

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, May 10, 2022, 7:00 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**



**A. Call to Order**

**B. Public Comment (Non-Agenda Items)**

**C. Approval of the Draft Minutes from the ZBA Meeting April 12, 2022.**

**D. Public Hearings.**

**1. 436 Longfellow Avenue**

Grant and Alissa Nitzsche, owners of the property at 436 Longfellow Avenue are requesting construction necessitated zoning variations from the Zoning Code to allow the existing patio encroachment and excessive impervious surface coverage to remain.

**E. Village Board Trustee Report.**

**F. Chairman's Report.**

**G. Staff Report.**

**H. Other Business and Adjourn.**

Dear Petitioner(s) and Interested Citizens:

Once a variation request has been heard by the Zoning Board of Appeals, the Board may make a recommendation and minutes of the hearing are prepared. The variation, along with the minutes, summary report and all related material, is submitted for consideration by the Village Board at a regularly scheduled Village Board meeting. The Village Board meets in the Board Room on the third floor of the Civic Center, 535 Duane Street. To confirm exact times and dates for Village Board consideration of a project, please call 630-547-5241.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at (630) 469-5000.

cc: ZBA Members  
Anne Gould, Trustee Liaison  
Atrian Fard, Staff Liaison  
Barbara Dutton, Recording Secretary  
Steve Witt, Building & Zoning Official

**AGENDA**  
**Glen Ellyn Zoning Board of Appeals Meeting**  
**Tuesday, May 10, 2022, 7:00 p.m.**  
**Glen Ellyn Civic Center**  
**535 Duane Street**



Taylor Gendel, Associate Planner  
Lori Gloude, Administrative Assistant  
Mark Franz, Village Manager  
Emily Rodman, Assistant Village Manager  
Brian Baltudis, Facilities Manager



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

Meeting 5/10/2022 7:00 PM  
Department: Community Development  
Department Head: Emily Rodman  
Category: Minutes  
Prepared By: Atrin Fard

**AGENDA ITEM (ID  
# 2022-2212)**

**DOC ID: 2022-2212**

## **ZBA Meeting Minutes from April 12, 2022**

### **Statement of the Issue:**

Please see attached.

### **Analysis:**

Please see attached.

### **Budget Impact:**

Please see attached.

### **Action Requested:**

Please see attached.

### **Attachments:**

1. 4-12-22 ZBA Meeting Minutes-DRAFT

**DRAFT MINUTES  
ZONING BOARD OF APPEALS MEETING  
April 12, 2022**

**Call to Order and Roll Call**

The meeting commenced at 7:02 p.m., with Acting Chairperson Matthew Jones describing the Zoning Board of Appeals (ZBA) purpose and the process for making determinations about matters brought before it. He reported public notice efforts made and announced the evening's business.

Roll was called. Present: Board Members Matthew Jones, Katie Crudele, Michelle Covington, Reed Panther and Thomas Whalls. Absent: Greg Consentino and Chip Miller

Mr. Jones outlined the public input process and introduced Planning Manager Kelly Purvis, Planner Atrian Fard, Associate Planner Taylor Gendel, Secretary Barbara Dutton, and Board of Trustees Liaison Anne Gould.

**Approval of Meeting Minutes**

Following a motion by Member Crudele, seconded by Member Panther, to approve the draft minutes of the March 8, 2022 meeting, the motion passed unanimously by voice vote.

**Public Hearing for 265 Bryant Avenue**

A motion by Member Crudele to open the Public Hearing concerning consideration of a zoning variation for 265 Bryant Avenue, seconded by Member Covington, passed unanimously by roll call vote.

**Staff Presentation**

Sworn in, Associate Planner Taylor Gendel, 535 Duane, stated that the Petitioners, Chris and Morgan Sweet, owners of the property at 265 Bryant Ave., an interior lot located in the R2 Residential Zoning District on the east side of Bryant Avenue just south of Highview Avenue, seek a variation to construct a new single-family home. The zoning and land use immediately surrounding the subject property is R2 single-family residential, she said, adding that a single-family home that had been on the subject lot was demolished in 2019. The property owners, explained Associate Planner Gendel, are requesting approval of variations from the Zoning Code to allow new construction of a two-story single-family home with a building ridge height of 35ft. 6-in where the maximum building height allowed 55-ft.-wide lot in the District is 32 ft. to the top of the ridge; and a proposed eave height of 26 ft. 6 in., where the maximum permitted height is 22 ft. to the bottom of the eave. This variation request to exceed the maximum ridge and eave height requirements, stated Ms. Gendel, is due to the fact that the slope from the sidewalk to the rear property line (a distance of 167 ft.) is approximately 14 ft. The Petitioner's architect, she related, determined in reviewing options for the new home that a detached garage would pose safety issues due to how the steep the slope of the driveway would be. The extreme slope of the property creates a hardship for the Petitioner as the best option is to provide a front-load attached garage, stated Ms. Gendel. This home, she continued, would have an average existing grade that is 5.65 ft. below the grade at the garage doors. The Petitioners, she related, note in their application that most homes in the zoning district may have an average existing grade about 2 ft. below the front grade.



The garage doors for the new home would be set at the minimum slope up from the sidewalk level so that positive drainage can be achieved away from the garage, stated Ms. Gendel, reducing the risk of flooding during heavy rains. The previous home on the property did not have a garage, only a parking pad, she related, adding that she spoke about the drainage on the property with the Village's Consulting Engineer, who let her know that the Village doesn't have a complete engineering plan for 265 Bryant at this point, but that she expects that the front yard and the front portion of the house will drain towards Bryant, and the rear yard and back portion of the house will drain towards May, similar to how the previous home drained.

Citing Illinois drainage law, Ms. Gendel said that at the time of permit, if the Consulting Engineer and the plan reviewers determine that there has been an increase of 300SF or more of impervious surface that drains to the rear yard, the applicant will be required to install a drywell or rain garden. Ms. Gendel added that the engineer might choose to direct downspouts from the house toward Bryant.

The home is designed so that the back portion of the house does not utilize the top story for living space in order to step down the volume, and to have it not appear to be three stories from the rear of the home, explained Associate Planner Gendel. The three-bedroom home will be approximately 2,250 SF, which the Petitioners note in their application as "rather modest," she said, adding that the home, as designed, will have a lot coverage of about 20 percent.

The Petitioners, stated Ms. Gendel, have indicated that the proposed home would meet all other requirements of the Zoning Code and that the variation is not requested to maximize the buildable area on the lot, but rather to establish positive drainage away from the garage doors. Ms. Gendel listed ZBA action and options.

### **Board Questions**

Member Covington asked what the eave height has to do with the slope of the lot. Sworn in, Planning Manager Purvis explained that relevance of the overall height of the building to the slope has to do with how the average existing grade is measured, relating the calculation. Mr. Jones asked for confirmation that if the house was a Ranch Style it could have a lot coverage ratio (LCR) of 35 percent, but with a walkout it is considered a two-story, so is restricted to a 20 percent. Ms. Purvis confirmed this.

### **Petitioner's Presentation**

Steve Poteracki, Studio One Architects, 1105 Burlington Ave., Western Springs, Ill., and Chris Sweet, 770 W. Gladys, Chicago, Ill., the owner of the subject property, were sworn in. Mr. Poteracki stated that due to the extreme slope of the land, the Petitioner is "kind of sandwiched in," to a grade, and that the owner and designer are trying to establish positive drainage, not increasing the runoff. He indicated that the house is not maximized to the side yard setback, and that the back of the house will be set so the eaves and the ridge don't exceed the average existing grade requirements, and called the "extreme lot" an unfortunate hardship.

Mr. Sweet said in finding a location to build a home, he looked to Glen Ellyn as he and his wife wanted to be closer to friends, and that choosing the lot was predicated on school district. He said the house layout was driven by his wife wanting the bedrooms on the second floor, and reported that he has spoken with the adjacent neighbors about the homebuilding plans. He acknowledged that drainage is a concern. Mr. Poteracki added that the Petitioner will have drywell capacity.

### **Public Comment**

Associate Planner read into the record the follow letter received:

**Tom Dohrer, 260 May Ave.:** *Hello – I am the homeowner at 260 May Avenue, which is one of the homes directly behind the property at 265 Bryant. I am not able to attend the meeting tonight because of a work conflict.*

*I would ask that the commission take extra care in reviewing the planed structure at this location due to the unique circumstances with the lot and the potential impact to the surrounding area.*

*As I am sure you are aware, this lot sits at a substantially higher elevation than the properties located on May Avenue. My main concern is the impact to the drainage problems that already exist in this area. We are constantly battling water issues that are significant and severe. Much of the water that ends up on my property is directly flowing from the 265 Bryant location. We have spent tens of thousands of dollars battling these issues, including tearing out our finished basement because of flood damage and the need to add a storm sewer and other landscaping work in our back yard (with approval from the village because of our issues). Even with the efforts, we still battle water issues and do get water in our home. I have attached some photographs to show what we deal with on a frequent basis.*

*I would ask the commission to please consider the unique nature of this property when assessing the height, size and drainage from this property. The fear is that is without care and consideration, adding a structure to this property will cause further hardship for us and neighboring residents. I would encourage the commission to look very closely at ways to route the water away from the hill and May avenue, and also consider other remedies such as drywell or other methods from preventing flooding of this area.*

*Thank you.*

The following individuals were sworn in and made these respective comments:

Debbie Bray, 266 May Avenue, complimented the photos showing standing water, and stated that sump pumps are quite active during rainy periods. She related that she'd been told that a stream runs underground along May, and this needs to be considered when discussing drainage. She asked that consideration be given to drainage.

Member Whalls asked Ms. Bray if she'd talked to the Village about tying in her lot to the storm sewer system. She said the Dohrers had a sewer put in so now most of her yard has a huge pond for a half a day, but which slowly drains (an improvement), but thinks her property could perhaps be tied into the neighbors'. Member Whalls suggested the Brays contact the Village about tying into the storm sewer at the front. Member Jones asked if the water situation had changed since the house had on the lot been torn down. Ms. Bray said it's still draining but not as much. He then asked if Ms. Bray would put in an easement for a manhole. She said she thought she would, and that it might be a good remedy. He asked the Petitioner if they'd be open to this option, to which Mr. Poteracki responded affirmatively.

Dean Bladel, 271 Bryant, said he's happy to have someone move into the subject property (to which his is adjacent to the north), saying he's tired of seeing it overgrown with weeds. He added that since his house is 36 ft. tall in the back, the proposed dwelling won't be taller, and so won't bother neighbors. He said the water situation has been alleviated since the previous house on the subject property was taken down.

Member Panther read the findings of fact, which were accepted following a motion by Member Whalls that was seconded by Member Crudele, and passed unanimously upon voice vote.

### **Deliberation**

Member Crudele said she is in favor of granting approval of the Petitioner's request, as due diligence with regard to water issues is being performed. Member Whalls said he respects the Petitioner's plan to build a relatively modest home. He said the elevation doesn't block neighbors' views or sunlight, and fits the neighborhood, and that there is opportunity to tie in to the sewer. Member Covington said she is in favor of approval, and doesn't see any additional issues with water. Member Panther said he is "in the same boat." Member Jones expressed appreciation of the stated LCR, thinking it will be a factor in controlling water.

Member Covington moved to close the Public Hearing; seconded by Member Panther, the motion passed by voice vote. Member Covington moved for the following:

Having considered the application of Chris and Morgan Sweet, owners of the property located at 265 Bryant Ave. Glen Ellyn, for a zoning variation from Section 10-4-8(F) to allow new construction of a two-story single-family home with a building ridge height of 35'6" and eave height of 26'6", where the maximum building height in the R2 district for a 55'-wide lot is 32' to the top of the ridge and 22' to the bottom of the highest eave, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on April 12, 2022, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardships or unique circumstances:

- The existing slope of the property impacts the average existing grade; and
- The existing slope of the property results in limitations in how to avoid increased run-off rate.

Seconded by Member Crudele, the motion passed unanimously by roll call vote.

### **Public Hearing for 810 Dorchester Court**

A motion made to open the Public Hearing concerning consideration of a zoning variation for 810 Dorchester Court by Member Covington and seconded by Member Crudele passed unanimously by voice vote.

### **Staff Presentation**

Sworn in, Associate Planner Taylor Gendel, 535 Duane, introduced the subject property, for which a variation is sought to allow the replacement of a 6-ft., fully enclosed fence, on a corner lot located in the R1 Residential Zoning District on the northeast corner of Dorchester Court and Illinois Route 53 and just east of McCormick Avenue, in unincorporated Glen Ellyn. The zoning and land use immediately north of subject property is R2 single-family residential and all the remaining surrounding properties are in unincorporated Glen Ellyn, stated Ms. Gendel. The Petitioner, she elaborated, is proposing to replace the 6-ft. fence, where the maximum height for a fence closer to the street than the principal structure on a lot in the R1 District is four feet and 33.3 percent open. The previous non-conforming fence had been on the property since the home was built and before the property was annexed into the Village in 1999, continued Associate Planner Gendel, who explained that it was considered legal non-conforming, which means that it was allowed to remain in place until such time that replacement or structural alteration was required. The fence was damaged, she continued, so the property owner removed it, not realizing that the

Zoning Code does not allow it to be replaced at its previous height. The Petitioner is requesting a variation to replace the fence exactly as it was, she said.

This variation request is due to the fact that the home is located on Illinois State Route 53, a very high traffic roadway, related Ms. Gendel. The Petitioner states that a code compliant 4-ft. fence would not provide the privacy his family requires and has become accustomed to, she stated, and said he seeks to replace the fence with 200 linear feet of a 6-foot tall, 8-foot wide, dog-ear pine, pressure-treated, shadowbox-style fence with two gates. She displayed a photo of the proposed fence type. The Petitioner, continued Ms. Gendel, notes that all of the other homes along the east side of Illinois Route 53 also have 6-ft. tall, completely closed fencing, and installing a code-compliant fence would put their property's fence below the rest in the neighborhood. Replacing the fence to match the other properties along Route 53 will create uniformity with the adjoining fences, insisted the Associate Planner, noting that the Petitioner has indicated they will be spending more money to install a 6-ft. fence than they would to install a 4-foot, compliant fence. The Petitioner, she added, also notes that they have the only property on Dorchester Court that has been annexed into the Village. Staff checked the County codes, reported Ms. Gendel, and noted that if the property were still in unincorporated DuPage County, a side-yard fence abutting Route 53 would be allowed up to 8 ft. 6 in. Ms. Gendel recited ZBA action expected.

### **Board Questions**

Member Covington asked why this is the only property in the area discussed that was annexed into Glen Ellyn. Sworn in, Planning Manager Purvis replied that the single-family homeowner had wanted to connect to Village utilities. Member Covington asked if this was made by an owner prior to the current one. It was determined that it was the prior owner.

Acting Chairperson Jones asked if the variance was approved, and the State came in and took some of the Petitioner's land, moving the property line back, would approval be in perpetuity, allowing him to rebuild without coming back to the Board. Noting that the County could grant approval for a fence to be built in the right-of-way; Ms. Purvis replied that the variance would stand, since the Petitioner is replacing the fence on his current property.

### **Petitioner's Presentation**

Sworn in, Aly Babul, 810 Dorchester Court, Glen Ellyn, stated that the pictures that were shown speak for themselves. He related that the house previously on the property had burned down, and when it was rebuilt was annexed. He said the existing fence is the original, and is about 20 years old. He contended the replacement will look better, and that a 4-ft. fence would not provide privacy. He further stated that the visibility would be unchanged with the lower fence, as multiple evergreen trees – some as tall as 15 ft. – are in place. He lauded the uniformity that a 6-ft. fence would maintain.

### **Public Comment**

None.

Member Panther delivered findings of fact. Member Whalls moved to accept the findings of fact; seconded by Member Covington, the motion carried by voice vote.

### **Deliberation**

Expressing support for the variance, Member Panther said the proposed fence would provide safety and privacy benefits. Member Covington said she also supports the Petitioner's request, judging that height is

the only issue, and that there is no encroachment otherwise. Citing privacy and sound protection as benefits of erecting a 6-ft. fence, she said that a 4-ft.-high fence would be insufficient along this type of road. Noting there were no dissenters, Member Whalls said he is all for it. Member Crudele added her support, and Member Jones said he, too, is in favor, calling the fence a “first line of defense” for the Petitioner’s family.

Member Panther moved to close the Public Hearing; seconded by Member Whalls, the motion carried unanimously. Member Crudele moved for the following:

Having considered the application of Aly Babul, owner of the property located at 810 Dorchester Court, Glen Ellyn, for a zoning variation from Section 10-5-5(B)4 #11 to allow the replacement of a six-foot, fully enclosed fence where the maximum height for a fence closer to the street than the principal structure on a lot in the R1 Single Family Residential District is four feet and 33.3 percent open, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioner’s application packet and presented by the petitioner at the Zoning Board of Appeals public hearing conducted on April 12, 2022, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardships or unique circumstances:

- The fence provides a safety benefit on a state route for privacy and sound;
- The 4-ft. fence would take away from the uniformity of the surrounding properties; and
- If the property had remained un-annexed, then it could have an 8-ft. fence installed.

Seconded by Member Whalls, the motion carried by unanimously by roll call vote.

### **Staff Report**

Planning Manager Purvis announced that she is leaving her post at the Village to take a community development position elsewhere. Planner Fard related that the next ZBA meeting will feature a construction-necessitated case, and also that more zoning variations could be on the agenda.

### **Trustee’s Report**

Trustee Gould reported that a presentation was given about a new program and app for resident requests. She said the Board of Trustees approved the recent ZBA matters concerning screen replacement by windows, and proposed alterations to a Mid-Century Modern house, as well as approved the deck, kitchen and walkway variations for the recent Kenilworth Court case, but not that Petitioners’ request concerning a driveway variation. She said a workshop was held to discuss the US Bank property, and that “Tea with the Trustees” is scheduled for the coming Saturday. She reported that a second listening session for the hotel site is to be held May 4<sup>th</sup>. She said the McChesney grocery store building will be torn down soon, to which Ms. Purvis gave an update on adjustments to the plan to redevelop the site with apartments. She said a restaurant and a waxing salon have expressed interest in leasing space in the Apex complex.

### **Adjournment**

Acting Chairperson Jones adjourned the meeting at 8:20 p.m., followed by a motion to adjourn made by Member Whalls, and seconded by Member Covington.

Respectfully submitted,

*Barbara Dutton-Thomas*  
Recording Secretary



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

Meeting 5/10/2022 7:00 PM  
Department: Community Development  
Department Head: Emily Rodman  
Category: Public Hearing  
Prepared By: Atrin Fard

**AGENDA ITEM (ID  
# 2022-2211)**

**DOC ID: 2022-2211**

### **436 Longfellow Avenue**

**Grant and Alissa Nitzsche, owners of the property at 436 Longfellow Avenue are requesting construction necessitated zoning variations from the Zoning Code to allow the existing patio encroachment and excessive impervious surface coverage to remain.**

#### **Statement of the Issue:**

Please see attached.

#### **Analysis:**

Please see attached.

#### **Budget Impact:**

Please see attached.

#### **Action Requested:**

Please see attached.

#### **Attachments:**

1. 436 Longfellow - Staff Report
2. 1. Application Materials
3. 2. Petitioner's Narrative Statement
4. 3. Property Aerial Map
5. 4. Zoning Map
6. 5. 1' Contour Map
7. 6. Plat of Survey – March 28, 2022
8. 7. Approved Plat of Survey – December 22, 2006
9. 8. Photos of Construction and Existing Conditions
10. 9. Cost Estimate to Remove Work
11. 10. Final Grade Survey, dated November 1, 2020
12. 11. Review Letter from Building Plan Examiner, dated April 11, 2019
13. 12. Review Letter from Village Stormwater Engineer, dated June 10, 2019
14. 13. Review Letter from Village Stormwater Engineer, dated December 3, 2020
15. 14. Final Notice from Village Permit Coordinator, dated January 4, 2022

- 16. 15. Email Response from Pete Ladesic – December 22, 2020
- 17. 16. Letter of Concern
- 18. 17. Letter of Support
- 19. 18. Public Notice
- 20. 19. Certificate of Publication
- 21. 20. Map of properties notified by mailing

## STAFF REPORT

**TO:** The Zoning Board of Appeals

**FROM:** Atrian Fard, Planner

**DATE:** April 27, 2022

**SUBJECT:** May 10, 2022 - Zoning Board of Appeals Meeting

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**PETITIONER:** Grant and Alissa Nitzsche, owners of the subject property, are requesting a public hearing for construction necessitated zoning variations for the property located at 436 Longfellow Avenue.

**PROPERTY:** The subject property is an interior lot located on the west side of Longfellow Avenue between Duane Street and Hillside Avenue.

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

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,917 square feet, or 55 percent of the required rear yard, where only up to 50 percent, or approximately 1,750 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately 3.47' from the south interior side lot line where an interior side yard setback of 8.75' is required;
3. Any other zoning relief necessary to allow the existing impervious surface coverage in rear yard and patio to remain as constructed and as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

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

**PUBLIC NOTICE:** Notice of the public hearing was published in the April 23, 2022, edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

**ZONING ORDINANCE HISTORY:** The Village has no record of any prior variations being granted for the subject property.

**PERMIT**



| <b>HISTORY:</b> | <b>Year</b> | <b>Permit No.</b> | <b>Type</b>                                    |
|-----------------|-------------|-------------------|------------------------------------------------|
|                 | 1983        | B7481             | Building a New Two-Story Addition and a Garage |
|                 | 2010        | 20101916          | Water Connection                               |
|                 | 2012        | 20121129          | Water Meter Replacement                        |
|                 | 2013        | 20130264          | Water Connection                               |
|                 | 2013        | 20130352          | Roof                                           |
|                 | 2013        | 20130445          | Mechanical Work                                |
|                 | 2013        | 20131399          | New Deck and Fence                             |
|                 | 2019        | 20190294          | Demolition of Single-Family Residence          |
|                 | 2019        | 20190295          | Building a New Single-Family Residence         |

| <b>EXISTING:</b> | <b>R2 Lot Requirements [10-4-8(D)]</b>                                                                                                                         | <b>Subject Property Data</b>            |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Lot Area         | 8,712 ft <sup>2</sup> (0.20 acres)                                                                                                                             | ~14,875 ft <sup>2</sup><br>(0.34 acres) |
| Lot Width        | 80', corner lots; 66', all other lots                                                                                                                          | 87.5'                                   |
| Lot Depth        | 110'                                                                                                                                                           | 170'                                    |
| Front Yard       | 30'<br>(between 30' and 50' for new construction;<br>but no closer than the closest principal<br>structure on adjacent lots on the same side<br>of the street) | 40.38' actual                           |
| Side Yard        | 8.75'                                                                                                                                                          | 25.07' (north) & 8.98' (south)          |
| Rear Yard        | 40'                                                                                                                                                            | 61.45'                                  |

## **PROJECT HISTORY:**

The subject property is a typical rectangular-shaped lot that conforms with the lot standards in the R2 zoning district. On March 15, 2019, two building permit applications were filed for the subject property to demolish the existing single-family home with an attached garage (phase I – permit No. 20190294) and construct a new two-story residence with a detached garage, an inground swimming pool, a spa, and a patio on the property (phase II – permit No. 20190295).

On April 11, 2019, the Village's Plan Examiner sent a rejection letter pertaining to Zoning and Building Code requirements (see attached letter). According to the zoning review, the proposed patio encroached into the required side yard setback of 8.75, where patios are not permitted obstructions within the required side yards. Additionally, it was noted that the area of impervious surface coverage in the required rear yard exceeded the maximum allowable impervious surface coverage of 50 percent.

On May 23, 2019, the petitioners filed their second submittal in response to

the review comments where they amended the proposal to fully comply with the Zoning requirements. The building plans were approved by the Village's Plan Examiner on May 28, 2019.

On June 10, 2019, the Village's stormwater engineer reviewed the proposal and made a note that the proposed impervious surface coverage in the required rear yard seemed to be slightly less than the allowable 50 percent, while the pool and patio drawings did not reflect the dimensions of the improvements and their setback from the property lines (see attached letter). With further modifications made to the plans, the Village's stormwater engineer approved the grading plan on July 16, 2019. Subsequently, the building permit for the second phase of the project was issued on July 19, 2019.

After the work was completed, on November 19, 2020, the petitioners provided the Village with a final grading survey (dated November 1, 2020) that reflected the new building and accessory structures on the lot. On December 2, 2020, the Village performed a grading inspection and recognized that the pool deck/patio was expanded beyond what was permitted and now exceeds the impervious surface coverage limitation in the required rear yard. Consequently, on December 3, 2020, the Village's stormwater engineer informed the petitioners of the need to either correct the improvements to comply with this Code provision or file a Construction Necessitated Zoning Variation (see attached letter). When staff requested petitioners' decisions on this matter, the petitioners' builder, Pete Ladesic of Ladesic & Scott, Inc., indicated that the project was under review by the petitioners' engineer and landscape contractor, and they likely would not need any zoning variations. He also added that they would inform the Village if any zoning variations were to be sought (see attached email response from Pete Ladesic).

From December 2020 to January 2022, the petitioners requested multiple permit extensions and were not responsive to the notices issued by the Village requesting petitioners address the outstanding violations, as outlined in the Village engineer's letter, dated December 3, 2020. On January 4, 2022, the Village Permit Coordinator sent the third and final notice to the petitioners' requesting immediate action to either remove the nonconforming impervious surface or file a Construction Necessitated Zoning Variation. On February 11, 2022, the petitioners notified the Village that they preferred to pursue a zoning variation to legalize the existing impervious surfaces (see attached letter).

In April 2022, upon further review of the plat of survey submitted for the variation application, staff found that the new pool patio is also encroaching into the required side yard of 8.75 feet for 5.28 feet, where the approval was for 9.8-foot of setback from the south lot line. This nonconformity triggered the second zoning variation request noted above.

Worthy of note, the lot's elevation slopes down from the west to east to its lowest point near the northeast corner, adjacent to the public sidewalk. In the

application packet, the petitioners have claimed that the significant grade change at the rear of the property and the need to install retaining walls have challenged the homeowners to provide sufficient patio area around the pool (see attached Grading Survey, dated November 1, 2020). The petitioners indicated that they anticipated grading challenges prior to the construction; therefore, they chose to utilize permeable pavers for the patio and a portion of the driveway to ease the drainage on the site. The petitioners also claimed that they were unaware of the excessive impervious surfaces until after the final as built drawings were prepared by their engineers and reviewed by the Village. It should be noted that the Zoning Code regulates pavers as impervious surfaces since at least 50 percent of the whole surface or portion thereof is incapable of allowing water to penetrate into the ground below. Therefore, the permeable sections of the driveway and patio located within the required rear yard are included in calculating the impervious surface coverage ratio.

A review of the DuPage County 2017 contour lines for the subject property found that the lot's elevation before recent constructions sloped down from the west to east, with the most significant grade change occurring at the center of the lot towards the front (east) while the rear of the lot appeared to be relatively flat (see attached 2017 Contour Line Map). Therefore, the change in the grade at the rear of the property is due to the design of the new home and patio chosen by the homeowners and their design professionals.

The Village's stormwater engineer has indicated that all the outstanding issues noted in the review letter of December 3, 2020 will be further reviewed and evaluated for conformance as part of the permitting phase.

Attached to this staff report are two letters, first from the adjacent neighbor to the west raising concerns regarding drainage challenges on the site, and second from a single-family resident within 250 foot-buffer of the subject property that supports the project. These letters have been included for the review and consideration of the ZBA and will be submitted into the official record of the hearing.

**PROPOSED:**

Per Section 10-10-12 of the Glen Ellyn Zoning Code, the petitioners are requesting approval of Construction Necessitated Variations to allow the maintenance of the existing pool patio and impervious surface coverage to remain at the rear of the existing single-family home per the attached plat of survey exhibit. If the request is denied, the petitioner has provided a cost estimate of \$3,415 to remove the nonconforming impervious surface and \$1,295 to remove the nonconforming patio pool. In order for the improvements to remain as constructed, the abovementioned variations will need to be granted.

**ZBA ACTION:**

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

of the neighborhood is maintained.

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

## ATTACHMENTS

1. Application Materials
2. Petitioner's Narrative Statement
3. Property Aerial Map
4. Zoning Map
5. 1' Contour Map
6. Plat of Survey – March 28, 2022
7. Approved Plat of Survey – December 22, 2006
8. Photos of Construction and Existing Conditions
9. Cost Estimate to Remove Work
10. Final Grade Survey, dated November 1, 2020
11. Review Letter from Building Plan Examiner, dated April 11, 2019
12. Review Letter from Village Stormwater Engineer, dated June 10, 2019
13. Review Letter from Village Stormwater Engineer, dated December 3, 2020
14. Final Notice from Village Permit Coordinator, dated January 4, 2022
15. Email Response from Pete Ladesic – December 22, 2020
16. Letter of Concern
17. Letter of Support
18. Public Notice
19. Certificate of Publication
20. Map of properties notified by mailing

## CC:

Emily Rodman, AICP, Assistant Village Manager  
 Paula Moritz, Plan Examiner  
 Amy McKenna, Consulting Civil Engineer, Hampton, Lenzini & Renwick  
 Grant and Alissa Nitzsche, Property Owners  
 Pete Ladesic, Petitioners' Builder, Ladesic & Scott, Inc.

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\L\LONGFELLOW\436 Longfellow\Staff Reports

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

CLEAR ALL PAGES

**APPLICATION FOR VARIATION**

For the property at 436 Longfellow Ave. 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: Grant and Alissa Nitzsche

Address: 436 Longfellow Ave. Glen Ellyn

Home Phone No.: \_\_\_\_\_ Cell Phone No.: 630-234-1367

Fax No.: \_\_\_\_\_

E-mail: alissa.nitzsche@gmail.com

Ownership Interest in the Property in Question:

Owners of record

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):

|           |
|-----------|
| Applicant |
|-----------|

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

|     |
|-----|
| N/A |
|-----|

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:

Common address: 436 Longfellow Ave.

Permanent tax index number: 05-12-310-019

Legal description:

Lot 1 in block 8 in Thain's addition to Glen Ellyn, being a subdivision in sections 11, 12 and 13, Township 39 north Range 10 east of the third principal meridian, according to the plat thereof recorded November 22, 1890 as document 44105 in DuPage County Illinois.

Zoning classification: R2

Lot size: 87.5 ft. x 170 ft.

Area: 14,875 sq. ft.

Present use:

Residential single family home

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

We are seeking zoning relief from Code section 10-5-5(B)(4) #18 to allow approximately 140 -160 square feet of permeable pavers to remain in place and Code section 10-5-5(B)4 #37 to allow a section of the permeable paver patio to remain in the required rear side yard setback.

Section 10-5-5-18 c 1 states that "50% or less of each required front, corner side, and rear yard (calculated independently) may be impervious surface in the R0, R1, R2, and R3 zoning districts."

According to our calculations we have 1851square feet of impervious surface by the village current definitions. The zoning code would allow 1753 square feet of impervious surface so we calculate that we are actually 98 square feet over the allowed maximum. If the village were to allow the open space between the pavers to be included as "permeable surface" then we would actually be approximately 50 square feet over the maximum allowable. We are requesting that we be allowed to leave the installed permeable pavers to remain in place rather than removing them and installing decorative stone.

Estimated date to begin construction: Work has been completed

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

Engineer - Steinbrecher Land Surveyors, Inc. - Rich Steinbrecher  
141S. Neltnor Blvd. West Chicago, IL. 60185  
Landscape - Landscape Creations, Inc - Rick MacRoy  
1N730 Swift Rd. Lombard, IL. 60148  
Builder - Ladesic & Scott, Inc. - Pete Ladesic  
615 Scott Ave. Glen Ellyn, IL. 60137

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

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

A. Standards Applicable to All Variations Requested:

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

Due to the constraints of the sloped lot and required retaining walls the area surrounding the pool deck had to be kept to a minimum. Because of this it was decided to install permeable pavers to not only the pool deck/patio surface but to install most of the driveway in permeable pavers as well. Unfortunately the current zoning code does not differentiate between these permeable pavers and hard poured surfaces like concrete.

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 useful space surrounding the pool would be greatly reduced if we were required to remove 140-160 square feet of the permeable pavers and an additional small area of pavers at the curved retaining wall in order to meet the required setback. (see exhibit B showing approximate area which would need to be removed to follow the strict letter of the code)



OR

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

The lot slopes from west to east and the greatest change in grade was in the rear yard. When the owners decided to install a swimming pool with minimal walking and seating spaces around the pool. There had to be retaining walls installed in order to retain the significant change in grade. If the retaining walls were not needed or if there were some credit allowed for using permeable pavers, the variation would not be necessary.

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

If granted, the requested zoning variations would not alter the character of the neighborhood.  
Being that the lot sloped from west to east and drained to the public right of way, there would be no adverse impact to any 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:

Being that the lot slopes from west to east and drains to the public right of way, there would be no adverse impact to any neighbors. There is a 7 foot grade change from the rear yard to the front yard with most of the grade change occurring in the area of the requested variation.

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 grades in the neighborhood are generally more flat than the subject property. As stated above the greatest grade change is directly in the area where zoning relief is sought.

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

The purpose of the request for zoning relief is not based on making more money out of the property in question.

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

The owners/applicant did not create the hardship.

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

Being that the lot sloped from west to east and drained to the public right of way and those conditions still exist, there would be no adverse impact to any neighbors.

6. Provide evidence that the proposed variation will not:

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

The requested zoning relief if granted would not impair adequate light and air to adjacent properties.

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

The requested zoning relief if granted would not increase hazards from fire or other dangers to adjacent properties.

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

The requested zoning relief if granted would not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

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

The requested zoning relief if granted would not diminish or impair property values within the neighborhood.

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

The requested zoning relief if granted would not unduly increase traffic congestion in the public streets and highway.

- f. Create a nuisance; or

The requested zoning relief if granted would not create a nuisance.

- g. Results in an increase in public expenditures.

The requested zoning relief if granted would not result in an increase in public expenditures.

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

The requested zoning variation if granted would provide the most reasonable, functional area around the pool. The restrictions of the zoning code, significant grade change and small rear yard required retaining walls and minimal pool deck surface. There is one area that can fit a table and chairs and one area that can hold additional seating. If any current permeable pavers were removed it would adversely impact one of these useable spaces.

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

The Covid pandemic reinforced the owners decision to provide recreational space for their family in their rear yard. When the site plan was prepared it was apparent that the site and the grades were going to prove to be a challenge to get a pool and some grass yard space. Knowing this, the owners chose to use permeable pavers to help with site drainage.

As the landscape plan was designed there were some assumptions made regarding the open area of permeable pavers and as the final layout was laid out, in place, and implemented the area was proving to be tight. In an engineering plan review dated 6/10/19 the impervious area was slightly under the maximum allowable impervious surface code. As the sitework was completed and functional and aesthetic game day decisions were made the calculations appeared to still be within code.

The removal of anywhere from 50 to 140 square feet of permeable pavers and replacing them with a decorative gravel surface would not alter the flow of water but would definitely adversely impact the useable space and walkways around the pool.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

|                   |                        |                        |
|-------------------|------------------------|------------------------|
| <u>02/11/2022</u> | <u>Grant Nitzsche</u>  | _____                  |
| Date              | Print Name             | Signature of Applicant |
| <u>02/11/2022</u> | <u>Alissa Nitzsche</u> | _____                  |
| Date              | Print Name             | Signature of Applicant |
| <u>02/11/2022</u> | <u>Pete Ladesic</u>    | _____                  |
| Date              | Print Name             | Signature of Applicant |

**AFFIDAVIT OF AUTHORIZATION**

I, Grant and Alissa Nitzsche owner of the property described as

436 Longfellow Ave. Glen Ellyn, IL. 60137

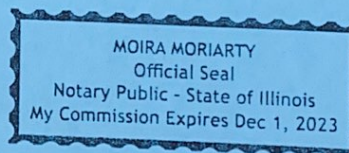
verify that Pete Ladesic

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.

*A. Nitzsche*  
Owner Signature

Subscribed and sworn to before me this

15 day of March, 2022  
*Moira Moriarty*  
Notary Public





### Affidavit Affirming No Conflict of Interest

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

1. My name is Pete Ladesic, and I hold the position of General Contractor for Grant & Alissa Nitzsche ("*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: 

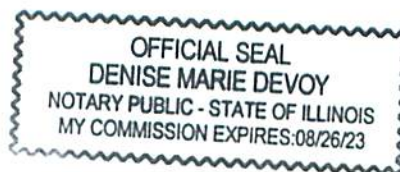
Title: President - Ladesic & Scott, Inc

Applicant's Name: Grant & Alissa Nitzsche

Subscribed and sworn to me this

16<sup>th</sup> day of February, 2022.

  
Notary Public



## **436 Longfellow – Nietzsche residence**

### **Misc. supporting verbiage**

We apologize for the delays in getting this zoning relief application before this board.

The beginning of construction happened at the beginning of the Covid pandemic and construction and landscaping took place during the remaining portion of the pandemic. This caused multiple delays in getting the necessary field and office work completed in order to submit this variation request.

The variation is being requested because the village engineers' calculations show that there is slightly more (approximately 5%) than the maximum allowable 50% impervious surface in the rear yard. Currently the zoning code does not differentiate between the permeable pavers which were installed or concrete.

The rear yard landscaping was challenging and required large areas of retaining walls necessitated by significant grade changes around the pool. The patio area was kept to a minimum to allow for circulation around the pool, one eating area and one sitting area.

As typical in landscaping projects there were minor changes to the retaining wall and paver layout from a square to a curved design however field calculations and preliminary engineering review showed that we were still within the 50% impervious requirement.

We were not aware of the slight overage of the permeable pavers until after the final as built drawings were prepared and those plans were being reviewed by the villages' and owners' engineers

We argue that the open space between the pavers and the water storage capacity of the pool were not considered in the village engineer's calculations.

Removing 50-150 sf. of pavers, especially being that they are permeable pavers, would not increase any water run off to the public right of way. The permeable pavers and porous gravel base capture rainwater and allow it to naturally saturate into the soil beneath. Additionally, the swimming pool acts as on-site water storage and being that the pool is never filled to the rim, has the capacity to handle any excessive onsite water from a significant storm event.

Leaving the pavers will not adversely impact any adjoining neighbors

The lot has always had a pitch from west to east, sending any overland flow of water to the public right of way and this condition remains the same after construction and landscaping were completed (see topography map)

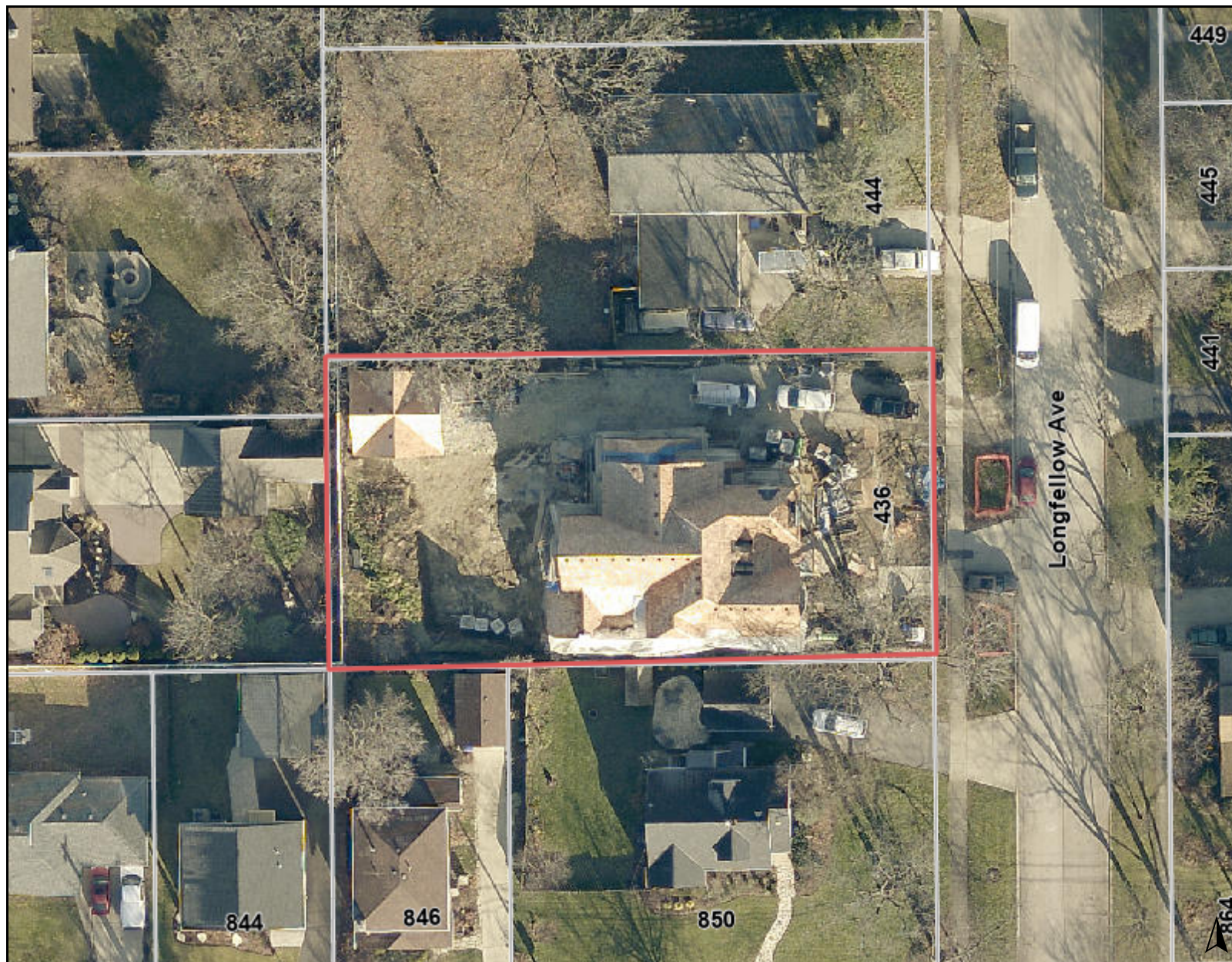
The reason for the variation request was not the result of the owner's actions

The owners went to great time and expense to implement best stormwater management practices by using permeable pavers on the driveway and other walkways not in the required rear yard.

Variation would not alter the character of locality or property in question.

Removing the necessary permeable pavers to meet the engineers permeable surface calculation and or current zoning interpretations would only cost the resident money and loss of enjoyment of a part of their property with no gain or benefit of lessening stormwater flow.





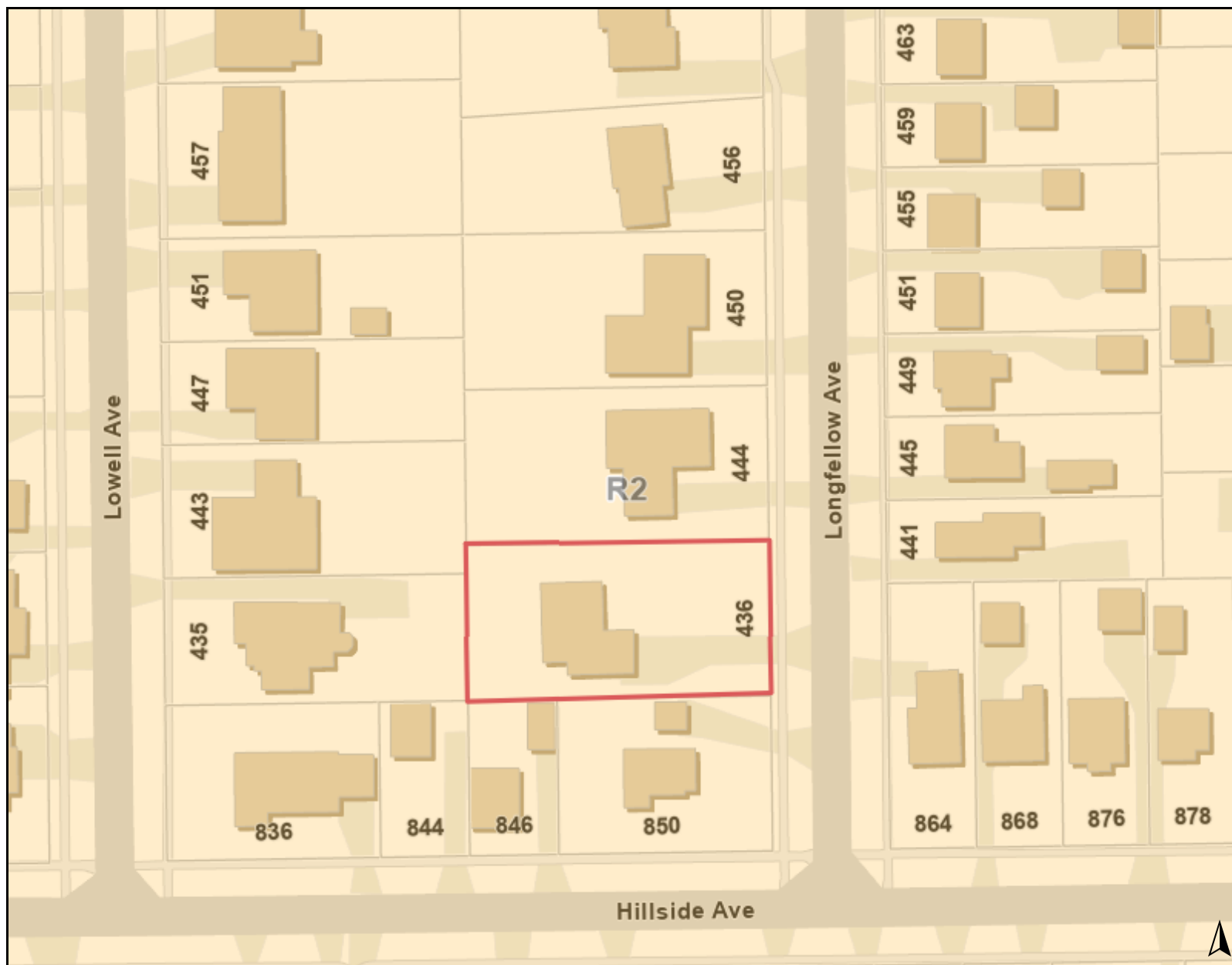
**Legend**

0 50 100  
ft

**Print Date: 4/28/2022**

**Notes**

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

**Legend**

Zoning and Development

Zoning

 R2: Single Family Residential District

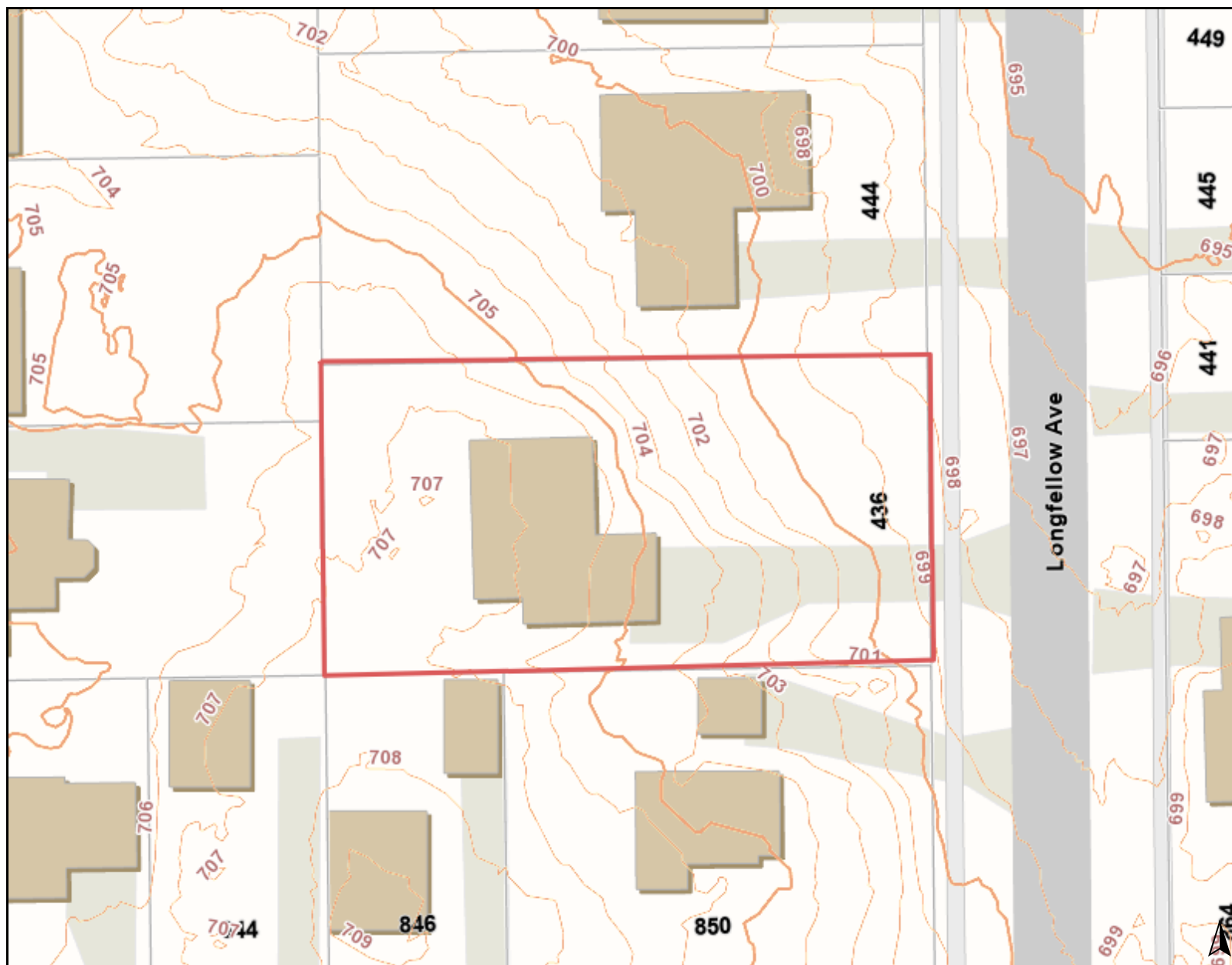
0 150 300  
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Print Date: 4/28/2022

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**Legend**

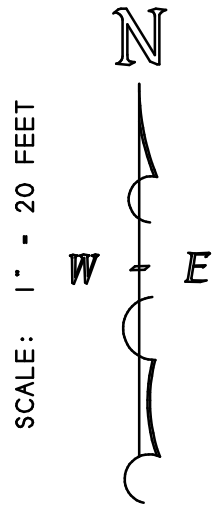
DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

**Notes**



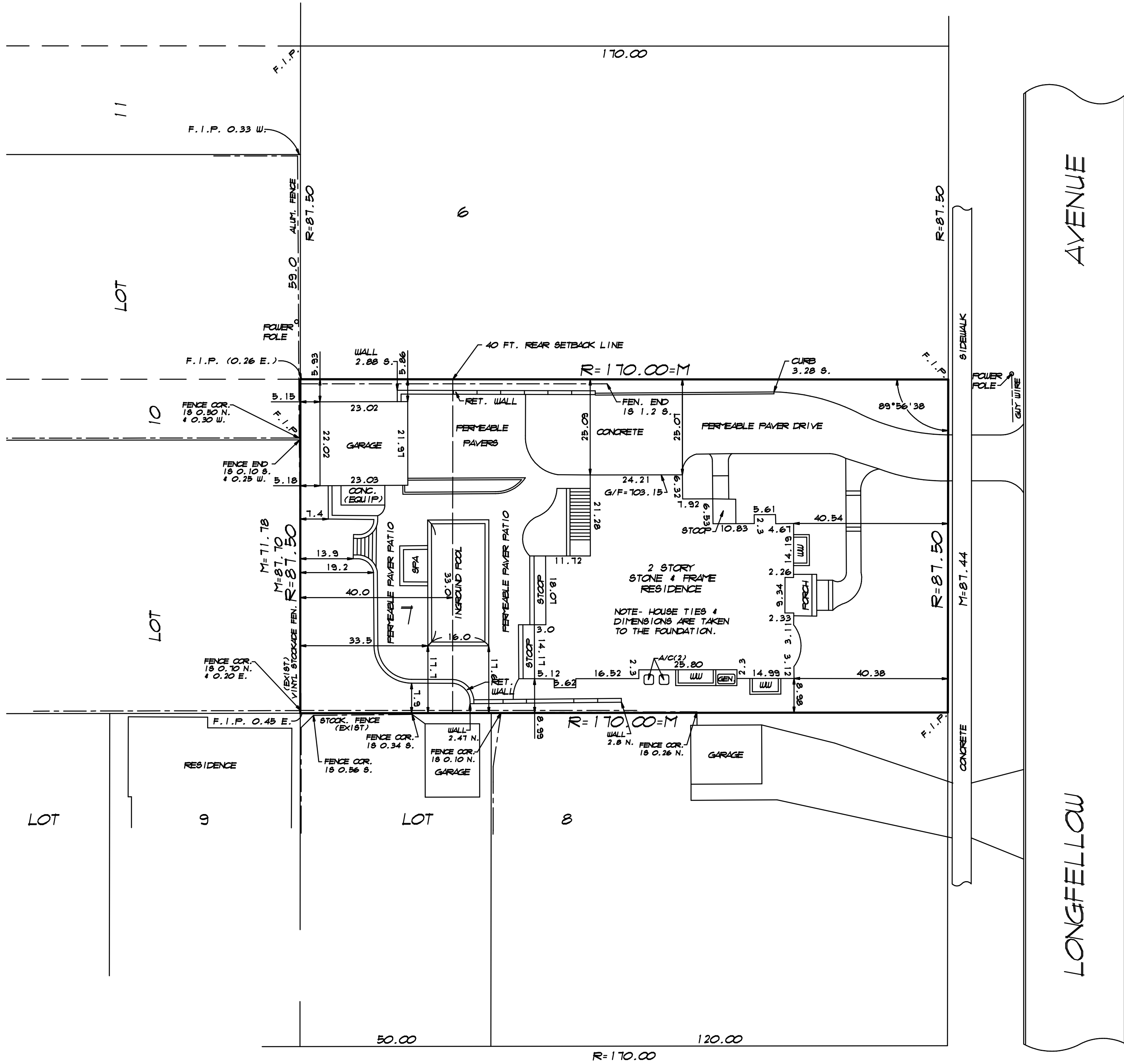
# PLAT OF SURVEY

OF LOT 7 IN BLOCK 8 IN THAIN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 436 Longfellow Avenue, Glen Ellyn, Illinois

Prepared for Grant & Alissa Nitzsche

P.I.N. 05-12-310-019



## LEGEND

F.I.P. = FOUND IRON PIPE  
F.I.R. = FOUND IRON ROD  
R = RECORDED DISTANCE  
M = MEASURED DISTANCE  
D = DEED  
R.O.V. = RIGHT OF WAY  
RAD. = RADIUS  
CONC. = CONCRETE  
M.H. = MANHOLE  
V.V. = WATER VALVE VAULT  
INV. = INVERT  
PVC = POLYVINYL CHLORIDE PIPE  
RCP = REINFORCED CONCRETE PIPE  
TC = TOP OF CURB  
EP = EDGE OF PAVEMENT

## 40 FOOT REARYARD LOT COVERAGE

40' R.Y. = 3500 SF X 0.5 = 1750 SF

### AS-BUILT

|                   |   |         |
|-------------------|---|---------|
| GARAGE            | - | 506 SF  |
| CONC. (EQUIP PAD) | - | 59 SF   |
| DRIVE (FERMEABLE) | - | 288 SF  |
| POOL & SPA        | - | 294 SF  |
| PATIO, RET. WALLS | - | 770 SF  |
| TOTAL             | - | 1917 SF |

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

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

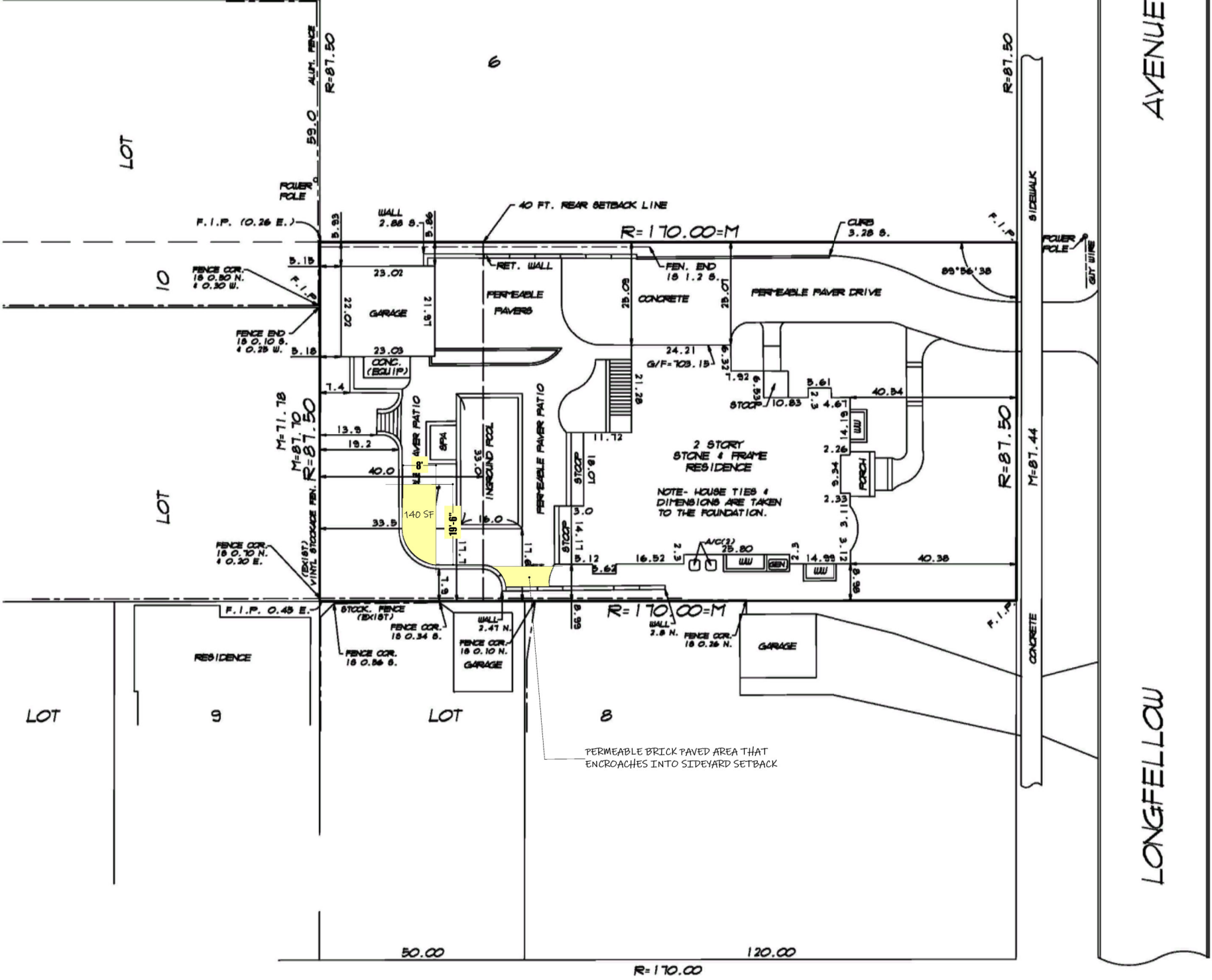
West Chicago, Illinois, March 17, 2022  
Fieldwork performed November 1, 2020  
Revised March 28, 2022 - square footage table

Richard J. Steinbrecher  
Professional Land Surveyor 3583  
License expires Nov. 30, 2022

Steinbrecher Land Surveyors, Inc.

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

DD1761:436L0NG2



| LEGEND |                            |
|--------|----------------------------|
| F.I.P. | = FOUND IRON PIPE          |
| F.I.R. | = FOUND IRON ROD           |
| R      | = RECORDED DISTANCE        |
| M      | = MEASURED DISTANCE        |
| D      | = DEED                     |
| R.O.V. | = RIGHT OF WAY             |
| RAD.   | = RADIUS                   |
| CONC.  | = CONCRETE                 |
| M.H.   | = MANHOLE                  |
| V.V.V. | = WATER VALVE VAULT        |
| INV.   | = INVERT                   |
| PVC    | = POLYVINYL CHLORIDE PIPE  |
| RCP    | = REINFORCED CONCRETE PIPE |
| TC     | = TOP OF CURB              |
| EP     | = EDGE OF PAVEMENT         |

| 40 FOOT REARYARD LOT COVERAGE      |           |
|------------------------------------|-----------|
| 40' R.Y. = 3500 SF X 0.5 = 1750 SF |           |
| AS-BUILT                           |           |
| GARAGE                             | = 506 SF  |
| CONC. (EQUIP PAD)                  | = 59 SF   |
| DRIVE (PERMEABLE)                  | = 288 SF  |
| POOL & SPA                         | = 294 SF  |
| RATIO, RET. WALLS                  | = 770 SF  |
| TOTAL                              | = 1917 SF |

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COUNTY OF DUPAGE ) S. S.

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West Chicago, Illinois, March 17, 2022  
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Professional Land Surveying  
Design Firm Corporation No. 184-003126  
141 S. Neltner Blvd., West Chicago, IL 60185-2844  
(630) 293-8900 Fax 293-8902

DD1761:436LONG2

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**LANDSCAPE CREATIONS, INC.**

1N730 Swift Road  
Lombard Illinois 60148

Office: 630 620-5428

Fax: 630 620-5884

E-Mail: designs@landscape-creation.com

**Proposal #22-1013: Patio Development**

February 9, 2022

Prepared for:

**Ladesic & Scott Builders**

615 Scott Ave  
Glen Ellyn, Illinois 60137

Work Address:

**Nitzsche Residence**

436 Longfellow Avenue  
Glen Ellyn Illinois 60137

We propose to Supply, Install, and Guarantee the following work at the address stated above as per attached Bill of Materials, Scope of Work as provided by Landscape Creations, Inc. All work shall be installed in accordance to manufacturer s specifications and/or local Building Code.

**Description of Proposed Work:**

Remove approximately 140 square feet permeable brick paved pool deck and install decorative gravel over landscape fabric as filler for same area:

**For the sum of:** ..... **\$3,415.00**

**Scope of Work:**

- All work shall be done with materials and equipment staged at street. No heavy equipment shall be on driveway.
- Cover and protect driveway and pool deck with tarps as needed for foot and wheelbarrow access.
- Remove and dispose of permeable brick pavers.
- Saw cut and re-border pool deck as needed to suit graveled area.
- Install Perma-Edge restraint as per manufacturer's recommendations.
- Install Red Flint Decorative gravel over landscape fabric.
- Clean and dispose of work-related debris.

**Bill of Materials**

| Quantity | Type   | Description                         |
|----------|--------|-------------------------------------|
| As       | Needed | Plywood and tarp cover at pool deck |
| 4-5      | CY     | Debris – mixed                      |
| 150      | SF     | Landscape fabric                    |
| 2.5      | Tons   | Red Flint Decorative Gravel         |
| 3        | Units  | Perma-Edge                          |
| 24       | SF     | Hollandstone Premier pavers         |
| 1        | Bag    | SEK Jointing Chips                  |

**WE Propose** to furnish material and labor – complete in accordance with above specifications, for the sum of:  
\_\_\_\_\_ dollars (\$\_\_\_\_\_).

**TERMS & CONDITIONS: \$250.00 Deposit, 2-3 partial payments (to be determined). Balance due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_

Authorized  
Signature \_\_\_\_\_

Note: This Proposal may be withdrawn by us if not accepted within  
**Fifteen Days**

Signature \_\_\_\_\_

Signature \_\_\_\_\_



**LANDSCAPE CREATIONS, INC.**

1N730 Swift Road  
Lombard Illinois 60148

Office: 630 620-5428

Fax: 630 620-5884

E-Mail: designs@landscape-creation.com

**Proposal #22-1045: Patio Development**

**May 3, 2022**

Prepared for:

**Ladesic & Scott Builders**

615 Scott Ave  
Glen Ellyn, Illinois 60137

Work Address:

**Nitzsche Residence**

436 Longfellow Avenue  
Glen Ellyn Illinois 60137

We propose to Supply, Install, and Guarantee the following work at the address stated above as per attached Bill of Materials, Scope of Work as provided by Landscape Creations, Inc. All work shall be installed in accordance to manufacturer s specifications and/or local Building Code.

**Description of Proposed Work:**

Remove approximately 50-55 square feet permeable brick paved pool deck (area of sideyard encroachment) and install decorative gravel over landscape fabric as filler for same area:

**For the sum of:** ..... **\$1,295.00**

**Scope of Work:**

- All work shall be done with materials and equipment staged at street. No heavy equipment shall be on driveway.
- Cover and protect driveway and pool deck with tarps as needed for foot and wheelbarrow access.
- Remove and dispose of permeable brick pavers.
- Saw cut and re-border pool deck as needed to suit graveled area.
- Install Perma-Edge restraint as per manufacturer's recommendations.
- Install Red Flint Decorative gravel over landscape fabric.
- Clean and dispose of work-related debris.

**Bill of Materials**

| Quantity | Type   | Description                         |
|----------|--------|-------------------------------------|
| As       | Needed | Plywood and tarp cover at pool deck |
| 2-3      | CY     | Debris – mixed                      |
| 60       | SF     | Landscape fabric                    |
| 1        | Tons   | Red Flint Decorative Gravel         |
| 1.25     | Units  | Perma-Edge                          |
| 1/2      | Bag    | SEK Jointing Chips                  |

**WE Propose** to furnish material and labor – complete in accordance with above specifications, for the sum of:  
\_\_\_\_\_ dollars (\$\_\_\_\_\_).

**TERMS & CONDITIONS: \$250.00 Deposit, 2-3 partial payments (to be determined). Balance due upon completion.**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance \_\_\_\_\_

Authorized  
Signature \_\_\_\_\_

Note: This Proposal may be withdrawn by us if not accepted within  
**Fifteen Days**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

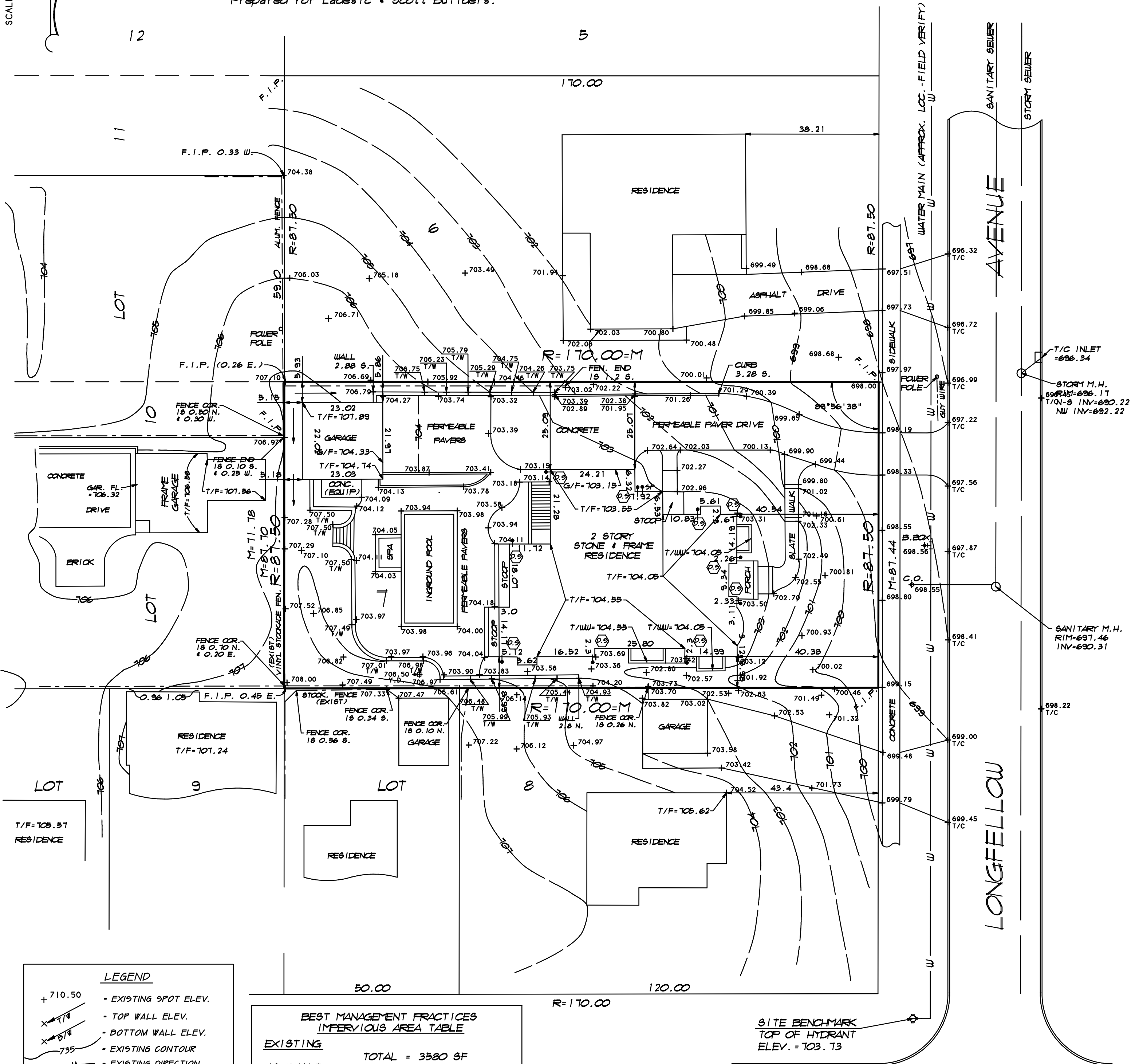


SCALE: 1" = 20 FEET

# FINAL GRADE SURVEY

OF LOT 7 IN BLOCK 8 IN THAIN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 11, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 436 Longfellow Avenue, Glen Ellyn, Illinois  
Prepared for Ladessic & Scott Builders.



## LEGEND

- + 710.50 - EXISTING SPOT ELEV.
- X T/W - TOP WALL ELEV.
- X B/W - BOTTOM WALL ELEV.
- 735 - EXISTING CONTOUR
- W - EXISTING DIRECTION OF FLOW
- S - SANITARY SEWER
- C - STORM SEWER
- W - WATERMAIN
- - HYDRANT
- M.H. - MANHOLE
- W.V.V. - WATER VALVE VAULT
- S.P. - SUMP PUMP
- D.S. - DOWNSPOUT
- O.L. - DOWNSPOUT OUTLET
- C.O. - CLEAN OUT

## BEST MANAGEMENT PRACTICES IMPERVIOUS AREA TABLE

|                      |                 |
|----------------------|-----------------|
| EXISTING             | TOTAL = 3580 SF |
| AS-BUILT             |                 |
| HOUSE (FOOTPRINT)    | 2309 SF         |
| GARAGE               | 506 SF          |
| CONC. (EQUIP PAD)    | 59 SF           |
| CONC. DRIVE & AFFRON | 1016 SF         |
| STOOPS (REAR)        | 134 SF          |
| STOOP & WALK(N & E)  | 383 SF          |
| POOL & RET. WALLS    | 805 SF          |
| TOTAL                | 5812 SF         |
| INCREASED IMPERVIOUS | 2232 SF         |

SITE BENCHMARK  
TOP OF HYDRANT  
ELEV. = 703.13

HILLSIDE AVENUE

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

I do hereby certify that the lot grading has been completed substantially in accordance with the approved grading plans and that any deviation from those plans will not adversely affect the functioning of the drainage system.

Steinbrecher Land Surveyors, Inc.

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

West Chicago, Illinois, November 1, 2020

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







April 11, 2019

Steven K. Poteracki  
1105 Burlington Ave.  
Western Springs, IL 60558

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**Village President**  
Diane McGinley

**Trustees**  
Bill Enright  
Gary Fasules  
John Kenwood  
Pete Ladesic  
Craig Pryde  
Mark Senak

**Village Manager**  
Mark T. Franz

**Village Attorney**  
Gregory S. Mathews

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**Civic Center**  
535 Duane Street  
Glen Ellyn, IL 60137

**Administration**  
630-469-5000

**Finance**  
630-547-5235

**Planning and Development**  
630-547-5250

**Police**  
630-469-1187

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

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

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RE: Building Permit Application #20190294 Demo/#20190295 New SFR  
Demo and New SFR  
436 Longfellow

**Building Plan Review No. 1**

The submitted permit documents, received 3/14/19, prepared by Studio 1 Architects dated 2/27/19, and Steinbrecher Land Surveyors dated 2/14/19 for the above project, have been reviewed for compliance with applicable building codes.

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

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

**Demo/Site Management Plan: Not approved.**

The required demo/site management plan was not provided. The following information must be provided on the Demo/site management plan.

1. The use of a Village water hydrant shall be used for the purpose of controlling dust and other airborne particles during demolition. (Village Code 4-1-10-B-3-g)
2. Indicate construction access to the site (i.e. the existing driveway shall serve as the construction access to the site).
3. A portable toilet shall be provided on site for the duration of the demolition project. (Village Code 4-1-10-B-3-a-7) The portable toilet shall be no less than 10' from the front and side lot lines.
4. Dumpsters shall be located no less than 10' from any property line. (Village Code 10-5-6(A)3)
5. Provide 10lb ABC fire extinguisher (minimum) on site during demolition and construction.
6. Safety fence is required around the perimeter of the demolition/construction site and must be secured during non-work hours. This must be in place and must pass inspection prior to issuance of permit.
7. Silt fencing must be provided and maintained to filter run off from the site. This must be in place and must pass inspection prior to issuance of permit.
8. Demolition must occur on the dates indicated on the written notification mailed to the village surrounding property owners no more than 10 days or less than 7 days prior to the scheduled demolition. If the demolition does not occur within the dates noted, the contractor shall provide another notice of the rescheduled dates no more than 10 days or less than 7 days prior to the rescheduled demolition. (Village Code 4-1-10-C-11)



9. If construction of the new home does not commence within 90 days from the issuance of a demo permit, permanent disconnects shall be performed, the driveway shall be removed, the site shall be restored to natural grade, and soil stabilization (grass seed or sod) shall be established. (Village Code 4-1-10-B-3-b)

**Zoning and Site: Not approved.**

1. No portion of the proposed patio or recreational equipment shall be located within the required side yard setback of 8.75 feet. The patio and grill area must be revised to meet the required setback. (Village Code Table 10-5-5(B)4 items 28 and 37)
2. It appears the area of impervious coverage in the required rear yard is exceeded. The required rear yard is the rear 40 feet of the lot which has an area of 3,500 square feet. Therefore, the maximum impervious coverage in the required rear yard is 1,750 square feet.
3. All mechanical units must be screened from the public way (Glen Ellyn Zoning Code Table 10-5-5(B)4). The AC units appear to be visible from the public way and must be screened.
4. Pools must be provided with a barrier or fence at least 48" high above grade measured adjacent to and outside the pool enclosure. Barriers shall meet the requirements of (2009 IRC, Appendix G). Pedestrian access gates shall open outward away from the pool and shall be self-closing and self-latching (2009 IRC, AG105). Indicate the location of the required pool barrier on the site plans including the gate locations and swing direction. Specifications for the pool barrier must be provided.
5. Please confirm that there are no overhead conductors within 22.5' in any direction to the water level or edge of water surface of the pool and spa. (2011 NEC, Table 680.8)
6. Please provide a legend on the architectural site plan to clarify underground utilities.
7. Indicate the location of the proposed underground electric service line.
8. Indicate the location of underground electric line to the proposed detached garage. Underground wiring shall not be permitted under the pool or within the area extending 5 feet horizontally from the inside wall of the pool unless this wiring is necessary to supply pool equipment permitted by Article 680 of the 2011 NEC. Where space limitations prevent wiring from being routed a distance 5 feet or more from the pool, such wiring shall be permitted where installed in complete raceway systems of rigid metal conduit, intermediate metal conduit, or a nonmetallic raceway system. All metal conduit shall be corrosion resistant and suitable for the location. (2011 NEC, 680.10)

**Swimming pool: Not approved – insufficient information provided.**

1. Construction plans and details of the proposed pool must be provided.
2. Where a wall of the dwelling serves as part of the required pool barrier, the pool shall be equipped with a powered safety cover, or doors with direct access to the pool shall be equipped with an alarm, or others means of protection such as doors with self-closing and self-latching devices shall be provided (AG105.2.9, 2009 IRC). Indicate the means of compliance on the plans.
3. Heated pools and spas shall be provided with a vapor-retardant cover (R403.10.3, 2015 IECC). Provide manufacturer specifications for the pool cover.



4. Where a permanently installed pool is installed at a dwelling unit, no fewer than one 125-volt, 15- or 20-ampere receptacle on a general-purpose branch circuit shall be located not less than 6 feet from, and not more than 20 feet from, the inside wall of the pool. This receptacle shall be located not more than 6 feet 6 inches above the floor, platform, or grade level serving the pool. All 15- and 20-ampere, single phase, 125-volt receptacles located within 20 feet of the inside walls of a pool shall be protected by a ground-fault circuit interrupter. (680.22, 2011 NEC)
5. Receptacles that provide power for water-pump motors or for other loads directly related to the circulation and sanitation systems shall be located not less than 6 ft from the inside walls of the pool and meet the following criteria per (680.22, 2011 NEC):
  - a. Consist of single receptacles
  - b. Employ a locking configuration
  - c. Are of the grounding type
  - d. Have GFCI protection
6. All metal conduit shall be corrosion resistant and suitable for location. (680.10, 2011 NEC)
7. Luminaires mounted in walls shall be installed with the top of the luminaire lens not less than 18" below the normal water level of the pool, unless the luminaire is listed and identified for use at lesser depths. No luminaire shall be installed less than 4" below the normal water level of the pool. (680.23(A)(5), 2011 NEC)
8. Suction outlets shall be designed and installed in accordance with ANSI/APSP-7 (AG106, 2009 IRC). The information provided indicates "VGB 2008 COMPLIANT" which is a different standard. Please provide the required information to confirm code compliance.
9. Indicate the method of filling the pool. If the pool is provided with a pool filler, indicate the method of providing backflow protection to prevent contamination of the potable water supply. (2014 IPC)

**Building: Not approved.**

Reviews performed by TPI were provided under separate cover but are also attached for your reference.

**Other Reviews:**

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

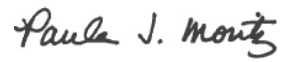
|                          | <u>received</u> | <u>rejected</u> | <u>approved</u> |
|--------------------------|-----------------|-----------------|-----------------|
| Grade Engineering Review | 3/15/19         | 4/1/19          |                 |
| Utility Services Review  | 3/15/19         | ---             | 3/22/19         |
| Tree Preservation Review | 3/15/19         |                 |                 |
| Tree Fence Inspection    |                 |                 |                 |
| Fire Sprinkler Review    | 3/21/19         | ---             | 3/29/19         |

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



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

Sincerely,

A handwritten signature in cursive script that reads "Paula J. Moritz".

Paula J. Moritz  
Building Plan Examiner

Enclosure: TPI reviews

CC: file





Village of Glen Ellyn  
Community Development Department  
535 Duane Street  
Glen Ellyn, IL 60137  
Phone: 630-547-5250; Fax: 630-547-5370  
www.glenellyn.org

## Site Development Grading Plan Review

ADDRESS: 436 Longfellow REVIEWER: Amy McKenna PERMIT #: 20190294  
DCSMP #: 19-17-0006 SUBMITTAL DATE: 5/23/19 REVIEW DATE: 6/10/19  
EMAIL TO: Builder: Studio 1 Architects Email: steve@studio1architects.com  
Engineer: Rich Steinbrecher Email: rich@slandsurveyors.com

☐ THE SUBMITTAL APPEARS TO CONFORM TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.

☒ PLEASE SUBMIT THREE (3) COPIES OF THE REVISED SITE DEVELOPMENT PLAN WITH AT LEAST ONE BEING ORIGINALLY SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER (ALL OTHERS MAY BE COPIES) AND TWO (2) COPIES OF ALL SUPPORTING DOCUMENTS.

The following checked items and handwritten comments must be addressed on a revised plan:

- ☐ 1. Provide a completed DuPage Countywide Stormwater Management Application. Du Page Countywide Stormwater Management Application/Certification Number should be on all resubmissions (see number identified above as DCSMP).
- ☐ 2. Provide a benchmark reference, north arrow, scale, legend, permanent parcel number (P.I.N.) and date of preparation of the survey and any revisions.
- ☐ 3. Provide existing and proposed elevations for property corners, the high or low points, or major break points on all lots lines and swales, to include spot elevations at the front and rear lines of the structure extended. Also provide top of curb elevations on lot lines extended. Show contours at a one-foot contour interval. Minimum allowable slope for all pervious areas is one percent (1.0%) and for all impervious areas is one-half percent (0.5%). Show existing structures including trees six (6) inches or greater in size. Show window wells with rim elevations specified.
- ☐ 4. Provide a topographic map delineating the upstream tributary area contributing flow to the property. Du Page County 2-foot topography available from DuPage County website or the Village website. Overland flow routes must be shown with a large arrow. Provide offsite flow calculations and sideyard ditch capacity calculations.
- ☐ 5. The site is tributary to a downstream depressional area. The storage volume provided for increased impervious areas, as identified below, shall be calculated based on a 100 year storm in lieu of the volume calculated below.
- ☐ 6. Provide calculations for existing and proposed impervious areas, the increased runoff volumes and the proposed volumes of any infiltration beds, seepage fields or other proprietary structures utilized to dissipate the increased runoff volume. For an increase of impervious area between 300 square feet and 2,500 square feet, 1.25" of runoff per square foot of increased impervious area shall be used. For increases in impervious areas greater than 2,500 square feet, 1.25" of runoff per square foot of **all** impervious area shall be used. For stone infiltration trenches, a void ratio of 0.36 may be used.
- ☐ 7. Provide the existing conditions on the adjacent lots within 25 feet of the subject parcel including existing or proposed top of foundation elevation where said foundation is or will be within 25 feet of the subject parcel.
- ☐ 8. Provide the locations and rim elevations of all utility structures located within 25 feet of the subject parcel. All utility structures on the subject parcel must be raised to grade. Contact the Public Works Department at 630.469.6756 for utility locations and sizes, and include the information on the revised plan.
- ☒ 9. Provide all property lines, dimensions, setback lines, buildings and structures with dimensions from building to all lot lines. Include the dimension between any impervious surface (driveway, sidewalk, etc.) and the property line.
- ☐ 10. Show floodplain, wetland and stormwater management facilities within 50 feet of the subject parcel. Identify the 100-year base flood or high water elevation. A line delineating the base flood elevation shall be included. Reference the current FEMA FIRM panel number, effective date, and any applicable letters of map change.

CLEAR PAGE



- ☐ 11. Provide the location and dimensions of any stormwater systems including pipe sizes, slopes, PCBMP (drywell) location and dimensions together with connections to onsite or offsite drainage facilities, including inverts of connection points.
- ☐ 12. Provide cross-sections of side yard swales (if critical overland flow path), and show window wells.
- ☐ 13. Provide locations, sizes and material types of the sanitary and water service lines, proposed B-box locations, and the horizontal clearance between the sewer and water lines. If the B-box is located in a sidewalk or driveway approach, it must be encased in a metal or PVC sleeve. Contact the Public Works Department at 630.469.6756 for utility information, and include it on the revised plan.
- ☐ 14. Provide locations of all window wells, and define rim elevation and adjacent grade.
- ☒ 15. Provide locations and orientations of downspouts and sump pump discharges, as well as any associated underground piping and outlet points. Sump pump discharge outlet should maximize distance to property line; the discharge should flow across 20 feet of the subject property before flowing offsite. Active sump pumps shall be connected to infiltration beds or a storm sewer.
- ☒ 16. Provide locations, dimensions and materials of walls and fences. For walls provide the elevations at the top and bottom.
- ☐ 17. The plan must be in conformance with Article VII of the Du Page Countywide Stormwater and Flood Plain Ordinance, and the following Erosion Control Notes (as a minimum) must be added to the plans.
- Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
  - Vehicular access to the site shall be restricted to the existing apron or approved gravel access and gravel drive. Said access and drive shall be installed before any construction begins above the top of the foundation.
  - Any soil, mud or debris that is washed, tracked or deposited onto the street shall be removed before the end of each workday.
  - The surface of stripped areas shall be permanently or temporarily protected from soil erosion within 15 days after final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
  - If a stockpile is to remain in place for more than three days, then sediment and erosion control shall be provided for such stockpile.
  - Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
  - Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.
- ☐ 18. Provide a statement on the plan, signed and sealed by the developer's professional engineer (who must be registered in the State of Illinois) certifying that the development of the subject site in accordance with the site development plan will not increase the amount or rate of runoff so as to adversely affect the quality of surface water draining onto other properties and will not damage other properties.
- ☐ 19. Provide a cost estimate for the grading/soil erosion control and stormwater facilities for determination of the required performance security. The estimate must include a detailed breakdown for the cost of installing and maintaining erosion control devices, cost of establishing groundcover on disturbed areas, maintenance of construction access to site, daily removal of sediment, debris, etc. that reaches the public roadway, and the cost of any stormwater facilities, including but not limited to, PCBMP measures (drywells) and storm sewer connections.
- ☐ 20. Provide a table establishing the average existing grade for the four locations described in the definition below, showing the location of each point on the site plan. The average grade is calculated from the grade elevations at the four points 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.
- ☐ 21. Since the project is a Class II Addition or greater, and there is currently no public sidewalk in the right-of-way adjacent to the property, a new public sidewalk shall be installed per Village Standards.

**Additional Comments:**

**CLEAR PAGE**

- The fence that provides a barrier for the pool should be shown on the site plan. Show any proposed fence.
- The engineer provided a calculation showing that the rear yard impervious surface is very slightly less than 50%, but the drawing of the pool and patio does not include any dimensions of the improvements or from the property lines. Dimensions should be provided so that the improvements can be laid out properly and the impervious surfaces do not exceed 50%.
- Repeat Comment - The wall around the pool deck exceeds 3 feet in height; submit a retaining wall design signed and sealed by an Illinois registered structural engineer. The structural engineer should design the wall in



consideration of the proposed permeable pavers adjacent to it. In addition, the proposed wall near the garage exceeds three feet in height for a portion and should be designed by a structural engineer. Geogrid for that wall might encroach onto the neighboring property, and construction on their property will require a letter of permission from that property owner.

4. Repeat Comment - We do not recommend installation of permeable pavers directly adjacent to the foundation. The stone beneath the pavers will drain to the looser "overdig" soil adjacent to the foundation and end up in the footing drain to be pumped by the sump pump. Settling of the pavers may also occur above the overdig soil. Describe what measures are being implemented to prevent infiltration to the foundation.





**Village of Glen Ellyn**  
Community Development Department  
535 Duane Street  
Glen Ellyn, IL 60137  
Phone: 630-547-5250; Fax: 630-547-5370  
www.glenellyn.org

## Final Grading (Occupancy) Plan Review & Site Inspection

ADDRESS: 436 Longfellow REVIEWER: Amy McKenna PERMIT #: 20190295  
DCSMP #: 19-17-006 SUBMITTAL DATE: 11/19/2020 REVIEW DATE: 12/3/2020  
EMAIL TO: Builder: Ladesic & Scott Email: ladesicandscott@gmail.com  
Engineer: Steinbrecher Land Surveyors Email: rich@slandsurveyors.com

☐ THE SUBMITTAL APPEARS TO CONFORM TO THE STORMWATER MANAGEMENT REQUIREMENTS OF THE VILLAGE OF GLEN ELLYN.

☒ PLEASE SUBMIT THREE (3) COPIES OF THE REVISED SITE DEVELOPMENT PLAN WITH AT LEAST ONE BEING AN ORIGINAL SIGNED AND SEALED BY THE PROFESSIONAL ENGINEER (ALL OTHERS MAY BE COPIES MUST BEAR AT LEAST A COPY OF SIGNATURE AND SEAL.).

The following checked items and comments must be addressed on a revised final survey:

☒ 1. Add the circled items to the resubmittal: benchmark reference, north arrow, scale, legend, permanent **parcel number (P.I.N.)**, date of preparation of the survey and any revisions and Du Page Countywide Stormwater Management Certification Number.

☐ 2. Show the following "as-constructed" conditions: elevations at building corners, all high or low points or major break points on all lot lines and swales, spot elevations at the front and rear lines of the structure extended, and top of curb elevations on lot lines extended. Show contours at a one-foot contour interval. Provide cross-sections through side yards, including window wells as applicable. Call out slope of any pervious area with a slope at or less than 1.0%. Underdrains may be required for flat slopes. Call out slope for all impervious areas at the minimum allowed slope of 0.5%.

☐ 3. Show the existing conditions on the adjacent lots within twenty five (25) feet of the subject parcel including existing or proposed top of foundation elevation where said foundation is or will be within twenty five (25) feet of the subject parcel.

☐ 4. We note major deviations from the approved Site Development (Grading) Plan have been found as noted below. A written narrative provided by the developer's professional engineer explaining the cause of the deviation should accompany the revised survey.

☐ 5. Show locations and orientations of downspouts and sump pump discharges, as well as any associated underground piping and outlet points.

☐ 6. Show location of any PCBMP feature including photos and/or other proof of construction.

☐ 7. Show location of B-box. B-box must be encased in a metal or PVC sleeve if it is located in a sidewalk or driveway approach. Raise B-box to grade. Lower B-box to grade.

CLEAR PAGE



☐ 8. Provide an Elevation Certificate for any parcel in or located within two hundred fifty feet (250') of a floodplain area as established by the Federal Emergency Management Agency. This form shall be filled out by the builder's registered professional engineer, architect, or surveyor and shall include certifier's license number and his original seal. This certificate is required in addition to Item 10 below. Blank certificates are available at [www.FEMA.gov](http://www.FEMA.gov) under FEMA library.

☐ 9. Provide all setback lines and dimensions from buildings and impervious surfaces to all lot lines.

☐ 10. If floodplain limits are within fifty (50) feet of the subject parcel, provide a statement regarding the presence of said floodplain referencing the current FEMA FIRM by number and effective date and any applicable letters of map change shall be included on the drawing.

☐ 11. Show the location of all utility structures, and provide rim and/or invert elevations, as applicable.

☐ 12. Include a statement by the developer's professional engineer, who must be registered in the State of Illinois, certifying that the final grading has been completed and complies with the approved site development plans. The statement must be signed and sealed by the engineer. Suggested form of certificate:

"I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LOT GRADING HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH THE APPROVED GRADING PLANS, AND THAT ANY DEVIATION FROM THOSE PLANS WILL NOT ADVERSELY AFFECT THE FUNCTIONING OF THE DRAINAGE SYSTEM.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE OF \_\_\_\_\_, A.D.,  
20\_\_\_\_."

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**The following items must be addressed on site and a re-inspection visit must be requested by calling 630.547.5250:**

☐ 13. All utility structures on the subject parcel must be raised to grade.

☐ 14. Damage to the right-of-way has been found as noted below. Repair of the damage is required. Please contact Public Works at 630.469.6756 to discuss repairs.

☐ 15. Groundcover must be established prior to approval. All seeded areas must be mowable.

**Additional Comments:**

**CLEAR PAGE**

1. The site was inspected on 12/2/2020.
2. Regarding item 5, all downspouts were buried. The piping and discharge locations should be shown on the survey. Include the drain tile for the retaining wall and its outlet location.
3. There is a yard drain near the south property line due south of the pool; indicate any piping entering and exiting of this drain. Downstream of this drain in the "high" swale near the south property line, there was a substantial amount of firewood that impedes drainage. This wood must be relocated.
4. The amount of impervious surface coverage in the required rear yard exceeds the maximum 50% allowed (1,753 square feet). We measure the constructed impervious area in the rear yard to be 1,921 square feet. It appears that the pool deck was expanded beyond what was shown on the approved plan. Impervious surface must be removed, or a construction-necessitated zoning variation must be granted to allow the impervious surface to remain.
5. Gravel chips must be added to the gaps in the permeable paver areas as soon as possible. The lack of gravel up to the paver surface allows more debris to enter the pavement openings and will make the first maintenance (vacuuming/cleaning) considerably more difficult.
6. Show the location of the A/C units (west of west window well on south side of house) and the generator (between the two window wells on south side of house).





January 4, 2022

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**Village President**  
Mark Senak

**Trustees**  
Kelli Christiansen  
Gary Fasules  
Anne Gould  
Kelley Kalinich  
Bill Payne  
Steve Thompson

**Village Manager**  
Mark T. Franz

**Village Attorney**  
Gregory S. Mathews

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**Civic Center**  
535 Duane Street  
Glen Ellyn, IL 60137

**Administration**  
630-469-5000

**Finance**  
630-547-5235

**Community Development**  
630-547-5250

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

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

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

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Mr. & Mrs. Nitzsche  
436 Longfellow  
Glen Ellyn, IL 60137

## FINAL NOTICE

RE: 436 Longfellow, Glen Ellyn (permit #: 20190295)

Dear Mr. & Mrs. Nitzsche:

The attached emails were sent to your attention to inform you of a violation of the Glen Ellyn Village Code on the above-referenced property. The previous emails explained that a permit extension was necessary while we waited for your final grading survey to be submitted. Your permit extension was granted and I allowed the fee to be waived, as long as you the homeowner stayed in touch regarding status. I extended the permit for 60 days, the expiration date was October 5, 2020. Which is now expired and you are still in violation. We did eventually receive your final grading survey on November 19, 2020.

I have attached the final grading survey review, which was completed 12/3/2020. All of these comments are still outstanding at this time. We are aware of the time of year it is, therefore, the site work can be completed by April 30<sup>th</sup>, 2022. However, item #4 needs to be addressed in the next 30 days. Your options are to apply for a construction necessitated variation or a letter stating the appropriate amount of impervious surface will be removed by April 30<sup>th</sup>, 2022. **This is your third and final notice.** We are asking for your cooperation in correcting this issue no later than **2/4/2022**. If no action is taken on the permit by that time, we will have no choice but to move forward with appropriate enforcement action which may include, but not be limited to, the issuance of a citation involving your appearance in court.

If you would like to discuss this matter or have any questions regarding the above, please feel free to contact me at 630.547.5250.

Sincerely,  
Laura Tisinai  
Permit Coordinator

Cc: Staci Springer, Director of Planning and Development  
Steve Witt, Building & Zoning Official  
Pete Ladesic  
File

Attachments: Emails/ Final Grading Plan Review Comments



## Laura Tisinai

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**From:** Kelly Purvis  
**Sent:** Tuesday, November 9, 2021 12:50 PM  
**To:** Laura Tisinai  
**Subject:** FW: 436 Longfellow - Permit 20190295 - potential variation

**From:** Kelly Purvis  
**Sent:** Tuesday, December 22, 2020 3:01 PM  
**To:** Staci Springer <sspringer@glenellyn.org>  
**Subject:** FW: 436 Longfellow - Permit 20190295 - potential variation

Just FYI

**From:** Katie Ashbaugh  
**Sent:** Tuesday, December 22, 2020 2:20 PM  
**To:** Steve Witt; buildingpermits; Amy McKenna  
**Cc:** Kelly Purvis  
**Subject:** FW: 436 Longfellow - Permit 20190295 - potential variation

FYI, see below.

**Katie Ashbaugh, AICP**  
Planner | Village of Glen Ellyn  
(630) 547-5249

**From:** Peter Ladesic [<mailto:ladesicandscott@gmail.com>]  
**Sent:** Tuesday, December 22, 2020 2:16 PM  
**To:** Katie Ashbaugh <[kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org)>  
**Cc:** Kelly Purvis <[kpurvis@glenellyn.org](mailto:kpurvis@glenellyn.org)>  
**Subject:** Re: 436 Longfellow - Permit 20190295 - potential variation

Hello again Katie and Kelly,  
Please forgive me, I missed the address in your email heading. I see that you referred to 436 Longfellow. At this time we are not looking for a zoning variation for 436 Longfellow as that project is under review by our civil engineer and landscaping contractor and will likely not need any zoning variations. In the unlikely event that would be necessary we will be in touch to file the required paperwork.

Thank you and Merry Christmas to you both,  
Pete Ladesic

On Tue, Dec 22, 2020 at 2:09 PM Peter Ladesic <[ladesicandscott@gmail.com](mailto:ladesicandscott@gmail.com)> wrote:

Good afternoon Katie,  
Would you clarify which project you are referring to.  
I am not aware of any of my current projects requiring a zoning variation at this time.  
Thank you,



Pete Ladesic

On Tue, Dec 22, 2020 at 1:54 PM Katie Ashbaugh <[kashbaugh@glenellyn.org](mailto:kashbaugh@glenellyn.org)> wrote:

Mr. Ladesic,

Greetings! I am Katie Ashbaugh, Planner for Glen Ellyn and staff liaison to the Zoning Board of Appeals. Your information was provided to me by Senior Civil Engineer Amy McKenna, who indicated you may be in need of filing a construction necessitated zoning variation for the subject property. I wanted to send you the application form and payment information, and two potential schedules for this to go through the process.

The application form can be found here: <http://www.glenellyn.org/DocumentCenter/View/464/Construction-Necessitated-Zoning-Variation-Packet-PDF>.

The non-refundable application fee is \$1,100.00 and there is also a required escrow deposit of \$2,000.00. This can be paid in one check to the Village of Glen Ellyn.

Below are the possible schedules:

Schedule 1 (first application is 90% complete)

- Wednesday, 12/30/2020 first submittal received
- Friday, 1/8/2021 first submittal determined complete
- Monday, 1/11/2021 public hearing notice deadline
- Tuesday, 1/26/2021 Zoning Board of Appeals public hearing
- Monday, 2/22/2021 Village Board final determination

Schedule 2 (first application requires additional information)

- Wednesday, 12/30/2020 first submittal and payment
- Friday, 1/8/2021 first review letter returned
- Monday, 1/18/2021 complete/accurate application received
- Friday, 1/22/2021 first submittal determined complete
- Monday, 1/25/2021 public hearing notice deadline



- Tuesday, 2/9/2021 Zoning Board of Appeals public hearing
- Monday, 3/8/2021 Village Board final determination

Since this is a construction necessitated request, we would like for you to submit as soon as possible, but no later than Friday, January 22, 2021. The materials do include, in addition to an updated plat of survey and photos of the work, a cost estimate to modify the work so that it complies. Please feel free to let me know if you have any questions about what is needed or if you have any concerns about the above schedules and preferred date for submittal. Thank you and Happy Holidays!

**Katie Ashbaugh, AICP**

Planner



**Village of Glen Ellyn**

535 Duane Street, Glen Ellyn, IL 60137

P: (630) 547-5249 | F: (630) 547-5370

View Current Meeting Agendas [here](#)

View Current Development Projects [here](#)





## TEMPORARY CERTIFICATE OF OCCUPANCY

DATE ISSUED: June 5, 2020  
BUILDING PERMIT NO. 20190295  
PREMISES: 436 Longfellow Ave.  
AREA OCCUPIED: All Floors  
OCCUPANCY USE: Single-Family Residence

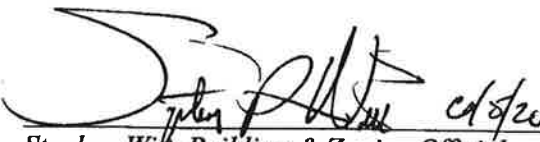
The Temporary Occupancy and use of the premises is permitted under the conditions included in this Temporary Certificate of Occupancy and will expire in sixty days, or August 5, 2020. The occupancy and use period permitted by this certificate may be superseded by the failure to meet any conditions in this certificate or by any orders issued by the Building and Zoning Official.

The seller/owner and the buyer/occupant agree that this temporary certificate shall not constitute evidence or proof of any kind nor shall it be used in any pleading or proceeding before any administrative agency, board, or commission, or before any court of law or equity, with respect to whether the seller/owner or the buyer/occupant has satisfied any or all of the conditions and requirements necessary to obtain a final Certificate of Occupancy.

This Temporary Certificate of Occupancy is issued subject to the following conditions:

1. That the seller/owner and the buyer/occupant agree to indemnify and save harmless the Village of Glen Ellyn from and against all liabilities, claims, demands, judgments, losses and all suits at law or in equity, costs and expenses, including reasonable attorney's fees, for injury to or death of any person or persons or loss or damage to the property or any person, firm, organization or corporation whomsoever, including both parties hereto and their employees, arising from or out of the use of the premises during the period that the certificate remains in effect.
2. That the building and premises shall in all other respects comply with applicable building and zoning code regulations and shall be maintained in compliance.
3. That the Building and Zoning Official is authorized to require temporary precautionary measures over and above any code requirements to safeguard the public.
4. That a fee of \$450.00 shall be paid for any subsequent time extension of the Temporary Certificate of Occupancy.
5. That the following incomplete work shall be remedied by the expiration date or as otherwise noted:
  - A. Final grading plans shall be submitted and approved by engineering and ground cover shall be established prior to release of deposits.
  - B. Public Works shall complete and approve the Right of Way inspection prior to refunding deposits.
  - C. In lieu of 2<sup>nd</sup> floor guards at balcony locations (iron guards currently being constructed) secure balcony doors by means of locking mechanism/guards.
  - D. In ground pool is currently under construction; maintain safety barrier around this area until completion.
  - E. Submit blower door testing results per plan. - OKAY 6-11-20 23
  - F. Submit spot survey for the detached garage. - OKAY
  - G. Must maintain means of egress travel from all portions of dwelling to the exterior of the dwelling at the required egress door without requiring travel through a garage.
  - H. Complete installation per approved plans of driveway and private walkway.

  
Owner/Contractor Signature / Date

  
Stephen Wit, Building & Zoning Official

  
Owner/Contractor (Print Name)



## Atrin Khodadadi Fard

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**From:** Jennifer Reese <jpreese127@gmail.com>  
**Sent:** Tuesday, May 3, 2022 1:56 PM  
**To:** Atrin Khodadadi Fard  
**Subject:** Public Hearing for 436 Longfellow

[EXTERNAL EMAIL]

Dear Atrian,

As a follow up to our conversation last week concerning the May 10 public hearing about the property at 436 Longfellow, we are sending our thoughts on the 2 variances the owners are asking for after their construction was completed last year.

We are the property owners directly behind the Nitzches at 435 Lowell and we will be out of town for the hearing. Our concern going forward is that the owners went over the allotment of impervious services by 5% and we already know there are aquifers which exist in our area that can cause standing water at times and our sump pumps to be very active.

Sincerely,  
Jennifer and Mike Reese  
435 Lowell Ave  
Glen Ellyn, IL  
630-244-0361



## Atrin Khodadadi Fard

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**Subject:** FW: 436 Longfellow Public Zoning Hearing

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**From:** Alexander Demos <[alex@wepavetheway.com](mailto:alex@wepavetheway.com)>

**Sent:** Monday, May 2, 2022 2:54 PM

**To:** Mark Franz <[mfranz@glenellyn.org](mailto:mfranz@glenellyn.org)>

**Subject:** 436 Longfellow Public Zoning Hearing

### [EXTERNAL EMAIL]

Dear President Senak, Village Board and Zoning Board of Appeals,

Lisa & I are writing this email in support of the Variation Requests at 436 Longfellow. Unfortunately, we will be out of town during this hearing. This property has been a tremendous enhancement to our neighborhood and the Community in whole. The property owners effective and tasteful use of permeable products needs to be appreciated and encourages to others throughout our Village. Please consider further review and acceptance of these product in our polices and building code in the future. This situation is a prime example of homeowners making a substantial investment to maximize on site permeability of their property.

Respectfully submitted, Alex & Lisa Demos

Manager Franz, Please distribute appropriately

Alex & Lisa Demos  
828 Hillside Avenu, Glen Ellyn, IL 60137

This e-mail and any files transmitted with it are strictly confidential and intended solely for the addressee. It may contain material which is legally privileged. If you are not the addressee or the person responsible for delivering to the addressee, you must not disclose, copy or take any action in reliance of this transmission and that any use of it is strictly prohibited. If you have received this transmission in error, please notify Alexander W. Demos, [alex@wepavetheway.com](mailto:alex@wepavetheway.com) immediately





## **NOTICE OF PUBLIC HEARING**

Grant and Alissa Nitzsche, owners of the property at 436 Longfellow Avenue, are requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Zoning Board of Appeals must conduct a public hearing. The Zoning Board of Appeals will conduct a public hearing on **Tuesday, May 10, 2022 at 7:00 p.m.** in the Galligan Board Room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The property owners are requesting approval of construction necessitated variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)(4) #18.c.1 to allow existing impervious surfaces to cover approximately 1,917 square feet, or 55 percent of the required rear yard, where only up to 50 percent, or approximately 1,750 square feet, of the required rear yard is permitted to be covered by impervious surfaces;
2. Section 10-5-5(B)(4) #37 to allow an existing patio to be approximately 3.47' from the south interior side lot line where an interior side yard setback of 8.75' is required;
3. Any other zoning relief necessary to allow the existing impervious surface coverage in rear yard and patio to remain as constructed and as depicted on the plans presented 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:

OF LOT 7 IN BLOCK 8 IN THAIN'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTIONS 1, 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1890 AS DOCUMENT 44105, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-310-019

Common Address: 436 Longfellow Avenue, Glen Ellyn, Illinois 60137

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. To view plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, May 6, 2022. Questions related to the request should be directed to Atrian Fard, Planner, at (630) 547-5249.

Individuals with disabilities who plan to attend the hearing and who require certain  
CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849





accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.



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Published in Daily Herald April 23, 2022 (4581504)

RECEIVED

MAY 02 2022

VILLAGE OF GLEN ELYN

## 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 04/23/2022 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 # 4581504





# Village of Glen Ellyn

350 Foot Buffer  
from  
436 Longfellow Ave

