated he agrees with ZBA Member Covington, and believes the stormwater concerns needs a resolution.

ZBA Chairperson Constantino stated he is not against the project, but would like more time to review the stormwater issues and to consider additional plans.

ZBA Member Jones stated the Zoning Board of Appeals has previously granted variations without stormwater plans in place.

Findings of Fact

ZBA Member Panther stated the following findings of fact: the property in question is 727 N. Park Boulevard; the petitioner is Kelley Kalinich; and the petitioner is requesting approval from the Glen Ellyn Zoning Code as follows: 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; 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; 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; 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; 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; to allow any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the village board.

ZBA Member Panther continued the findings of fact: the ZBA heard from Planner Ashbaugh, who stated the subject property is located in a R2 Zoning District on the east side of N. Park Boulevard between Oak and Maple; there is an approximately 20 foot drop in elevation from the street to the rear of the property; the existing basement is not considered part of the living space of the home as defined by the Zoning Code; the proposed addition will carry the existing basement in the finished portion of the home as defined by the Zoning Code; the notice for tonight's hearing indicated this was for a Class III addition but it has been further clarified this is for a Class II addition; a variation is not required for proposed addition's side yard setback on the south side of the property; the petitioner changed the proposal on the north side of the lot to move the retaining wall in one foot to minimize the variation needed for the retaining wall setback; a drywell will be needed and is recommended to tie into a private sewer at 708 Lenox Road; the property to the north has similar lot dimensions and has a lot coverage ratio of approximately 30 percent.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. John Pcolinski, the petitioner's attorney, who stated the petitioner has lived at the home for 27 years and would like to retain the historic character of the home; the hardship comes from the unusual topography of the property. The ZBA next heard from Mr. Aleks Hur, the petitioner's engineer, who indicated the location of the south retaining wall was needed in order to give a level of safety to prevent vehicles from backing up over the wall. The ZBA next heard from Mr. James Wand, the petitioner's architect, who indicated the main desire of the petitioner was to put a three car garage on the property and this proposal has the minimum footprint in order to allow for the three car garage. The ZBA next heard from the petitioner Ms. Kelley Kalinich who stated the goal was to add a garage

and additional living space on the home; to keep the historical character of the property; drywells are included in their plans and she has not had any discussions yet with Mr. Housey, property owner of 708 Lenox Road, to discuss the potential connection to the sewer.

ZBA Member Panther concluded the findings of fact: the ZBA heard from Senior Civil Engineer McKeena who indicated she would prefer to see the drywell located to the east of the retaining wall and not below the driveway; would need additional review of the plans to resolve any additional stormwater issues; would ultimately like to see runoff water taken from the property through a pipe to Lenox Road.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. Bill Housey, property owner of 708 Lenox Road, who stated he has some concerns that the drywell would frequently overflow; the private sewer on his property is already taking drainage from the properties at 721 N. Park Boulevard and 706 Lenox Road; had additional concerns that the sewer could not take on additional drainage from the subject property.

ZBA Member Panther continued the findings of fact: the ZBA heard from Mr. John Belcher, the petitioner's architect, who indicated they want to keep the architecture consistent with the existing home; the team met with the engineer of the retaining wall to discuss the wall design and stormwater storage requirements and will continue to work with the engineer.

Motion

ZBA Member Miller moved, seconded by ZBA Member Covington, that the Zoning Board of Appeals recommend approval of the Findings of Fact. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

Additional Comments from the Zoning Board of Appeals

ZBA Member Crudele started both the designers and owners are willing to do their due diligence in regards to a stormwater plan. ZBA Member Crudele stated she is in favor to approve the variations as it appears everyone is willing to work together for a solution.

ZBA Member Panther stated he is in favor of the project and does not have any issues with the eave and ridge height. ZBA Member Panther stated we should require more than the code requirements in regard to the stormwater management. ZBA Member Panther stated he is in favor as long as the ZBA makes sure the stormwater issues are addressed.

ZBA Member Jones stated he is favor of the project and it is consistent with other variations that were previously approved. ZBA Member Jones stated he does not have any issues with the garage due to the large slope. ZBA Member Jones is in favor as long as there are provisions in the motion regarding the stormwater management. ZBA Member Jones stated this can be brought forward to the Village Board once the stormwater plans are approved by Senior Civil Engineer McKenna.

ZBA Member Miller stated he believes he has enough to make a motion. ZBA Member Miller stated the variations are not that severe. ZBA Member Miller stated he is not comfortable moving forward until the stormwater issues are resolved.

ZBA Chairperson Constantino stated he is in favor of the variations as requested and the lot coverage is based on the bare minimum needed based on the topography. ZBA Chairperson Constantino stated the property currently has no garage, and the eave and ridge height match the existing heights. ZBA Chairperson Constantino stated he is glad the north retaining wall is off the property line by a foot, and noted the south retaining walls are for safety. ZBA Chairperson Constantino stated he is not prepared to approve the variations with the stormwater issues existing. ZBA Chairperson Constantino suggests we continue this public hearing to the next Zoning Board of Appeals meeting to allow for time to address the stormwater issues.

Mr. Pcolinski stated he is personally in favor of continuing the public hearing to the next meeting. Planner Ashbaugh stated there are Zoning Board of Appeals meeting scheduled for July 14 and July 28.

Ms. Kalinich stated she is more than happy to work through the stormwater issues, but does not want this to get pushed past the July 14 meeting.

Planner Ashbaugh stated the agenda packet would have to be completed by July 9 for the July 14 meeting. Senior Civil Engineer McKenna stated she would require input from a structural engineer and is not sure how long that will take.

ZBA Chairperson Constantino stated it may be better to plan for the July 28 Zoning Board of Appeals meeting.

Mr. Pcolinski stated he is willing to work with the Village's schedule.

Planner Ashbaugh stated she would need the additional information by July 20 so the agenda packet can be completed by July 23.

Motion

A motion was made by ZBA Member Miller and seconded by ZBA Member Jones to continue the public hearing for 727 N. Park Boulevard to the July 28, 2020 Zoning Board of Appeals meeting. The motion was carried with 6 "yes" votes and 0 "no" vote. The "yes" votes are as follow: ZBA Chairperson Constantino, ZBA Member Covington, ZBA Member Crudele, ZBA Member Jones, ZBA Member Miller and ZBA Member Panther. ZBA Member Whalls was excused.

Village Board Trustee Report

Trustee Christiansen stated the Civic Center is scheduled to open to the public on July 1, and is hoping that in person meetings can resume soon.

Trustee Christiansen provided an update on Stage 4 of the Restore Illinois Plan.

Trustee Christiansen stated the McChesney & Miller site was discussed at a Village Board Workshop held on June 22. Trustee Christiansen stated the proposed development is still in initial phases, and the Village Board discussed potential financial incentives for the project.

Trustee Christiansen stated the McKee House has been up for discussion by the Village Board. Trustee Christiansen stated the Village Board passed a Resolution encouraging the Forest Preserve District to allow the Village to lease the McKee House to the American Legion Post 3 and Legacy Makerspace.

Trustee Christiansen also noted the Apex 400 project is still under litigation.

Staff Report

Planner Ashbaugh stated there are several active applications, but they are not ready to move forward to a ZBA meeting.

Adjournment

At 9:49 p.m., a motion was made by ZBA Member Panther and seconded by ZBA Member Jones to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Lindsey Kaminsky
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner



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

Meeting: 07/28/20 07:00 PM
Department: Zoning Board of Appeals
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4569)

DOC ID: 4569

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.

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.

This request was continued from the noticed hearing date of Tuesday, June 23, 2020, to Tuesday, July 28, 2020. **Information which has been added or updated since the previous meeting is in bold.**

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 finished floor area or living space as it is counted within the lot coverage ratio requirement. 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.

The petitioner is also proposing to install an architectural feature, a cupola with a weathervane, on top of the existing structure's ridge (Attachment 14). Per Section 10-4-8(F)(3), the maximum height shall

not apply to architectural features such as weather vanes, turrets, 50 percent open guardrails or lightning rods, provided the top of the feature does not exceed five (5) feet in height. Provided that the elevation is updated to reflect the height above the existing ridge as being “5’ MAX”, not “5’ MIN”, no 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.

Stormwater Management

The DuPage County Stormwater and Floodplain Ordinance (DCSFO), as amended by the Village, is applied to all development application and building permits filed for any site improvements. Please see the table below as it has been applied to the proposed improvements.

THRESHOLDS TO INSTALL DRYWELL

<u>DCSFO</u>	<u>Glen Ellyn</u>	<u>Proposed</u>
2,500 s.f. of disturbed area	300 s.f. of disturbed area	Drywell is required with volume of 85 ft ³ ; 106 ft ³ is provided

The revised plan (Attachment 9) shows the drywell in the lower area of the yard, because the requirements of the structural engineer to construct the drywell beneath the driveway and behind the retaining wall were cost-prohibitive. Senior Civil Engineer Amy McKenna finds that this plan is acceptable and exceeds the Village's already stringent stormwater management requirements required on all permitted projects. Impacts from runoff are mitigated in the following ways with this project:

1. Flow of runoff from the property is slowed. Gravel behind the retaining wall and a series of pipe openings at the base of the wall will direct water into the drywell for on-site storage and infiltration resulting in a longer, slower path through the property than if no wall were built.
2. Extra on-site stormwater storage is provided. A drywell is proposed to capture runoff from the impervious areas.

**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 proposed architectural feature, a cupola with a weathervane, be no taller than five (5) feet above the existing ridge height of 32 feet four (4) inches, as measured from the average existing grade, per Section 10-4-8(F)(3).**

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 - previously reviewed
9. **Proposed Site Plan - dated 7/20/2020**
10. Existing Floor Plans
11. Proposed Floor Plans
12. Existing Elevations
13. Proposed Elevations - previously reviewed
14. **Proposed Elevations - received 7/24/2020**
15. Location Map for Public Hearing Notice
16. Mailing List for Public Hearing Notice
17. Public Hearing Notice - Mailed and on Public Notice Portal
18. Certificate of Publication
19. Petitions of Support
20. 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)
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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

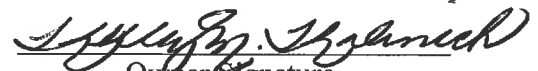
AFFIDAVIT OF AUTHORIZATION

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

Attachment: 1. Petitioner's Application Packet (4569 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)

INDIVIDUAL TO INDIVIDUAL

420.00



DEPT OF REVENUE	420.00
-----------------	--------

F.1.a

 $\frac{15}{1}$

_____ 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 1994

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

DANIEL J. DOWNEY (Seal) CYNTHIA H. DOWNEY (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

personally known to me to be the same persons B whose name B subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it 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 1993

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

Packet Pg. 36

Attachment: 1. Petitioner's Application Packet (4569 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



Map created on June 18, 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.



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.

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.

Attachment: 5. Plat of Survey - 1993 (4569 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



SCALE: 1" = 10'

EXISTING CONDITIONS PLAN

FOR

727 N. PARK BLVD. - GLEN ELLYN, IL

(P.I.N. 05-11-211-004)

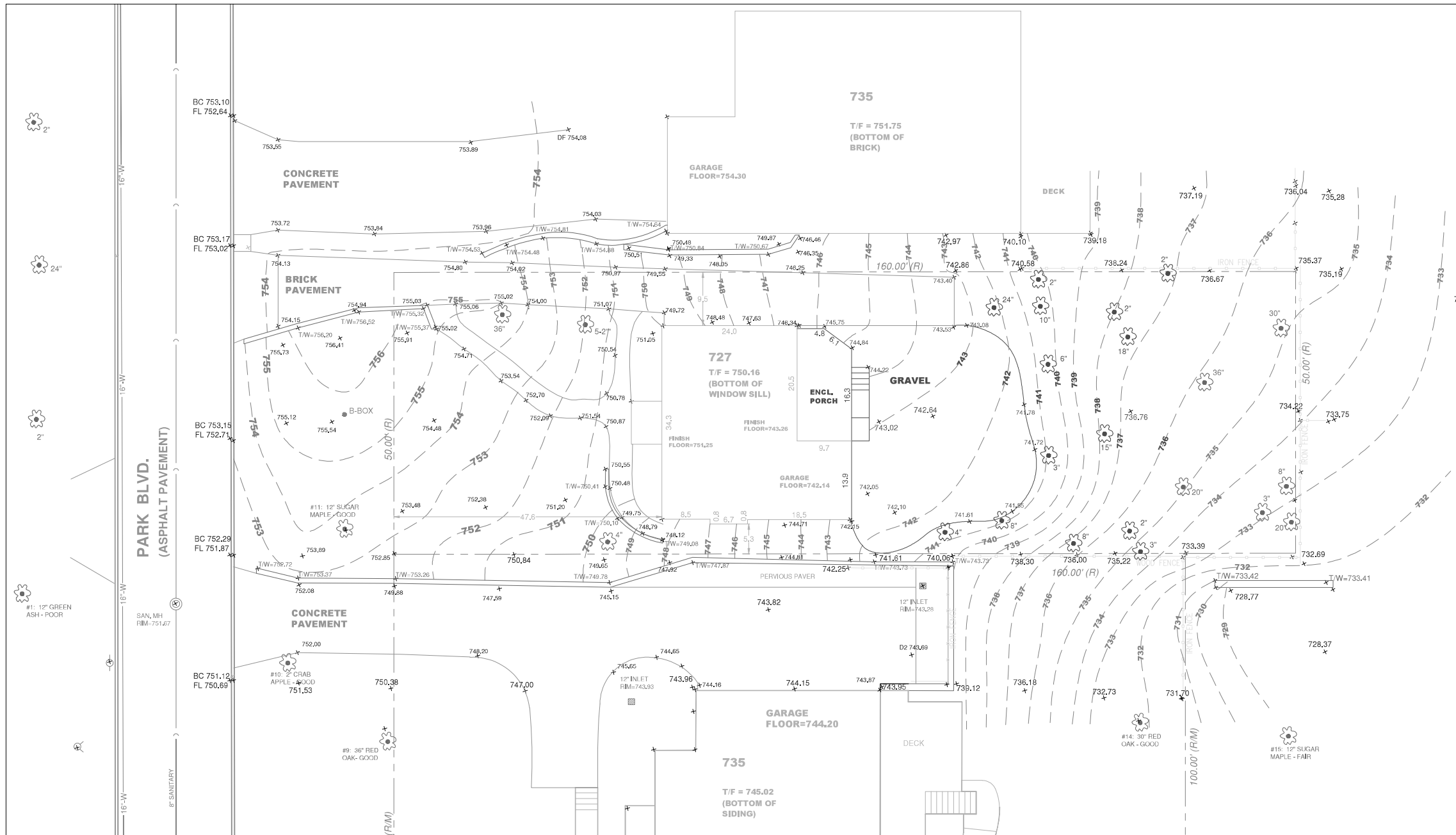
DUPAGE COUNTYWIDE STORMWATER MANAGEMENT APPLICATION/PERMIT NUMBER: 14-17-XXX

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		



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.

This is to certify that I, Ales 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.

ALES C. HUR
062-054937
STATE OF ILLINOIS

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

EXISTING CONDITIONS PLAN

727 N. PARK BLVD. - GLEN ELLYN, IL

DRAWN BY: -
CHECKED BY: -

GENERAL REVISION

PREPARED FOR
727 PARK RESIDENCE

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

Packet Pg. 41

Attachment: 6. Existing Conditions & Topography (4569 : 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 BASINS 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)

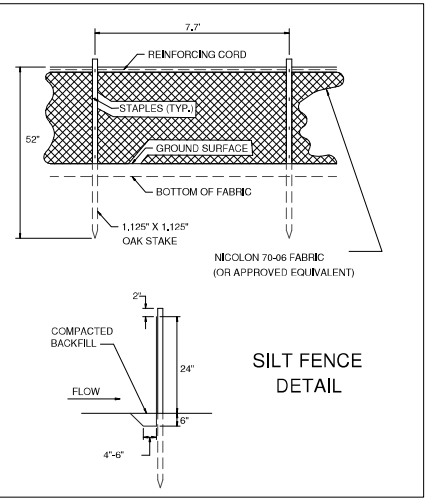
DUPAGE COUNTYWIDE STORMWATER MANAGEMENT APPLICATION/PERMIT NUMBER: 14-17-XXX

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 —

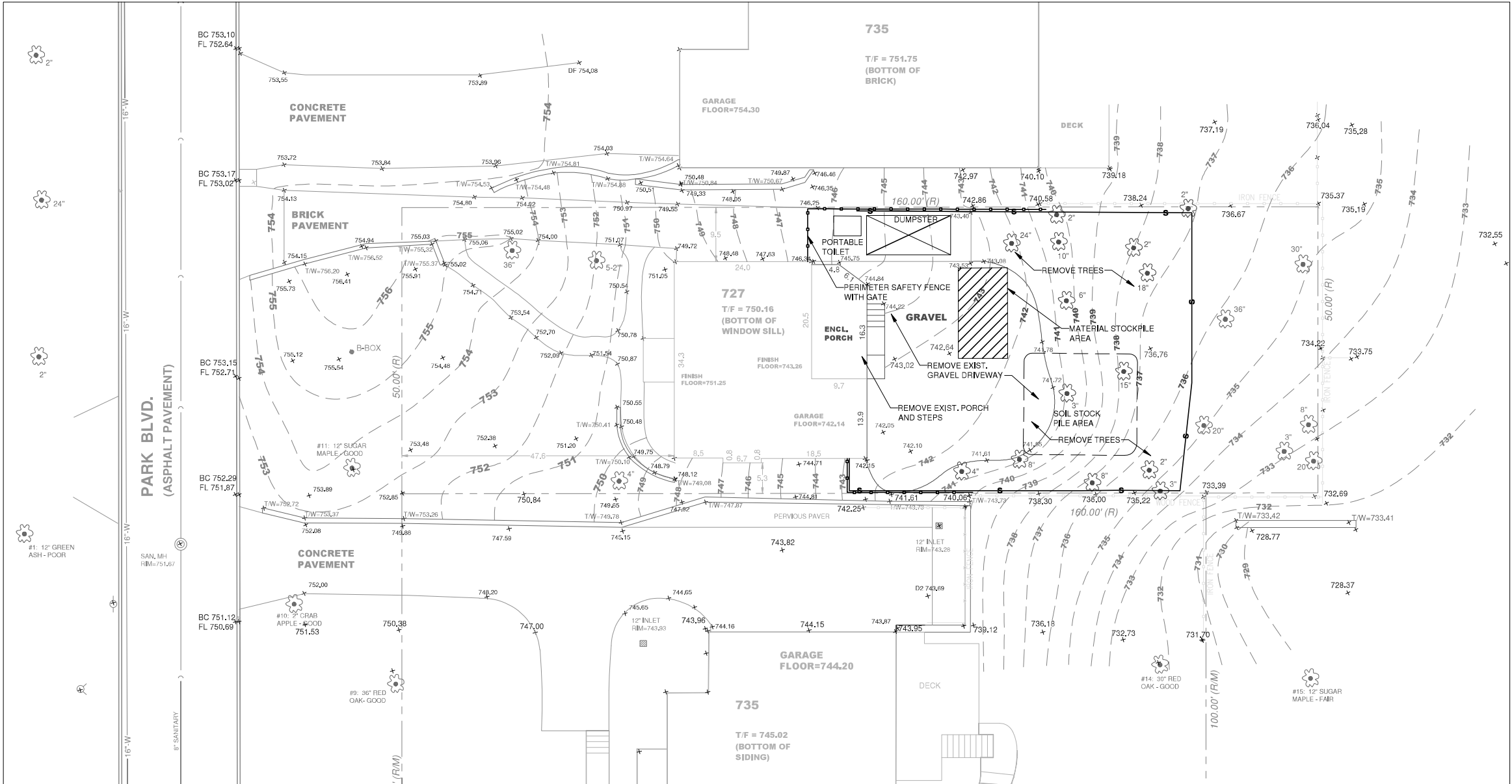
BENCHMARK INFORMATION

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

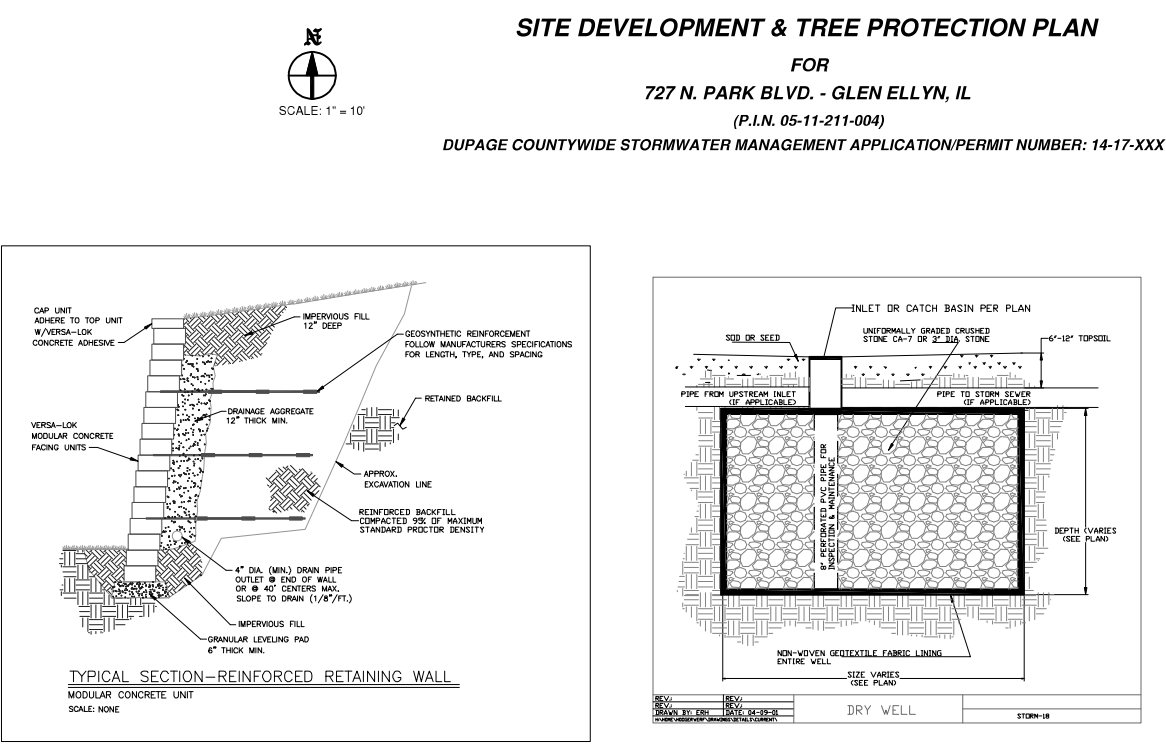
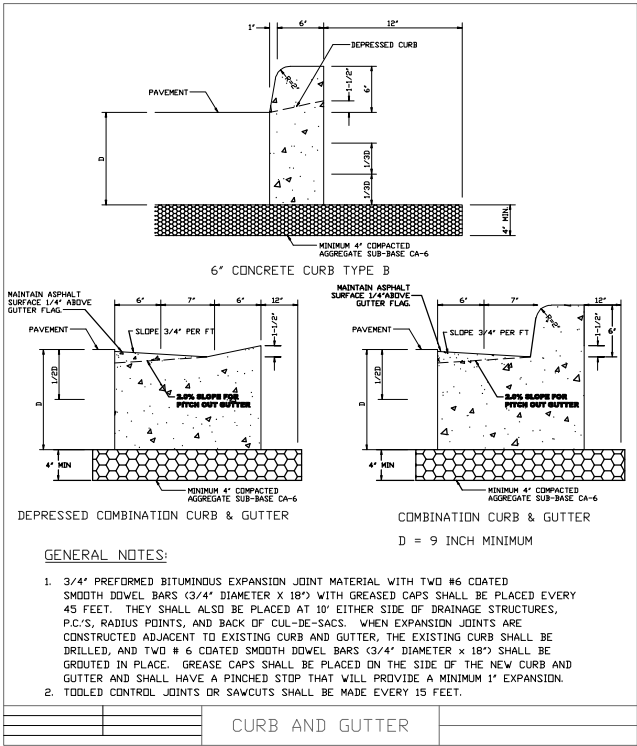
FILE NAME: -
JOB DIRECTORY: -
DRAWN BY: -
CHECKED BY: -

GENERAL REVISION

PREPARED FOR
727 PARK RESIDENCE

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

Attachment: 7. Existing Topography & Erosion Control Plan (4569 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



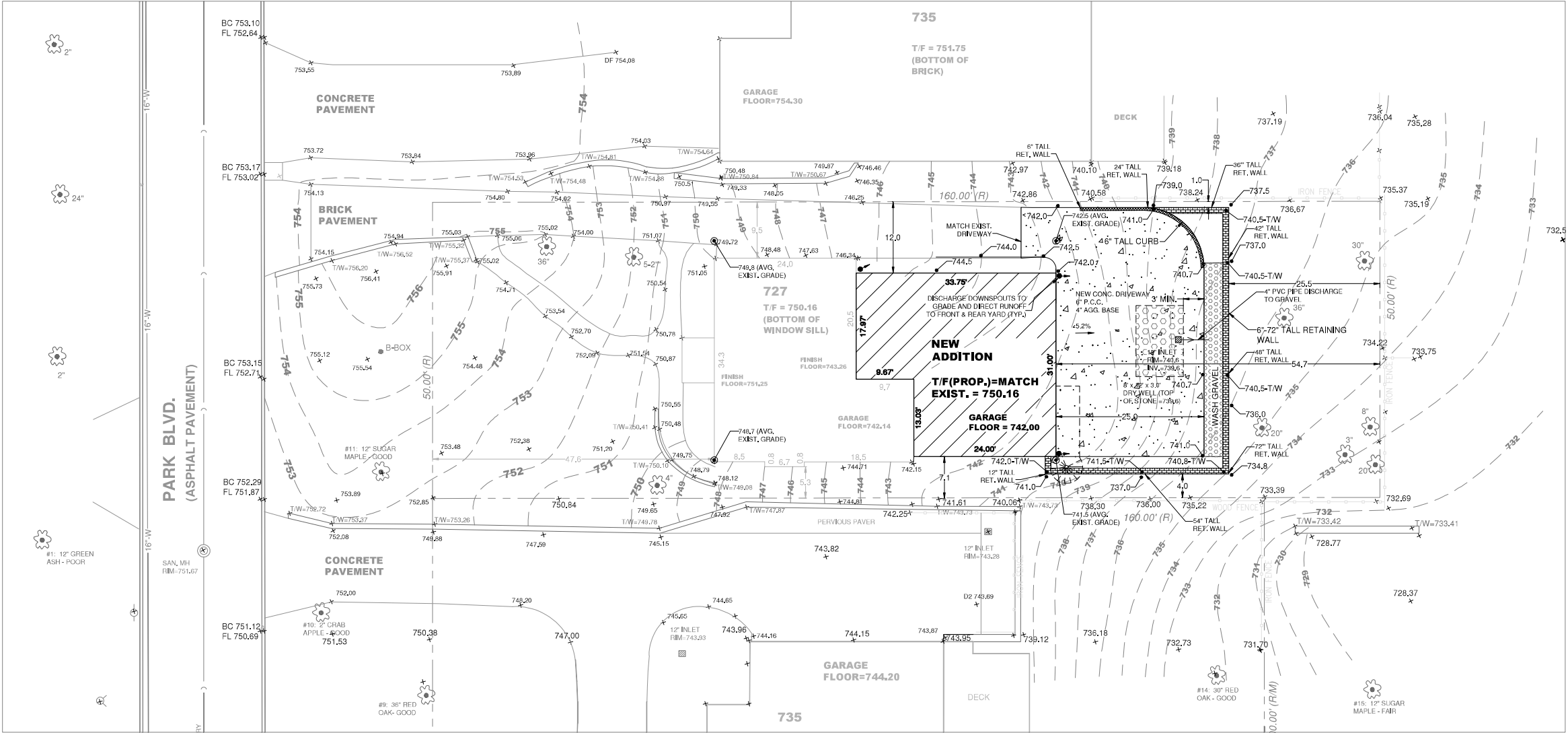
LOT COVERAGE INFORMATION

LOT AREA = 8000 S.F.

EXIST. IMPERVIOUS	
HOUSE & BRICK DRIVEWAY =	2380 S.F.
GRAVEL DRIVEWAY =	1080 S.F.
TOTAL EXIST. IMPERVIOUS =	3460 S.F.
PROPOSED IMPERVIOUS	
HOUSE, DRIVEWAY & RET. WALL =	4280 S.F.
NET CHANGE =	820 S.F. NET INCREASE
POBMP VOLUME REQUIRED =	820 S.F. x 1.25' / 12
POBMP VOLUME REQUIRED =	85.4 C.F.
DRY WELL VOLUME =	8' x 12' x 3.0'
DRY WELL VOLUME =	288 C.F.
STORAGE VOLUME PROVIDED =	288.0 C.F. x 0.36
STORAGE VOLUME PROVIDED =	103.7 C.F.

AVERAGE EXISTING GRADE

FRONT NORTH:	749.8
FRONT SOUTH:	748.7
BACK SOUTH:	742.5
BACK SOUTH:	741.5
AVERAGE:	745.6



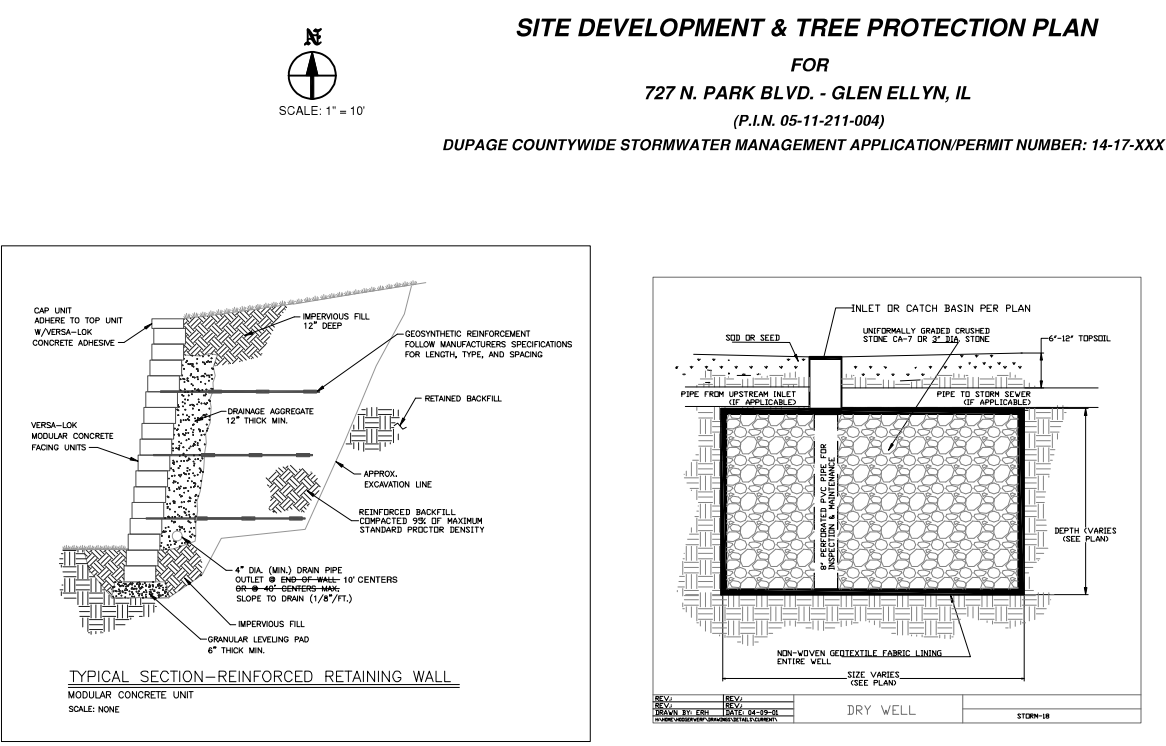
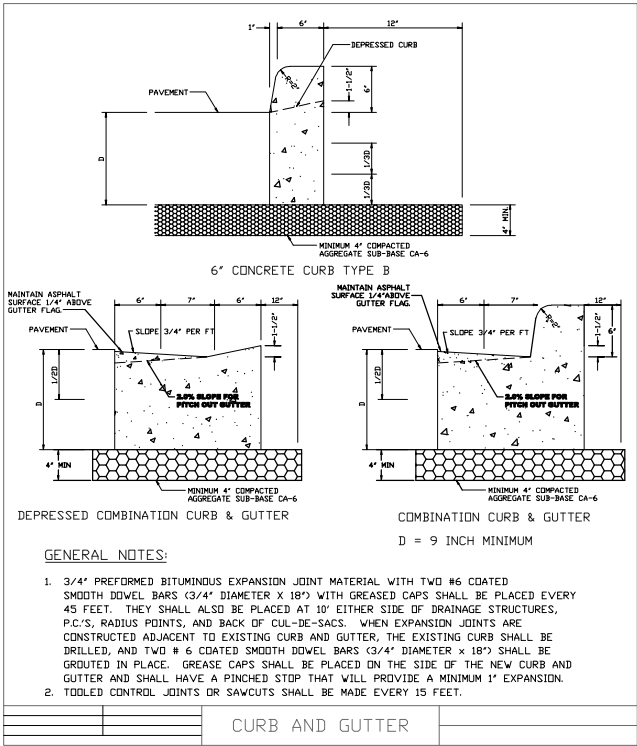
I, Ales C. Hur, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Gabriel Group, Inc. under my personal direction and supervision and that the development of the subject site in accordance with the site development plan will not increase 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.

Ales C. Hur

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





LOT COVERAGE INFORMATION	
LOT AREA = 8000 S.F.	
EXIST. IMPERVIOUS	
HOUSE & BRICK DRIVEWAY =	2380 S.F.
GRAVEL DRIVEWAY =	1080 S.F.
TOTAL EXIST. IMPERVIOUS =	3460 S.F.
PROPOSED IMPERVIOUS	
HOUSE, DRIVEWAY & RET. WALL =	4280 S.F.
NET CHANGE = 820 S.F. NET INCREASE	
PCBMP VOLUME REQUIRED = 820 S.F. x 1.25' / 12	
PCBMP VOLUME REQUIRED = 85.4 C.F.	
DRY WELL VOLUME = 7' x 14' x 3.0'	
DRY WELL VOLUME = 294 C.F.	
STORAGE VOLUME PROVIDED = 294.0 C.F. x 0.36	
STORAGE VOLUME PROVIDED = 105.8 C.F.	
AVERAGE EXISTING GRADE	
FRONT NORTH:	749.8
FRONT SOUTH:	748.7
BACK NORTH:	742.5
BACK SOUTH:	741.5
AVERAGE:	745.6

SITE DEVELOPMENT & TREE PROTECTION PLAN

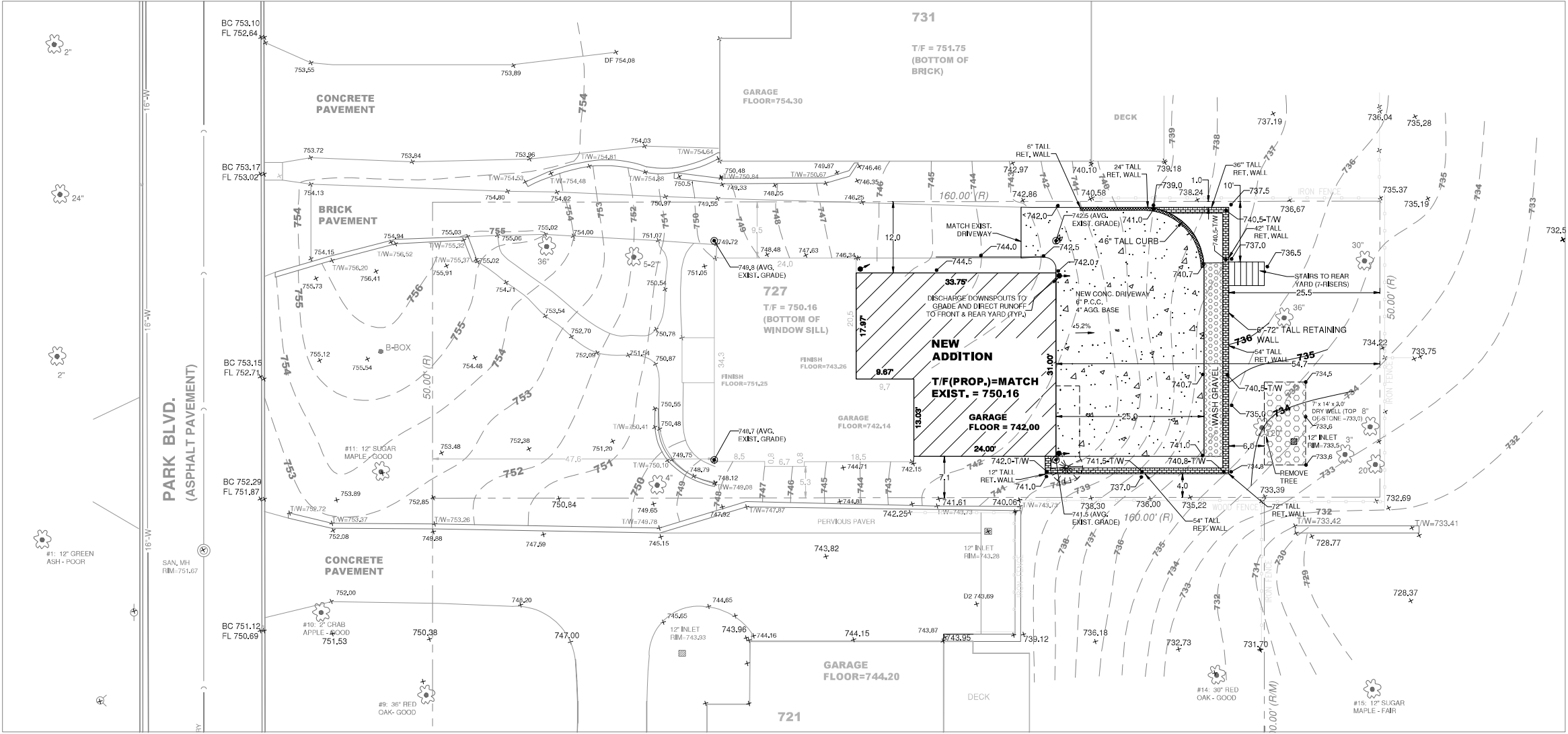
727 N. PARK BLVD. - GLEN ELLYN, IL

FILE NAME: -

JOB DIRECTORY: -

DRAWN BY: -

CHECKED BY: -



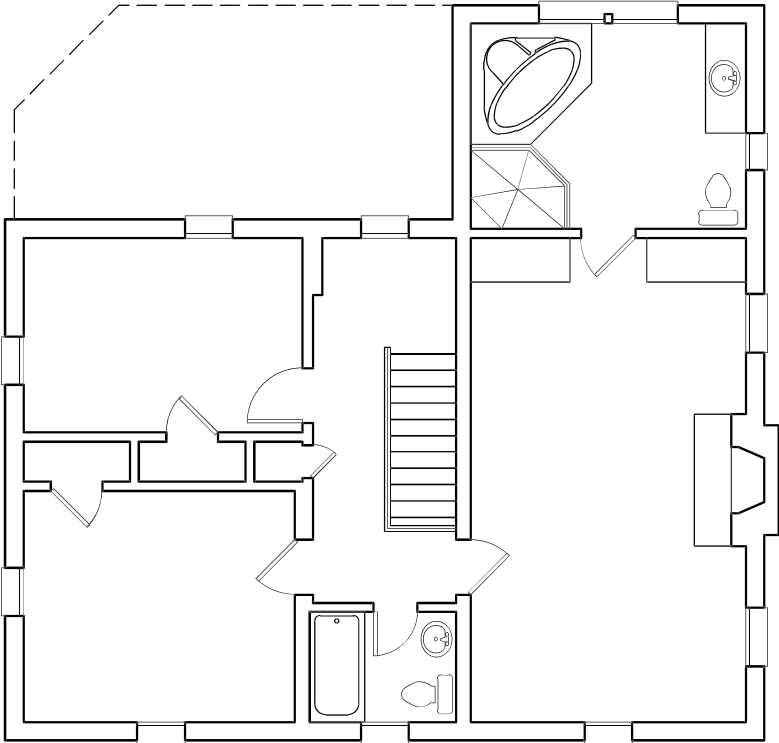
I, Alecs C. Hur, a registered Professional Engineer of Illinois hereby certify that these plans and specifications have been prepared by Gabriel Group, Inc. under my personal direction and supervision and that the development of the subject site in accordance with the site development plan will not increase 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.

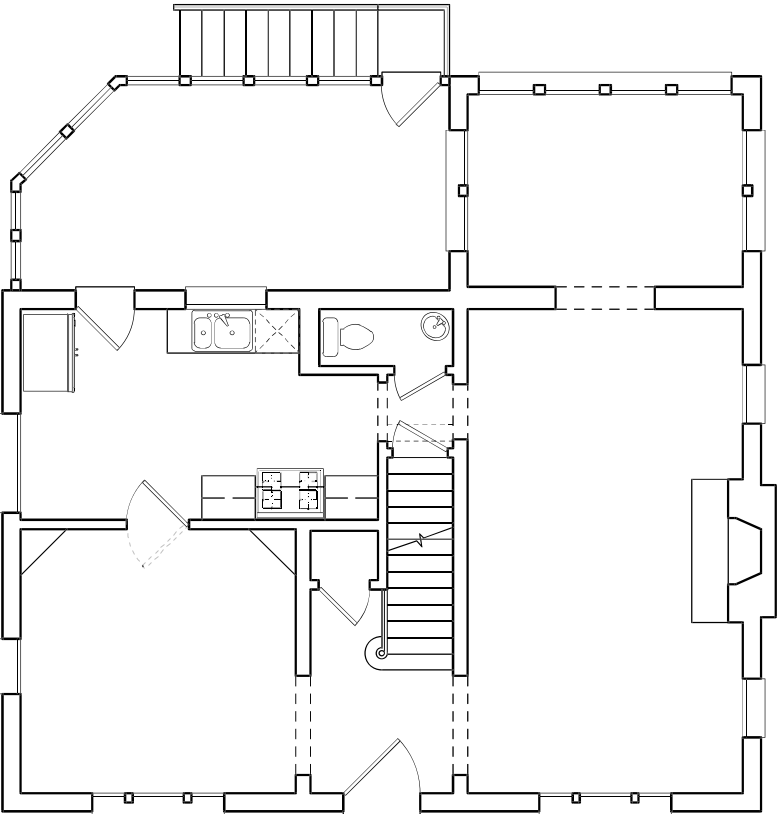
Alecs C. Hur

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

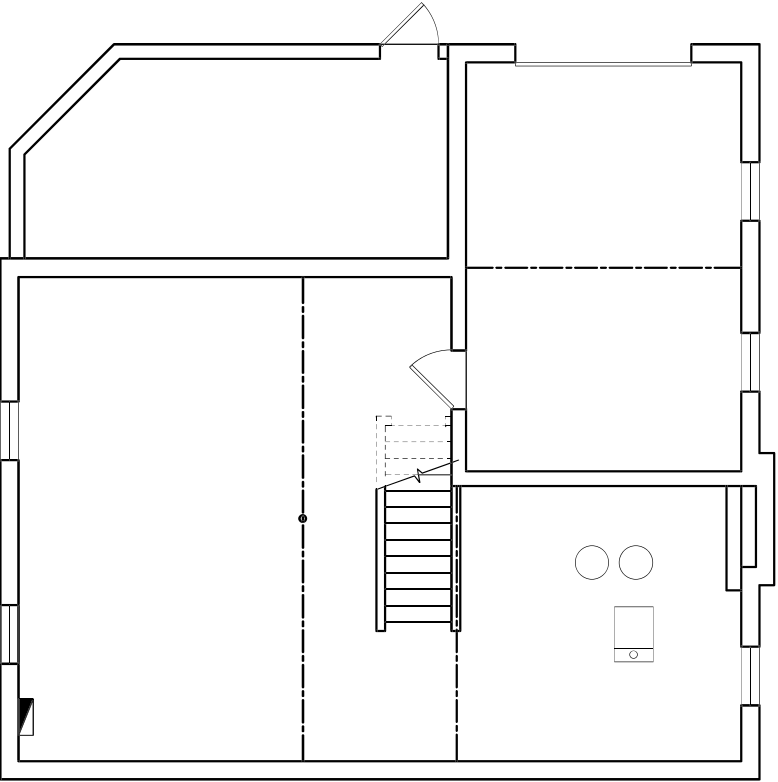




EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" JMB ARCHITECTS LTD.



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

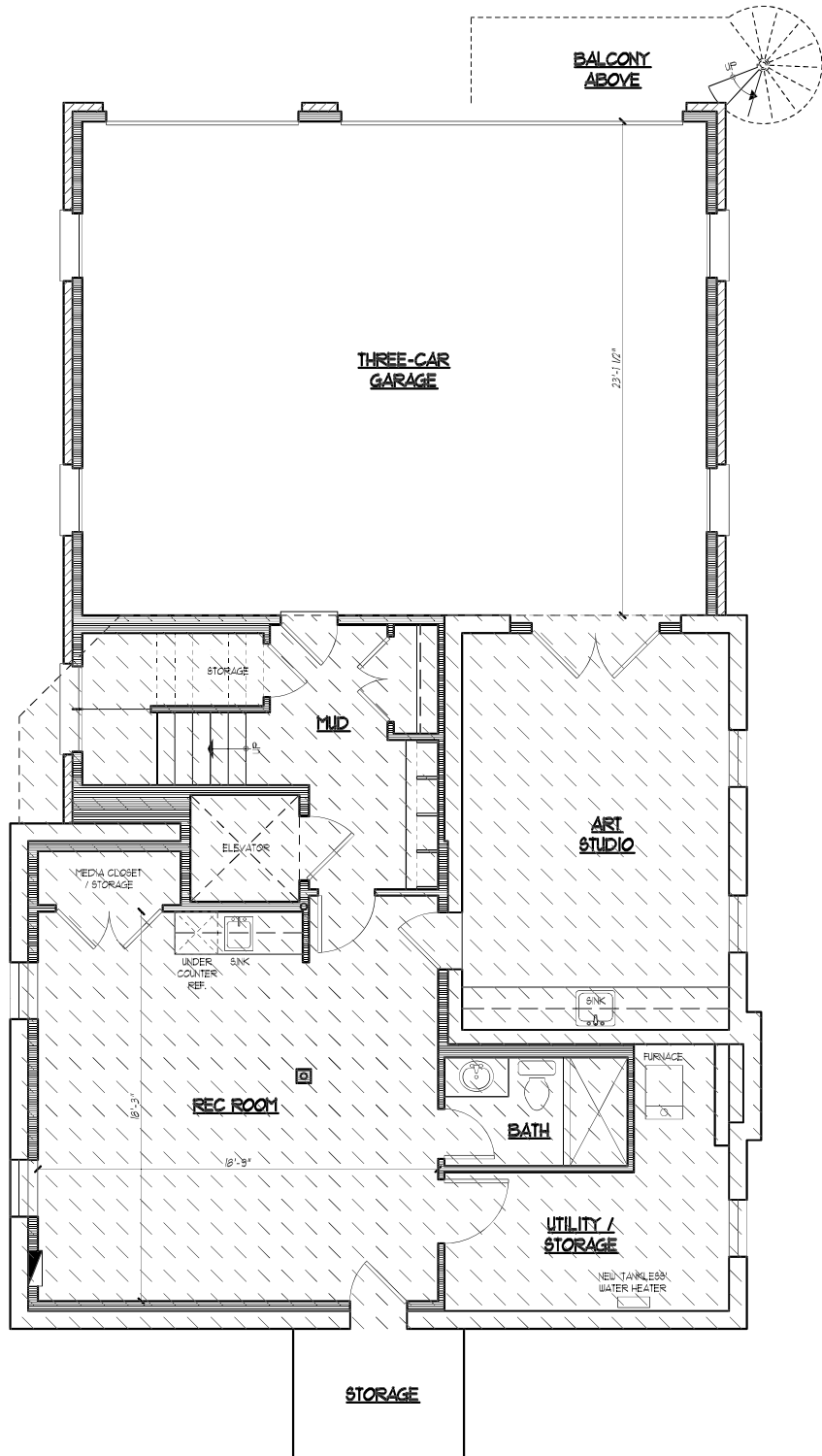
JMB ARCHITECTS, LTD.
John Michael Belcher A.L.A. N.C.A.B.
180 W. Park Suite #10
Elmhurst, Illinois 60126
E-Mail: jmbarch@JMBArchitect.com Phone: 630.279.8228 Web: JMBArchitect.com

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

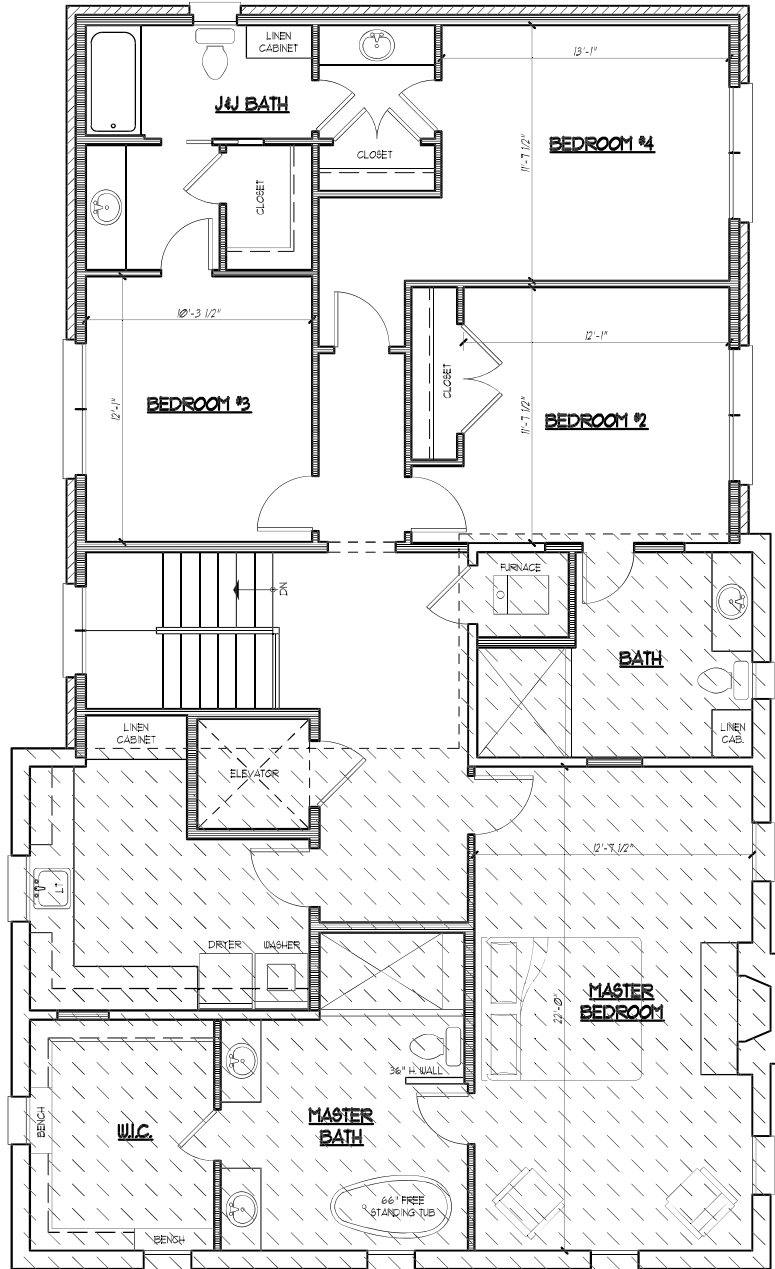
COPYRIGHT, 2020 BY
JMB ARCHITECTS LTD.

P1

SHEET



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

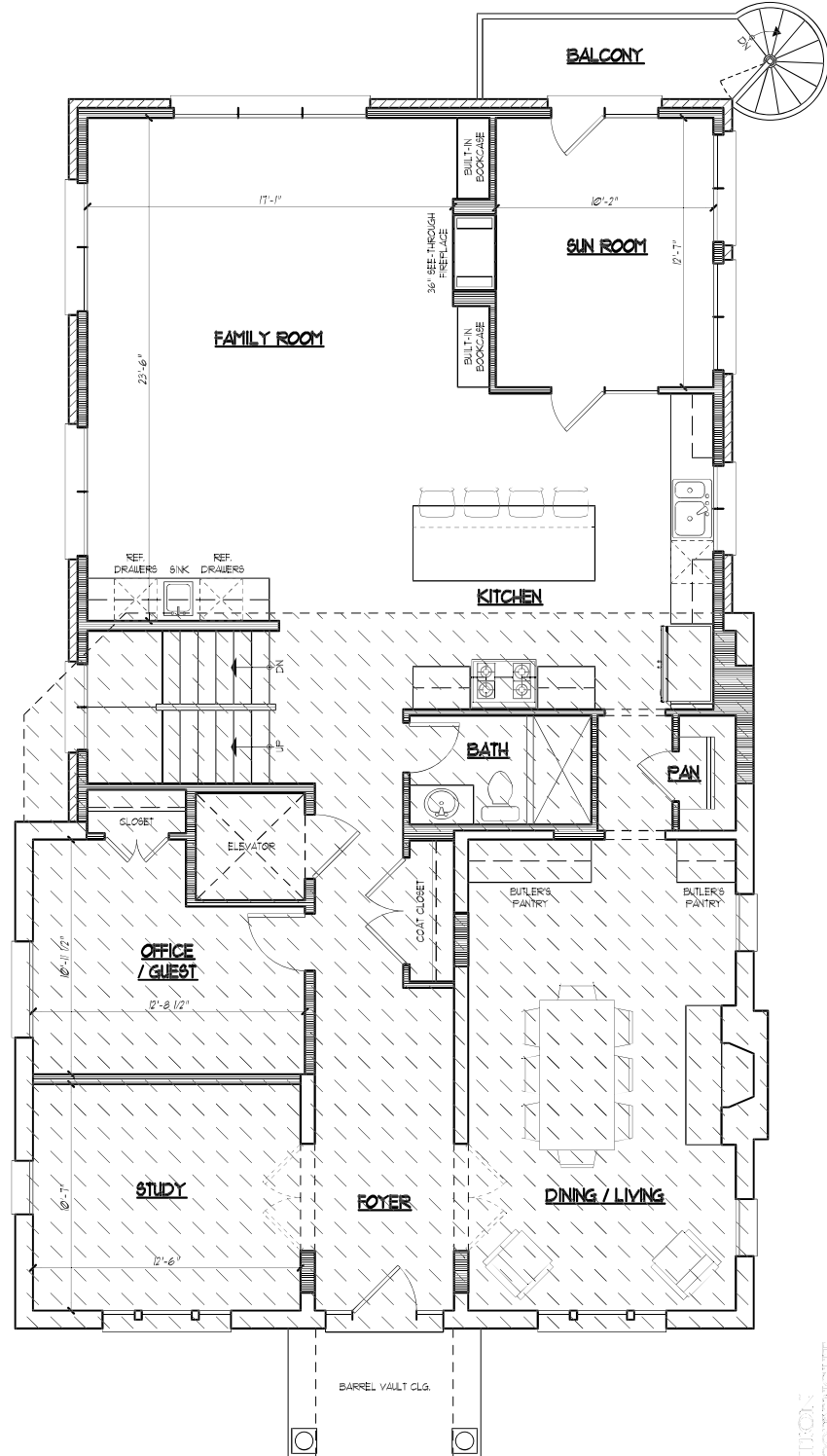


PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" JMB ARCHITECTS LTD.

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 BIDDING PURPOSES ONLY - COPYRIGHT
JMB ARCHITECTS LTD.

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

DATE: 04/6/2020
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:

Packet Pg. 46

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.k



New Addition for:
THE KALINICH FAMILY
727 N. PARK BLVD.
GLEN ELLYN, ILLINOIS 60137

DATE: 04/16/2020

DRAWN BY:

CHECKED BY: JM

PERMIT

REVISION

REVISION

PROJECT NO.

SEAL DATE:

EXPIRES DATE: 11/30/2020

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P2

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Elmhurst, Illinois 60126

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F.1.1

Attachment: 12. Existing Elevations (4569 : 727 N. Park Boulevard - Zoning Variations - Addition to Principal Structure)



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

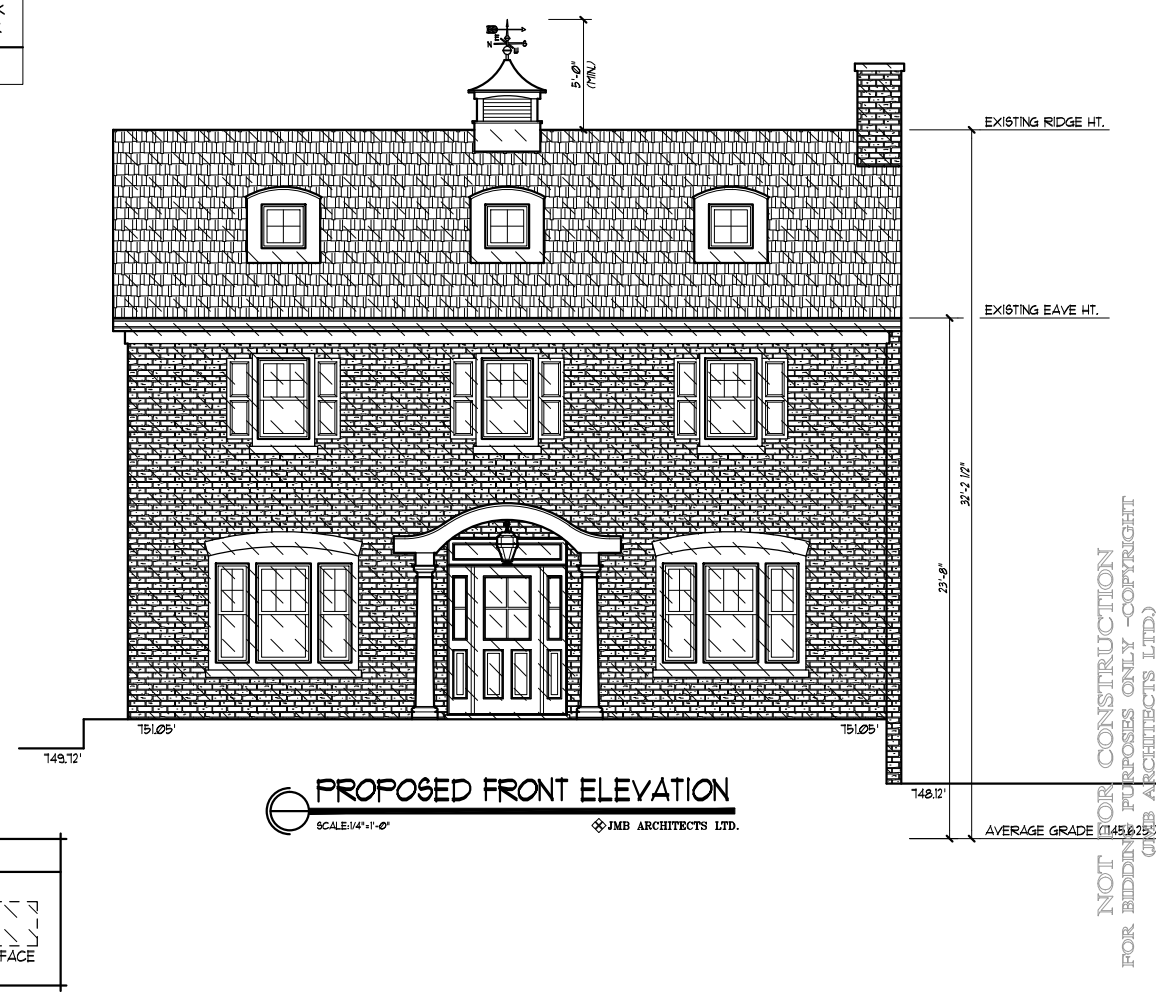
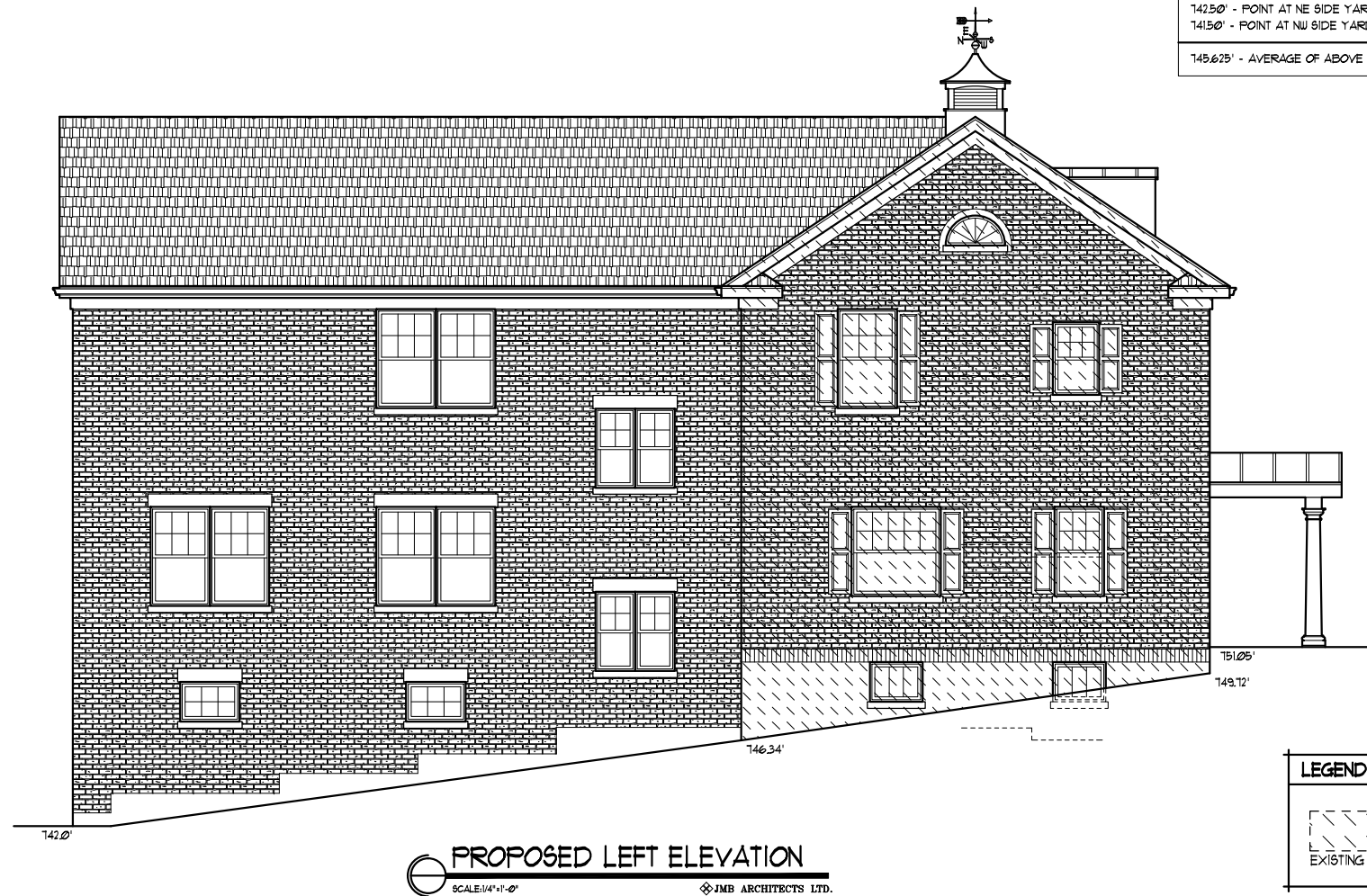
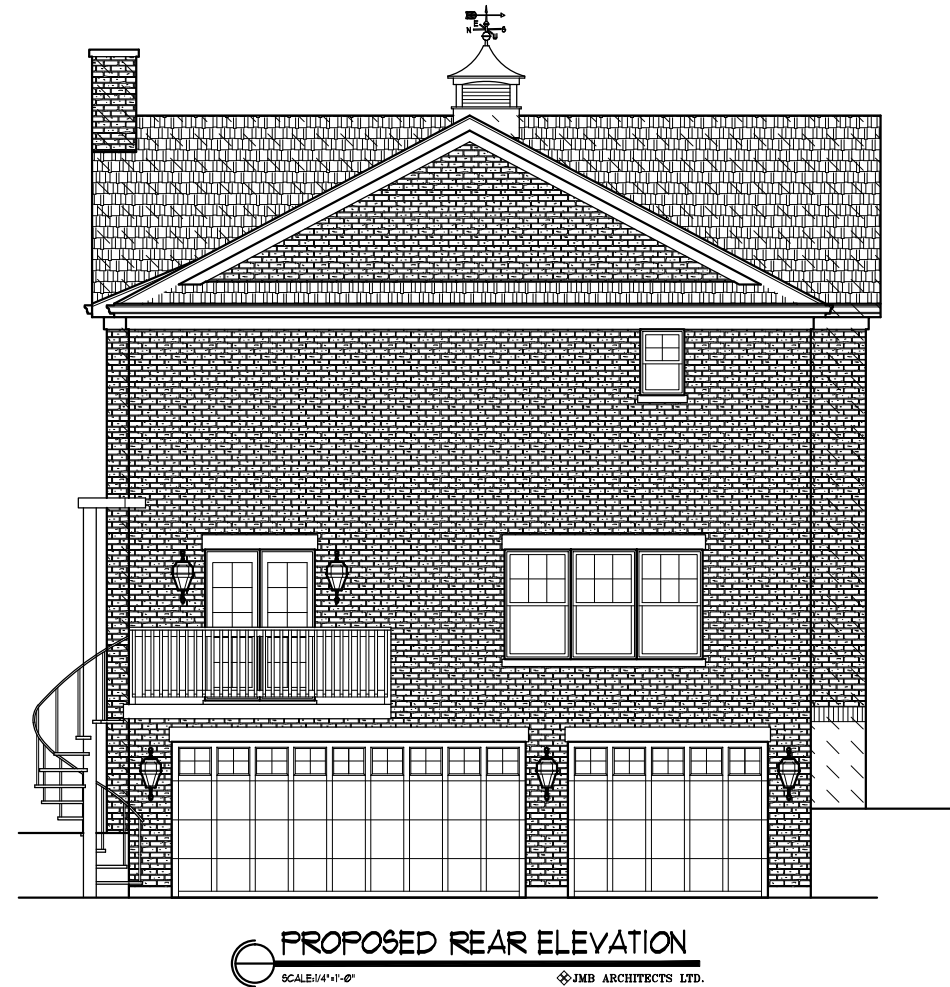
SHEET:

Packet Pg. 48

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F.1.m



AVERAGE GRADE CALC.
149.80' - POINT AT NW SIDE YARD SETBACK
148.10' - 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

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

DATE:	04/16/2020
DRAWN BY:	JMB
CHECKED BY:	JMB
PERMIT:	
REVISION:	05/20/2020
REVISION:	06/15/2020
PROJECT NO.:	
SEAL DATE:	

EXPIRES DATE: 1/30/2020

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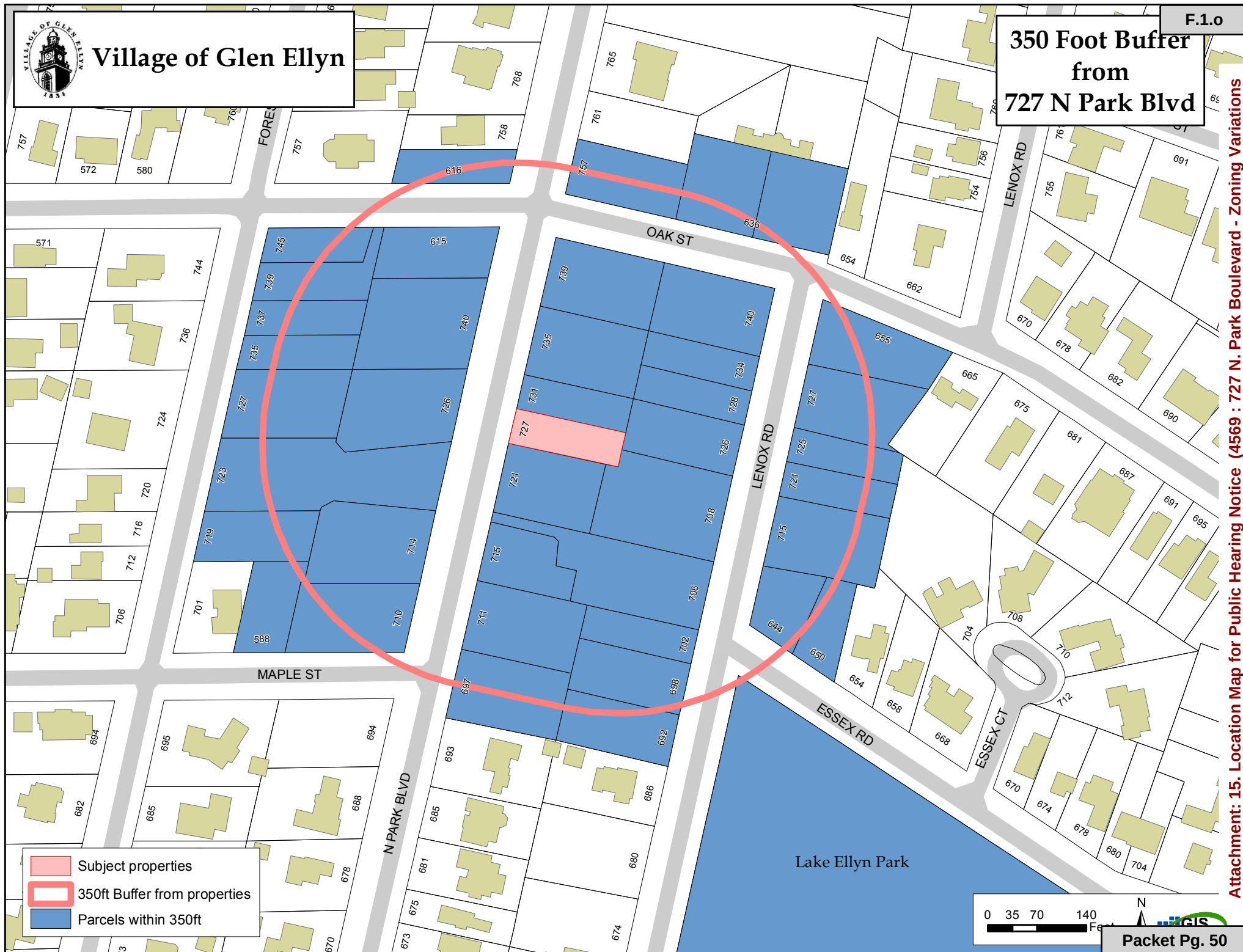
John Michael Belcher A.L.A. N.C.A.R.B.
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**350 Foot Buffer
from
727 N Park Blvd**

F.1.0



Attachment: 15. Location Map for Public Hearing Notice (4569 : 727 N. Park Boulevard - Zoning Variations

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:

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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:

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

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<https://us02web.zoom.us/j/83438734651?pwd=VWU2UjJESmY4eDh4VlF0V0p0SUt0Z0p0>

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=VWU2UjJESmY4eDh4VlF0V0p0SUt0Z0p0>

Or iPhone one-top:

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

Webinar ID: 834 387 34651

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

Webinar ID: 834 387 34651

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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;
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

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

Village of Glen Ellyn Petition for Variations Approval

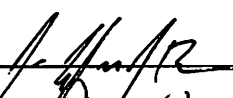
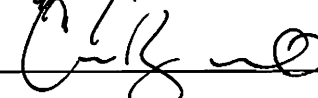
Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

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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

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
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

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;
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

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 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: 19. Petitions of Support (4569 : 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

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;
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

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
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

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;
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

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
Stephen M. Burt	706 Lenox Rd., Glen Ellyn		6/17/2020

Village of Glen Ellyn Petition for Variations Approval

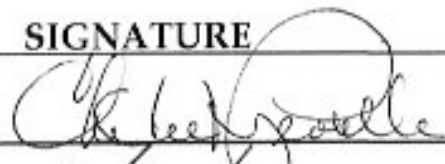
Kalinich Residence 727 N. Park Boulevard Glen Ellyn, Illinois

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;
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

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
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



Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting: 07/28/20 07:00 PM

Department: Zoning Board of Appeals

Department Head: Katie Ashbaugh

Category: Public Hearing

Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4568)

DOC ID: 4568

614 Roger Road | Zoning Variation | Rear Yard Setback

PROPERTY: 614 Roger Road is an interior lot located on the west side of Roger Road, mid-block between the intersections of Clifton Avenue and Ellynwood Drive with Roger Road.

PETITIONER: The petitioner is Daniel J. Simoneit on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road.

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

1. Section 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure in the R2 district; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING/USE: The subject property, the property to the north, the property to the east across Roger Road, the property to the west, and the property to the 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 July 11, 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
	1956	B5848	New construction of single-family home
	1964	B9797	Screened porch
	2003	B22970	Sewer repair

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

Lot Area	8,712 ft ² (0.20 acres)	14,713 ft ² (0.34 acres)
Lot Width	80', corner lots; 66', all other lots	90'
Front Yard	~42' 9" required (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	~40' 6" actual
Interior Side Yard	9' required (6.5' or 10% of the total lot width, side whichever is greater)	~8' 1.5" from north interior lot line to principal structure; ~5' 10.5" front south interior side lot line to principal structure
Rear Yard	40'	~44' 2"

PROPOSED: The petitioner proposes to construct a 370 square foot addition to the rear of the home, which will encroach 10 feet nine (9) inches into the required 40 foot rear yard. At its nearest point, the proposed addition will be 29 feet three (3) inches from the rear property line. Approximately 113 square feet of the addition will be within the required rear yard.

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

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

ATTACHMENTS

1. Petitioner's Application
2. Location & Zoning Map
3. Aerial Photo
4. 2' Contour Map
5. Plat of Survey - 2017
6. Proposed Site Plan
7. Proposed Elevations
8. Proposed Floor Plans
9. Buffer Map for Public Hearing Notice

10. Mailing List for Public Hearing Notice
11. Public Hearing Notice
12. Certificate of Publication
13. Existing Conditions Photo
14. Petitioner's Supporting Materials
15. Petitioner's 1-2 Family Zoning Worksheet

CC: Staci Springer, AICP, Director of Community Development
 Steve Witt, AIA, Building & Zoning Official
 Paula Moritz, Plan Reviewer

ATTACHMENTS:

- 1. Petitioner's Application (PDF)
- 2. Location - Zoning Map (PDF)
- 3. Aerial Photo (PDF)
- 4. 2-Foot Contour Map (PDF)
- 5. Plat of Survey - 2017 (PDF)
- 6. Proposed Site Plan (PDF)
- 7. Proposed Elevations (PDF)
- 8. Proposed Floor Plans (PDF)
- 9. Buffer Map for Public Hearing Notice (PDF)
- 10. Mailing List for Public Hearing Notice (PDF)
- 11. Public Hearing Notice - Mailed and on Public Notice Portal (PDF)
- 12. Certificate of Publication (PDF)
- 13. Existing Conditions Photos (PDF)
- 14. Petitioner's Supporting Materials (PDF)
- 15. Petitioner's 1-2 Family Zoning Worksheet (PDF)



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

preliminary submittal: 2020-03.02

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

Attachment: 1. Petitioner's Application (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

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

APPLICATION FOR VARIATION

For the property at 614 Roger Road Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors

Address: 504 Hillside Avenue Glen Ellyn, IL. 6037

Home Phone No.: z+o office: 630.858.5828 Cell Phone No.: Jamie's cell: 630.341.5888

Fax No.: none

E-mail: z+o office: zplusoai@wowway.com

Ownership Interest in the Property in Question:

Applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
Architect representing: property owners - Joseph (JT) + Jessica Charron

Attachment: 1. Petitioner's Application (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

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):

JT & Jessica Charron
614 Roger Road, Glen Ellyn, IL. 60137

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

JT & Jessica Charron
614 Roger Road, Glen Ellyn, IL. 60137

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

☐ ~~YES~~

☒ NO

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

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

☐ ~~YES~~

☒ NO

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

III. PROPERTY INFORMATION:

Common address: 614 Roger Road, Glen Ellyn, IL. 60137

Permanent tax index number: 05-12-110-011

Legal description:

Lot 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THEN NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R2

per Milton Township Assessor

Lot size: 90 ft. x varies ft. Area: 14,713 sf sq. ft.

Present use: NOTE: irregular/non-rectangular at 90' M x 163.83' M x 38.34' R x 51.77' R x 166.23 M

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

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

The Charron's are seeking a variation to:

10-4-8. - R2 Residential District

(D) minimum lot and yard requirements

2. Rear yard: Forty feet in depth.

The owners are requesting a side yard set back of 29'3" in lieu of the required 40'0" to allow for a new wood frame master bedroom addition to the south west corner of the existing masonry structure

Estimated date to begin construction: late summer/early fall of 2020

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

Architect: Daniel J. Simoneit (Jamie) z+o architecture + interiors
Civil Engineer: Norbert V. Lambert Jr. Lambert & Associates

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

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

A. Standards Applicable to All Variations Requested:

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

1. The home was built prior to the adoption of the current code/40' setback
2. An 11'0" drop in grade exists from the rear/west yard to the front/east
3. the rear yard is irregular - non rectangular with an inward pointing crease that shorten the depth of the rear yard at it's center
4. the home is place parallel to the slope of the hill it rests on - not parallel any of the four boundary/property lines
5. Adding on to the east/front would be more difficult, more costly and dramatically change the characteristics of the home + neighborhood

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

The setback variation request is not being made in the effort to yield a return, reasonable or not. This request is being made in the effort to enhance the property while providing a reasonable amenity of a true master bedroom ensuite typical of the majority of the homes in the surrounding neighborhood. The 113 sf of infringement on the +/- 3,620 sf rear yard is minimal

Please refer to pages 23, 24 + 25

OR

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

1. The home exists today pretty much as it was built and finished (for a different lifestyle) back in 1957. It is in need of many updates ranging from roof repair to window replacement, mechanical, electrical and plumbing updates as well as interior remodeling from one end to the other.
2. The home currently exists with only 3 bedrooms - 2 small children's bedrooms plus a modest master bedroom
3. The home only has 1 first floor bathroom which all the 3 bedrooms share.
4. The home does not have a guest bath/powder room

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

1. The proposed addition is to be located at the back/west end of the home far far from the front/east yard that abuts Roger Road.
2. the proposed addition will not be able to be seen from Roger Road
3. the proposed addition is to be set into the Hillside and will be hardly be seen by any of the adjacent neighbors
4. Heavy landscaping, retaining walls, trees/woods separate the Charron's property at the rear/west from their adjacent neighbors

- 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:

1. The property is not flat, an 11'0" drop in grade exists from the rear/west yard to the front/east - the only viable option/location to expand the home is at the small open area it is currently proposed
2. The rear yard is irregular - non rectangular with an inward pointing crease that shortens the distance to the rear of the existing home
3. Many large heritage trees exist on and around the Charron's property, the proposed addition is to reside in an existing open area that would not require any trees to be removed

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 petition for variation is based on unique conditions on a very unique site. It is fair to assume that this ranch style home (originally designed for a flat site) rotationally set on a very unique site is a one-of-a-kind situation in Glen Ellyn.

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

The proposed solution and the endeavor of applying for the variance is not driven by making money on the property. JT + Jessica's request for this variation is driven by their desire to create an right-sized home that functions well to raise their family in.

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

The hardships were created by a not-so-site sensitive developer/home builder that constructed a home 63 years ago under a different set of zoning rules.

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

The Charron's have been working with and will be working with licensed professionals to ensure the best design solution is achieved and that their proposed project will not be detrimental or injurious to any/other properties or improvements

6. Provide evidence that the proposed variation will not:

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

The proposed addition is only one story in height totaling less than 8'0" to its eaves and less than 12'0" to its low slung ridge. It will not cast a shadow on any of the adjacent neighbors property

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

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

None expected/none imagined at the time of this application.

- f. Create a nuisance; or

None expected/none imagined at the time of this application.

- g. Results in an increase in public expenditures.

None expected/none imagined at the time of this application.

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

The proposed addition totals only 370 sf - sized to allow for a modest master bedroom w/ it's own private bathroom and small ensuite closet.

Please refer to the proposed floor plan/s on pages 25 + 26

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

It is the Charron's desire to make 614 Roger Road a home to last them their lifetime. It is their desire to create a comfortable home with room for their children grow. Their request for variation, if approved, will allow them to remain in the neighborhood they have quickly become attached to. The proposed project will have zero impact on their neighborhood and the adjacent homes.

Charron Residence
614 Roger Road
Glen Ellyn, IL. 60137

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.

02.04.20
Date

Daniel J. Simoneit (Jamie)

Print Name

Signature of Applicant

3/4/20
Date

Joseph (JT) Charron

Print Name

Signature of Applicant

3.4.20
Date

Jessica Charron

Print Name

Signature of Applicant

Attachment: 1. Petitioner's Application (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

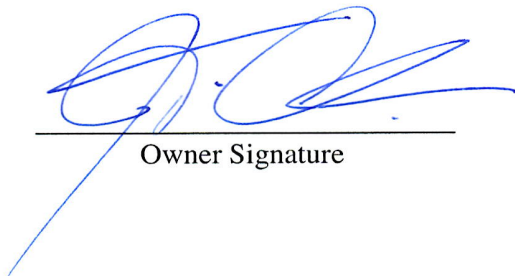
Charron Residence
614 Roger Road
Glen Ellyn, IL. 60137

AFFIDAVIT OF AUTHORIZATION

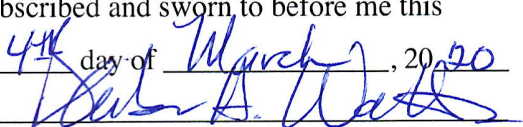
I, Joseph (JT) Charron owner of the property described as

614 Roger Road in Glen Ellyn Illinois 60137

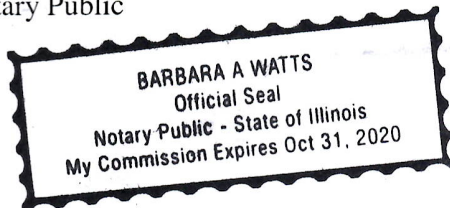
verify that Daniel J. Simoneit (Jamie) principal architect of z+o architecture + interiors
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

4th day of March, 2020


Notary Public



Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: Daniel J. Simoneit (Jamie)

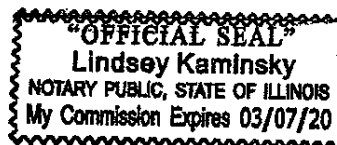
Title: Architect

Signature: [Handwritten Signature]

Subscribed and sworn to me this

3 day of March, 2020.

[Handwritten Signature]
Notary Public



Charron Residence
614 Roger Road
Glen Ellyn, Illinois

Proof of Ownership

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2018 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MDG2019 0065524 1 AV 0383 01

05-12-110-011
CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

1

ON OR BEFORE:	PAY:
JUNE 3, 2019	\$5,855.51

PAYING LATE? PAY THIS AMOUNT:

JUN 4 THRU 30	5,943.34
JUL 1 THRU 31	6,031.18
AUG 1 THRU 31	6,119.01
SEP 1 THRU 30	6,206.84
OCT 1 THRU 31	6,294.67
NOV 1 THRU 13	6,382.51

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

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

CHASE HOME FINANCE LLC has notified us of its intention to pay your real estate taxes. Please contact them if you have any questions. This bill is sent for information only. No return envelopes have been included.

1051211001185036000058555151

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2018 TAX
MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
PAY ON-LINE AT: treasurer.dupageco.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

05-12-110-011
CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

2

ON OR BEFORE:	PAY:
SEP 3, 2019	\$5,855.51

PAYING LATE? PAY THIS AMOUNT:

SEP 4 THRU 30	5,943.34
OCT 1 THRU 31	6,031.18
NOV 1 THRU 13	6,129.01

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

PAYMENT OF THIS 2018 TAX BILL AFTER OCTOBER 31, 2019, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.*

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK.

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

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 13, 2019

If your mortgage holder will be paying your second installment, please avoid making a duplicate payment. Contact them if you have any questions. No return envelopes have been included.

2051211001185036000058555152

Rate 2017	Tax 2017	Taxing District	Rate 2018	Tax 2018		
		** COUNTY **			Mailed to:	TIF Frozen Value
.1052	160.00	COUNTY OF DU PAGE	.1007	159.25	CHARRON JR, JOSEPH & J	Fair Cash Value 492,500
.0227	34.52	PENSION FUND	.0217	34.31	614 ROGER RD	Land Value 64,080
.0340	51.71	COUNTY HEALTH DEPT	.0330	52.18	GLEN ELLYN IL 60137	+ Building Value 100,070
.0130	19.77	PENSION FUND	.0119	18.81		= Assessed Value 164,150 *
.1207	183.58	FOREST PRESERVE DIST	.1180	186.61	Property Location:	x State Multiplier 1.0000
.0099	15.05	PENSION FUND	.0098	15.49	614 ROGER RD	= Equalized Value 164,150
.0166	25.24	DU PAGE AIRPORT AUTH	.0146	23.08	GLEN ELLYN, 60137	- Residential Exemption 6,000
		** LOCAL **				- Senior Exemption
NO LEVY		DU PAGE WATER COMM	NO LEVY			- Senior Freeze
.0449	68.29	MILTON TOWNSHIP	.0442	69.90		- Disabled Veteran
.0710	107.99	MILTON TWP ROAD	.0700	110.70	Township Assessor:	- Disability Exemption
.0024	3.65	PENSION FUND	.0022	3.47	MILTON	- Returning Veteran Exemption
.5063	770.08	VLG OF GLEN ELLYN	.4971	786.16	630-653-5220	- Home Improvement Exemption
.3082	468.77	VLG GLEN ELLYN LIBR	.2968	469.38	Tax Code:	- Housing Abatement
.0202	30.72	PENSION FUND	.0185	29.25	5036	= Net Taxable Value 158,150
.2968	451.43	GLEN ELLYN PARK DIST	.2926	462.74	Property Index Number:	x Tax Rate 7.4050
.0122	18.55	PENSION FUND	.0099	15.65	05-12-110-011	= Total Tax Due 11,711.02
.0108	16.12	GLEN ELLYN MOSQ DIST	.0105	16.60		- Less Advance Payment 0.00
		** EDUCATION **			CHANGE OF NAME/ADDRESS:	= Net Tax Due 11,711.02
3.3256	5,058.23	GRADE SCHOOL DIST 41	3.2574	5,151.57	CALL: 630-407-5900	* S OF A FACTOR 1.0383
.0824	125.33	PENSION FUND	.0810	128.10		
2.2959	3,492.06	HIGH SCHOOL DIST 87	2.2413	3,544.61		
.0443	67.38	PENSION FUND	.0421	66.58		
.2431	369.85	COLLEGE DU PAGE 502	.2317	366.58		
7.5860	11,538.32	TOTALS	7.4050	11,711.02		



2018 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

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

2017 \$158,100 Assessed Value 2018 \$164,150

001100 01 01 065524 066845 P

19.037 page 13

Packet Pg. 79

Attachment: 1. Petitioner's Application (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)





Map created on July 22, 2020.

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2-Foot Contour Map



Map created on July 22, 2020.

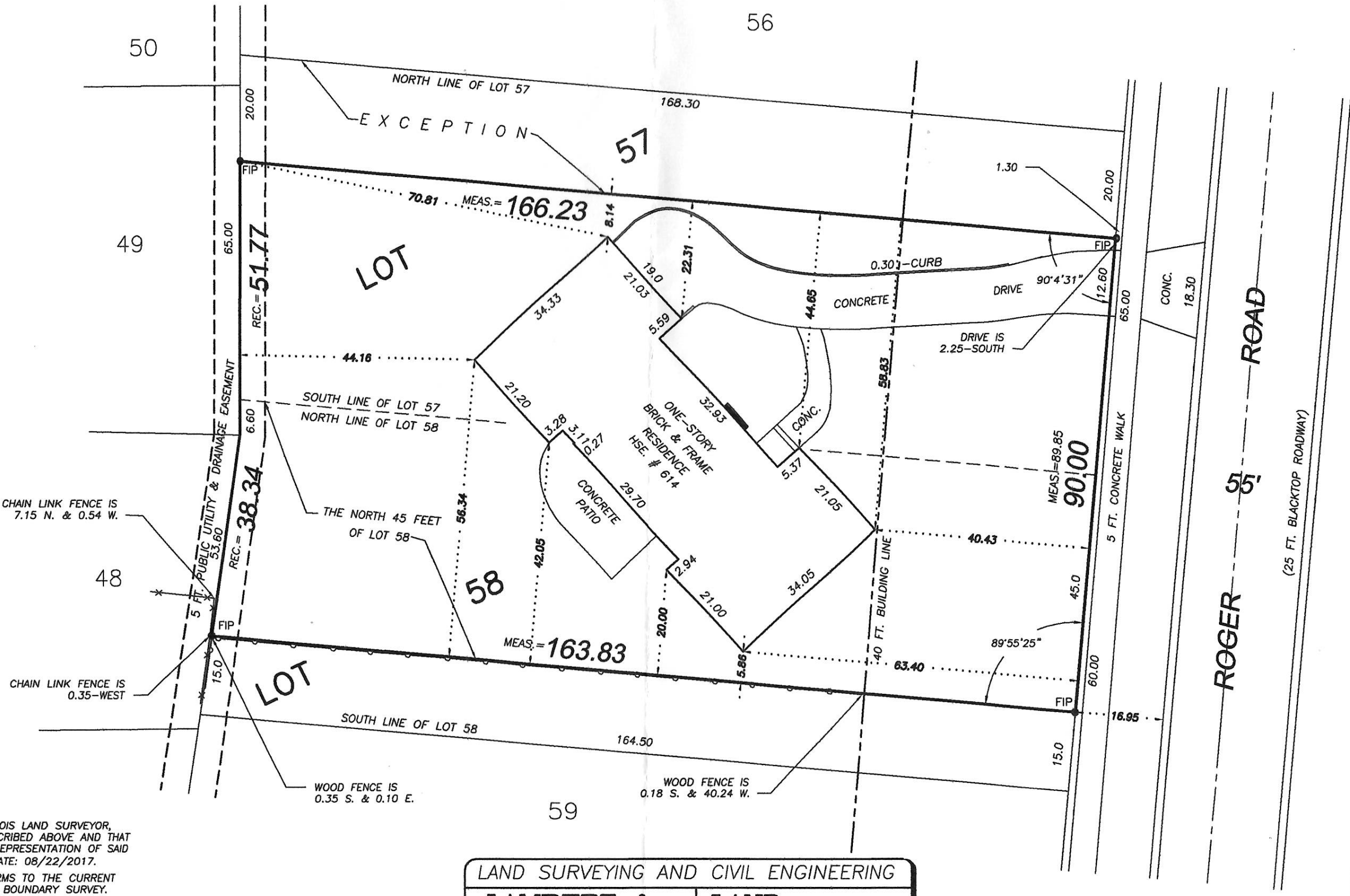
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PLAT OF SURVEY

OF LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58) IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS } S.S.
COUNTY OF DU PAGE }
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 08/22/2017.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 28TH. DAY OF AUGUST, A.D., 2017.

Norbert V. Lambert, Jr.
ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/18
ILLINOIS DESIGN FIRM NO. 184007260
REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

● = FOUND IRON STAKE
○ = SET IRON STAKE

LAND SURVEYING AND CIVIL ENGINEERING

LAMBERT & ASSOCIATES

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

LAND TECHNOLOGY

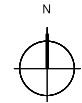
3922 W. MAIN ST
MCHENRY, IL 60050
P: 815-363-9200
F: 815-363-9223

ORDERED BY: STEVEN NORGAARD-ATTY. ORDER NO. 17 H 37 FILE NO. 17-0588



PROPOSED SITE PLAN

SD.02 - MTG.02: 2020-01.20
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT



1/8" = 1'0"

01

ISSUE DATES	
DESCRIPTION	DATE
MEETING TOUR	09.23.19
PROPOSAL	10.24.19
RETAINER	11.15.19
DOCUMENT EXISTING	11.16.19
INPUT EXISTING	12.19.19
MTG.01 PROGRAM SD.01	01.02.20
MTG.02 SD.02	01.20.20

CHARRON RESIDENCE

614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

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

p 630.858.5888
f 630.858.5828
zplusoai@wowway.com
zpluso.com
010101010101010101010101

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE

PROJECT NO.: 19.047
SHEET NUMBER

SITE

ISSUE DATES	
DESCRIPTION	DATE
MEETING/TOUR	09.28.19
PRELIMINARY	10.24.19
REVISION	11.15.19
DOCUMENT EDITING	11.16.19
INPUT EXISTING	12.19.19
MTG.01 PROGRAMS/D.01	01.02.20
MTG.02 S.D.02	01.20.20

CHARRON RESIDENCE
614 ROGER ROAD
GLEN ELLYN, ILLINOIS 60137

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

p 630.858.5888
f 630.858.5828
zplusoai@wowway.com
zpluso.com
010101010101010101010101

STATE OF ILLINOIS
DESIGN FIRM
REGISTRATION
NUMBER
184007431-0001

DRAWING TITLE

PROJECT NO.: 19.047
SHEET NUMBER

ELEVS

Attachment: 7. Proposed Elevations (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)



PROPOSED EXTERIOR ELEVATIONS

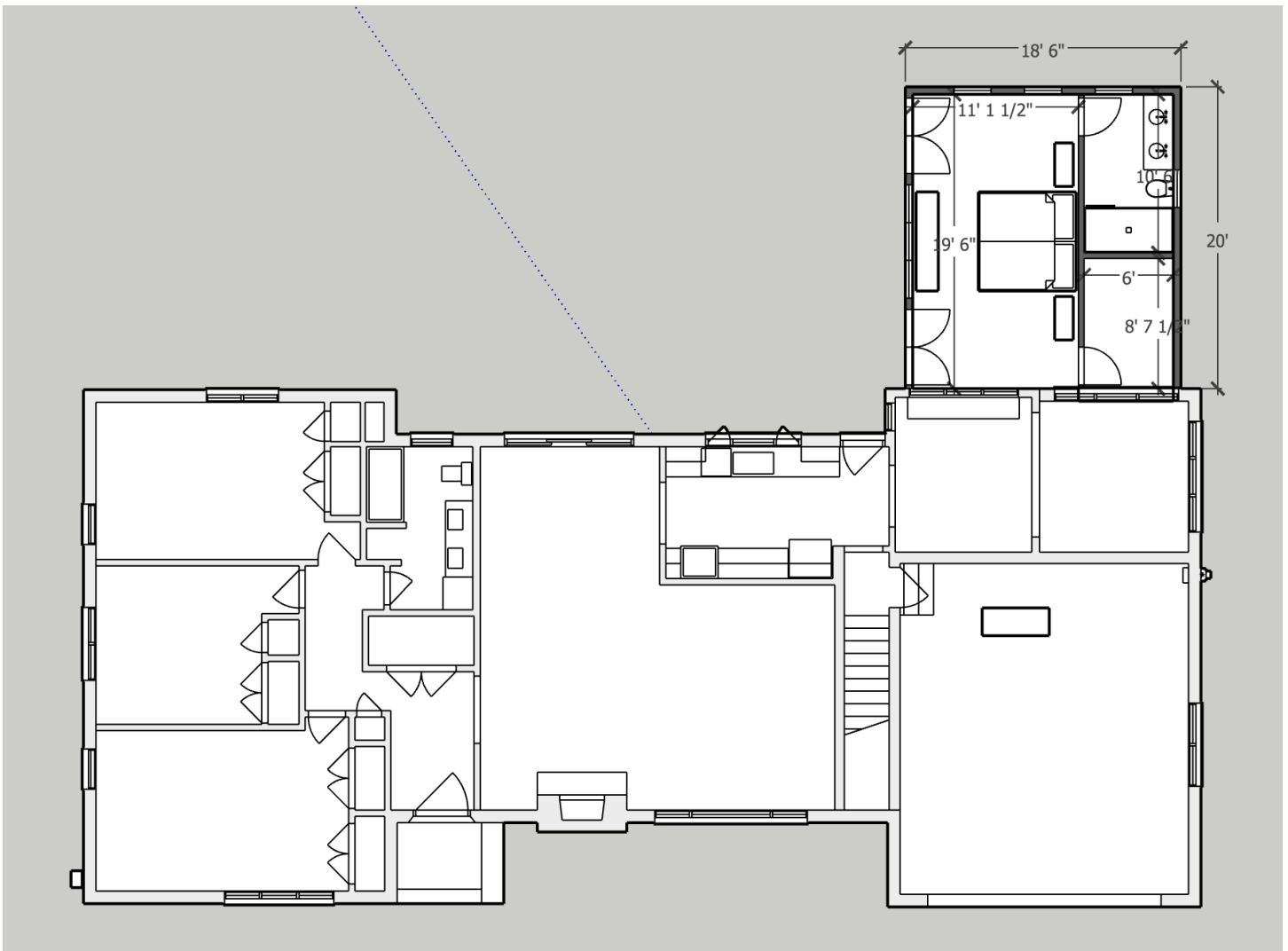
SD.02 - MTG.02: 2020-01.20
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT

1/4" = 1'0"

01

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

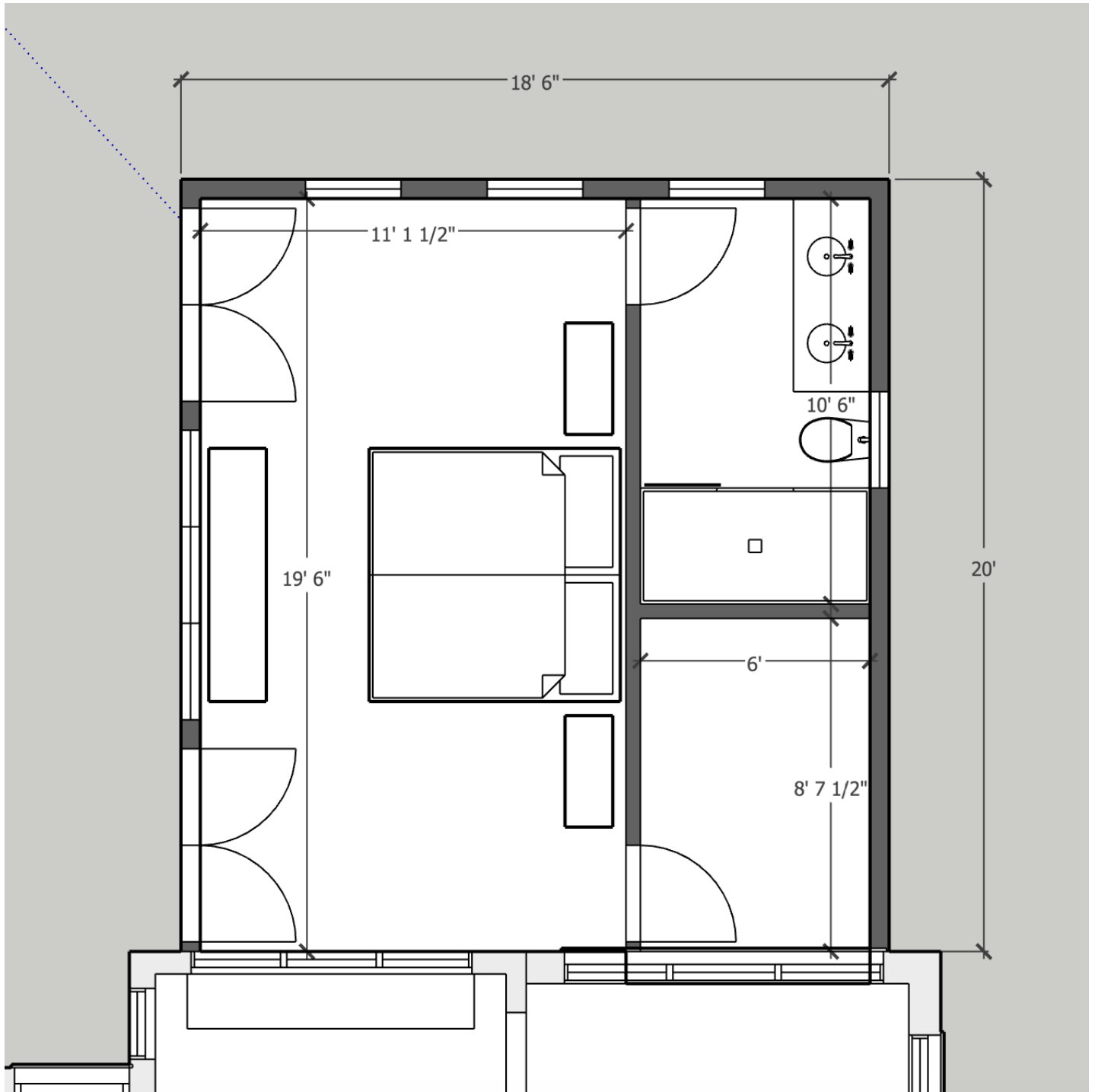
proposed floor plan 1 of 2



Attachment: 8. Proposed Floor Plans (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

proposed floor plan 2 of 2



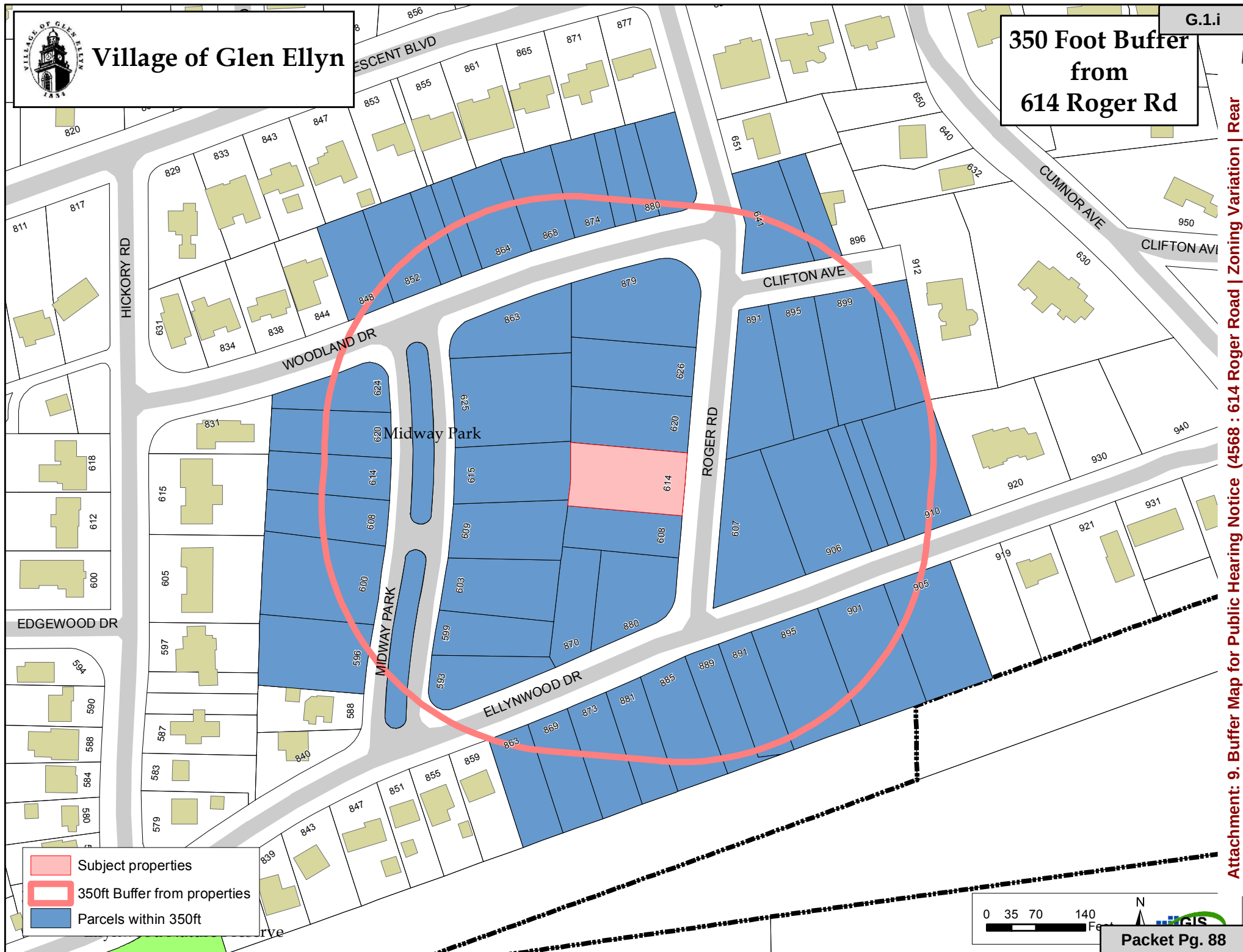
Attachment: 8. Proposed Floor Plans (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)



Village of Glen Ellyn

350 Foot Buffer
from
614 Roger Rd

G.1.i



ANDERSON, GLEN & CHRISTINE
905 ELLYNWOOD DR
GLEN ELLYN IL 60137

ARCANO III, JOSEPH & ABBY
620 ROGER RD
GLEN ELLYN IL 60137

ARMSTRONG, TIMOTHY & SUZ
863 WOODLAND DR
GLEN ELLYN IL 60137

ARNOLD, JAMES F 9383
870 ELLENWOOD DR
GLEN ELLYN IL 60137

BAER, DAVID & MARGARET
607 ROGER RD
GLEN ELLYN IL 60137

BERNSTEIN, FRANK & GAIL
906 ELLYNWOOD DR
GLEN ELLYN IL 60137

BERNSTEIN, FRANK J & GAIL
906 ELLYNWOOD DR
GLEN ELLYN IL 60137

BROMANN, CRAIG & NANCY
614 MIDWAY PARK
GLEN ELLYN IL 60137

CHARRON JR, JOSEPH & J
614 ROGER RD
GLEN ELLYN IL 60137

D ALESSIO, CHARLES T
599 MIDWAY PARK
GLEN ELLYN IL 60137

DAVIS, BRIAN & GERI
624 MIDWAY PARK DR
GLEN ELLYN IL 60137

DENEBERG, STEVEN
880 ELLYNWOOD DR
GLEN ELLYN IL 60137

ERLENBORN, KATHRYN A
615 MIDWAY PARK
GLEN ELLYN IL 60137

FENNESSY, JAMES & COREY
889 ELLYNWOOD DR
GLEN ELLYN IL 60137

FORMENTO, DAVID & MELINDA
895 ELLYNWOOD DR
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
185 SPRING AVE
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
185 SPRING AVE
GLEN ELLYN IL 60137

HALL, KEVIN & DENISE
891 ELLYNWOOD DR
GLEN ELLYN IL 60137

HAMMERSMITH TR, ANN
641 ROGER RD
GLEN ELLYN IL 60137

HORNBROOK, MICHAEL & T
910 ELLYNWOOD DR
GLEN ELLYN IL 60137

HORNBROOK, MICHAEL & T
910 ELLYNWOOD DR
GLEN ELLYN IL 60137

JOHNSON, JEREMIAH
863 ELLYNWOOD DR
GLEN ELLYN IL 60137

KELADA LIVING TRUST
609 MIDWAY PARK
GLEN ELLYN IL 60137

KELENYI, SUSAN ELIZABETH
901 ELLYNWOOD
GLEN ELLYN IL 60137

KNUDSEN, JACK L & BONNIE
880 WOODLAND DR
GLEN ELLYN IL 60137

KRANTZ, JACK A & RANDI D
874 WOODLAND DR
GLEN ELLYN IL 60137

LANNING, ALAN & MARY
625 MIDWAY PARK
GLEN ELLYN IL 60137

MC ENROE, RICHARD & LAURA
603 MIDWAY PARK
GLEN ELLYN IL 60137

MILLETTE, ROBERT P & S M
885 ELLYNWOOD
GLEN ELLYN IL 60137

MORINEC, JOHN & DONNA
608 MIDWAY PARK BLVD
GLEN ELLYN IL 60137

MURRAY, PAT
620 MIDWAY PARK
GLEN ELLYN IL 60137

NEILL, WILLIAM & DONNA
895 CLIFTON AVE
GLEN ELLYN IL 60137

PARKE, REBECCA & WILLIAM
608 ROGER RD
GLEN ELLYN IL 60137

PETERSON, SHEREEN B
896 CLIFTON AVE
GLEN ELLYN IL 60137

POSTEK, STEVEN G
868 WOODLAND DR
GLEN ELLYN IL 60137

RETELNY, ANDREW G
596 MIDWAY PARK
GLEN ELLYN IL 60137

RITTER, MARVIN & DEBORAH
899 CLIFTON AVE
GLEN ELLYN IL 60137

SAWYER, MICHAEL W
19552 7TH AVE NE
SHORELINE WA 98155

SCOTT, THOMAS & CYNTHIA L
848 WOODLAND DR
GLEN ELLYN IL 60137

SIMEK 1ST, WM & CHRISTINE
869 ELLYNWOOD DR
GLEN ELLYN IL 60137

SIMONEIT, DANIEL J
864 WOODLAND DR
GLEN ELLYN IL 60137

SMITH, THOMAS & MARGARET
600 MIDWAY PK
GLEN ELLYN IL 60137

STRAYER, JAY B & KAY ROSS
593 MIDWAY PARK
GLEN ELLYN IL 60137

SZABO, ROBERT J
879 WOODLAND DR
GLEN ELLYN IL 60137

VARTANIAN, MATTHEW & L
881 ELLYNWOOD DR
GLEN ELLYN IL 60137

WARK, JOE E & WILMA
626 ROGER RD
GLEN ELLYN IL 60137

WOOD, JOHN S & CYNTHIA J
891 CLIFTON AVE
GLEN ELLYN IL 60137

YTTERDAHL, DARCY M TR
852 WOODLAND DR
GLEN ELLYN IL 60137

ZMIJEWSKI, DAVID & MARILYN
912 CLIFTON
GLEN ELLYN IL 60137

NOTICE OF PUBLIC HEARING

Daniel J. Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, is requesting a public hearing for a zoning variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, July 28, 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 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, July 24, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.iqm2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Zoning Board of Appeals public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentzba> or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Tuesday, July 28, 2020 will be read into the record at the public hearing. The public may also observe and participate in the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\ROGER\Roger 614\3. Public Hearing Notice\20200709_Public Notice.docx

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

Password: 234012

Or iPhone one-tap:

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

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

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

Webinar ID: 834 3873 4651

Password: 234012

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

NOTICE OF PUBLIC HEARING

Daniel J. Simoneit, petitioner on behalf of Joseph and Jessica Charron, owners of the property located at 614 Roger Road, Glen Ellyn, is requesting a public hearing for a zoning variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on Tuesday, July 28, 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 10-4-8(D)(2) to allow a rear yard setback of 29 feet three (3) inches where a rear yard setback of 40 feet is required for the construction of an addition to an existing principal structure; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board. The property is zoned R2, Residential District, and is legally described as follows:

LOT 57 (EXCEPT THE NORTH 20 FEET THEREOF MEASURED ON THE EAST LINE OF SAID LOT 57) AND THE NORTH 45 FEET OF LOT 58 (MEASURED ON THE EAST LINE OF SAID LOT 58 IN WRIGHTWOOD), BEING A SUBDIVISION OF PART OF SECTIONS 11 AND 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1927 AS DOCUMENT 237389, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-12-110-011

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, July 24, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillagellam2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

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Published in Daily Herald July 13, 2020 (4547900)

RECEIVED

JUL 20 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, Medina 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 in 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 07/13/2020 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4547900

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

Existing Conditions - front + rear facades Photo.01 +.02



Attachment: 13. Existing Conditions Photos (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

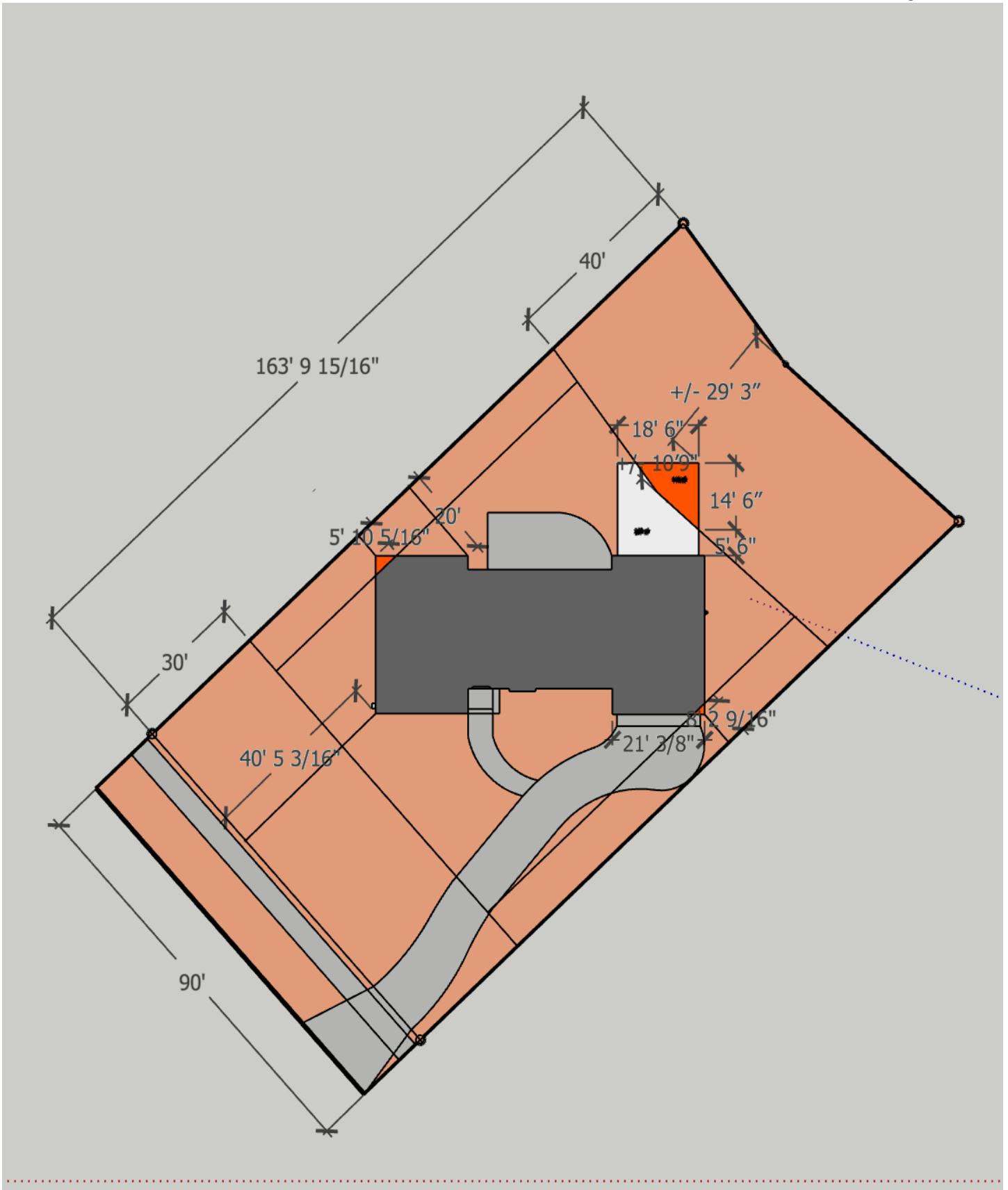
Unarron Residence
614 Roger Road
Glen Ellyn, Illinois

Existing Conditions - street view



Charron Residence
614 Roger Road
Glen Ellyn, Illinois

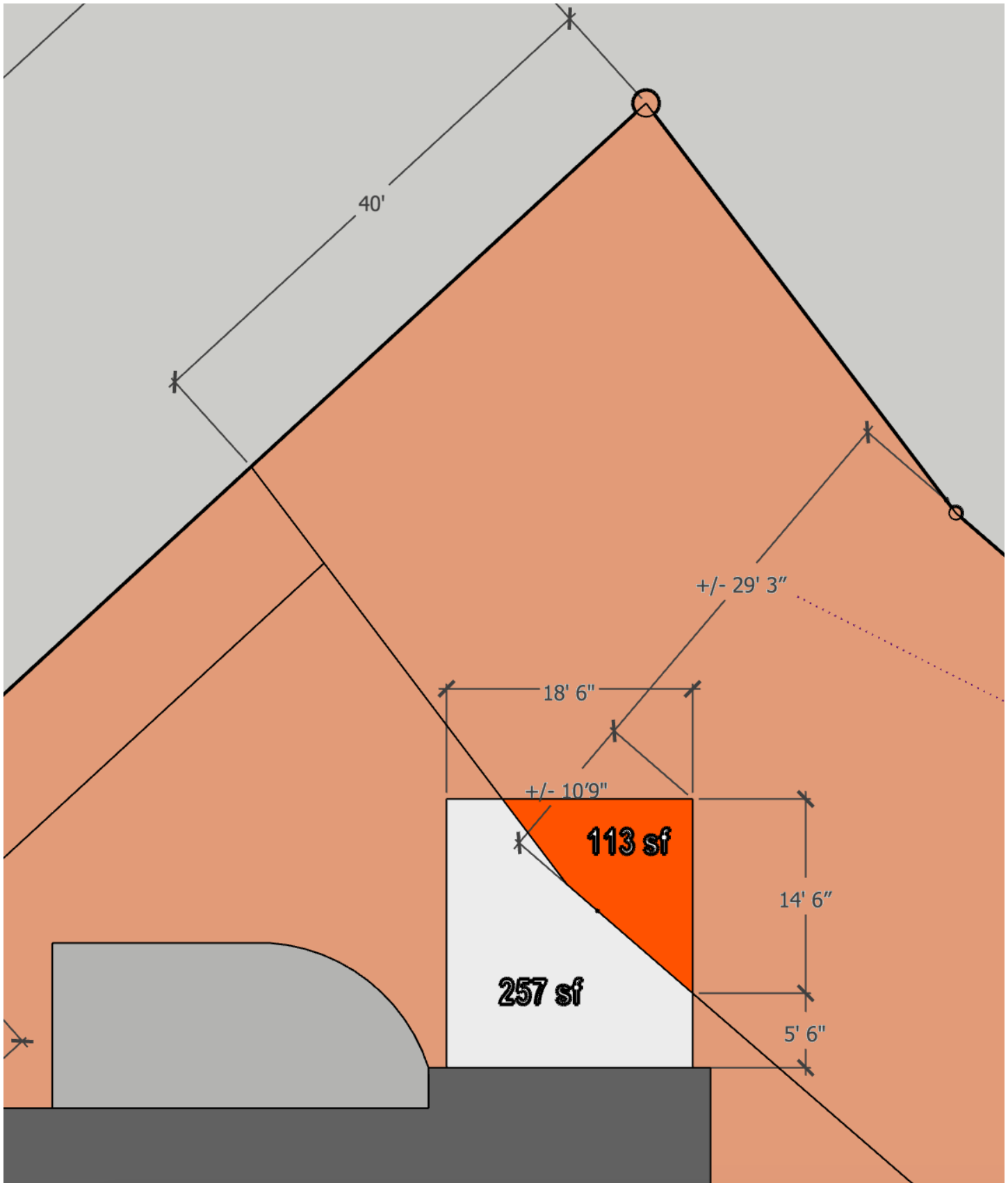
3d setback study 1 of 3



Attachment: 14. Petitioner's Supporting Materials (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

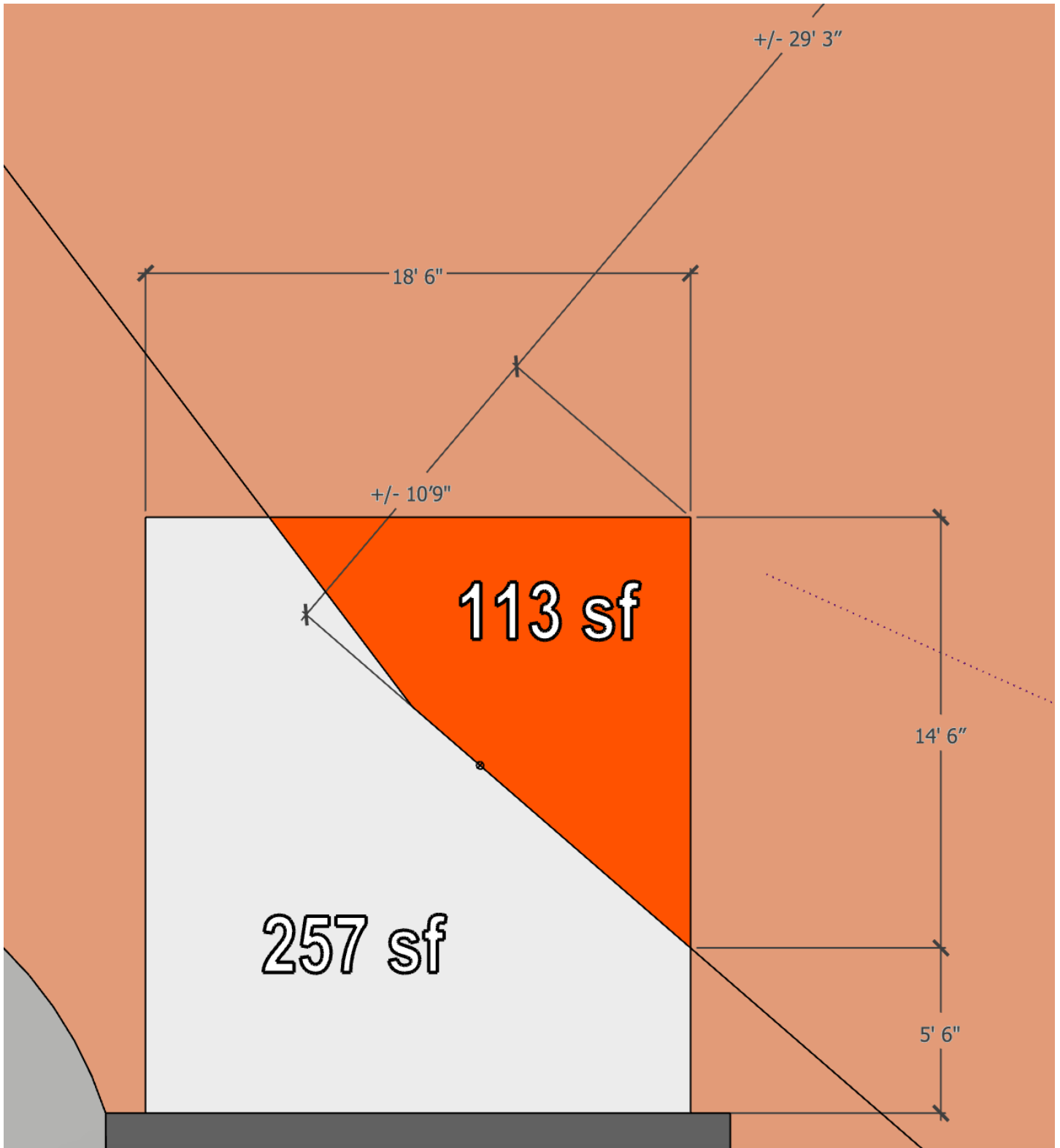
3d setback study 2 of 3



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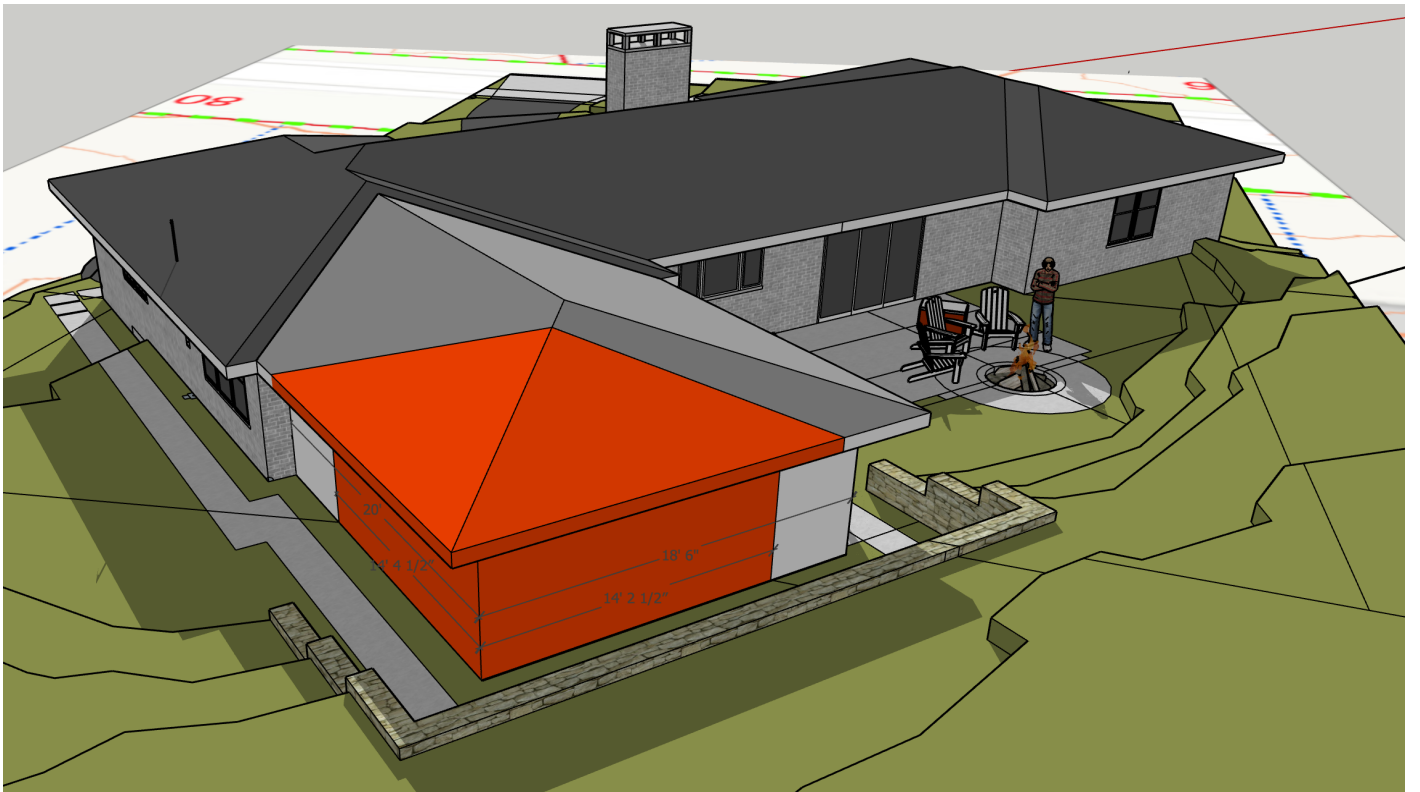
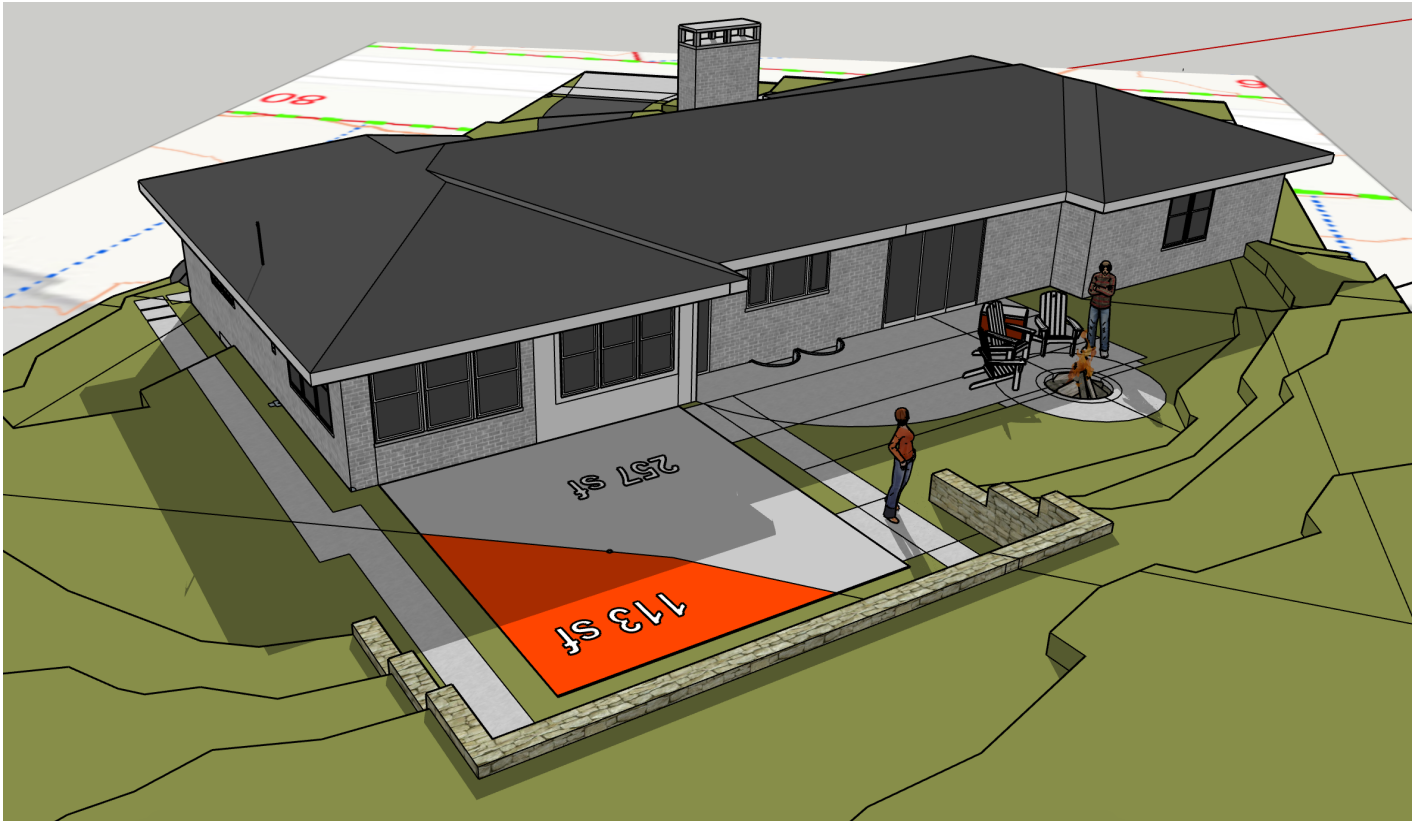
Charron Residence
614 Roger Road
Glen Ellyn, Illinois

3d setback study 3 of 3



Charron Residence
614 Roger Road
Glen Ellyn, Illinois

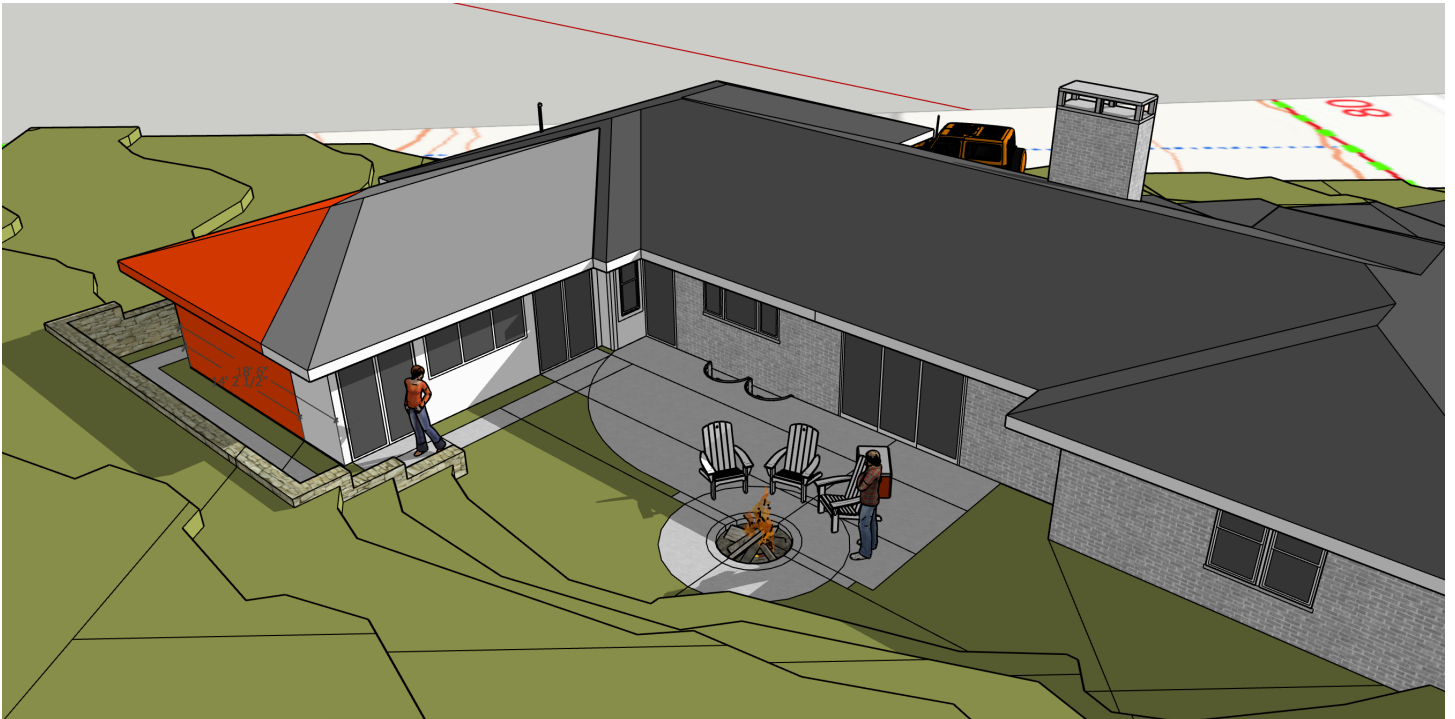
3d model study.01 existing/proposed 1 of 2



Attachment: 14. Petitioner's Supporting Materials (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

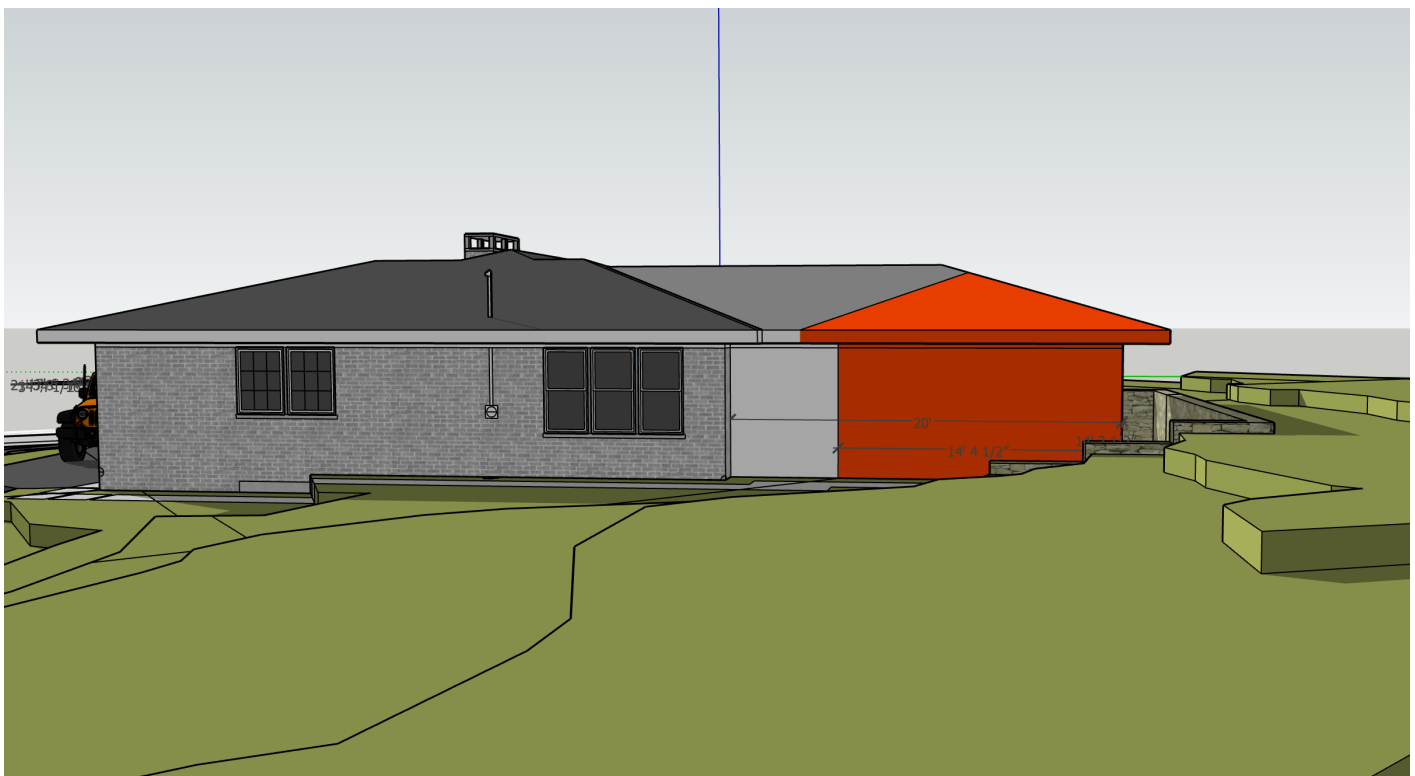
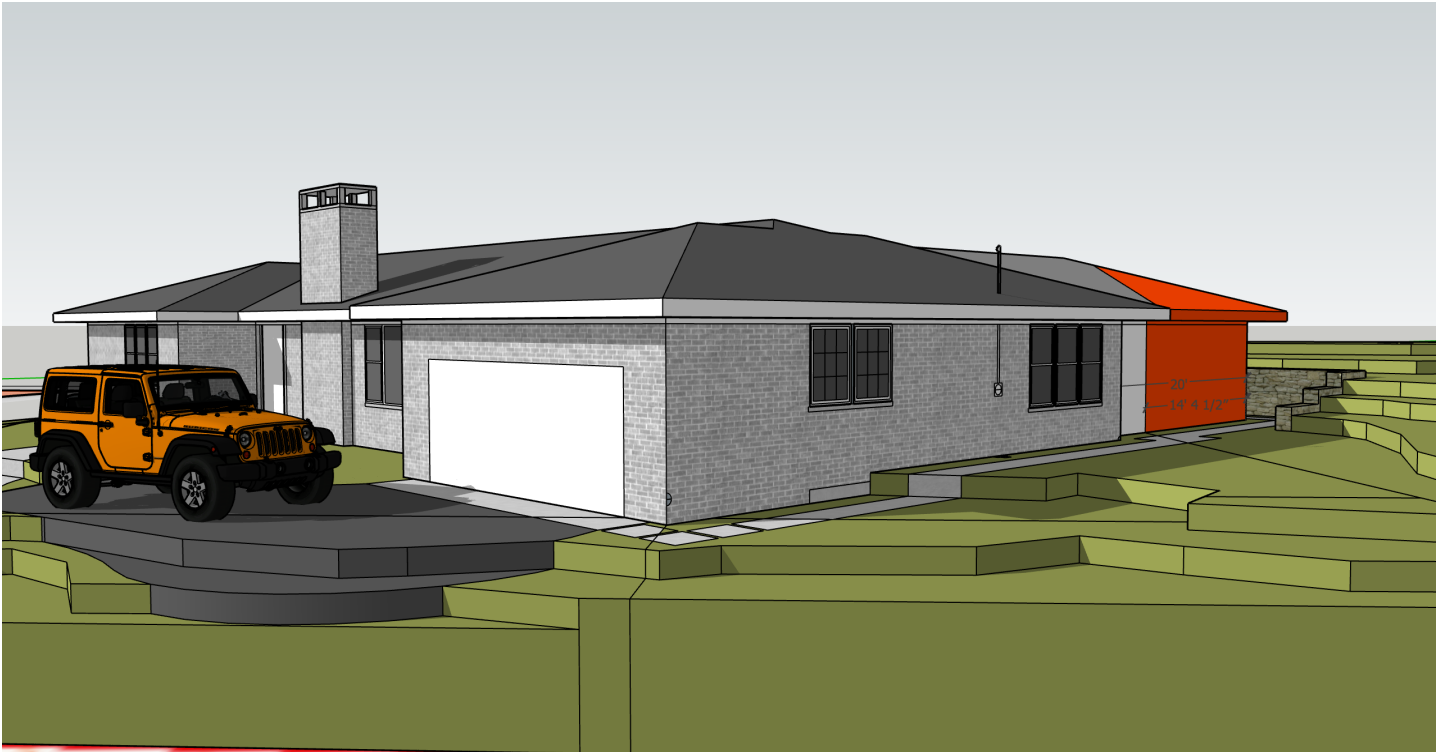
3d model study.01 existing/proposed 2 of 2



Attachment: 14. Petitioner's Supporting Materials (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

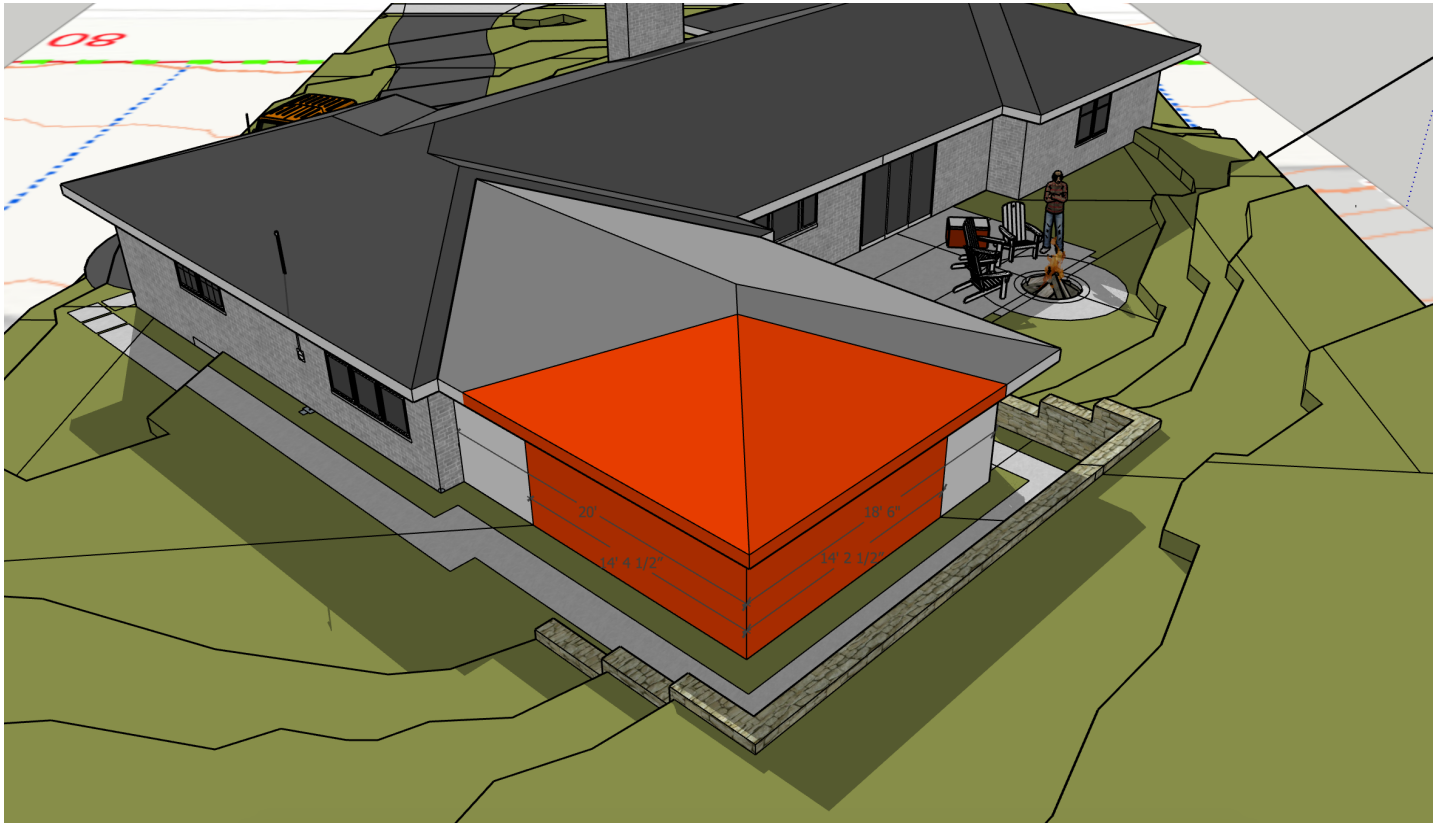
3d setback study 1 of 2



Attachment: 14. Petitioner's Supporting Materials (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

Charron Residence
614 Roger Road
Glen Ellyn, Illinois

3d setback study 2 of 2



Attachment: 14. Petitioner's Supporting Materials (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

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Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

CLEAR PAGE



1. **Property Address:** 614 Roger Road Zoning District: R2
Describe the Project: 370 SF 1 story addition to 2200 SF Ranch

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 2200 sq ft + New 370 sq ft - Garage — sq ft - Porch — sq ft = Total 2659 sq ft
Total lot coverage area 2659 sq ft ÷ lot area 14633 sq ft x 100 = .18 % LCR

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

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

1. Address (Left Side) 6000 Roger Existing Setback: ± 40' ft

2. Address (Right Side) 614 Roger Existing Setback: ± 40' ft

Required Front Yard Setback (lesser of number 1 or 2 above - 50 ft maximum) ± 40' ft

Front Yard Setback (existing structure): 40.43 ft Proposed Front Yard Setback: NU. ft

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

Proposed Open Front Porch Setback: NA 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 89.25 ft x 0.1 for **R1** and **R2**: or x .15 for **R0** = 8' 11 3/4" ft

Interior Side Yard Setback (existing structure): Left: 5.06 ft Right: 8.14 ft

Proposed Interior Side Yard Setback: Left: NA - NU ft Right: NA - NU ft

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

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

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

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

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

Proposed Open Porch Setback: _____ ft

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

Rear Yard setback (existing structure): 44.10 ft 44' 2 1/4"

Proposed Rear Yard setback: 29.25 ft 29' 3"

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

Lot Width _____ x _____ Percentage Required = _____ Required Setback (ft)

Attachment: 15. Petitioner's 1-2 Family Zoning Worksheet (4568 : 614 Roger Road | Zoning Variation | Rear Yard Setback)

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.

1-STOP ADDITION TO 1-STOP PORCH. PROPOSE HEIGHT BELOW EXIST.

A. Front Left Point Grade Elevation: 748 B. Front Right Point Grade Elevation: 742.75
 C. Rear Left Point Grade Elevation: 758 D. Rear Right Point Grade Elevation: 750.25
 Grade Elevation Total (A + B + C + D) = 2999.0 ÷ 4 = 749.75 Average existing grade
 Max Ridge Height 35 ft + Porch Bonus or Setback Bonus _____ ft = Permitted Ridge Height _____ ft
 Max Eave Height 25 ft + Setback Bonus _____ ft = Permitted Eave Height _____ ft
PROPOSED EAVE HIGHS IN EXISTING EAVE (9'2")
 Proposed Heights Measured From Average Existing Grade:
 Top of Foundation 1'6" ft Highest Eave 11'8.5" ft Highest Ridge 9'2" ft

9. **Building Classification:**

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

A. **Alteration:** Any change to the exterior structure or part thereof (excluding exterior finishes) of a building.

Walls: the square footage of all outside wall surfaces from a point 8" above the adjacent grade to the soffit or eave.

Roof: the square footage of the horizontal plane(s) formed by the outside top edge of the perimeter walls.

Existing Roof Area: 22009 sq ft + Existing Wall Area: 1619 sq ft = Total Exterior Surface 39000 sq ft
 Area of Roof Altered: 006 sq ft + Area of Walls Altered: 129.50 sq ft = Total Area Altered 25.5 sq ft
 Total Area Altered: 25.5 sq ft ÷ Total Exterior Surface: 39000 sq ft x 100 = .05 %

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: 370 sq ft ÷ Floor Area of Existing Building: 22009 sq ft x 100 = .16 %

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

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

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

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

Class I = 0 to 1 increase in index number

Class II = 2 or more increase in index number

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

Authorized Agent (Signature)

Print Name

Date