

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, August 30, 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 June 14, 2022.

D. Public Hearing.

1. 103 Grove Avenue

Zoning Variation request to allow an addition to an existing single-family home to encroach into the required rear yard and exceed lot coverage ratio by a greater amount than what is permitted.

2. 645 Forest Avenue

Construction Necessitated Zoning Variations to allow for the placement and encroachment of an existing deck and recreational equipment (trampoline).

E. Other Business.

1. Construction Necessitated Variation (CNV) Discussion

F. Village Board Trustee Report.

G. Chairman's Report.

H. Staff Report.

I. 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. To confirm exact times and dates for Village Board consideration of a project, please call 630-547-5241.

cc:	ZBA Members	Brad Iwicki, Planning Intern
	Anne Gould, Trustee Liaison	Lori Gloude, Executive Assistant
	Atrian Fard, Staff Liaison	Mark Franz, Village Manager
	Barbara Dutton-Thomas, Recording Secretary	Martin Scott, Community Development
	Steve Witt, Building & Zoning Official	Director
	Taylor Gendel, Associate Planner	Brian Baltudis, Facilities Manager

AGENDA
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, August 30, 7:00 p.m.
Glen Ellyn Civic Center
535 Duane Street





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

Meeting 8/30/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2573)**

DOC ID: 2022-2573

Approval of Draft Minutes from June 14, 2022

Statement of the Issue:

Review draft minutes from June 14, 2022.

Analysis:

Budget Impact:

Action Requested:

Attachments:

1. 6-14-22 ZBA Meeting Minutes-DRAFT

DRAFT MINUTES
ZONING BOARD OF APPEALS MEETING
June 14, 2022

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m., by Chairperson Greg Constantino, who explained the function of the Zoning Board of Appeals (ZBA) and the determination process it undertakes. He reviewed the notice made for the evening's agenda items. Roll was called. Present: Chairperson Constantino and Board Members Matthew Jones, Chip Miller and Thomas Whalls. Absent: Katie Crudele and Reed Panther. The Chairperson described the process for the evening's proceedings, announced that the meeting would be recorded, and introduced Village Planning Intern Patrick Hoffmann, Associate Planner Taylor Gendel, and Recording Secretary Barb Dutton. Planner Atrian Fard was also in attendance.

Approval of Meeting Minutes

Following a motion by Board Member Miller, seconded by Member Whalls, to approve the draft minutes of the May 10, 2022 meeting, the motion passed by voice vote.

Public Hearing for 727 N. Park Boulevard

A motion by Board Member Jones to open the Public Hearing concerning for 727 N. Park, seconded by Member Miller, passed by voice vote.

Staff Presentation

Sworn in, Planning Intern Patrick Hoffmann, 535 Duane, stated that the Petitioner is Jim Wand of JMB Architects, on behalf of Kelley Kalinich, the owner of the property at 727 N. Park Boulevard, who is requesting approval of variations from the Glen Ellyn Zoning Code for the placement of HVAC equipment within the south interior side yard setback of 6.5 feet where HVAC equipment is not permitted obstructions in the required side yards; and to allow the HVAC equipment to encroach 1.5 feet into the side yard setback of 5 feet which is required from all property lines in R2 residential districts. The subject lot is non-conforming, he noted, explaining that the lot is only 51-ft. wide, when 66 ft. is required. The original A/C units, he continued, were supposed to be located on the northern side of the lot (in association with a new addition), however, it did not provide proper air flow, hence increased-sized A/C units were required, which would then encroach into the driveway, which is located on the north side of the property. So, he said, the Petitioner is proposing that the A/C units be positioned on the south side of the property, which then leaves it at 3.6 ft. from the southern property line. This is where the variances come into play, he explained, saying the units are required by ordinance to be 6.5 ft. from the southern property line (or 10 percent, whichever is greater). Also, stated Mr. Hoffmann, HVAC equipment is not allowed on the required side yard, presenting an additional encroachment into the 5-foot minimum setback. He displayed photo imagery showing property elements, including a fence, and reviewed ZBA options for action regarding the case.

Petitioner's Presentation

Sworn in, James Wand, 180 Park Ave., Elmhurst, said there isn't a whole lot to add to what the Planning Intern said, but maintained that the narrow, rather hilly lot presented constraints. He indicated that at the time of the initial variance, he was planning on low-profile units to fit between the house and the

driveway, but discovered that those A/C units would provide for the house, went to a more conventional type that would, however, be sticking into the driveway, so came up with the solution presented. Board Member Miller asked there was reason the units couldn't be located behind the house. Mr. Wands explaining that the garage is there, and that the driveway takes up area, as well.

Casey Curtis, 333 Maple St., Glen Ellyn, was sworn in. He explained that when the HVAC contractor went to zone the house, the efficiencies weren't commensurate with the house size, and that there was no other option than the traditional type of unit selected. Member Jones asked how long the unit is expected to last. Mr. Curtis replied it should last for 20 years. Mr. Jones then asked how noisy these machines were 20 years ago as compared to today. Mr. Curtis indicated that today the level is 47 to 60 decibels, and that 20 years ago were probably in the 60-80 range. Mr. Jones asked if the impact to conversation on the patio would be minimal. Casey said the unit running at low capacity would be less than a normal conversation, and loud conversational level at high fire, but that at 10 feet away the decibel rating drops off. Mr. Jones asked the HVAC contractor if he thought systems will be quieter in the future. Mr. Casey responded affirmatively, saying that as technology develops result in greater efficiencies and quieter levels. Chairperson Constantino asked if it would be a fair statement that if the air-conditioning unit was placed in the original planned location, it would actually be closer to the neighbor to the north than it is for the proposed location to the neighbor to the south. Mr. Curtis said this is correct; the proposed would be closer to the setback but further from the structure.

Public Comment

Planning Intern Hoffmann read into the record the following letter:

Bradley C. Faris, 721 N. Park: *"We understand there is a variance request pending for 727 N. Park with respect to the location of A/C units in the side yard setback on the south side of the property. We have discussed this with Kelley and are supportive of the request. The proposed location aligns with the north side of our property line, adjacent to and set down relative to our driveway retaining wall and backyard fencing. We do not anticipate that this will cause any concern."*

Ray Whalen, 177 Sunset Ave., Glen Ellyn, was sworn in. He stated he's built homes on 50-ft. lots and that A/C placement has been kind of an issue from efficiency and safety standpoints. He suggested that adjustments to the Zoning Code be considered to afford flexible placement, as rear yard locations can present safety risks (e.g., children dropping stones in units) and interfere with use of porches/patios.

Board Member Whalls delivered proposed findings of fact. Board Member Miller made a motion to accept these findings; seconded by Member Jones, the motion passed by voice vote.

Deliberations

Board Member Miller observed that the previous AC unit location on the non-conforming lot doesn't work anymore with the new A/C equipment, so the approach presented seems to be the only option. Since the neighbor most immediately impacted had no issue with the plan, he concluded that he would vote, "Yes" to recommend the variances. Member Jones said he'd vote "Yes" also, as the proposed presents little impact. Mr. Whalls said he has no issues with the request, and Chairperson Constantino expressed that he, too, would be in favor of granting the requested variation, due to equipment size and site constraints.

Member Jones, seconded by Member Miller, moved to close the public hearing; the motion passed by roll call vote.

Board Member Miller moved for the following:

Having considered the application of petitioner Jim Wand of JMB Architects, LTD., on behalf of the owner Kelley Kalinich, of the property located at 727 N. Park Boulevard, Glen Ellyn, for zoning variations from Sections 10-4-8(D)3 and 10-5-5(B)4#19 to allow for the placement of HVAC equipment within the south interior side yard setback of 6.5 feet where HVACs are not permitted obstructions in the required side yards and allow the HVAC equipment to encroach 1.5 feet into the side yard setback of 5 feet which is required from all property lines in the R2 Residential District, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on June 14, 2022, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following unique circumstances and hardship:

1. The non-conforming width and previous variation does not allow for air-conditioning units large enough to cool the house;
2. The previously agreed upon location is no longer viable due to the driveway location, and it is impractical to locate the A/C units in the rear of the home.

Seconded by Board Member Whalls, the motion passed unanimously by roll call vote with all Board members present voting YES.

Public Hearing for 244 Cumnor Avenue

A motion by Board Member Miller to open the Public Hearing concerning a construction necessitated zoning variation for 244 Cumnor Avenue, seconded by Member Whalls, passed by voice vote.

Staff Presentation

Sworn in, Associate Planner Taylor Gendel, 535 Duane, stated that the Petitioner is Stephen Flint of Flint Architects, on behalf of the homeowners of the property at 244 Cumnor Avenue, who, to construct an elevated deck, are requesting approval of variations from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 22.5 percent lot coverage ratio (LCR) and a front-yard setback of 36.7 feet. The property, she explained, is an interior lot located in the R2 Residential Zoning District on the west side of Cumnor Avenue between Oxford Road and Roslyn Road. The zoning and land use immediately surrounding the subject property is R2 single-family residential, she added. Due to the slope of the lot, continued Ms. Gendel, the home is functionally one story from the front of the property, but the rear of the property has an existing basement entrance that allows access at ground level. Due to this feature, the home is considered two stories, she explained, and so the maximum allowed LCR is 20 percent for a two-story home (when 35 percent would be allowed for a single-story house). The residents currently have an LCR of approximately 14.88 percent, stated Ms. Gendel, adding that the current home was built in 1954 with an attached garage, and the owners have lived on the property since July 2002. The homeowners would like to add an approximately 497SF garage to the front of the home and convert the existing garage into a kitchen, bedroom and mud/utility room, she related, adding that the Petitioner notes that this is the minimum size necessary to provide a functional two-car garage. The homeowner, added Ms. Gendel, also proposes an approximately 498SF elevated back deck to replace a patio. There is a 73.5SF shed in the rear yard that has not been included in the LCR, noted Ms. Gendel.

The proposed garage would also require a variation for a front yard setback, she said, explaining that Code allows a front yard setback where the proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and the same side of the street. The proposed garage would change the front setback to 36.7 feet, and the home to the north has a front yard setback of 40.2 feet. The existing front yard setback of the home is 39.83 feet. She outlined ZBA action expected, as well as options for action regarding the case.

Board Questions

Board Member Jones asked how far back the neighbor's non-conforming house at 250 Cumnor sits, and if it was further up would the Petitioner's setback be okay. Associate Planner Gendel said it's 40.2 ft., and that if it were 42 ft., that dimension would have to be met. Mr. Jones asked if it were 36.7 ft. then the Petitioner wouldn't need the variance, to which Ms. Gendel replied this is correct. Chairperson Constantino asked for confirmation that the lot coverage variation results from the new garage and the deck has nothing to do with lot coverage. Ms. Gendel replied that the deck is included in lot coverage because it's raised and so the area underneath counts toward the lot coverage. The Chairperson asked how many square feet comprise the 2.5 percent LCR variation. Ms. Gendel said the garage, the deck and the patio areas are adding about 3.75 percent each. The Chairperson asked how much square footage the deck area or the garage would have to be reduced to get closer to 20 percent (or only the deck area if it's determined the garage can't be functionally diminished). Ms. Gendel replied about 64SF. Chairperson Constantino asked, if there was not the slope to the lot rendering the rear a two-story structure, and the deck was placed upon the ground, would any portion of the deck be considered for lot coverage. Ms. Gendel replied, "No; it's because it's covered." Noting that two nearby houses – 340 Cumnor and 286 Scott – are similar to the Petitioners', Board Member Miller said the house style is not unusual in that neighborhood.

Petitioner's Presentation

Stephen Flint, Flint Architects, 314 S. Westmore, Lombard, Ill., was sworn in for the Petitioners, homeowners Virginia and Jim Weiskopf. He contended that the house is really a one-story home, and if viewed as such would meet the coverage requirements. He said the Petitioners need the space to fit a normal two-car garage on the lot, the last big phase of a three-phase renovation project. Noting that the Village calls the house a two-story home, Member Jones asked what Milton Township calls it. Sworn in, Mr. Weiskopf stated that they are taxed on the single floor seen from the street, and that he wasn't aware of the disparity until they "started this process." Sworn in, Mrs. Weiskopf stated that other homes have steps that go down into the basement (while hers is level). Noting that it appears space can't be shaved off the garage, Chairperson Constantino asked if it would be feasible to reduce the deck size by 64 ft. to reduce the LCR. Mrs. Weiskopf said she didn't know. Sworn in, Atrian Fard stated that if the Petitioners removed .5 percent they would be eligible for an administrative zoning variation, as Staff could approve a 22 percent LCR, but only as a standalone request for anything less. The 64SF reflects the 22 percent mark, she said, so to meet Code they'd have to shave at least 319SF (or about 75 percent of the deck) to achieve 20 percent. Member Miller calculated the amount as 28.1 ft. x 17.9 ft. Acknowledging that there are different interpretations, Planner Fard explained that in Glen Ellyn a house is rounded up to two stories if the basement door is above grade, so the subject house is deemed to have two stories in back. She said the Village wishes to stay consistent, and that her own interpretation is that the subject house is two stories because of the complete door above grade. Mrs. Weiskopf surmised that previous owners dug

down to put in the patio and walkway, and that the Petitioner's goal is to make the area flat. Planner Fard said she doesn't know if 9 inches would solve the issue.

Public Comment

Sworn in, Chris Sorce, 260 Cumnor, said he supports both of the variations requested.

Board Member Jones delivered proposed findings of fact. Board Member Whalls made a motion to accept these findings; seconded by Member Miller, the motion passed by voice vote.

Deliberation

Member Miller commended the Petitioners for saving a Mid-Century Ranch, and said he's satisfied that the proposed is the best the Petitioners can do, and that he'd vote "Yes" to recommend the variances. Member Whalls said he's a "solid yes," and is 100 percent in favor of the request. Noting that the homeowners are impacted by the slope of the lot, Member Jones said he is also in favor. Chairperson Constantino expressed that he, too, is in favor of recommending granting the variations, due to hardship and unique circumstances presented, citing the dramatic slope impacts the square footage for use of the garage and deck. He said the deck off the living area creates an LCR issue for the space below the floor of the decks, and that while there is subjectivity of Code interpretation, the amount of space planned for the garage is reasonable, and that he doesn't see the front setback variation as that significant.

Member Jones, seconded by Member Whalls, moved to close the public hearing; the motion passed unanimously by roll call vote.

Board Member Miller moved for the following:

Having considered the application of Stephen Flint of Flint Architects, petitioner on behalf of the owners of the property at 244 Cumnor Avenue, Glen Ellyn, for zoning variations from Section 10-4-8(E)1 to allow a lot coverage ratio of 23.3 percent where a 20 percent maximum lot coverage ratio for two story single-family dwellings is allowed in the R2 Residential District and 10-4-8(D)1 to allow a front yard setback of 36.7 feet where the proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and the same side of the street, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioners at the Zoning Board of Appeals public hearing conducted on June 14, 2022, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardships and unique circumstances:

1. The sloped lot causes the home to be considered a two-story home vs. a single-story, reducing the lot coverage ratio from 35 to 20 percent;
2. There are two homes in the neighborhood (340 Cumnor and 286 Scott) with similar garages to the subject property;
3. The slope of the lot causes the need for a second-story deck vs. a patio, and a smaller deck would be unusable.

Seconded by Board Member Whalls, the motion passed unanimously by roll call vote with all Board members present voting, "Yes."

Trustee's Report

On behalf of Village Board Trustee Liaison Anne Gould, Planner Fard reported that the Board has held two sessions to review/edit the Draft Comprehensive Plan, and pulled the Fire Station as a catalyst site. It approved a special use permit for a buildout for 526-528 Duane. A fourth hotel listening session was held, with a few developers discussing what could potentially go on the site (including concepts for mixed use, medical offices and self-storage); John Day gave a primer on affordable housing financing. Trustee Gould also provided informational handouts on a solstice event to be held at Churchill Woods.

Staff Report

Planner Fard related that the next ZBA meeting could feature a construction-necessitated zoning variation. She reported that the search to fill the Community Development Director position is underway, and also that the spot has been posted to fill the recently vacated Planning Manager position (though the job description has been changed to a new position called “Senior Planner”).

Adjournment

Chairperson Constantino adjourned the meeting at 8:26 p.m., following a voice vote on a motion by Member Miller and seconded by Member Jones.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



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

Meeting 8/30/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Ordinance
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2572)**

DOC ID: 2022-2572

103 Grove Avenue: Zoning Variation request to allow an addition to an existing single-family home to encroach into the required rear yard and exceed lot coverage ratio by a greater amount than what is permitted.

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

N/A

Action Requested:

See attached Staff Report.

Attachments:

1. Staff Report 103 Grove Final
2. 1. Petitioner's Application Packet
3. 2. Plat of Survey
4. 3. Proposed Plans
5. 4. Zoning Map
6. 5. Aerial Photo
7. 6. 1' Contour Map
8. 7. Map of Properties Notified for Public Hearing
9. 8. Mailing List for Public Hearing Notice
10. 9. Public Notice 103 Grove Ave
11. 10. Certificate of Publication

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Atrian Fard, Senior Planner
Brad Iwicki, Planning Intern

DATE: August 24, 2022

SUBJECT: *August 30, 2022 Zoning Board of Appeals Special Meeting*
Public Hearing – Zoning Variation request to allow an addition to an existing single-family home to encroach into the required rear yard and exceed lot coverage ratio by a greater amount than what is permitted.

PROPERTY: 103 Grove Avenue, is an interior lot, located on the east side of Grove Avenue, between Lombard Avenue and DuPage Boulevard, and west of lands owned by Forest Preserve District of DuPage County.

PETITIONERS: The petitioner is National Energy Contractors, Inc. (c/o Peter Gatsch) representing Donald and Cheryl Wiltgen, owners of the property located at 103 Grove Avenue.

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

1. Section 10-4-8(D)2 to allow a rear yard setback of 32.8 feet, in lieu of the required rear yard setback of 40 feet in the R2 Residential District.
2. Section 10-4-8(E)1 to allow a lot coverage ratio of 24.77%, in lieu of the maximum lot coverage ratio of 20% in the R2 Residential District.
3. Any other zoning relief necessary to construct the addition as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

ZONING: The subject property and the properties to the north, west and south are all zoned R2 – Single Family Residential District and are improved with single family homes. The property to the east is also zoned R2 – Single Family Residential District and is owned by the Forest Preserve District of DuPage County.

PUBLIC NOTICE: Notice of the public hearing was published in the August 14, 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 HISTORY: The Village does not have records of any prior variations being granted for the subject property.

PERMIT HISTORY: Village records indicate the following permits have been issued for this

property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1963	B9096	Building construction
1992	B13240	Driveway and approach
2009	27789	Fire protection systems/repair
2016	20160880	Siding/gutter
2019	20191457	Hot tub

EXISTING:	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 ft ² (0.20 acres)	8,750 ft ² (0.2 acres)
Lot Width	80', corner lots; 66', all other lots	70'
Lot Depth	110'	125'
Front Yard	30' (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	32.12'
Interior Side Yard	7'	7.56' (north) and 7.01' (south)
Rear Yard	40'	~44.8'
Lot Coverage	20%	~ 22.58%

**PROJECT
SUMMARY:**

The subject property is part of the Roosevelt Garden Homesites Subdivision and was constructed in 1964. The lot is rectangular-shaped and improved with a split-level frame single-family home with an attached garage. Currently, the property has a lot coverage ratio of 22.58%, which exceeds the maximum allowable lot coverage ratio of 20% in the R2 District. The subject site is adjacent to the East Branch DuPage River floodway and 100-year and 500-year floodplains.

The current residents first occupied this home in March of 2018 and would like to improve the home with an addition to suit their family needs and to enjoy their yard and view. According to the petitioner, the residence adjacency to the river, a breeding site for mosquitos, has increased health and safety risks for homeowners using the backyard during warm seasons. Therefore, an enclosed area at the rear would enhance the functionality of the backyard.

The petitioner is proposing to demolish the existing dilapidated deck at the rear and replace it with a two-story building addition. The addition will measure 16-foot-wide by 12-foot-deep, totaling 192 square feet. The lower-level portion of the addition would be used for storage and have access doors on the north elevation. The proposed upper level, with direct access to the existing kitchen area, would be used as a sunroom. The sunroom will feature tempered glass windows on all sides and a door on the south elevation providing access to a stairwell and the existing patio to the south.

Due to the proximity to the river, the property slopes down at a grade of about 11% (approximately 5-foot-decline across 45 feet from the principal structure to the rear lot line), where stormwater runoff flows toward the river. The Village Stormwater Engineer does not anticipate that the proposed addition would negatively impact the natural flow of water drainage due to the 15 to 17-foot drop in elevation between the principal structure and the floodway. However, if variations are granted, the plans will be further reviewed and evaluated by Village's Stormwater Engineer for conformance as part of the permitting phase.

Staff received two letters from adjacent neighbors to the north and south in support of granting the variations.

In order to construct the project as proposed, the petitioner will need to be granted variations from the Zoning Code to allow a rear yard setback of 32.8 feet in lieu of 40 feet rear yard setback and a lot coverage ratio of 24.77% in lieu of the maximum permitted lot coverage ratio of 20%.

ZBA ACTION

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

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

ATTACHMENTS

1. Petitioners' Application Packet
2. Plat of Survey
3. Proposed Plans
4. Zoning Map
5. Aerial Photo
6. 1' Contour Map
7. Map of Properties Notified for Public Hearing
8. Mailing List for Public Hearing Notice

9. Public Hearing Notice
10. Certificate of Publication

CC:

Emily Rodman, Assistant Village Manager
Martin Scott, Community Development Director
Paula Moritz, Plan Reviewer
Amy McKenna, Senior Civil Engineer
Donald and Cheryl Wiltgen, Property Owners

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\G\GROVE\103 Grove Ave\Staff Report 103 Grove.docx

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 103 GROVE AVENUE Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: NATIONAL ENERGY CONTRACTORS, Inc. (c/o Peter Gatsch)

Address: 206 WEST NORTH AVENUE, LOMBARD, IL 60148

Home Phone No.: (630) 916-0325 Cell Phone No.: (630) 400-9316

Fax No.: (630) 916-0576

E-mail: gatsch4@aol.com

Ownership Interest in the Property in Question:

WE ARE THE CONTRACTOR BEING HIRED
TO INSTALL SUNROOM.

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):

DONALD/CHERYL WILTGEN
103 GROVE AVENUE
GLEN ELLYN, IL 60137

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

NATIONAL ENERGY CONTRACTORS, INC.
206 WEST NORTH AVENUE
LOMBARD, IL 60148

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: 103 GROVE AVENUE, GLEN ELLYN, IL 60137

Permanent tax index number: 05-13-319-003

Legal description:

LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 39 IN
SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING
A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE
10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED OCTOBER 11, 1921 AS
DOCUMENT 151439, IN DUPAGE COUNTY, ILLINOIS.

Zoning classification: R-2

Lot size: 125' ft. x 70' ft. Area: 8750 sq. ft.

Present use:

RESIDENTIAL LIVING

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):

- A) We are requesting variation to the rear setback. Code 10-4-8(D)2
We are requesting 32.8' setback. (Code is 40')
- B) We are requesting variation to the Maximum Lot Coverage Ratio, code 10-4-8(E)1
We are requesting a 24.77% (20% is Code)

Estimated date to begin construction: winter '22 to spring '23

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

GEORGE JANKOVSKY- ARCHITECT
4602 MATIGOLD AVE.
POINCIANA, FL. 8

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:

In replacement of the old deck, client would like a sunroom. This is the best location as the other part of the rear would block basement/lower level egress. The lot shape and size has the project barely too close to the rear property line and just over the percentage allowed to be built.

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):

IF the sunroom were moved to be less far from the property line, it would block the lower level egress and stairwell. The room would have to be larger to encompass a large stairwell. To make it shallower at the present location makes the room too small to be usable.

OR

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

This property backs up to a massive wet-land that is a breeding ground for mosquitoes and other insects. Clients are extra sensitive to hazards from insects. They would like to be able to enjoy their yard and view without the risks. Only the neighbors to each side can see the back yard.

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

The wet-land is almost a mile deep, adjacent to I-355. Only the two adjacent neighbors can see this back yard. The sunroom matches the home in finisher and will enhance the property.

- 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:

There are no other practical locations to consider. Moving to the other part of the back of the home will block lower-level egress, plus a poor roof connection. To engulf the egress into the room requires a larger room and we are slightly over the limit already. Reducing the size makes the room ridiculously small and unusable.

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:

Every property is different, so it is hard to be specific in comparison that is random. Other homes may have a slightly larger lot or a smaller home on their lot, which may not require variance. The previous zoning codes, before being changed, would allow this project.

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:

During the late spring to Fall, the backyard is intolerable due to the abundance of mosquitos and insects. There is an wetland that is dozens of acres big immediately adjacent to the backyard.

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

The hardship is a long standing previous condition. The wet-land has been there decades.

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.

Only two neighbors can see this backyard. About a mile to the East is the tollway. Only two neighbors will even notice this project.

6. Provide evidence that the proposed variation will not:

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

The sunroom (proposed) is far away from the two neighbors. It will not block light.

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

The majority of the sunroom is non-combustible and it is far from the neighbors homes.

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

None of the above impairments would apply to this project.

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

A beautiful sunroom will add to the home's value!

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

There is no impact to streets or highway!

- f. Create a nuisance; or

There is NO nuisance, at all.

- g. Results in an increase in public expenditures.

We cannot conceive of any problem to the public or expenditure. It is all in the back of the home.

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

Moving the Sunroom creates bigger hardships, as it blocks egress from the lower level. Sides and front are not permitted. To reduce the size makes the room impractical. What is an appropriate size room is subjective. Based on my 30+ years of experience; any smaller would be a "hall way," not a small room. Our proposed project is a humble size.

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

This backyard is so private, almost no one would even notice if we built the sunroom. It backs to a massive (100+ acres?) wetland that terminates at the Tollway. This wetland is a breeding ground for swarms of mosquitos. The client cannot use their backyard most of the year. In addition, their medical condition makes them extra sensitive to insect bites. Lastly, the code, prior to being revised recently, would have allowed this. This is a modest exception that we are requesting.

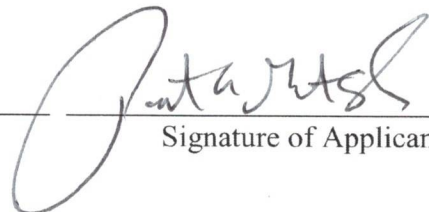
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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>7/22/22</u>	<u>PETER GATSCH</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, DONALD WILTGEN owner of the property described as

LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 39 IN
SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING
A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE
10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED OCTOBER 11, 1921 AS
DOCUMENT 151439, IN DUPAGE COUNTY, ILLINOIS.

verify that NATIONAL ENERGY CONTRACTORS, INC.

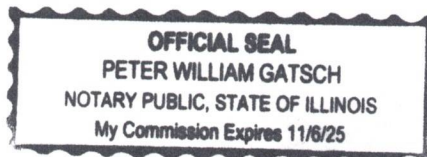
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
applicant is actual notice to owner.

Donald Wiltgen
Owner Signature

Subscribed and sworn to before me this

26th day of July, 2022
Peter William Gatsch

Notary Public



OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

--

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: Peter W. Gatsch

Title: President

Applicant's Name: John J. H. President

Subscribed and sworn to me this

22 day of July, 2022.

[Signature]
Notary Public



**TRUSTEE'S DEED
GENERAL**



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 13, 2018

RHSP

11:11 AM

DEED

\$40.00 05-13-319-003

STAMP AFFIXED

003 PAGES

R2018-031961

Return to:
(Advisors Title Network, LLC)
900 Skokie Blvd Ste. 255
Northbrook, IL 60062
(847) 496-9100 ATN17-126083

REAL ESTATE TRANSFER TAX

13-Apr-2018



COUNTY: 172.50

ILLINOIS: 345.00

TOTAL: 517.50

05-13-319-003

20180302220532 | 1-817-086-240

CW 517.50

THE GRANTOR, Henry M. Dowgwillo a/k/a Henry M. Dowgwillo and Barbara J. Dowgwillo, as trustees of The Henry M. Dowgwillo a/k/a Henry M. Dowgwillo and Barbara J. Dowgwillo Living Trust dated December 14, 2005, of the City Glen Ellyn, County of DuPage, State of Illinois, for and in consideration of Ten and NO/00's dollars (\$10.00) in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, conveys and warrants to Donald M. Wiltgen and Cheryl Smith Wiltgen, ~~as tenants by the entirety~~ of 326 W Brookfield St Lombard, IL 60148 of the County of DuPage, all interest in the following described real estate situated in the County of DuPage in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 05-13-319-003

Address of Real Estate: 103 Grove Avenue, Glen Ellyn, IL 60137

Dated this 15TH day of March, 2018

Henry M. Dowgwillo a/k/a Henry M. Dowgwillo
as trustee of The Henry M. Dowgwillo a/k/a Henry
M. Dowgwillo and Barbara J. Dowgwillo Living
Trust dated December 14, 2005

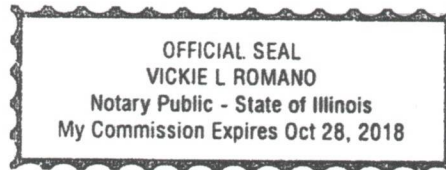
Barbara J. Dowgwillo
as trustee of The Henry M. Dowgwillo a/k/a Henry
M. Dowgwillo and Barbara J. Dowgwillo Living
Trust dated December 14, 2005

STATE OF ILLINOIS, COUNTY OF DuPAGE SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HENRY DOWGWILLO AND BARBARA DOWGWILLO, personally known to me to be the person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of MARCH, 2018

Vickie L. Romano (Notary Public)



Prepared By:
Doug Forst
Attorney at Law
Douglas R. Forst, Ltd.
P.O. Box 513,
Warrenville, IL 60555

Mail To:
~~Donald M. Wiltgen and Cheryl Smith-Wiltgen~~
James Reichardt
27 W. Park Blvd.
Villa Park, IL 60181

Name and Address of Taxpayer/Address of Property:
Donald M. Wiltgen and Cheryl Smith-Wiltgen

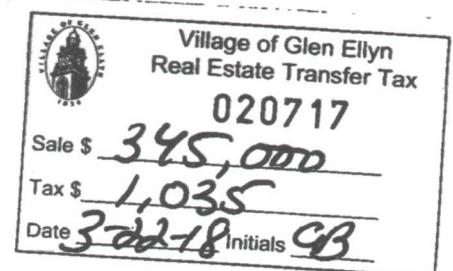


Exhibit "A"
Legal Description

LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 39 IN SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1921 AS DOCUMENT 151439, IN DUPAGE COUNTY, ILLINOIS.

Parcel(s): 05-13-319-003

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE.
LOMBARD, IL 60148
(630) 916-0325

July 26th, 2022

Village of Glen Ellyn
30 S. Lambert Rd.
Glen Ellyn, IL 60137

To Whom It May Concern:

Re: Letter of Explanation for Requesting a Zoning Variation:

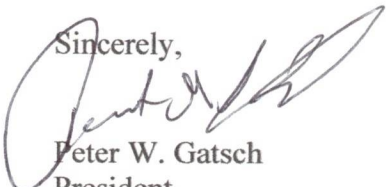
Client Name and Address: Mr. Donald & Cheryl Wiltgen
103 Grove Ave., Glen Ellyn, Illinois 60137

Thank you for considering a Zoning Variation for our company, National Energy Contractors, Inc., for the furnishing and installation of a new Sunroom for the home. National Energy Contractors, Inc., herein after referred to as Company, and Mr. and Mrs. Wiltgen, herein after referred to as Client, do hereby request a variation to the Rear Setback Code and the Lot Buildable Percentage for a sunroom. The Client and Company have several reasons for requesting this variation and they are a result of hardships specific to this home and the property.

This particular property is modest in depth, by comparison. The best, and most logical, location for the sunroom is directly behind the main part of the house. The first reason for this request is that to move the sunroom over for compliance would require the removal of the lower-level egress escape stairwell, which presents a safety issue. It is never desirable to compromise the lower-level egress. The second reason is that our proposed location is directly at back of the kitchen and we would be removing an old rotten deck at that location instead of rebuilding the old deck. Any other location would involve redoing a lot of work that the Client does not desire. The third reason is that the home backs up to a vast wetland forest preserve that is a breeding ground for mosquitos and the Clients are extra sensitive to mosquito bites especially with some medical conditions they have. Presently, the back yard is unusable most of the warm months due to the number of mosquitos and other insects. The last point is that only the two adjacent neighbors will ever see this sunroom. There is the tollway about a mile away behind them and a neighbor on each side. Also, we are replacing a slightly smaller deck that is in this exact location.

In conclusion, anyone looking at the property would concur with the Company and Client that the proposed location is the most logical and attractive location for the sunroom. Therefore, we humbly request a variation to the code.

Sincerely,



Peter W. Gatsch
President

Permit and Variation Applicant

July 25, 2022

To Whom It May Concern:

We are neighbors of the Wiltgen's. Their address is 103 Grove Ave. We are aware of the proposed changes to their property. We are not opposed to them building a sunroom off the back of the house.

Thank you,

Mark Hult
91 Grove Ave

July 25, 2022

To Whom It May Concern:

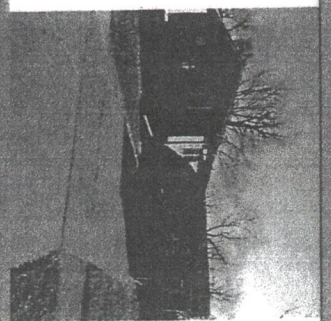
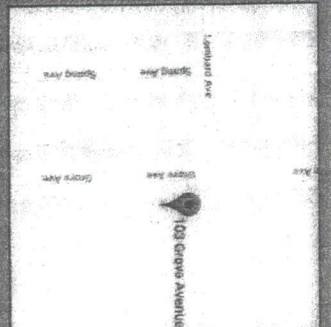
We are neighbors of the Wiltgen's. Their address is 103 Grove Ave. We are aware of the proposed changes to their property. We are not opposed to them building a sunroom off the back of the house.

Thank you,

David A. Wolk
105 GROVE

EXACTA

ILLINOIS SURVEYORS, INC.



PROPERTY ADDRESS: 103 GROVE AVENUE, GLEN ELYN, ILLINOIS 60137

SURVEY NUMBER: 1803.1481

FIELD WORK DATE: 3/13/2018
18031481

REVISION DATE(S): (REV'D 3/13/2018)

BOUNDARY SURVEY
DUPAGE COUNTY

LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 39 IN SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1921 AS DOCUMENT 151439, IN DUPAGE COUNTY, ILLINOIS.

GROVE AVENUE (60' RW)

CONC. CURB & GUTTER

N 1°17'30" W 70.14' (M)
70.00' (R)

3/4" FIP

CONC. QW

21.36'

22.35'

27.15'

35.60'

N 20' OF LOT 4

3/4" FIP

LOT 29
BLK 39

REMAINDER OF LOT 4 (NOT INCLUDED)

S 89°12'33" W 124.96' (R&M)

LOT 30
BLK 39

LOT 31
BLK 39

32.12'

32.24'

16.00'

28.32'

48.33'

7.96'

20.28'

7.56'

20.00'

32.80'

3.00' W/STEPS

8.00'

14.05'

20.21'

3.00' W/STEPS

3.00' W/STEPS

3/4" FIP

3/4" FIP

3/4" FIP

3/4" FIP

3/4" FIP

3/4" FIP

3/4" FIP

3/4" FIP

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3/4" FIP

3/4" FIP

3/4" FIP

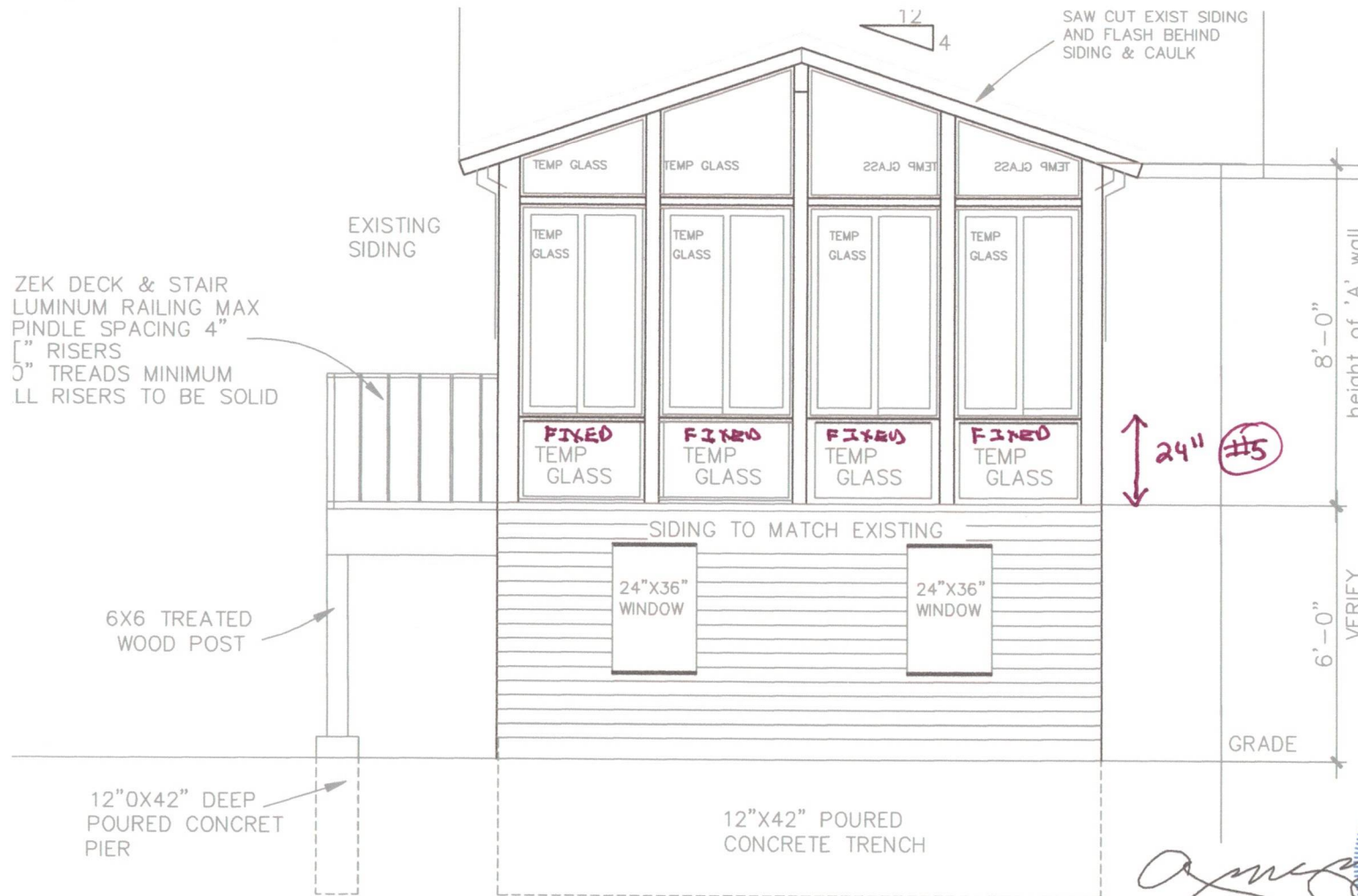
3/4" FIP

3/4" FIP

3/4" FIP

#1

All Work Shall Be Done In Accordance with 2009 International Residential Code
 All Work Shall Be Done In Accordance with 2011 National Electric Code
 All Work Shall Be Done In Accordance with 2018 International Energy Conservation Code
 Sunroom To NOT BE Heated

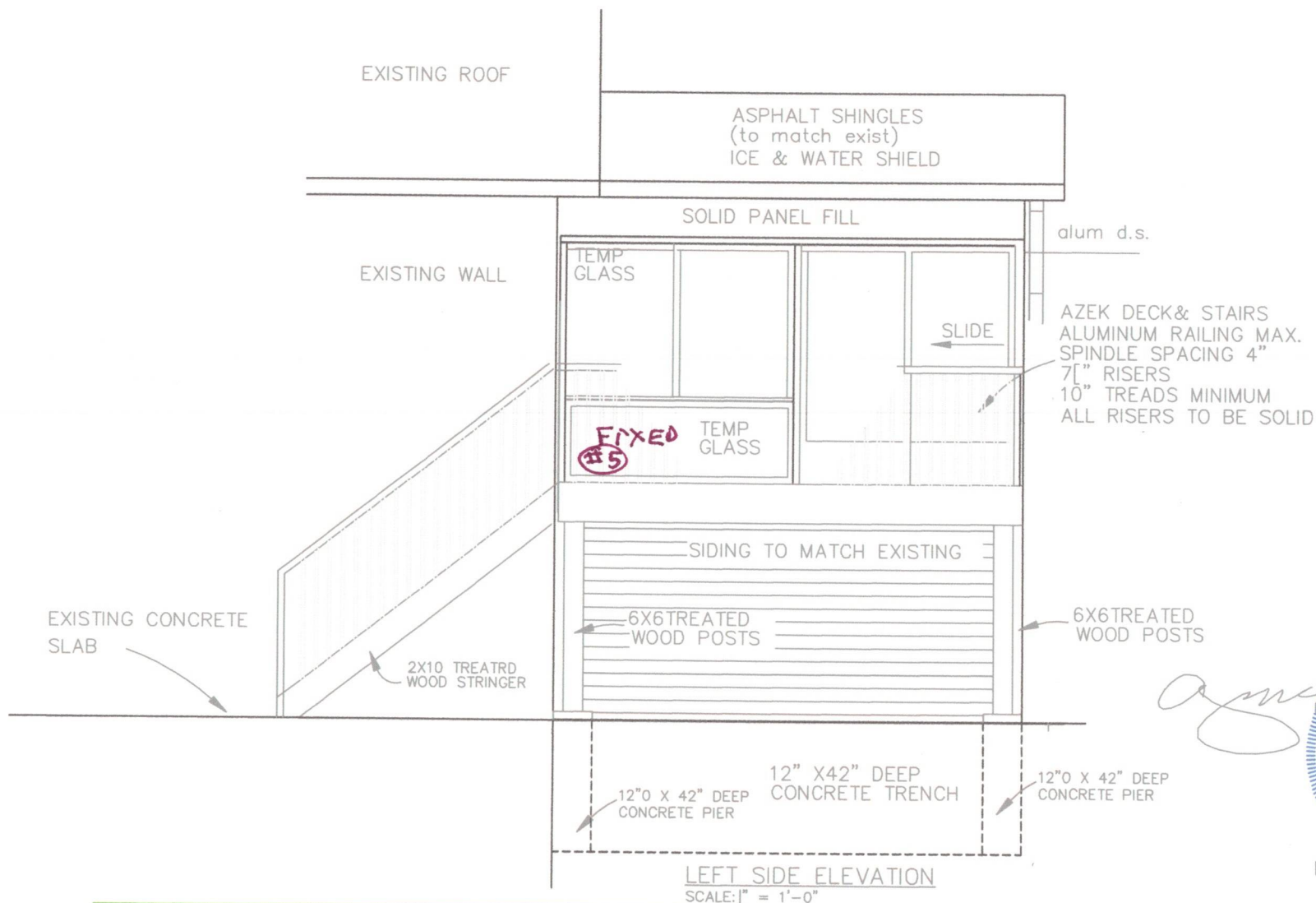


FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



WIND = 90 MPH

NATIONAL ENERGY CONTRACTORS, INC. 206 W. NORTH AVE. LOMBARD, IL 60148 630-916-0325	M/M WILTGEN 103 GROVE AVE. GLEN ELLYN, ILLINOIS	PROJECT WILTGEN	REVISED	SHEET
		DATE 04-14-2022		1
		DRAWN BY G.T.J.		OF 5 SHEETS
		CHECKED BY		



George T. Jankovsky

STATE OF ILLINOIS
GEORGE T. JANKOVSKY
001-005943
LICENSED ARCHITECT

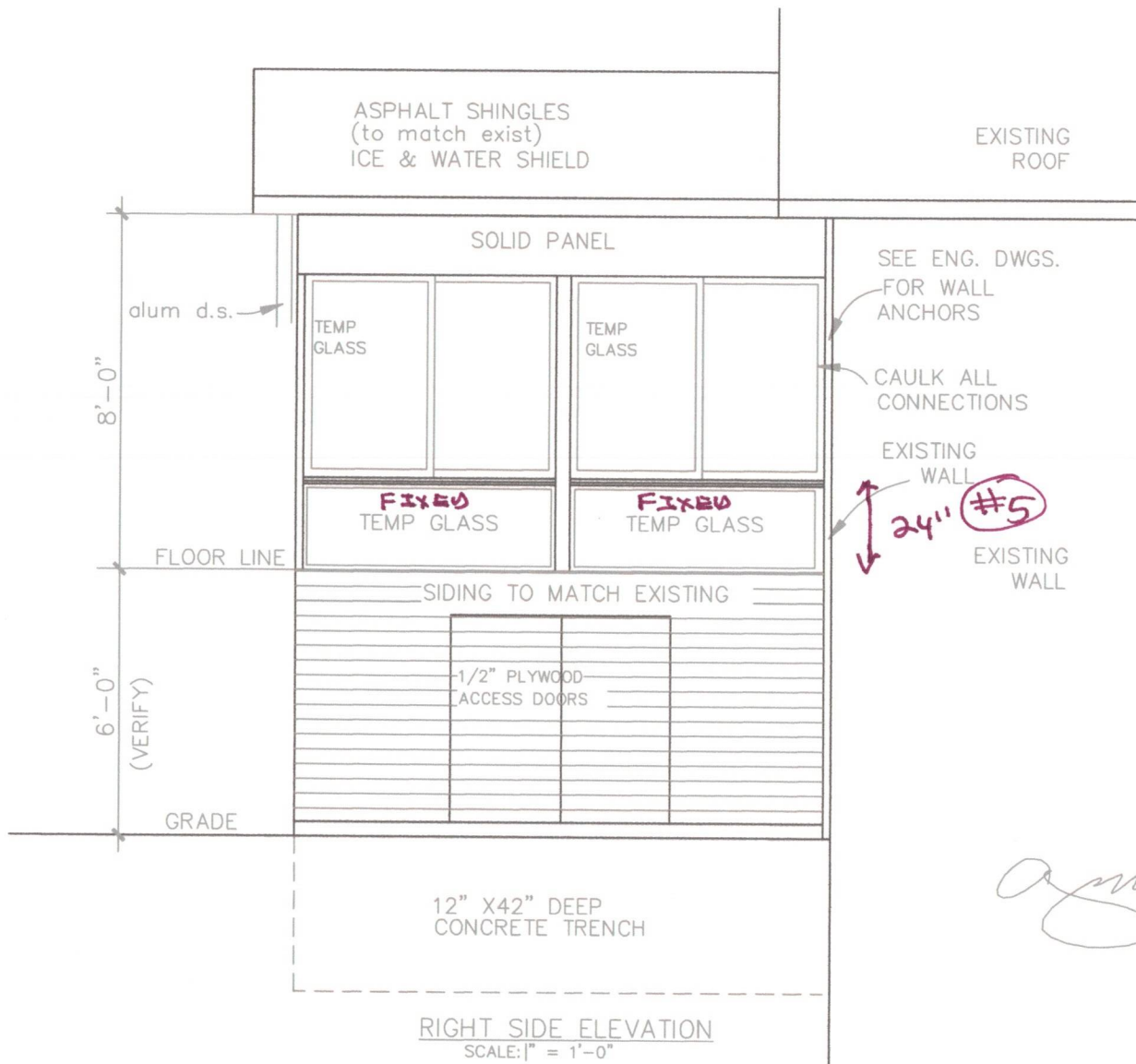
EXP: 11-30-2022

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M WILTGEN
103 GROVE AVE.
GLEN ELLYN, ILLINOIS

PROJECT
WILTGEN
DATE
04-14-2022
DRAWN BY
G.T.J.
CHECKED BY

SHEET
2
OF 5 SHEETS



EXP: 11-30-2022

NATIONAL ENERGY CONTRACTORS, INC.
06 W. NORTH AVE. LOMBARD, IL 60148
30-916-0325

M/M WILTGEN
103 GROVE AVE.
GLEN ELLYN, ILLINOIS

PROJECT
WILTGEN

04-14-2022

DRAWN BY

CHECKED BY

SHEET

3

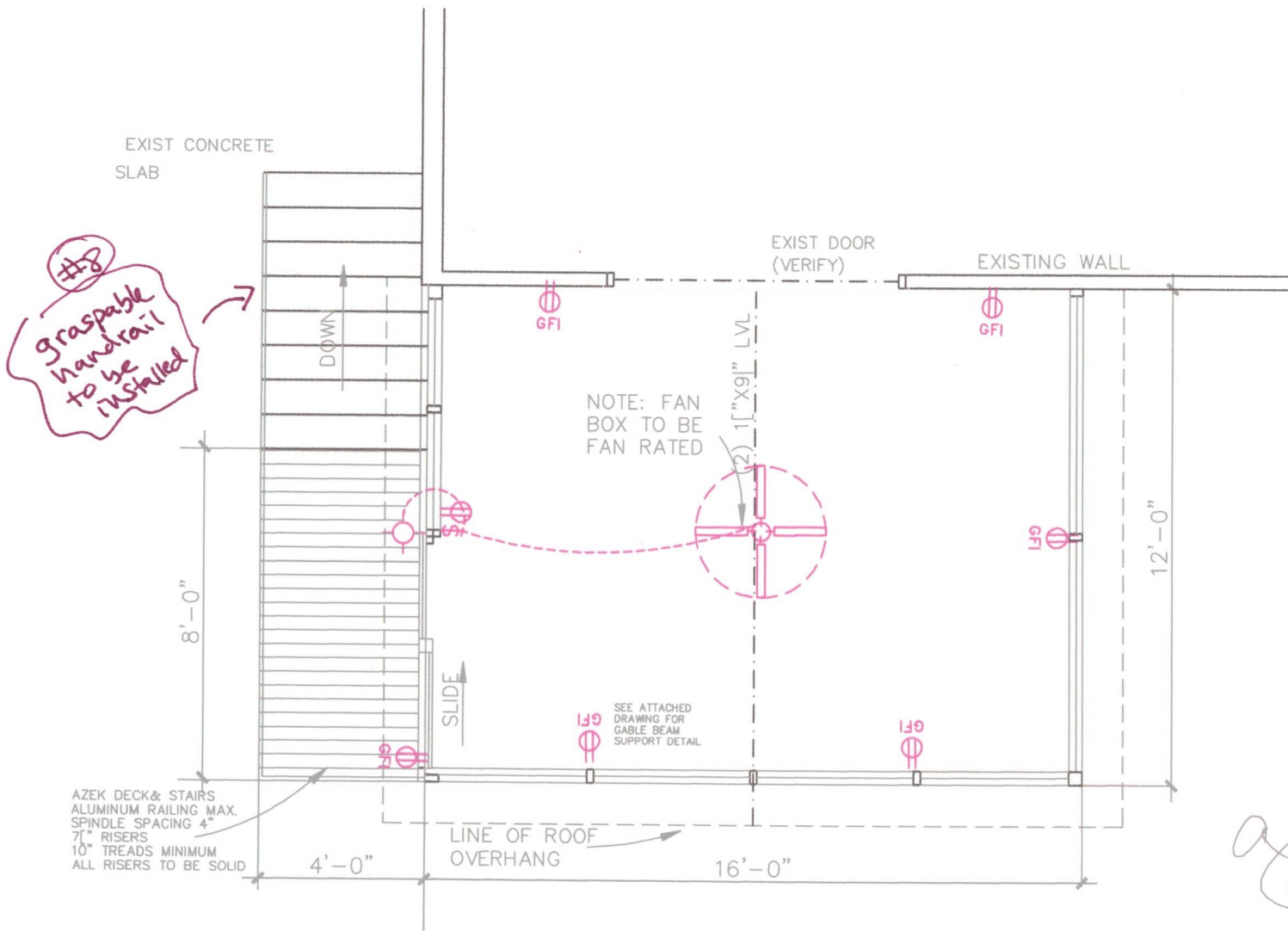
OF 5 SHEETS



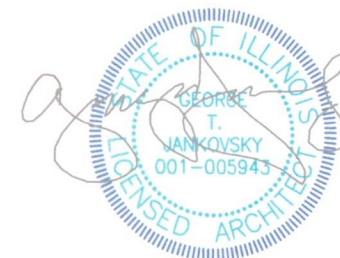
NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M WILTGEN
103 GROVE AVE.
GLEN ELLYN, ILLINOIS

Page 38 of 140



PLAN OF SCREEN PORCH
SCALE: 1" = 1'-0"



EXP: 11-30-2022

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M WILTGEN
103 GROVE AVE.
GLEN ELLYN, ILLINOIS

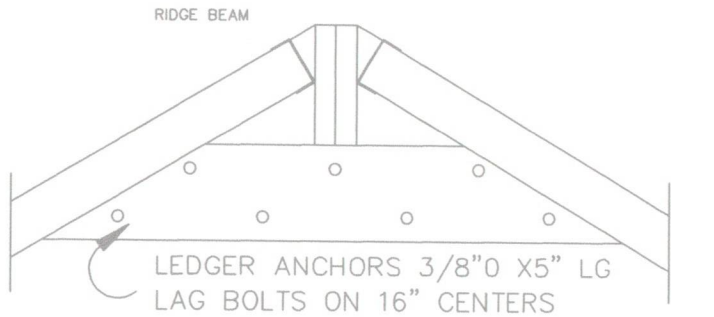
PROJECT
WILTGEN
DATE
04-14-2022
DRAWN BY
G.T.J.
CHECKED BY

REVISED

SHEET

5

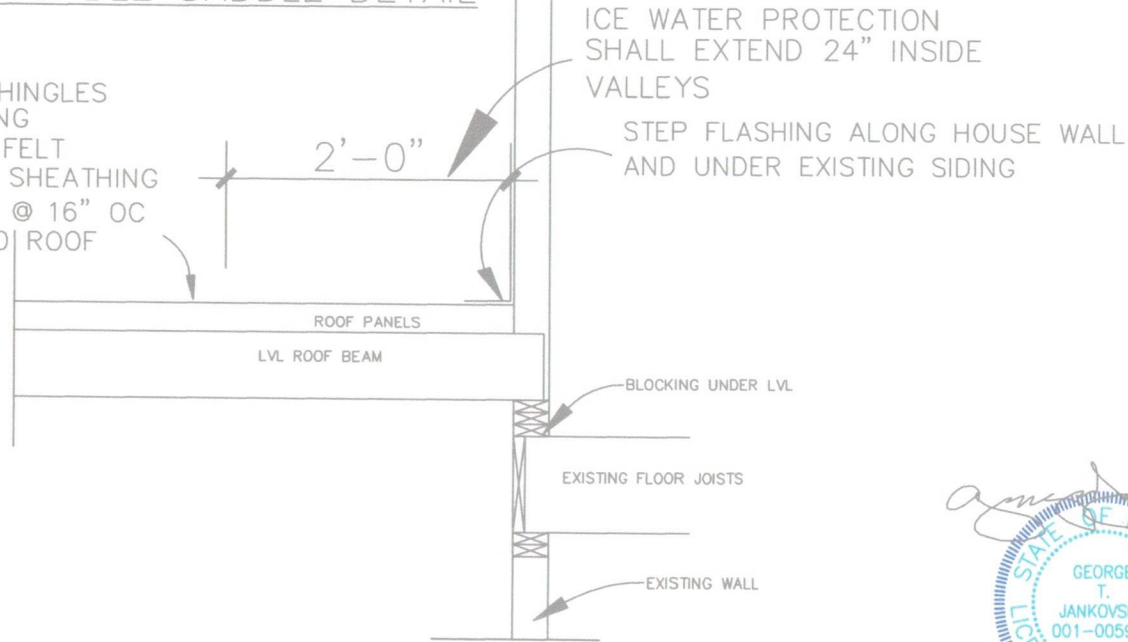
OF 5 SHEETS



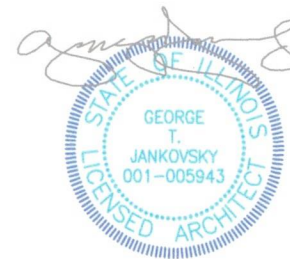
ALTERNATE GABLE SADDLE DETAIL

SCALE: [1" = 1'-0"]

235# ASPHALT SHINGLES
TO MATCH EXISTING
ON 15# ROOFING FELT
1/2" CDX PLYWD SHEATHING
1X3 WD SPACERS @ 16" OC
GLUE SPACERS TO ROOF



GABLE SUPPORT DETAIL



EXP: 11-30-2020

NATIONAL ENERGY CONTRACTORS, INC.
206 W. NORTH AVE. LOMBARD, IL 60148
630-916-0325

M/M WLTGEN
103 GROVE AVE.
GLEN ELLYN, ILLINOIS

PROJECT
WLTGEN
DATE
04-14-2022
DRAWN BY
G.T.J.
CHECKED BY

SHEET
S
OF 5 SHEETS

GIS Consortium | Zoning Map - 103 Grove Ave.



Legend

Zoning and Development

Zoning

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

0 150 300
ft

Print Date: 8/26/2022

Notes

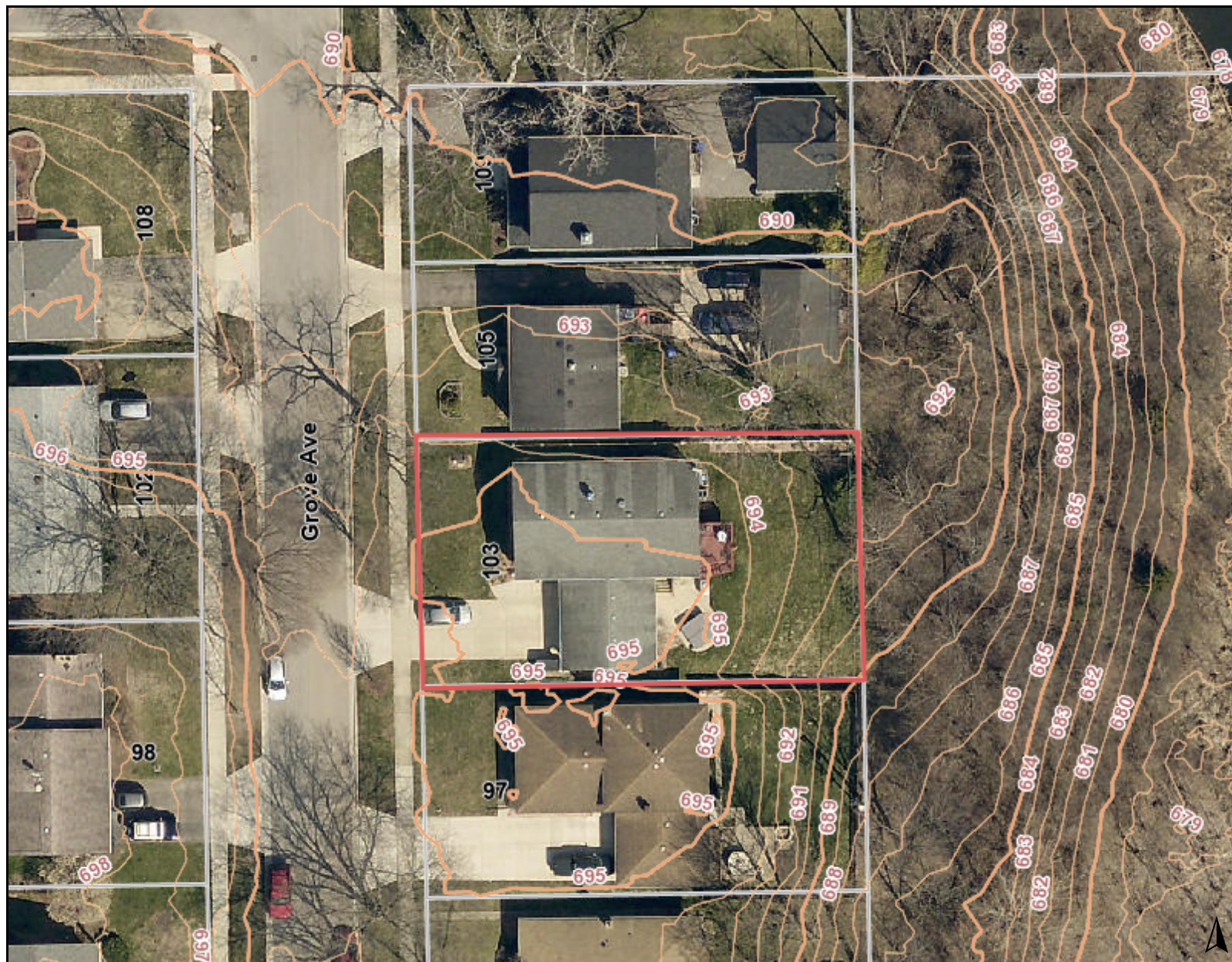
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently 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**

0 100 200
ft

Print Date: 8/26/2022**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**

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

0 50 100
ft

Print Date: 8/26/2022

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.



**350 Foot Buffer
from
103 Grove Ave**

LOMBARD AVE

GROVE AVE

SPRING AVE

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



NAME	or	STNUM	STDIR	STNAME	APT	CITY	ST	ZIP
BAHOLLI, FATOS	OR CURRENT PROPERTY OWNER	81		GROVE AVE		GLEN ELLYN	IL	60137
BELLAMKONDA, VIJAY & L	OR CURRENT PROPERTY OWNER		109	SPRING AVE		GLEN ELLYN	IL	60137
BENJAMIN, HEATHER M	OR CURRENT PROPERTY OWNER	80		GROVE AVE		GLEN ELLYN	IL	60137
CAPONE, MORGAN & JOSEPH	OR CURRENT PROPERTY OWNER	74		GROVE AVE		GLEN ELLYN	IL	60137
CASSATA, MATTHEW & DAWN	OR CURRENT PROPERTY OWNER	127	S	GROVE AVE		GLEN ELLYN	IL	60137
COLD RIVER LAND LLC	OR CURRENT PROPERTY OWNER	1850		PARKWAY PL	900	MARIETTA	GA	30067
DARGA, NATHAN & CYNTHIA	OR CURRENT PROPERTY OWNER	108		GROVE AVE		GLEN ELLYN	IL	60137
DORE, MAURICE A & JEANNE	OR CURRENT PROPERTY OWNER		119	SPRING AVE		GLEN ELLYN	IL	60137
DUDEK, ERIC & C YURCHIK	OR CURRENT PROPERTY OWNER		91	SPRING AVE		GLEN ELLYN	IL	60137
DUPAGE CO FOREST PRESERVE	OR CURRENT PROPERTY OWNER			PO BOX 5000		WHEATON	IL	60189
FOREST PRESERVE DISTRICT	OR CURRENT PROPERTY OWNER			PO BOX 5000		WHEATON	IL	60189
HAAKE, RICHARD & RITA	OR CURRENT PROPERTY OWNER	97		GROVE ST		GLEN ELLYN	IL	60137
HARBACEK, ROBERT G	OR CURRENT PROPERTY OWNER	119		GROVE AVE		GLEN ELLYN	IL	60137
HEIL, EDWARD & BARBARA	OR CURRENT PROPERTY OWNER	87	N	GROVE AVE		GLEN ELLYN	IL	60137
HINKLE, DAMIEN	OR CURRENT PROPERTY OWNER	123		GROVE AVE		GLEN ELLYN	IL	60137
HOSTETLER, NOELLE	OR CURRENT PROPERTY OWNER	152		BRYANT AVE		GLEN ELLYN	IL	60137
ISLAM, R & I JAHAN	OR CURRENT PROPERTY OWNER	77		SPRING AVE		GLEN ELLYN	IL	60137
KELLEHER, ROBERT D	OR CURRENT PROPERTY OWNER	107		SPRING AVE		GLEN ELLYN	IL	60137
LAFSER, ERIN J	OR CURRENT PROPERTY OWNER	99		SPRING AVE		GLEN ELLYN	IL	60137
LINDNER, JOHN & SANDRA	OR CURRENT PROPERTY OWNER	109		GROVE AVE		GLEN ELLYN	IL	60137
MAZZUCA, GAYLE A	OR CURRENT PROPERTY OWNER	815		DELLES RD		WHEATON	IL	60189
MERRITT, RANDY & ALAIRE	OR CURRENT PROPERTY OWNER	87		SPRING RD		GLEN ELLYN	IL	60137
MINAUSKAS, NORA T	OR CURRENT PROPERTY OWNER	116		GROVE AVE		GLEN ELLYN	IL	60137
MIRANDA, VICTOR	OR CURRENT PROPERTY OWNER	98		GROVE AVE		GLEN ELLYN	IL	60137
NATHANIEL, ALEXANDER	OR CURRENT PROPERTY OWNER	81		SPRING AVE		GLEN ELLYN	IL	60137
NEUMANN, D & V SCANIO	OR CURRENT PROPERTY OWNER	73		GROVE AVE		GLEN ELLYN	IL	60137
PARKER, JAMES S	OR CURRENT PROPERTY OWNER	129		GROVE AVE		GLEN ELLYN	IL	60137
PFEIFFER, LEE ILA	OR CURRENT PROPERTY OWNER	127		SPRING AVE		GLEN ELLYN	IL	60137
RAMIL, PRUDENCIA P	OR CURRENT PROPERTY OWNER	103		SPRING AVE		GLEN ELLYN	IL	60137
RAPATA, ROSEMARY	OR CURRENT PROPERTY OWNER	90		GROVE ST		GLEN ELLYN	IL	60137
RICHIER, JULIE	OR CURRENT PROPERTY OWNER	77		GROVE AVE		GLEN ELLYN	IL	60137
SANTANA, CHRISTINA S	OR CURRENT PROPERTY OWNER	124		GROVE AVE		GLEN ELLYN	IL	60137
SKIPTON, RAYMOND & NANCY	OR CURRENT PROPERTY OWNER	95		SPRING AVE		GLEN ELLYN	IL	60137
SPARK JR, ROBERT M	OR CURRENT PROPERTY OWNER	84		GROVE AVE		GLEN ELLYN	IL	60137
STAANA, CHRISTIAN & TERESA	OR CURRENT PROPERTY OWNER	120		GROVE AVE		GLEN ELLYN	IL	60137
STEEGER, PAUL F	OR CURRENT PROPERTY OWNER	2N076		EDGEWOOD AVE		LOMBARD	IL	60148
THANG, K & S THIAM	OR CURRENT PROPERTY OWNER	93		GROVE AVE		GLEN ELLYN	IL	60137
THOMPSON, BARBARA D	OR CURRENT PROPERTY OWNER	123		SPRING AVE		GLEN ELLYN	IL	60137
WILTGEN, DONALD & CHERYL	OR CURRENT PROPERTY OWNER	103		GROVE ST		GLEN ELLYN	IL	60137



NOTICE OF PUBLIC HEARING

National Energy Contractors, Inc., petitioner on behalf of the owners of the property at 103 Grove Avenue, is requesting a public hearing for zoning variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code to allow the construction of a new sunroom addition on the rear of the property. 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, August 30, 2022** at 7:00 pm on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The petitioner is requesting approval of zoning variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(E)1 to allow a lot coverage ratio of 24.77 percent where a maximum lot coverage ratio of 20 percent is allowed for two-story single-family dwellings in the R2 Residential District; and
2. Section 10-4-8(D)2 to allow a rear yard setback of 32.8 feet where a 40-foot rear yard setback is required; and
3. Any other zoning relief necessary to allow the proposed addition to be constructed 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:

LOT 3 AND THE NORTH 20 FEET OF LOT 4 IN BLOCK 39 IN SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1921 AS DOCUMENT 151439, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-13-319-003

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Brad Iwicki, Planning Intern, at biwicki@glenellyn.org. All public comments received by 4:30 pm on Tuesday August 30, 2022 will be read into the record at the public hearing.

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Published in Daily Herald August 14, 2022 (4587036)

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:

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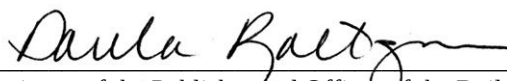
County(ies) of DuPage

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 08/14/2022 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 # 4587036



Glen Ellyn Zoning Board of Appeals

535 Duane Street
Glen Ellyn, IL 60137

Meeting 8/30/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Ordinance
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2574)**

DOC ID: 2022-2574

645 Forest Avenue: Construction Necessitated Zoning Variations to allow for the placement and encroachment of an existing deck and recreational equipment (trampoline).

Statement of the Issue:

See attached staff report.

Analysis:

See attached staff report.

Budget Impact:

N/A

Action Requested:

See attached staff report.

Attachments:

1. 645 Forest - 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 - June 20, 2022
8. 7. Final Grading - July 2, 2022
9. 8. Current Conditions Elevations
10. 9. Existing Photos Deck
11. 10. Existing Photos Trampoline
12. 11. Cost Estimate to Remove Work
13. 12. Timeline
14. 13. Approved Site Plan
15. 14. Proposed Grading
16. 15. Final Grading Review, dated August 13, 2021
17. 16. Public Notice
18. 17. Certificate of Publication

- 19. 18. Letters of Support
- 20. 19. Ordinance No. 6588 - Adpoted April 9, 2018
- 21. 20. Map of properties notified by mailing

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Atrian Fard, Senior Planner
Patrick Hoffmann, Planning Intern

DATE: July 29, 2022

SUBJECT: August 30, 2022 Zoning Board of Appeals Meeting

PETITIONER: Craig and Ann-Marie Cudzilo, owners of the subject property, are requesting a public hearing for construction necessitated zoning variations for the property located at 645 Forest Avenue.

PROPERTY: The subject property is a corner lot located at the southeast corner of Forest Avenue and Linden Street.

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

1. Section 10-4-8(E)(1) to allow a lot coverage of approximately 21%, in lieu of a maximum 20% lot coverage for a 2-story single-family home in the R2 Residential District;
2. Section 10-5-5(B)4#28 to allow for the placement and encroachment of recreational equipment (trampoline) into the required corner side yard of 30 feet where recreational equipment is not a permitted obstruction in the required corner side yard;
3. Section 10-5-4(A)4(a) to allow a recreational equipment (trampoline) to be approximately 3 feet from the corner side lot line where accessory structures shall be located no less than 20 feet from the corner side lot line; and
4. Any other zoning relief necessary to allow the existing deck and recreational equipment (trampoline) 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 August 15, 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:**

On April 9, 2018, the Village adopted Ordinance No. 6588, which granted the subject property approval of zoning variations from Section 10-8-6(B)3 to allow a Class III alteration to a nonconforming single-family dwelling, where the additions will not meet the setback requirements of the Code and will be 13.5 feet and 18.25 feet from the corner property line, in lieu of the 30-foot requirement.

**PERMIT
HISTORY:**

Year	Permit No.	Type
1949	2374	Demo/New Single-Family Residence
1964	9531	Electrical Service
1980	B16241	Electrical Service
2010	20100901	Drive Approach
2015	20152078	Water Connection
2018	20180052	Demolition of detached garage
2018	20180006	Construction of detached garage
2019	20190251	Addition – New attached 2-car garage/partial 2 nd floor addition (Ordinance No. 6588)
2020	20200018	Home Remodel and Addition
2020	20200182	Demolition of Primary Structure (Current CNZV Request)
2021	20210756	Lawn Sprinkler in Parkway

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

Lot Area	8,712 ft ² (0.20 acres)	~15,984 ft ² (0.37 acres)
Lot Width	80', corner lots; 66', all other lots	100'
Lot Depth	110'	167.1'
Front Yard	30' (between 30' and 50' for new construction; but no closer than the closest principal structure on adjacent lots on the same side of the street)	47.63'
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	10.88'
Corner Side Yard	30' or 30 percent of lot width of nonconforming lot	13.23'
Rear Yard	40'	58.25'

PROJECT

HISTORY:

The petitioners purchased the property in December of 2015. Since then, they have submitted several permit applications to renovate their home. As outlined in the permit history section above, the detached garage was the first project (2018), followed by a two-story building addition and a new attached two-car garage (2019), which required a variance for Class III alterations to a nonconforming building that sat only 13.5 feet away from the corner side property line, in lieu of 30-foot setback requirement in the R2 District (see attached Ordinance No. 6588).

It is worth noting that the residence was originally built in 1923 according to the Zoning requirements in place at the time. Per staff findings, 1923 setback provisions required a corner side yard to be at least 10 percent of the lot width (10 feet in this case), while a minimum corner side yard setback of 30 feet is required today. Therefore, the house is considered legal nonconforming to the current setback requirements.

On January 2, 2020, the homeowners submitted a permit application for the last phase of their renovation project to remodel the house and build a new deck, a patio, and a lower-level concrete entryway at the rear of the house. With no Zoning variation required, the proposed plans were approved on March 11, 2020, and a building permit was issued on March 19, 2020 (Permit No. 20200018). It was during this phase of the project that the unlawful additions led to the existing nonconformities requiring Construction Necessitated Zoning Variations.

Deck Extension

As noted in the timeline provided by the petitioners, in September 2020, the homeowner and the general contractor agreed to build an extension to the approved deck atop the lower-level concrete pad to provide additional seating area. The unapproved deck area measures approximately 156.6 square feet and acts as a roof over the lower-level entryway leading to an increase in the lot coverage ratio. The petitioners claim they were unaware that their action might be causing issues with the building permit.

From the most recent plat of survey, dated June 20, 2022, the home and garages, with a total footprint of approximately 3,192 square feet, had a lot coverage ratio of 19.97 percent, which was considered conforming. With the addition of the unpermitted deck, the combined percentage of the lot covered by roofed structures (house, garages, and deck) is approximately 21 percent, whereas the Zoning Code permits a maximum of 20 percent.

Changes to the approved plan were caught by the Village Engineer while conducting the final grading review on August 13, 2021 (see attached review letter). The petitioners were then notified that the unlawful portion of the deck needs to be removed to conform with the maximum allowable lot coverage ratio, or a zoning variation will need to be granted.

Trampoline

On August 13, 2022, the Village Engineer not only did inform the property

owners of the lot coverage dilemma but also identified a retaining wall around a trampoline within the required corner side yard setback, none of which were included in the approved plans. According to the petitioners' submitted timeline, the trampoline was installed in May 2021 during landscaping installations along the northern property line.

Per Village Zoning Code, trampolines are regulated as recreational equipment and shall not be placed within the required corner side yards. In accordance with the plat of survey, the trampoline currently encroaches into the required corner side yard setback of 30 feet for 27 feet. Village Engineer has approved the placement of the retaining wall, which is within their purview, however; for the trampoline (recreational equipment) to remain in its existing location, approval of a zoning variation will be needed.

Attached to this staff report are three letters of support from adjacent homeowners. 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 zoning variations to allow the existing deck, and recreational equipment (trampoline) to remain as constructed and as depicted on the plans presented at the public hearing. If the variation requests are denied, the petitioners have provided a cost estimate of \$12,650 to remove and restore the deck. 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 – June 20, 2022
7. Final Grading – July 2, 2021
8. Current Conditions Elevations
9. Existing Photos of Deck
10. Existing Photos of Trampoline

11. Cost Estimate to Remove Work
12. Timeline
13. Approved Site Plan
14. Proposed Grading
15. Final Grading Review, dated August 13, 2021
16. Public Notice
17. Certificate of Publication
18. Letters of Support
19. Ordinance No. 6588 – Adopted April 9, 2018
20. Map of properties notified by mailing

CC:

Emily Rodman, Assistant Village Manager
Martin Scott, Community Development Director
Paula Moritz, Plan Examiner
Craig and Ann-Marie Cudzilo, Homeowners

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\F\FOREST\645 Forest
- CNZV\Meetings\ZBA

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

RECEIVED

JUL 22 2022

VILLAGE OF GLEN ELLYN

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **645 Forest 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 Planning and Development Department.

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

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

I. APPLICANT INFORMATION:

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

Name: **Craig & Ann-Marie Cudzilo** _____

Address: **645 Forest Ave, Glen Ellyn IL 60137** _____

Home Phone No.: **6302976117** _____ Cell Phone No.: **3129097688** _____

Fax No.: _____

E-mail: **abcudzilo@yahoo.com** _____

Ownership Interest in the Property in Question:

100 %

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

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

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

Not Applicable

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

Not Applicable

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

YES ☐

NO ☒

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

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

YES ☐

NO ☒

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

III. PROPERTY INFORMATION:Common address: **645 Forest Avenue Glen Ellyn IL. 60137**Permanent tax index number: **05-11-125-001**

Legal description:

Attached**R-2**

Zoning classification:

Lot size: **100** ft. x **167.39** ft. Area: **16,025** sq. ft.Present use: **Single Family Residential**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):

Th	d	f	h	f	ll	(f)	ll	f	ll
The variations requested are for the following: (1) The deck square footage is 152 sq.ft. (12'-0"x12'-8"). We are asking for relief from the increased lot coverage in section 10-4-8(E)1 to be 21% in lieu of the 20%; (2) We are asking for variance from section 10-5-4(A)4(a) (accessory structures) as it relates specifically to Recreational Equipment (10-5-5(B)4#28) enabling us to retain the location of our trampoline in the side yard setback where a permanent variance has already been granted and no sidewalk will be built.									

Completed

Estimated date to begin construction:

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

Steven Poteracki, Studio 1 Architects, 1105 Burlington Avenue, Western Springs, IL. 60558

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 grade of the existing home and a forced walk-out the deck is elevated. The height of the deck from the finished deck level to the ground is calculated by the village to be over 7'-0" which then adds the deck square footage to the lot coverage calculation. (continued on separate sheet)....

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):

If the deck is removed, this will have a significant negative impact on value as there will be no easily and reasonably accessible outdoor dining area.

OR

SECTION V. A. 1.

With no definition of "ground" we utilized the word grade. grade is defined as.. "The average elevation of the surface of the ground of a zoning lot, measured at the four corners of a structure closest to the lot lines, before any dirt is moved." Utilizing average existing grade as our average level of the adjoining grade we would not be 7'-0" or more in deck height. We also would like to add that the deck is open and not a solid surface so the space below is merely a circulation space from the basement out up to grade. Drains are provided in the stair landing area of the walk out.

DECK EXTENSION: During construction (September 2020), there was a discussion between Ann-Marie Cudzilo (homeowner) and Chris Shenuk (General Contractor) about adding/modifying a small portion of our deck. Both came to an agreement to construct the 12x12 modification as it would be the only seating area on the deck and over the walk out concrete pad, neither thinking this modification would cause a problem with the permit of our entire house or that an adjustment to the plans would be required.

TRAMPOLINE LOCATION: We have had a trampoline on our property since we moved to 645 Forest in January 2016. We have moved the trampoline at multiple locations prior to the remodel and have maintained a cordial relationship with every adjacent neighbor. During our remodel, we placed the trampoline in a side setback between the garage and the heavy vegetation along the street and have received no complaints ever about this location as it is hidden, in fact it is in a preferred location of multiple adjacent neighbors due to it being out of view (reference our multiple letters of support).

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

The shape and topography of the property causes limitations to how the property can be utilized. Since there is a slope to the ground the deck is said to count towards the lot coverage ratio because of the height above the ground.

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

The variations granted will allow the home to stay in its current condition which has the support of all adjacent homeowners that have direct view of the deck and will not alter the essential character of the local

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

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

The topography of the site slopes considerably to the south east. This increases the height of the deck further above grade and makes the deck count towards the lot coverage ratio.

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 site makes this a unique variation request. The lot shape and topography are not generally applicable to most standard lot in Glen Ellyn.

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

The homeowners plan on raising their young family in the home.

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 topography is pre-existing and have not been created by the current owners.

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.

All forms of safety will be adhered to.

6. Provide evidence that the proposed variation will not:

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

Being on a corner lot this project will impact only the neighbor to the south and with the setback there will not be any impairments to the light or air supplies.

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

No increased fire potential or other hazards will be increased.

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

The project will not impair the inhabitants of the village.

d. Diminish or impair property values within the neighborhood;

The project intends to help increase values in the surrounding neighborhood.

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

It shall not. There is ample parking on the property.

f. Create a nuisance; or

No nuisances will be created.

- g. Results in an increase in public expenditures.

No increases to 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 variations requested are the minimums to create a reasonable land use. The topography lends to the location of the deck and therefore the request for the deck to be permitted. There was no intention to make a large deck and have space that would be counted towards the lot coverage. The size of the deck is based off the retaining walls locations to provide support for the deck.

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

We believe that if compliance to lot coverage is requested then the average ground level should be determined by average existing grade. Using average existing grade. The deck is not constructed as a roof since it has many many openings between the decking material which makes the space below inadequate for shelter from the elements. A roof also is considered the top covering of a building, providing protection against rain, snow, sunlight, extremes of temperature, and wind. A roof is part of the building envelope.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

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>12/22/17</u> Date	<u>Craig Cudzilo</u> Print Name	<u>[Signature]</u> Signature of Applicant
<u>12/22/17</u> Date	<u>Ann-Marie Cudzilo</u> Print Name	<u>[Signature]</u> Signature of Applicant
<u>6/27/22</u> Date	<u>Craig Cudzilo</u> Print Name	<u>[Signature]</u> Signature of Applicant

<u>6/27/22</u> Date	<u>Ann-Marie Cudzilo</u> Print Name	<u>[Signature]</u> Signature of Applicant
------------------------	--	--



Village of Glen Ellyn

1&2 - Family Dwelling Building & Zoning Worksheet

645 Forest Ave

1. Property Address:

Zoning District: R-2

Single Family Residential Renovation and addition

Describe the Project:

2. Lot Coverage Ratio (LCR): District Maximum R0, R1, R2, R3 = 20% for 2-story or 35% for 1-story structures.

All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing 2648.5 sq ft + New 782.9 sq ft - Garage 0 sq ft - Porch 77.6 sq ft = Total 3352.3 sq ft

Total lot coverage area 3352.3 sq ft ÷ lot area 16025 sq ft x 100 = 20.9 % LCR

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

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

1. Address (Left Side) Existing Setback: ft

2. Address (Right Side) 641 Forest Existing Setback: 45.5 ft

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

Front Yard Setback (existing structure): ft Proposed Front Yard Setback: 47.63 ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = 33.375 ft

Proposed Open Front Porch Setback: 41'-9-1/2 ft

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

Lot width 100 ft x 0.1 for R1 and R2; or x .15 for R0 = 10 ft

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

Proposed Interior Side Yard Setback: Left: ft Right: 10.88 ft

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

Corner Side Yard Setback (existing structure): ft Proposed Corner Side Yard Setback: 13.23 ft

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

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

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

Proposed Open Porch Setback: ft

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

Rear Yard setback (existing structure): ft

Proposed Rear Yard setback: 58.6 ft

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

Lot Width 100 x 4 Percentage Required = 4 Required Setback (ft)

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

A. Front Left Point Grade Elevation: 758.1 B. Front Right Point Grade Elevation: 755.85
 C. Rear Left Point Grade Elevation: 753.80 D. Rear Right Point Grade Elevation: 752.85
 Grade Elevation Total (A + B + C + D) = 3020.6 ÷ 4 = 755.15 Average existing grade
 Max Ridge Height 37 ft + Porch Bonus or Setback Bonus 0 ft = Permitted Ridge Height 37 ft
 Max Eave Height 25 ft + Setback Bonus 0 ft = Permitted Eave Height 25 ft
 Proposed Heights Measured From Average Existing Grade
 Top of Foundation 759.5 ft Highest Eave 777.92 ft Highest Ridge 790.97 ft

9. **Building Classification:**

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

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

Existing Roof Area: 2105 sq ft + Existing Wall Area: 3217 sq ft = Total Exterior Surface 5322 sq ft
 Area of Roof Altered: 1312 sq ft + Area of Walls Altered: 1618 sq ft = Total Area Altered 2930 sq ft
 Total Area Altered: 2930 sq ft ÷ Total Exterior Surface: 5322 sq ft x 100 = 55 %

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

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

Floor Area of Addition: 1559 sq ft ÷ Floor Area of Existing Building: 2255 sq ft x 100 = 69 %

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

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

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

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

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

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


 Authorized Agent (Signature)

STEVEN K. POTERACKI
 Print Name

05-02-22
 Date

Atrian Fard from the Village of Glen Ellyn requested that we provide a narrative of the hardship to remove the small deck extension at 645 Forest Ave

During construction (September 2020), there was a discussion between Ann-Marie Cudzilo (homeowner) and Chris Shenuk (General Contractor) about adding/modifying a small portion of our deck. Both came to an agreement to construct the 12x12 modification as it would be the only seating area on the deck and over the walk out concrete pad, neither thinking this would cause a problem with the permit of our entire house.

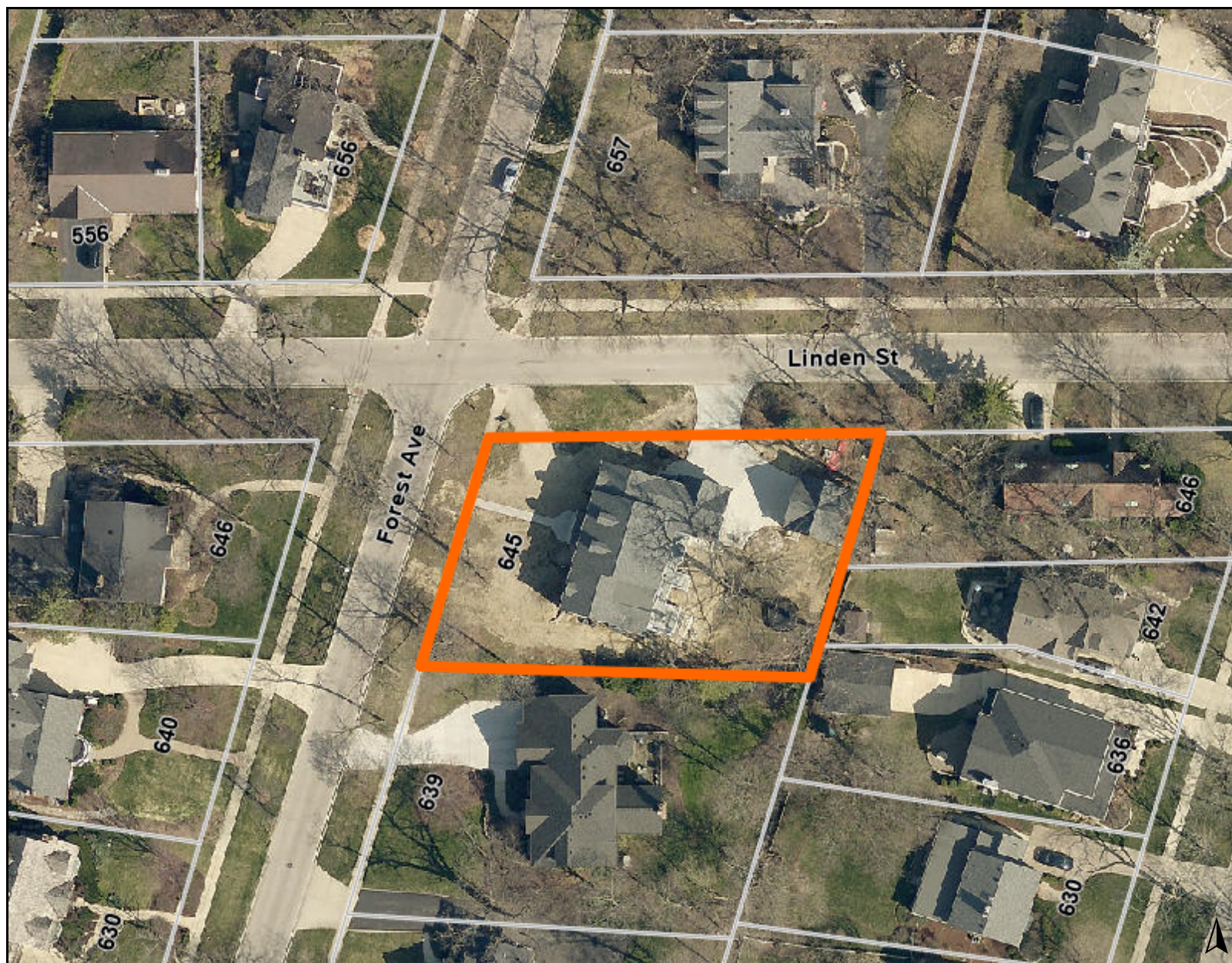
On July 9th, 2021, during a reply on our final grading survey, Amy McKenna instructed us “the plan did not include a deck above the patio....the deck must be removed.” Amy did not suggest to apply for a variance or provide any other options per the village guidelines of addressing the situation. Ann-Marie spoke with a Village Board member at the Glen Ellyn bike races who said “it’s simple, just request a variance.” I also subsequently contacted the village attorney in October of 2020 who did not specifically say whether Amy McKenna’s comments were right or wrong, however the attorney did say that someone from the village would follow up with me. I subsequently received a call from the village staff providing guidance on submitting a variance request which was completely different from the guidance I originally received which was to remove the deck.

Defined hardship – if we were to remove the deck as constructed, we would have no immediate outdoor eating area (except a lower level area that is 8 steps down from our house). We would also incur over \$20,000 of total costs, to install, and now remove, and retrim the house, landscaping and surrounding dirt replacement to remove two 6x6 posts. This is an exorbitant cost and effort to remove a deck that is only visible to three adjacent neighbors, who have all written letters of support that the deck should remain.

645 Forest Ave - Deck addition



Craig Cudzilo
Homeowner
645 Forest Ave, Glen Ellyn IL

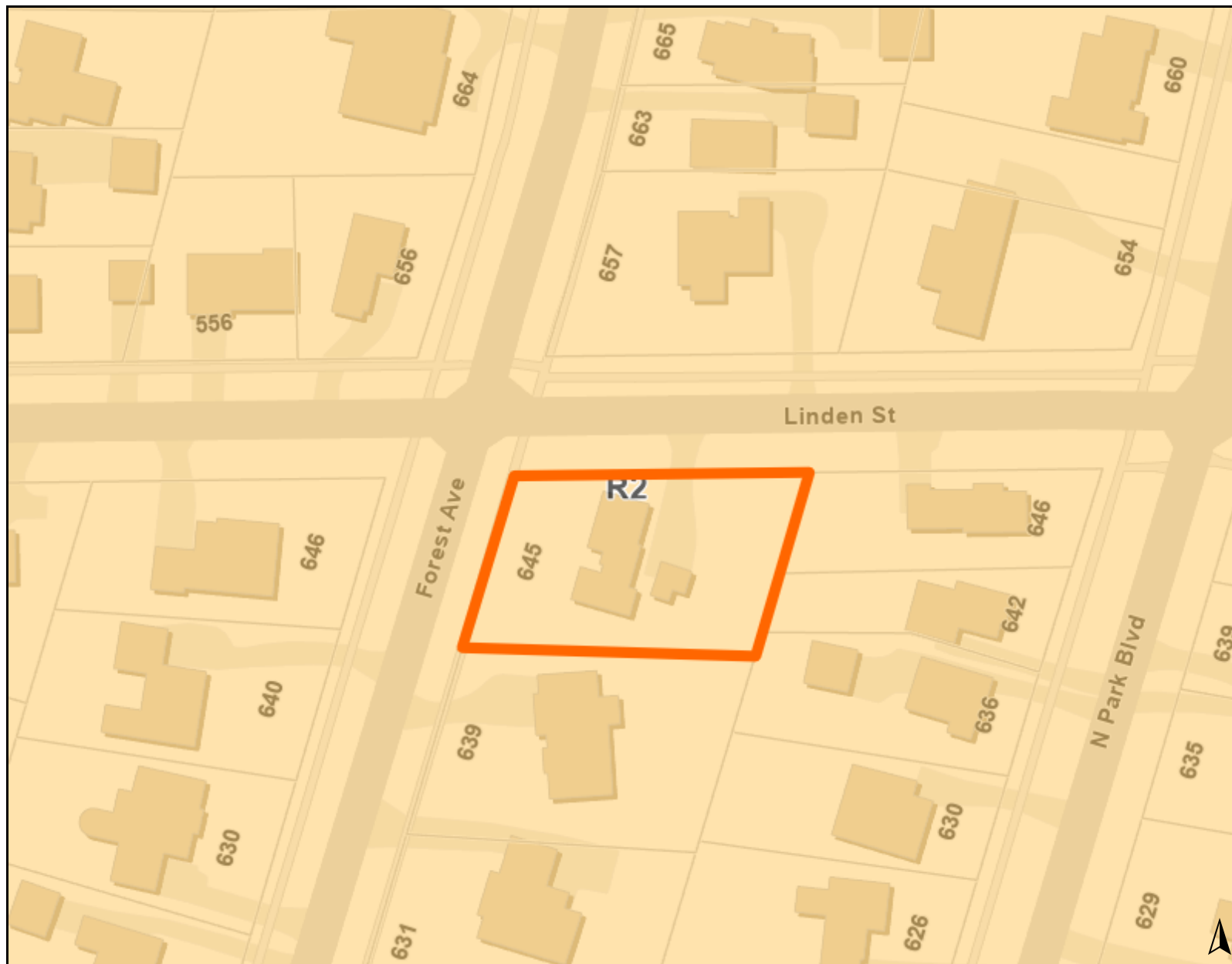
**Legend**

0 100 200
ft

Print Date: 7/18/2022

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

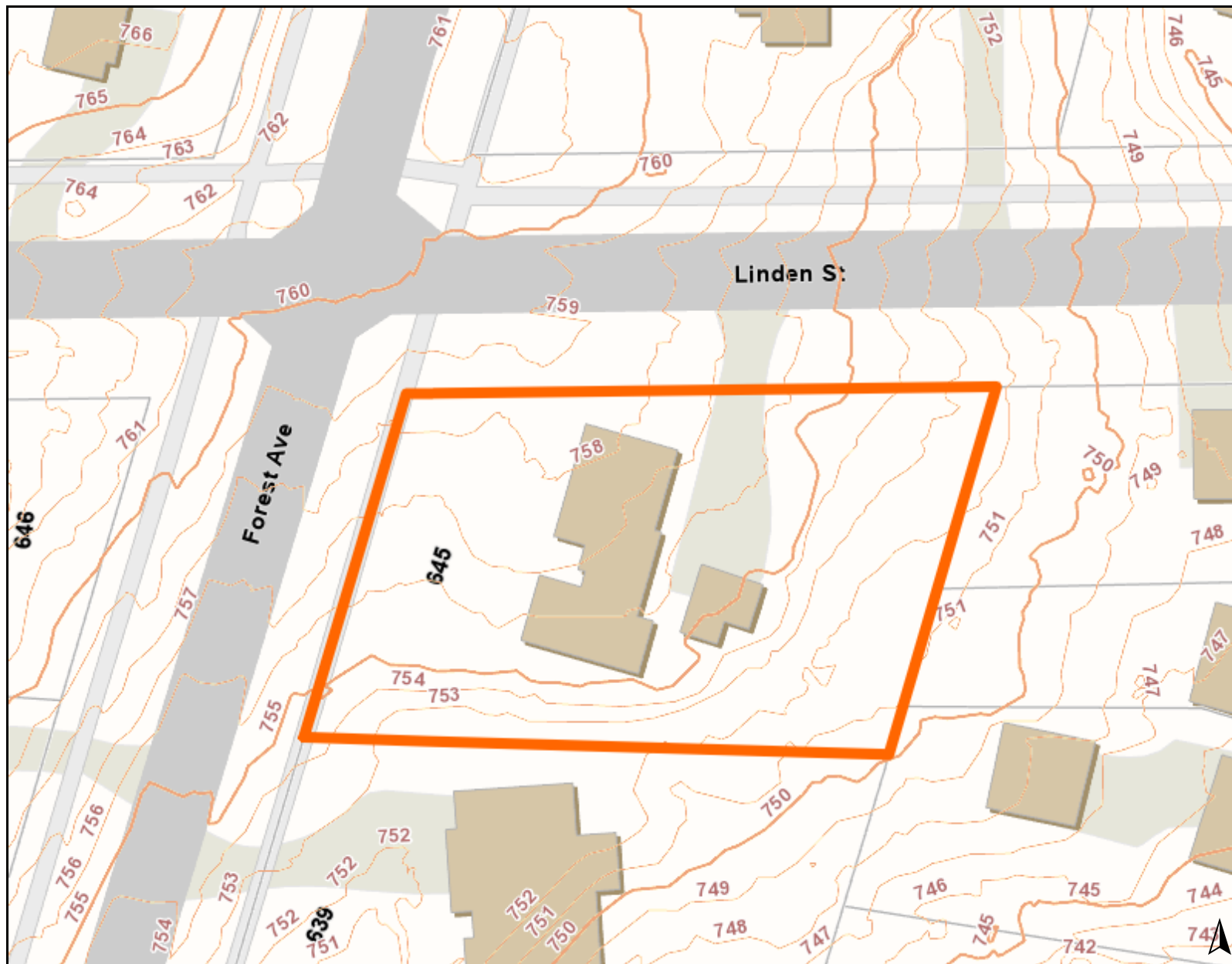
0 150 300
ft

Print Date: 7/18/2022

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.

GIS Consortium | 1' Contour Map - 645 Forest Ave



Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major

0 50 100
ft

Print Date: 7/18/2022

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.

Plat of Survey

LINE TYPE LEGEND

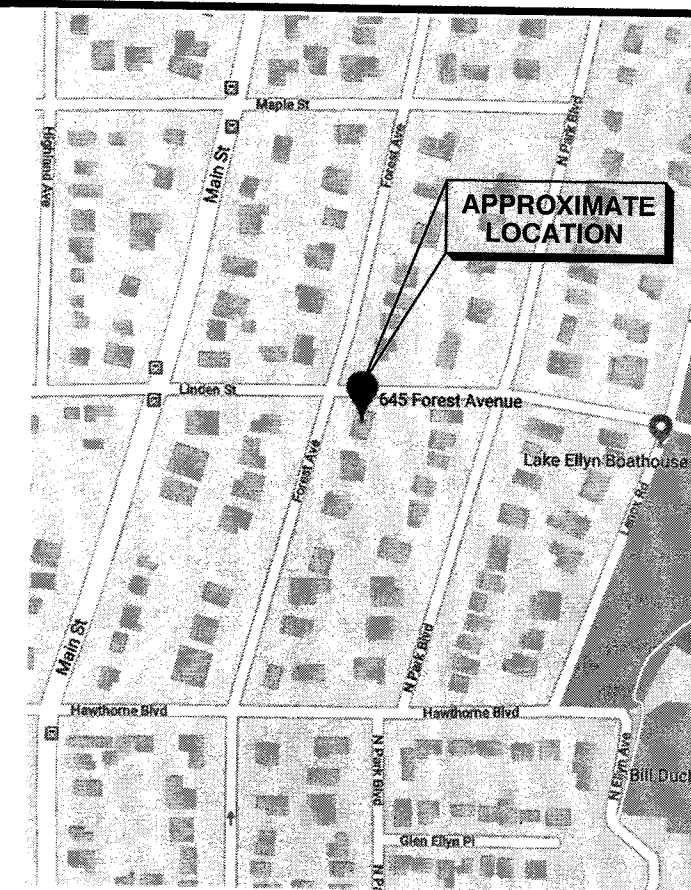
BOUNDARY LINE = 
FENCE = 

North
Scale 1" = 20'



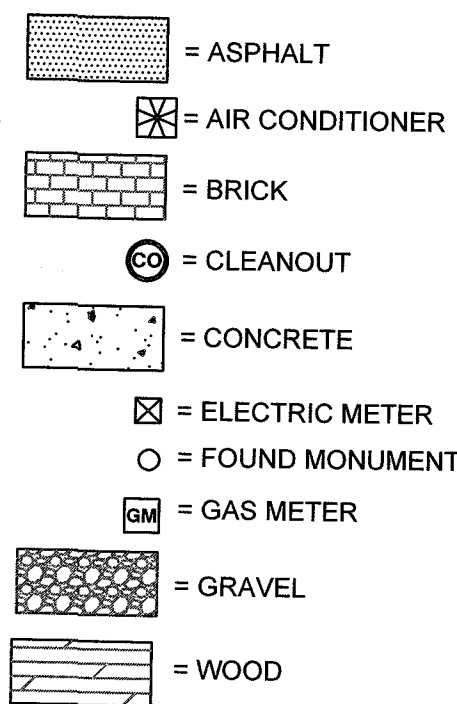
LEGAL DESCRIPTION:

THE NORTH 100.00 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.
COMMONLY KNOWN AS 645 FOREST AVENUE, GLEN ELLYN, ILLINOIS.



Vicinity Map
(No Scale)

SYMBOL LEGEND



ABBREVIATION LEGEND

ADA = AMERICANS WITH DISABILITY ACT
(D) = DEED
E = EAST
E'LY = EASTERLY
(M) = MEASURED DISTANCE
N = NORTH
N'LY = NORTHERLY
(R) = RECORD DISTANCE
S = SOUTH
S'LY = SOUTHERLY
TYP = TYPICAL
W = WEST
W'LY = WESTERLY
R.O.W. = RIGHT OF WAY

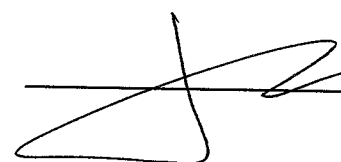
NOTES:

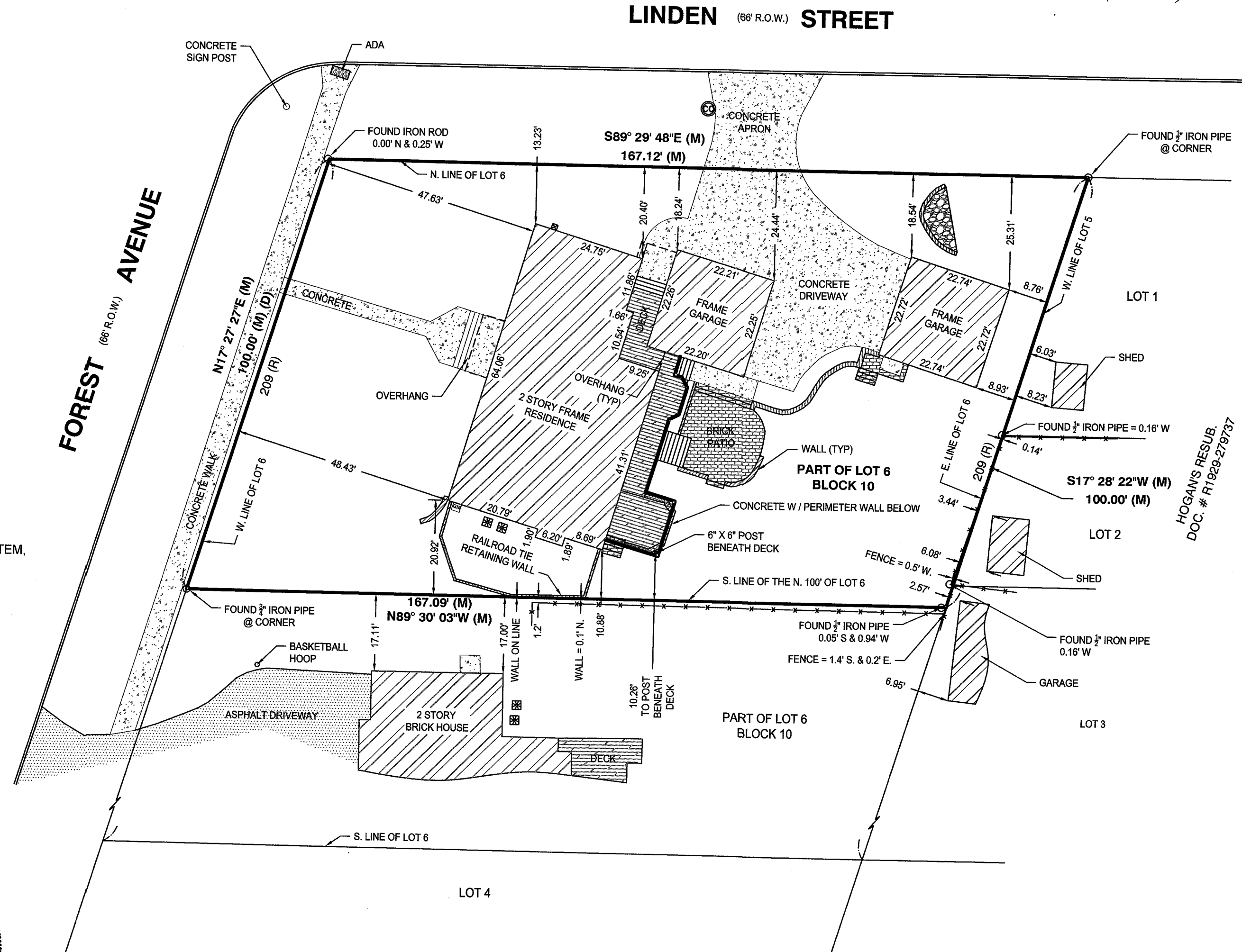
- 1) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
- 2) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 3) PARCEL CONTAINS APPROXIMATELY 15,984 SQUARE FEET.
- 4) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT.
- 5) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
- 6) FIELD WORK COMPLETED ON JUNE 20, 2022.
- 7) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

STATE OF ILLINOIS)
COUNTY OF KANE) SS

WE, RIDGELINE CONSULTANTS, LLC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-004766, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

DATED AT MONTGOMERY, ILLINOIS ON JUNE 24, 2022.

 Expires: 11/30/22

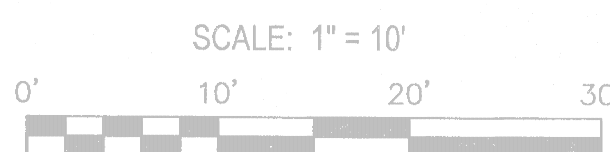


REVISION	DATE	DESC	BOOK	DWG. SIZE: C
			DRAWN: TLC (PSM)	CHECKED: JH
			REFERENCE	
			DATE: 06/23/2022	
			PROJECT NO.	2018-0153

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2022
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2022
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2022



PREPARED FOR: CRAIG CUDZILLO
PROPERTY ADDRESS: 645 FOREST AVENUE
GLEN ELLYN, ILLINOIS



- 1) FIELD WORK COMPLETED ON 6-30-2021.
- 2) AS-BUILT DATA SHOWN AS BOLD AND ADDED BY RIDGELINE CONSULTANTS ON 7-20-2021.
- 3) THE PROPERTY WAS SODDED AT THE TIME OF THE FIELD WORK.
- 4) NO TREES, SANITARY AND WATER SERVICES CONNECTIONS ARE HEREWITH. NE, IN, W, & E.
- 5) BUILDING TIES ARE TO CONCRETE FOUNDATION.
- 6) UNDER DRAIN INFORMATION WAS PROVIDED BY BUILDER AND IS FOR INFORMATIONAL PURPOSES ONLY.

STORM SEWER << <<

SANITARY SEWER < <

WATER MAIN W W

SILT FENCE □ □ □ □

TREE PROTECTION FENCE x x x x

EASEMENT LINE - - - -

BUILDING SETBACK LINE - - - -

EXISTING LOT GRADE

PROPOSED LOT GRADE 701.8

PROPOSED DRAINAGE SWALE 703

EXISTING CONTOUR 703

PROPOSED CONTOUR 703

700.25

As-built Impervious
= 6,089 sq. ft.

Proposed Impervious
= 6,441 sq. ft.

Existing Impervious
= 4,000 sq. ft.

NOTE: PCBMPs REQUIRED FOR NET NEW IMPERVIOUS AREA MORE THAN 300 SF

FINAL GRADING AS-BUILT

Detailed Grading Plan

THE NORTH 100.00 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 645 FOREST AVENUE, GLEN ELLYN, ILLINOIS.

DATE: 2-3-2022 ADD DECK DIMENSIONS & S. SETBACK

P.I.N. 05-11-125-001
DCSMP# 20-17-0003
VILLAGE PERMIT NUMBER: 20200018

DOWNSPOUT KEY

-  DOWNSPOUT (ROUTED UNDERGROUND)
 DOWNSPOUT (SPLASH TO GRADE)
 DOWNSPOUT DISCHARGE (BUBBLER)
 ----- 4" DIA. SCH 40 PVC (BURIED)

1. SOURCE BENCHMARK: DUPAGE COUNTY BENCHMARK NO. 0105 LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF MAIN STREET AND CRESCENT STREET. STATION IS 74.0 FT SOUTH OF THE CENTERLINE OF CRESCENT STREET AND 42.5 FT EAST OF THE CENTERLINE OF MAIN STREET. MONUMENT IS A 3.5 INCH BRASS DISK SET ON THE TOP OF A 3 FT HIGH RETAINING WALL SURROUNDING AN ELECTRICAL CONTROL BOX.
ELEVATION = 745.28. (NAVD1988)
2. SITE BENCHMARK: "MUELLER" BOLT ON FLANGE OF FIRE HYDRANT NEAR THE SW. CORNER OF LINDEN STREET & FOREST AVE.
ELEVATION = 762.26. (NAVD 1988)

- A) SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
- B) 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 TOP OF FOUNDATION.
- C) ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
- D) 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.
- E) IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
- F) STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OF FILTER CONTROL DEVICES DURING CONSTRUCTION.
- G) WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DOWNSLOPING SHALL BE FILTERED.

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, JIUN-GUANG LIN OF RIDGELINE CONSULTANTS, LLC, DO HEREBY RENDER MY OPINION THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH DUPAGE COUNTY STORMWATER MANAGEMENT ORDINANCE. 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.

DATED AT MONTGOMERY, ILLINOIS ON MARCH 5, 2020
ILLINOIS PROFESSIONAL LICENSE NO. 062-057024

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766



Ridgeline
CONSULTANTS

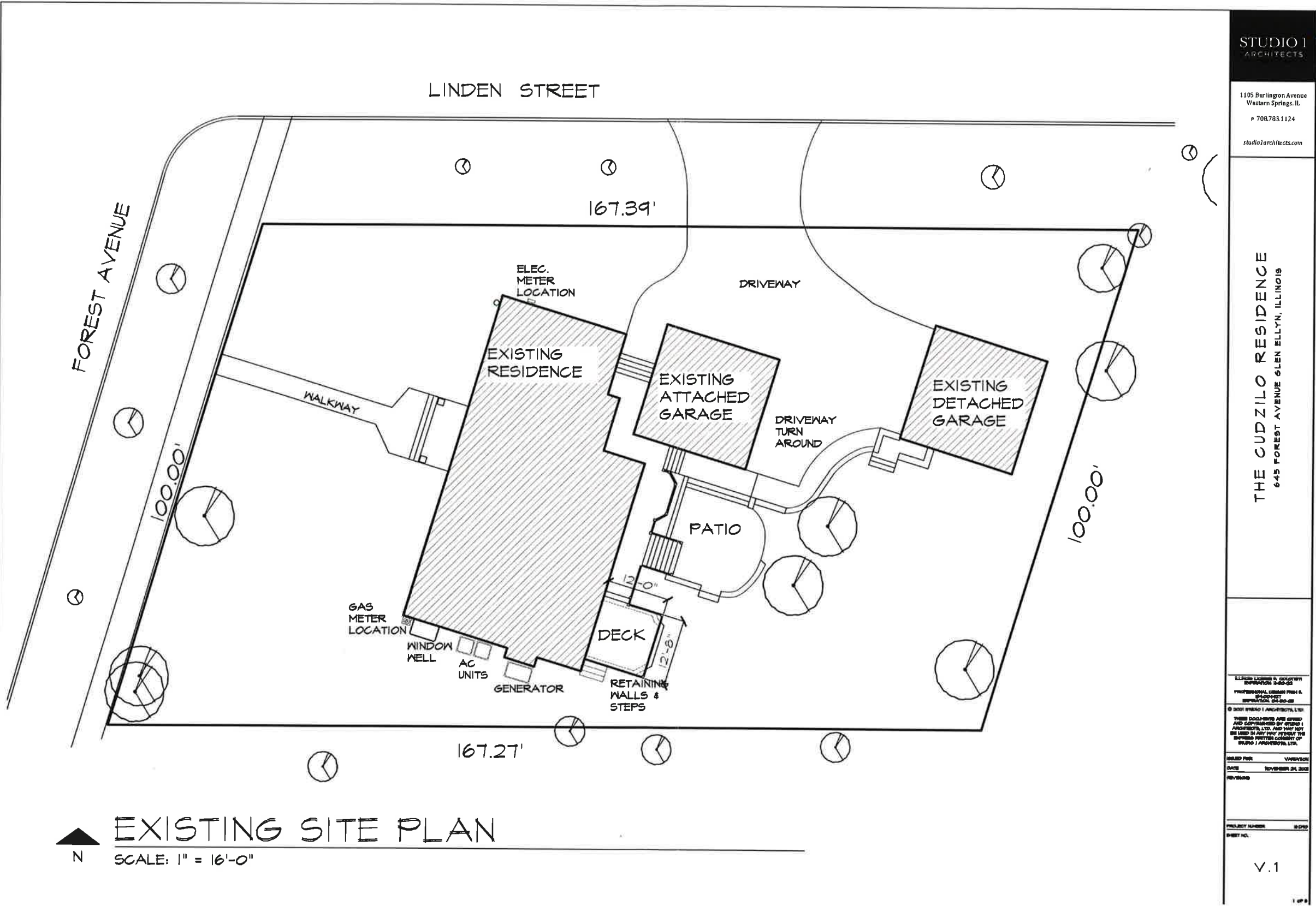
CRAIG CUDZILO

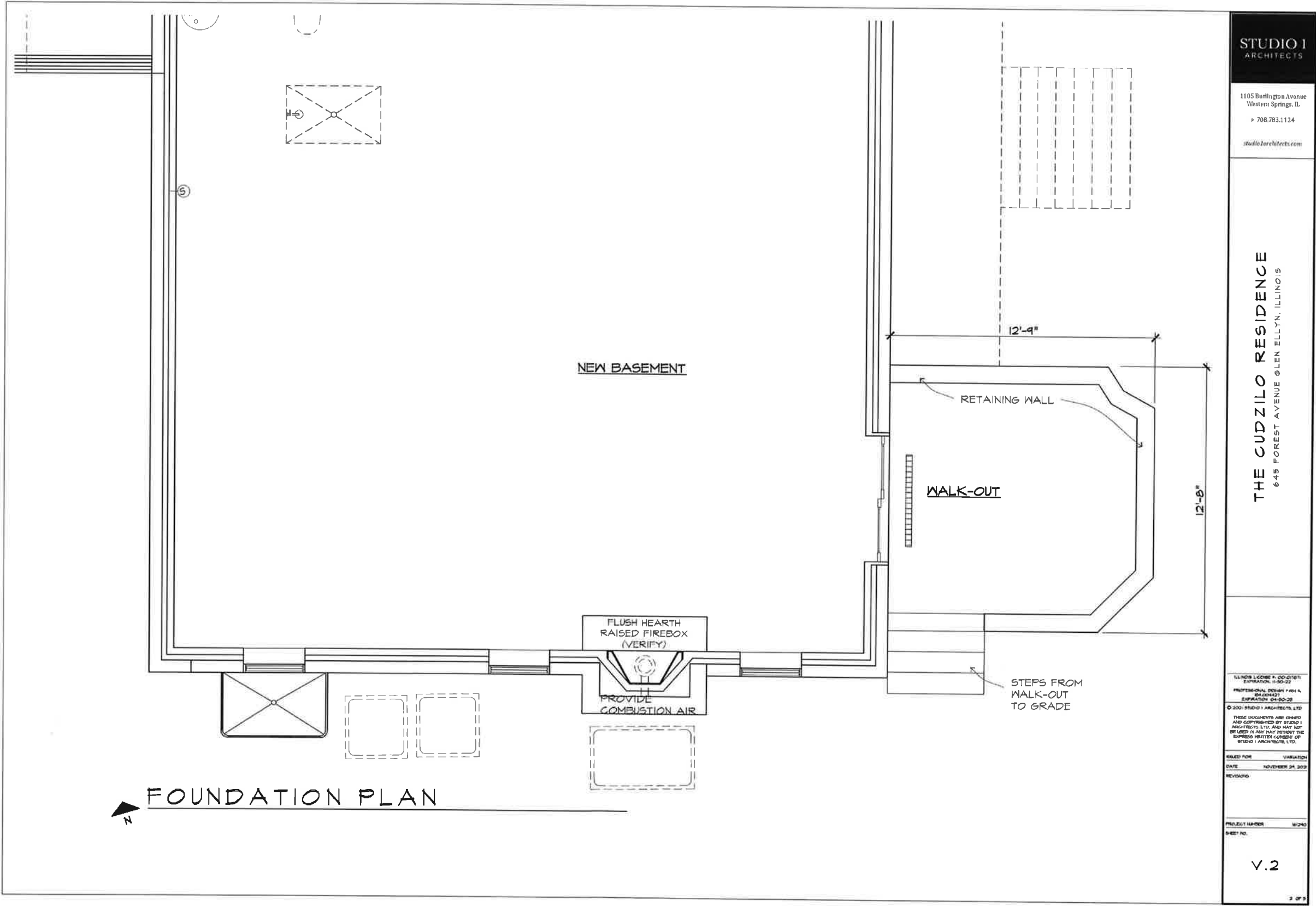
SHEET
2
OF
4

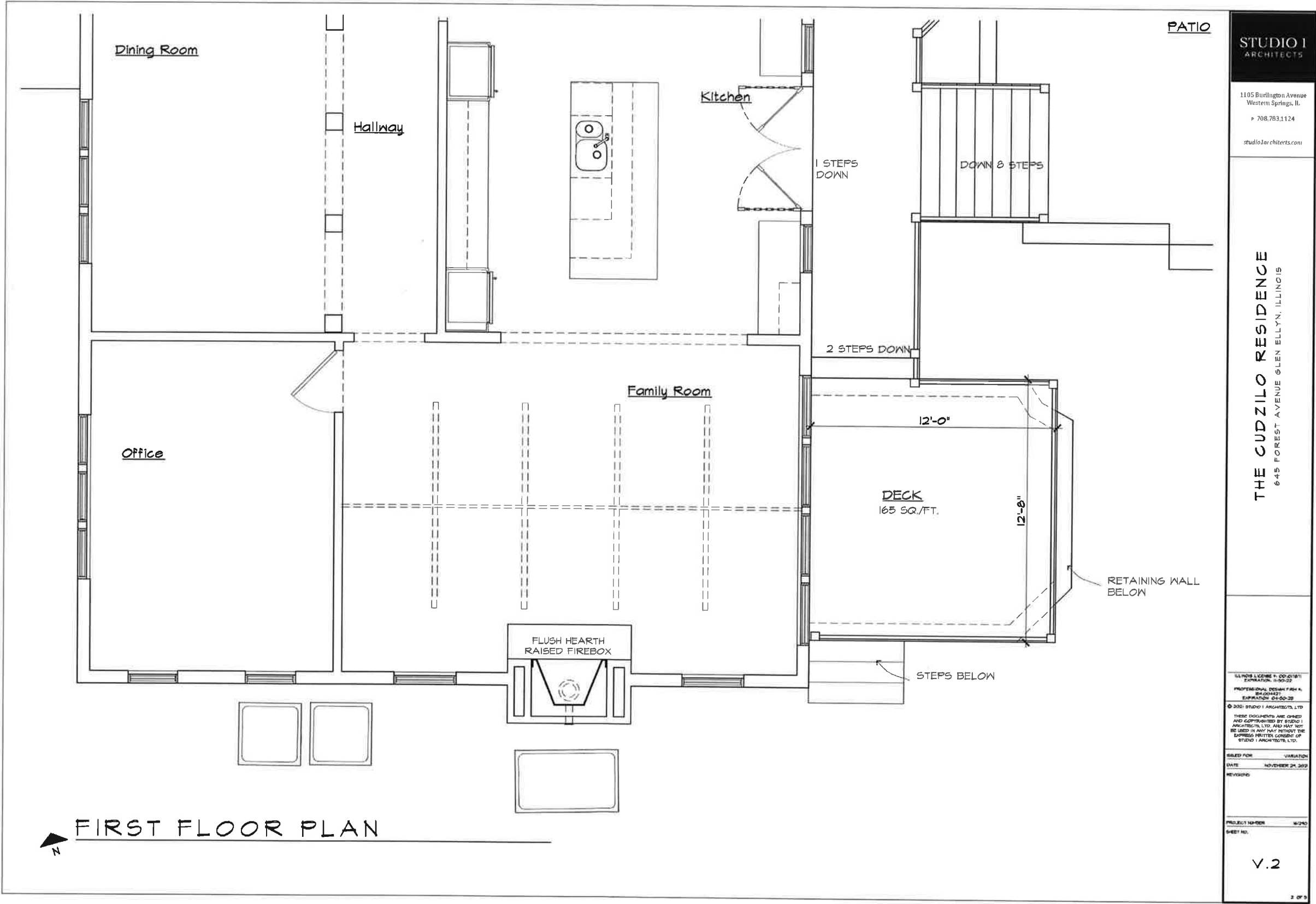
RECEIVED

NOV 29 2021

VILLAGE OF GLEN ELLYN









East Elevation

STUDIO 1
ARCHITECTS

1105 Burlington Avenue
Western Springs, IL
P 708.783.1124

studio1architects.com

THE CUDZILO RESIDENCE
645 FOREST AVENUE GLEN ELLYN, ILLINOIS

ILLINOIS LICENSE # 000-01878
EXPIRATION: 10-30-23
PROFESSIONAL DESIGN FIRM #
154-004847
EXPIRATION: 04-30-25

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EXPRESS WRITTEN CONSENT OF
STUDIO 1 ARCHITECTS, LTD.

DESIGNED FOR	VARIATION
DATE	NOVEMBER 04, 2021
REVISIONS	

PROJECT NUMBER	W-240
SHEET NO.	

V.5

8 OF 8

RECEIVED

JUN 29 2022

VILLAGE OF GLEN ELLYN

Deck



Deck extension added during construction



Part of original permit







Direct view from
back yard

Trampoline



Street View



View from side
driveway

Muno Contracting, Inc.

Rob Muno
9433 Ridgeway Avenue
Evanston, IL 60203
847-338-0555
rbmuno@comcast.net
www.munocontracting.com

CUSTOMER:		PROJECT & SITE INFORMATION:	
Ann-Marie & Craig Cudzilo 645 Forest Ave Glen Ellyn, IL 60137		Name: Deck removal and restoration	
		Location: 645 Forest Ave, Glen Ellyn, IL	
		Phone: 312-909-7688	
<u>Services:</u> Remove 12x12 elevated deck, restore yard to finished condition, reinstall railing on remaining deck to be code compliant.		Sub Total: \$12,650	
<u>Additional Work:</u> - Allowance for lawn sprinkler removal and restoration - Demo existing 12x12 deck structure - Excavation: by-hand to remove post supports - Electrical (remove lighting above porch, outlet removal, electrical lighting and outlet removal below deck) - Electrical (relocate exterior GFCI outlet to deck) - Electrical (relocate double lights to a single overhead above basement door, \$200 fixture allowance included) - Carpentry (restore remaining deck, re-install railing to code) - Siding (restore areas where deck was removed, materials to be provided by owner) - Material allowance if not provided by owner (12 pieces of James Hardie 7.25" x 144" lap siding in Deep Ocean color) - Landscaping restoration (sod restoration) - Waste/material removal allowance		Sub Total: \$800	
		Sub Total: \$3,500	
		Sub Total: \$500	
		Sub Total: \$1,750	
		Sub Total: \$400	
		Sub Total: \$750	
		Sub Total: \$2,000	
		Sub Total: \$1,500	
		Sub Total: \$900	
		Sub Total: \$250	
Sub Total: \$300			
Please make check payable to: Muno Contracting, Inc.			

Thank you for your business:

Rob Muno - President

645 FOREST AVE – DECK CONSTRUCTION AND TRAMPOLINE PLACEMENT

TIMELINE

April 2020 – permit was issued for 3rd phase of 645 house remodel. A deck portion on the east side of the house was included in this permit application.

September 2020 - During construction, there was a discussion between Ann-Marie Cudzilo (homeowner) and Chris Shenuk (General Contractor) about adding/modifying a small portion of our deck. Both came to an agreement to construct the 12x12 modification as it would be the only seating area on the deck and over the walk out concrete pad, neither thinking this modification would cause a problem with the permit of our entire house.

October 2020 – Final construction inspection was conducted and (after correcting a few minor issues such as a electrical wiring, or plumbing fixture adjustments) we passed.

May 2021 – during our landscaping installation, the trampoline was installed on the side yard as there was protected grass and landscaping between the detached garage and substantial vegetation in the parkway as shown in the photographs. This area was where a sidewalk was not needed due to a permanent variance being granted in 2019.

July 2021 – In an email reply on our final grading survey, Amy McKenna instructed us “the plan did not include a deck above the patio....the deck must be removed.” Amy did not suggest to apply for a variance or provide any other options per the village guidelines of addressing the situation. Ann-Marie spoke with a Village Board member at the 2021 Glen Ellyn bike races who said “it’s simple, just request a variance.” I also subsequently contacted the village attorney in October of 2021 who did not specifically say whether Amy McKenna’s comments were right or wrong, however the attorney did say that someone from the village would follow up with me. I subsequently received a call from the village staff providing guidance on submitting a variance request which was completely different from the guidance I originally received which was to remove the deck.

PROJECT INFORMATION

OWNERS: CRAIG AND ANN-MARIE CUDZILO
645 FOREST AVE.
GLEN ELLYN, ILLINOIS 60137

ARCHITECT: STUDIO 1 ARCHITECTS, LTD.
1105 BURLINGTON AVENUE
WESTERN SPRINGS, ILLINOIS 60558

SHEET INDEX

- A01. SPECIFICATIONS

A02. DEMOLITION PLANS

A12. DEMOLITION ELEVATIONS AND SITE PLAN

A21. ARCHITECTURAL SITE PLAN

A22. FOUNDATION PLAN

A23. FIRST FLOOR PLAN

A24. SECOND FLOOR PLAN

A25. ROOF PLAN

A31. ELEVATIONS

A32. ELEVATIONS

A41. WALL SECTIONS

A42. WALL SECTIONS

A43. WALL SECTIONS

A44. WALL SECTIONS

A51. FOUNDATION/DETAILS AND BRACED WALL DIAGRAMS

A52. FOUNDATION PLAN AND FIRST FLOOR LAYOUTS

A53. SECOND FLOOR ELECTRIC LAYOUT

CODES

CODES ADOPTED BY THE VILLAGE OF GLEN ELLYN, ILLINOIS:

ICC 2009, INTERNATIONAL BUILDING CODE
ICC 2009, INTERNATIONAL RESIDENTIAL BUILDING CODE
ICC 2009, INTERNATIONAL FIRE CODE
ICC 2009, INTERNATIONAL MECHANICAL CODE
IECC 2018, INTERNATIONAL ENERGY CONSERVATION CODE
ICC 2009, INTERNATIONAL FUEL GAS CODE
NEC 2011, NATIONAL ELECTRIC CODE
DU PAGE COUNTY COUNTYWIDE STORMWATER-FLOODPLAIN ORDINANCE 2008
ILLINOIS STATE PLUMBING CODE, 2014
ILLINOIS, NFPA 101 LIFE SAFETY CODE, 2009

GENERAL REQUIREMENTS

CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT EACH JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, AND/OR CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO BIDDING OR BEGINNING WORK.

ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS PRIOR TO BIDDING AND BEGINNING WORK.

ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.

DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

NOTIFY GENERAL CONTRACTOR IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE FIELD CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK.

CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED

EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.

CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT

ALL MATERIALS SHALL BE NEW UNLESS AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS

THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS & WORKERS AT ALL TIMES.

THESE DRAWINGS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS OF SWITCHES, OUTLETS, ETC.

ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL OR FINAL INSPECTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

CONTRACTOR SHALL, AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIAL, EXCESS DEBRIS, DEBRIS, SEMI-DRY OR WET EXCESS OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

THE ARCHITECT WILL NOT ACCEPT RESPONSIBILITY FOR THE BUILDING CONSTRUCTION METHODS, SEQUENCES, METHODS, UNADVISED, OMISSIONS/ERRORS/OMMISSIONS OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH ANY WORK DONE PURSUANT TO THESE PLANS, WHICH MUST COMPLY WITH ALL LOCAL BUILDING AND SAFETY CODES AND ORDINANCES INCLUDING THE LATEST ILLINOIS SCAFFOLDING ACT. NOR SHALL HE BE LIABLE OR RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP PERFORMED ON THE JOB, OR THE SELECTION OF MATERIALS OR THEIR QUALITY AS USED ON THE JOB. THE GENERAL CONTRACTOR AND/OR PROJECT MANAGER SHALL SAVE HARMLESS AND INDEMNIFY THE ARCHITECT AGAINST ALL ACTIONS AND CLAIMS ARISING OUT OF THIS PROJECT, NOT THE RESULT OF THE ARCHITECT'S CONDUCT, INCLUDING ALL FEES AND COSTS.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DURING CONSTRUCTION SHOULD CHANGES BE REQUIRED FOR DISCREPANCIES OF WHICH THE ARCHITECT WAS NOT NOTIFIED.

NO CONSTRUCTION SUPERVISION IS PROVIDED BY THE ARCHITECT ON THIS PROJECT.

THE GENERAL CONTRACTOR SHALL PROVIDE INSURANCE TO PROTECT THEMSELVES, THE OWNER, AND FROM ARCAIN OR INJURY TO PERSONS OR PROPERTY WHICH MAY ARISE FROM OPERATIONS UNDER THE CONTRACT. THE GENERAL CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND THE ARCHITECT AGAINST EXPENSE, LOSS, OR DAMAGE WHICH THEY MAY SUSTAIN OR BECOME LIABLE FOR IN ANY CASE UNDER THE CONTRACT.

MATERIALS & WORKMANSHIP

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATIONS.

MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS ARE NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER, GENERAL CONTRACTOR AND ARCHITECT.

EACH SUBCONTRACTOR SHALL AVOID AND MAKE GOOD, AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR MATERIAL.

EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.

EACH SUBCONTRACTOR SHALL RECYCLE PACKING MATERIAL, UNUSED OR SCRAP MATERIALS. GENERAL CONTRACTOR TO PROVIDE CONTAINERS FOR RECYCLING.

EXCAVATION & CONCRETE

COMPACTED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 9" LOOSE THICKNESS AND BE OF AN APPROVED GRANULAR MATERIAL. COMPACTED TO A MIN. 95% DRY DENSITY PER ASTM D-1557-T0.

THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK. UPON COMPLETION OF EXCAVATION, THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.

FINISHED GRADE 6" BELOW TOP OF FOUNDATION, UNLESS NOTED OTHERWISE.

ALL FOOTINGS SHALL BE ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL, EITHER OF WHICH MUST HAVE A BEARING CAPACITY OF 1500 PSF, OR AS NOTED ON FOUNDATION PLAN.

ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-6" BELOW TOP OF FINISHED GRADE AND AS SHOWN ON DRAWINGS. EXCAVATION CONTRACTOR TO EXCAVATE TO UNDISTURBED SOIL. NOTIFY ARCHITECT IF POOR SOIL IS ENCOUNTERED.

ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-63, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND ASTM C150. ALL CONCRETE SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI (MINIMUM).

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN CONCRETE WALLS FOR TELEPHONE, PLUMBING, ELECTRICAL AND MECHANICAL TRADES.

THE GENERAL CONTRACTOR SHALL PROVIDE HEATERS WHERE REQUIRED TO MAINTAIN PROPER CURING TEMPERATURE OF WORK POURED IN 32 DEGREE OR BELOW WEATHER.

FOUR ALL CONCRETE WING WALLS MONOLITHICALLY WITH FOUNDATION WALLS.

THE CONCRETE CONTRACTOR SHALL INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE SIZES AND SHAPES INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE NATURE OF THE WORK.

THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT FIBERGLASS REINFORCED DAMPPROOFING MEMBRANE AT ALL CRAWL SPACE AND BASEMENT WALLS.

SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.

CONCRETE COVER OVER REBAR SHALL BE 2" AT WALLS AND 3" ON FOOTINGS.

ALL CONCRETE WHICH DOES NOT CONFORM TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS INCLUDING STRENGTH, TOLERANCES AND FINISHING SHALL BE CORRECTED AS DIRECTED BY THE GENERAL CONTRACTOR AT THE CONCRETE SUBCONTRACTOR'S EXPENSE.

WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM OILS, ACIDS AND INJURIOUS AMOUNTS OF ALKALOIDS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.

SUBCONTRACTOR TO REVIEW ALL MEASUREMENTS WITH GENERAL CONTRACTOR PRIOR TO PLACEMENT OF CONCRETE.

PROVIDE EXPANSION JOINT FILLERS AND ALL DAMP-PROOFS AS REQUIRED.

PROVIDE A QUANTITY OF (4) #5 REBAR AT CONNECTION OF NEW TO EXISTING STRUCTURE. (DRILL 1/2" BARS INTO EXISTING FOUNDATION A MINIMUM OF 6" EPOXY'D INTO HOLES AND THEN GROUTED). REMAINING 18" SHALL PROJECT INTO NEW FOUNDATION. PROVIDE MEMBRANE TO SEAL CONCRETE COLD JOINTS (TYPICAL).

REINFORCING BARS SHALL BE BARS OF NEW BILLET STEEL, CONFORMING TO A.S.T.M SPECIFICATION "A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. "A185". ALL REINFORCING ACCESSORIES SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH A.C.I. STANDARDS "91S-80" AND "91SR-80".

REINFORCEMENT SHALL BE FREE FROM OILS, GREASE, SCALE, RUST, OR COATING, WHICH WILL REDUCE BONDS TO CONCRETE. BARS SHALL BE ACCURATELY BENT AT THE SHOP AND PLACED AS INDICATED ON THE DRAWINGS AND SECURED TO PREVENT MOVEMENT DURING THE PLACEMENT OF CONCRETE.

ALL WALLS SHALL HAVE A MINIMUM OF TWO (2) TOP AND TWO (2) BOTTOM CONTINUOUS #5 BARS UNLESS OTHERWISE SPECIFIED ON THE CONSTRUCTION DOCUMENTS.

#5 BARS SHALL BE PROVIDED AT ALL INTERSECTING WALLS, CORNERS, AND SLABS A MINIMUM OF 4 WITH 4'-0" TOTAL LENGTH OR 2'-0" EACH LEG.

#5 BARS SHALL BE PROVIDED 18" LONG EMBEDDED INTO FOUNDATION WALL AND SLAB TO PREVENT SEPARATION DUE TO SETTLING.

CONTINUOUS REINFORCEMENT SHALL BE LAPPED A MINIMUM 2'-6" AT SPLICES AND AROUND CORNERS.

ALL METAL ACCESSORIES, ANCHORS, INSERTS, TIES, AND SIMILAR ITEMS SHALL BE OF SHAPE, DESIGN, AND SIZE APPROVED BY THE GENERAL CONTRACTOR, AND ALL SUCH ITEMS WHICH WILL BE PARTIALLY OR FULLY EXPOSED AFTER FORMS ARE REMOVED, SHALL BE HOT-DIPPED GALVANIZED.

SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL ANCHOR BOLTS AT APPROPRIATE OR SPECIFIED LOCATIONS. ANCHOR BOLTS SHALL BE 4'-0" MAXIMUM SPACINGS (MAX 12" FROM CORNERS) WITH WASHERS AND NUTS INCLUDED, OR AS SHOWN ON DRAWINGS.

ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING THE PLACING. IF VIBRATORS ARE USED, DO NOT OVER-VIBRATE OR TRANSPORT CONCRETE ALONG TO FORMS BY VIBRATING.

ALL INTERIOR SLABS SHALL BE PLACED OVER HEAVY (6 MIL) PLASTIC VAPOR BARRIER OVER A MINIMUM OF 5" COMPACTED GRAVEL OVER A COMPACTED SOIL SUB-GRADE.

ALL SLABS SHALL HAVE A WELDED WIRE FABRIC (PER DRAWINGS) REINFORCEMENT 2" CLEAR FROM TOP OF SLAB, UNLESS OTHERWISE NOTED.

SUBCONTRACTOR TO CONFIRM ALL SCORING WITH GENERAL CONTRACTOR PRIOR TO POURING OF CONCRETE.

IF CONTROL JOINTS ARE SAW CUT, THEY MUST BE 1" OF SLAB DEPTH.

ALL SLABS, ENTRY STOOPS, AND WALKS SHALL BE A MINIMUM (6) BAG MIX. ALL WALLS SHALL BE A MINIMUM (5) BAG MIX.

GROUT ALL TIE HOLES AND DEFECTS WITH 1:2 PORTLAND CEMENT, SAND MORTAR.

SUBCONTRACTOR MUST KEY IN LAST 6" AND MUST VERIFY SOIL TO BE UNDISTURBED, DRY AND IS FULLY COMPACTED.

ALL EXPOSED EXTERIOR FLAT WORK, GANGWAYS, TERRACES, ETC. SHALL HAVE A NON-SLIP BRUSH FINISHED SURFACE UNLESS OTHERWISE SPECIFIED. INTERIOR SLABS TO HAVE FLOAT FINISH, PITCH ALL SLABS TO DRAIN PROPERLY.

FURNISH AND INSTALL RUBBER-WALL WATER PROOFING SYSTEM ON SOIL SIDE OF ALL FOUNDATION WALLS EXCEPT WITHIN 6" OF FINAL FINISHED GRADE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (AS SPECIFIED).

ALL CONCRETE SUBJECT TO EXTERIOR EXPOSURE WITH A SPECIFIED STRENGTH OF 5,000 PSI OR LESS, SHALL BE AIR-ENTRAINED 6% WITH A TOLERANCE OF +/- 1.5% AS DELIVERED.

PROVIDE A CONCRETE ENCASED ELECTRODE (2008 NEC SECTION 250.50). THE ELECTRODE SHALL BE ENCASED BY A MINIMUM OF 2 INCHES OF CONCRETE, LOCATED WITHIN AND NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 1/2 IN DIAMETER, OR CONSISTING OF AT LEAST 20 FEET OF BARE COPPER CONDUCTOR NOT SMALLER THAN 4 ANG. REINFORCING BARS ARE PERMITTED TO BE BONDED TOGETHER BY STEEL TIE WIRES OR OTHER EFFECTIVE MEANS.

STRUCTURAL STEEL

ALL STRUCTURAL STEEL SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP PAINTED.

ALL FLAT PLATES FOR FLITCHED BEAMS SHALL CONFORM TO AISC SPECIFICATIONS FOR A-36 STEEL AND SHALL BE SHOP PAINTED.

STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M SPECIFICATIONS

STRUCTURAL SHAPES.....	A36
STEEL PIPES.....	SCHEDULE 40
REINFORCING BARS.....	A615, GRADE 60
WELDED WIRE FABRIC.....	PER DRAWINGS

ALL STEEL BEAMS TO HAVE A 2X6 PLATE ON TOP - GLUED TO STEEL.

ALL STEEL COLUMNS TO SET ON TOP OF COLUMN FOOTING PAD AND ARE TO BE SUPPORTED LATERALLY BY BASEMENT CONCRETE SLAB.

CARPENTRY

CARPENTER SHALL VERIFY ALL JOIST AND ROOF RAFTERS AND STRUCTURAL WOOD MEMBER LOCATIONS AND SIZES WITH GENERAL CONTRACTOR.

INSTALL DOUBLE FLOOR JOISTS BELOW PARTITIONS WHERE PARTITION RUNS PARALLEL TO JOISTS. INSTALL SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO FLOOR JOIST FRAMING. INSTALL DOUBLE FLOOR JOISTS BELOW BATHTUBS AND LAUNDRY TRAYS AND ISLANDS UNDER WATER HEATER, WASHING MACHINE, DRYER, TUBS AND ALL STATIONARY APPLIANCES. SPLIT JOISTS UNDER PARALLEL PARTITIONS TO ALLOW FOR HEATING, PLUMBING, AND ELECTRICAL TRADES. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR.

WHERE EXTERIOR GYPSUM BOARD IS REQUIRED, PROVIDE 1/2" G.D.X PLYWOOD, GLUE AND NAIL 4" FROM ALL CORNERS AND METAL BRACING SHALL BE INSTALLED THROUGHOUT.

ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR SOIL SHALL BE PRESURE TREATED LUMBER.

INSTALL ALL HORIZONTAL MEMBERS (BEAMS, LINTELS, JOISTS, ETC) WITH CROWN UP.

PROVIDE 2" MINIMUM WOOD FIRE-STOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND ATTIC, AS CODE REQUIRES.

CARPENTER SHALL INSTALL 2X BLOCKING FOR ALL BATHROOM ACCESSORIES, CABINETS, PLUMBING FIXTURES, ELECTRICAL FIXTURES, ETC. COORDINATE LOCATIONS AND REQUIRED SIZE OF BLOCKING WITH GENERAL CONTRACTOR OR SEE MANUFACTURER'S SPECS.

CARPENTER SHALL INSTALL TEMPORARY RAILINGS, STAIRS, ETC. AS NEEDED AND REQUIRED BY CODE.

EXTERIOR SHEATHING SHALL BE FASTENED WITH GALVANIZED NAILS. ROOF SHEATHING SHALL BE CLIPPED PER A.P.A STANDARDS.

TYVEK HOUSE WRAP (OR EQUAL) SHALL BE INSTALLED ON ALL EXTERIOR WALL SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. JOINTS SHALL BE TAPED.

ROOFING SUBCONTRACTOR SHALL INSTALL TYPE II ASPHALT SATURATED FELTS OVER ROOF SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

EXTERIOR WALL SHEATHING SHALL BE MINIMUM 1/2" (4 PLY) G.D.X. PLYWOOD, UNLESS OTHERWISE NOTED. ROOF SHEATHING SHALL BE A MINIMUM OF 1/2" (4 PLY) G.D.X. PLYWOOD, UNLESS OTHERWISE NOTED.

PROVIDE CONTINUOUS SILL SEALER UNDER ALL EXTERIOR WALLS. INCLUDING EXTERIOR GARAGE WALLS AND WALLS SEPARATING HOUSE AND GARAGE. SHIMMED SILL PLATES TO BE GROUTED.

ENGINEERED HEADERS AND BEAM SPECIFICATIONS. MICROLAM LVL AND PARALLAM PSL SPECIFIED IN THESE DRAWINGS ARE IN ACCORDANCE WITH NER, I/4 FRAMING DETAILS AND ALLOWABLE SPANS ARE SPECIFIED IN T.J.I. RESIDENTIAL PRODUCTS REFERENCE GUIDE.

DESIGN CRITERIA:

FLOOR =	40 PSF LL	10 PSF DL	ALL AREAS EXCEPT SLEEPING AREAS
FLOOR =	30 PSF LL	10 PSF DL	SLEEPING AREAS
WALL =	T2 PLF (OR ACTUAL LOAD)		
CEILING =	20 PSF LL	10 PSF DL	ROOF SLOPES OVER 3 IN 12
CEILING =	10 PSF LL	5 PSF DL	ROOF SLOPES UNDER 3 IN 12
ROOF =	30 PSF LL	10 PSF DL	
CATHEDRAL =	30 PSF LL	15 PSF DL	ALL SLOPES
EXT. DECK =	40 PSF LL	10 PSF DL	
BALCONY =	60 PSF LL	10 PSF DL	

STRUCTURAL FRAMING LUMBER:

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE (USE NO MULTIPLIER AGAINST BASE VALUE)

GRADE NO. 2 SPECIES: HEM-FIR DOMESTIC BASE FB=850
GRADE NO. 2 SPECIES: SPF CANADIAN BASE FB=875

LVL'S TO BE TRUE JOIST MACMILLAN BEAM AND HEADER DESIGN PROPERTIES E=1900 KSI (1) FB=2650 PSI (2)

WALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL CODE & AMENDMENTS. ALL WALL STUDS SHALL BEAR FULLY ON BOTTOM PLATE. ALL EXTERIOR WALL CORNER POSTS SHALL NOT HAVE LESS THAN FOUR (4) STUDS EACH.

VERIFY ALL DOOR AND WINDOW ROUGH OPENINGS WITH GENERAL CONTRACTOR AND WINDOW AND DOOR MANUFACTURERS. ALL WALL OPENINGS 5' AND LARGER WITH A BEARING WALL SHALL HAVE A DOUBLE CRIPPLE STUD ON EACH SIDE OF OPENING OR AS SPECIFIED ON DRAWINGS. INSTALL WINDOWS & DOORS PER MANUFACTURER SPECS.

SUPPORT FOR INTERIOR BEARING PARTITIONS PERPENDICULAR TO FLOOR JOISTS SHALL NOT BE OFFSET FROM SUCH SUPPORT BY A DISTANCE GREATER THAN THE DEPTH OF THE FLOOR JOISTS.

PROVIDE A MINIMUM (3) 2X4 OR 2X6 POSTS (DEPENDENT ON WALL STUD SIZE, AT ALL HORIZONTAL FRAMING MEMBER BEARING POINTS (BEAMS, LINTELS, HEADERS, GIRDER TRUSSES, ETC.) CONTINUOUS TO FOUNDATION BELOW, UNLESS OTHERWISE NOTED.

FLOOR CONSTRUCTION & ROOF/CEILING CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT LOCAL CODE & AMENDMENTS.

ALL FLOOR JOISTS SHALL HAVE A MINIMUM 1 1/2" BEARING ON WOOD OR STEEL AND A MINIMUM OF 3" BEARING ON MASONRY OR PROVIDE APPROVED JOIST HANGERS.

ALL 2X... FLOOR JOISTS SHALL BE BRACED LATERALLY WITH A 1X3 DIAGONAL CROSS BRIDGING AT 8' O.C. MAXIMUM SPACING.

HOLES BORED THROUGH FLOOR JOISTS SHALL NOT BE WITHIN 2' FROM THE TOP OR BOTTOM OF THE JOIST (VERIFY ALL HOLES WITH ARCHITECT).

FRAMER TO PROVIDE SIMPSON JOIST HANGERS AT ALL FLUSH BEAM LOCATIONS.

THE MAXIMUM STAIR RISER SHALL BE 7 3/4" AND THE MINIMUM TREAD DEPTH SHALL BE 10" (NOSING TO NOSING). ALL RISERS SHALL BE CLOSED (U.N.O.). ALL STAIRS SHALL MAINTAIN A MINIMUM HEADROOM CLEARANCE OF 6'-8" FROM EDGE OF NOSING. GENERAL CONTRACTOR SHALL VERIFY ALL STAIR CONDITIONS IN THE FIELD.

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/2" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2".

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED AT THE NOSING. REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAILS SHALL TERMINATE INTO THE WALL OR NEVEL POST.

FIRE-STOP ALL SOFFITS AND CUT PLATES. ALL FLOOR CONSTRUCTION THROUGH WHICH HEAT OR EXHAUST PASS THROUGH SHALL BE DRAFT-STOPPED.

SUBFLOOR SHALL BE 3/4" TONGUE AND GROOVE EXTERIOR GRADE PLYWOOD, GLUED AND SCREENED UNLESS OTHERWISE NOTED.

ALL EXTERIOR DECKING, JOISTS, POSTS, AND STAIRS SHALL BE OF PRESURE TREATED MATERIAL. ALL EXTERIOR HANDRAILS, BALUSTERS AND TRIM WORK SHALL BE OF ROUGH SAVN CEDAR, UNLESS OTHERWISE NOTED. ALL EXTERIOR JOIST HANGERS SHALL BE GALVANIZED.

CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE ROUGH CARPENTRY WORK AS SHOWN ON DRAWINGS. ROUGH CARPENTRY SHALL INCLUDE ALL ROUGH HARDWARE, BOLTS, SCREWS, NAILS, FRAMING CLIPS, STRAPS, ANCHORS, ETC.

METAL CONNECTORS, 'SIMPSON' OR EQUAL AS DETAILED.

NAILING, PER CODE FOR COMMON WIRE NAILS. ALL PLYWOOD DIAPHRAGMS SHALL HAVE CEMENT COATED OR RING-SHANK FLY NAILS.

ALL TOP-PLATES SHALL BE (2) 2X'S AS INDICATED ON DRAWINGS WITH A MINIMUM LAP-SPICE OF 4" WITH BUTT JOINTS OVER STUDS.

ALL ROOF AND WALL SHEATHING SHALL BE IDENTIFIED WITH THE APPROPRIATE TRADEMARK OF THE 'AMERICAN PLYWOOD ASSOCIATION' A.P.A AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARDS P-51.

ALL ROOF AND WALL PLYWOOD THICKNESS SHALL BE AS SPECIFIED ON THE PLANS, SEE 615.1. ALL JOISTS SHALL HAVE AN A.P.A. SPACING RATINGS TO SATISFY THE DESIGN LOADING REQUIREMENTS.

ALL HEADERS AND HEADER JOISTS SHALL BE NAILED TOGETHER USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS. ('SIMPSON' OR APPROVED EQUAL).

TO ENSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.

STRUCTURAL PLYWOOD

- FLOOR SHEATHING FIRST FLOOR ABOVE CRAWL SPACE OR BASEMENT-3/4" TONGUE AND GROOVE PLYWOOD AND GROOVE
- FLOOR SHEATHING SECOND FLOOR-3/4" TONGUE AND GROOVE PLYWOOD WITH EXTERIOR GLUE, 1/4" UNDERLAYMENT AT AREA'S TO BE DETERMINED.
- ROOF SHEATHING 5/8" G.D.X.
- ALL PLYWOOD SHALL BE APA APPROVED
- EXTERIOR WALL SHEATHING TO BE 1/2" G.D.X. UNLESS OTHERWISE SPECIFIED.

ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING AND GOVERNMENT AGENCIES FOR APPROVAL PRIOR TO FABRICATION. FIBERGLASS BATT OR BLOWN-IN INSULATION, FIRESTOP ALL FURRINS, PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL...

ALL FINISH CLOSET SYSTEMS BY CLOSET COMPANY.

ENGINEERED LVL MANUFACTURER TO SUBMIT CALCULATIONS AND LAYOUTS TO ARCHITECT AND GOVERNMENT AGENCIES FOR APPROVAL PRIOR TO FABRICATION AND SHALL BE IN ACCORDANCE WITH LOCAL CODES.

IF ENGINEERED LUMBER IS REQUIRED TO BE STORED PRIOR TO ERECTION, THEY SHALL BE STORED AND PROTECTED FROM THE WEATHER.

SILL PLATES ON CONCRETE SHALL BE PRESURE TREATED AND SET IN SILL SEALER.

TWO STORY OR BI-LEVEL WHERE HEADER CARRIES ONE FLOOR AND ROOF LOADS ASSUMING 1200 LB AND DOUBLE TOP PLATE.

SPANS LESS THAN 4'	2-2X6' ON EDGE
SPANS 4' - 6'	2-2X8' ON EDGE
SPANS 6' - 8'	2-2X10' ON EDGE
SPANS 8' - 10'	2-2X12' ON EDGE

FOR SPRUCE/PINE/FIR #2, INCREASE LUMBER SIZE X 2" IN HEIGHT. (VERIFY ALL HEADERS WITH DRAWINGS)

UNLESS NOTED ALL HEADERS 5'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2X4 OR DOUBLE 2X6 CRIPPLES (TO MATCH WALL STUD) OR AS SPECIFIED ON PLANS.

PROVIDE 1/2" PLYWOOD FIRE-STOPPS AT ALL SOFFITS/WALL CAVITIES OR CEILING JOIST CAVITIES.

VERIFY BASE MATERIAL FOR ALL AREA'S RECEIVING TILE. PROVIDE WOOD SHOE, UNLESS OTHERWISE SPECIFIED.

ALL SOFFITS, CEILING OPENINGS, FLOOR OPENINGS AND STAIRS SHALL BE FIRE-STOPPED ACCORDING TO LOCAL CODES.

GUARDRAILS ON OPEN SIDES OF STAIRS PER LOCAL CODES.

36" HIGH (MINIMUM) GUARDS WHICH DO NOT ALLOW PASSAGE OF A 4" SPHERE SHALL BE LOCATED ON OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE (2004 IRC, R312.10). GUARDS AT THE OPEN SIDES OF STAIRS SHALL HAVE A MINIMUM HEIGHT OF 36" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE STAIRS, WHERE THE TOP OF THE GUARD AT A STAIR SERVES AS A GRASPABLE HANDRAIL, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" HIGH MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE STAIRS. (2004 IRC, R312.2)

ALL STAIRS TO BE PROVIDED WITH A HANDRAIL/GUARDRAIL HEIGHT 36", THE HAND GRIP PORTION OF WHICH SHALL NOT BE MORE THAN 2-1/2" IN CROSS SECTION WITH BETWEEN THE MEMBERS OF ALL NEW STAIRS.

GRASPABLE HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS (2004 IRC, R311.7.7).

HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED AT THE NOSING (2004 IRC, R311.7.11).

REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. (2004 IRC, R311.7.12.

HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEVEL POSTS (2004 IRC, R311.7.12).

EXTERIOR STAIRS

FINISHES

INSTALL U.S. GYPSUM OR EQUAL 5/8" TAPERED WALLBOARD WITH METAL CORNER BEADS, MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL SCREEN HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS AND BUCKLES. USE 5/8" FIRE CODE WALLBOARD ON GARAGE WALLS AND CEILINGS, THE UNDERSIDE OF STAIRS IN HABITABLE SPACES, AND ALSO WHERE REQUIRED FOR FIRE RATINGS. PROVIDE 1/2" DUR-O-ROCK AT ALL BATHTUB AND SHOWER RECESSES.

CERAMIC TILE FOR WALLS AND BASES SHALL BE GLAZED CERAMIC TILE (VERIFY). TILE APPLICATION SHALL MANUFACTURERS RECOMMENDATIONS. GROUT SHALL BE LATEX PORTLAND CEMENT. CAULK AROUND TUBS AND SHOWERS WITH SUITABLE CAULKING.

PAINTING:

- A. INTERIOR WALLS TO HAVE 1 PRIMER COAT AND TWO FINAL PAINT COATS, COLORS FINISH AND BRANDS TO BE DETERMINED BY OWNER.
- B. STAIR RISERS TO BE PAINTED AND TREADS TO BE STAINED EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
- C. INTERIOR DOORS, WINDOWS, AND TRIM TO BE SEMI-GLOSS, SATIN ENAMEL TWO COATS OR STAINED, SEALED AND VARNISHED
- D. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.

HEATING & VENTILATION

MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON-SITE UPON ROUGH IN INSPECTION BY VILLAGE OFFICIALS.

HEATINGS AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL 5 BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL 1, OR OTHER APPROVED HEATING AND COOLING METHODOLOGIES (2009 IECC, 403.6). HVAC CONTRACTOR TO SUBMIT MANUAL 5 AND MANUAL 1 CALCULATIONS AS REQUIRED AND EQUIPMENT SPECIFICATIONS TO VILLAGE OF GLEN ELLYN TO CONFIRM COMPLIANCE.

HOT AND COLD AIR RETURNS AND SUPPLIES MUST BE IN SHEET METAL.

ALL SUPPLY AND RETURN AIR DUCTS MUST BE SEALED USING MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS OR GASKETED AIR TIGHT FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE IS NOT PERMITTED.

RANGE HOOD SHALL BE VENTED TO THE OUTDOORS BY A SINGLE WALL, CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL, COPPER OR OTHER APPROVED MATERIAL HAVING A CLEARANCE OF 1" FROM COMBUSTIBLE MATERIAL.

VENTS SERVING RANGE HOOD OR BATHROOM EXHAUST FANS SHALL VENT DIRECTLY TO THE ATMOSPHERE, AND NOT TERMINATE IN AN ATTIC CRAWL SPACE, EAVE OR ANY AREA INSIDE THE BUILDING.

AN UNOBTSTRUCTED WORKING SPACE OF NOT LESS THAT 2'-6" IN DEPTH FOR THE ENTIRE HEIGHT OF THE FURNACE, BUT NOT LESS THAN 2'-6" HIGH, SHALL BE PROVIDED ALONG THE ENTIRE FRONT OF THE WARM AIR FURNACE WHEN THE DOOR OF THE FURNACE ENCLOSURE IS OPEN.

APPLIANCES IN CONFINED SPACE MUST BE PROVIDED WITH TWO PERMANENT OPENINGS, ONE OPENING WITHIN 12" OF THE TOP AND ONE OPENING WITHIN 12" OF THE BOTTOM OF THE SPACE, EQUAL TO A MINIMUM 1 SQ. INCH PER 1,000 BTU/H INPUT RATING OF APPLIANCES INSTALLED IN THE SPACE, BUT NOT LESS THAN 100 SQUARE INCHES.

A FURNACE INSTALLED IN AN ATTIC SPACE MUST BE LISTED FOR THAT LOCATION. APPLIANCES SHALL HAVE CLEARANCE FROM COMBUSTIBLE MATERIALS IN ACCORDANCE WITH THEIR LISTINGS.

DUCTS WHICH PENETRATE FIRE-RATED ASSEMBLIES SHALL BE FIRE CAULKED WITH APPROVED MATERIALS THAT COMPLY WITH CURRENT LOCALLY ADOPTED CODES.

ALL COOKING AND HEATING DEVICES SHALL BE U.L. LISTED AND APPROVED FOR THEIR USAGE.

RETURN AIR DUCTWORK SHALL BE CONNECTED TO THE FURNACE AT THE H.V.A.C TRIM OUT. TEMPORARY FILTER LOCATION TO BE PROVIDED BY SUBCONTRACTOR AT FURNACE LOCATIONS.

REQUIRED OR ADDITIONAL VENTILATION OF HABITABLE ROOMS IN BASEMENT SHALL BE PROVIDED BY MECHANICAL MEANS (I.E. FRESH AIR INTAKES FROM EXTERIOR).

ARTIFICIAL LIGHT IN HABITABLE ROOMS WITHOUT GLAZING CAPABLE OF AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES AT + 2'-6" ABOVE THE FINISHED FLOOR THROUGHOUT THE ROOM AREA. MECHANICAL VENTILATION SUBSTITUTED FOR NATURAL LIGHT/VENT AIR CHANGE PER HOUR MINIMUM.

SUBCONTRACTOR SHALL PROVIDE H.V.A.C. DRAWINGS TO PROPERLY HEAT, VENTILATE AND AIR CONDITION THE PROJECT. PRIORITY IN THE DESIGN OF THE SYSTEM SHOULD BE GIVEN TO THE PROPER AND ECONOMICAL FUNCTIONING FOR THE ENTIRE PROJECT AS WELL AS ITS INSTALLATION. INCLUDE ALL DUCTWORK, HARDWARE, CONTROLS AND INSULATION FOR THE COMPLETE SYSTEM. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND SUBMITTAL OF SHOP DRAWINGS AND SPECIFICATIONS TO VILLAGE OFFICIALS AS REQUIRED, PRIOR TO BEGINNING OF CONSTRUCTION. COORDINATE THE LOCATION OF ALL EQUIPMENT WITH OTHER TRADES AT THE LOCATIONS AS SHOWN.

DRAWINGS AND SCHEDULES ARE FOR PERMIT PURPOSES ONLY. H.V.A.C CONTRACTOR SHALL VERIFY ALL HEATING REQUIREMENTS AND CONFIRM THAT ANY SYSTEM IS ADEQUATELY SIZED TO MEET THE REQUIREMENTS OF THE HEATING SCHEDULE SUPPLIED BY THE SUBCONTRACTOR.

H.V.A.C SUBCONTRACTOR SHALL INSURE THAT THE SYSTEM WILL COMPLY WITH VILLAGE CODES AND THAT IT WILL HEAT ALL OF THE ROOMS AND SPACES OF THE STRUCTURE TO AN INSIDE TEMPERATURE OF 60 DEGREES FAHRENHEIT WHEN THE OUTSIDE TEMPERATURE IS -10 DEGREES FAHRENHEIT. INDOOR DESIGN RELATIVE HUMIDITY FOR HEATING SHALL NOT EXCEED 40%. ALL COOLING SYSTEMS SHALL BE DESIGNED TO PROVIDE THE INDOOR AIR TEMPERATURE OF 75 DEGREES FAHRENHEIT WHEN THE OUTDOOR AIR IS 84 DEGREES FAHRENHEIT.

ALL DUCTWORK SHALL BE A MINIMUM OF 24 GAUGE SHEET METAL.

SUBCONTRACTOR SHALL FURNISH AND INSTALL DIFFUSER GRILLES AND TRIM PER GENERAL CONTRACTOR SPECIFICATIONS.

FURNISH AUTOMATIC FLUE DAMPERS AT FURNACE WITH ALL NECESSARY CONTROL WIRING. DAMPERS SHALL BE U.L. APPROVED AND VILLAGE APPROVED.

FURNISH AND INSTALL ALL CONTROL WIRINGS UNLESS PROVIDED BY ELECTRICAL SUBCONTRACTOR. VERIFY WITH GENERAL CONTRACTOR.

ALL EXHAUST FANS/VENTS ARE TO VENT TO THE ATMOSPHERE.

ALL DUCTS SHALL HAVE VOLUME DAMPERS (OF A LOCKING-TYPE) IN EACH WARM AIR RUN.

ALL FORCED AIR FURNACES SHALL BE EQUIPPED WITH A HUMIDIFIER DEVICE. ALL FORCED AIR FURNACES SHALL PROVIDE FOR COMBUSTION AIR INTAKE AND EXHAUST.

ALL FLOOR REGISTERS SHALL BE NO MORE THAN 4" FROM FACE OF WALL.

WATER HEATER FLUE SHALL BE U.L. RATED. PVC VENT COMPLETE WITH SUPPORTS, FIRE STOPS, AND ELBOWS. MAINTAIN A MINIMUM OF 1" AIRSPACE BETWEEN FLUE AND COMBUSTIBLE MATERIALS.

H.V.A.C. SUBCONTRACTOR SHALL COORDINATE ALL FLUE LOCATIONS WITH GENERAL CONTRACTOR.

HVAC SUBCONTRACTOR SHALL ALLOW FOR 10" HIGH BASEBOARD AND 8" HIGH CROWN MOLDING THROUGHOUT THE HOUSE, UNLESS NOTED OTHERWISE.

HVAC SUBCONTRACTOR SHALL COORDINATE THE LOCATION OF MAIN TRUNK LINES WITH OTHER TRADES.

RETURN AIR SHALL BE DUCTED, UNLESS NOTED OTHERWISE.

THE HEATING CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERATING SYSTEM CONSISTING OF BUT NOT NECESSARILY LIMITED TO A GAS FIRED FORCED AIR FURNACE, BOILERS, FANS, DUCTS, THERMOSTATS, ETC.

ALL LAUNDRY, BATHROOM, KITCHEN AND POWDER ROOM EXHAUST FAN SHALL BE SIZED IN ACCORDANCE WITH DRAWINGS AND DUCTED DIRECTLY TO EXTERIOR WITH SUITABLE CAP AND BACKDRAFT (GAPS AT EXTERIOR TO BE COLORED TO MATCH EXTERIOR MATERIAL AT WALL OR ROOF PENETRATION).

SHEET METAL DUCTS SHALL BE SIZED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH A.S.H.R.A.E. GUIDE.

COMBUSTION AIR INTAKES SHALL BE INSTALLED FOR FURNACE AND WATER HEATER IN ACCORDANCE WITH NFPA 54.

CLASS "B" VENTS TO HAVE MINIMUM 1" CLEARANCE TO COMBUSTIBLES AND BE FIRE-STOPPED AT FLOORS. CLASS "A" FLUES (WHERE REQUIRED) TO HAVE 2" CLEARANCE TO COMBUSTIBLES.

ALL SUPPLY DUCTS IN ATTICS, ROOFS AND UNHEATED SPACES SHALL BE INSULATED WITH 3/4" THICK FIBERGLASS INSULATION OR APPROVED EQUAL.

ALL FLUES SHALL BE ACCORDING TO SIZES REQUIRED AND U.L. APPROVED.

ALL FLUES, PIPES, ROOF PENETRATIONS, ETC. SHALL BE LOCATED ON THE BACK HALF OF THE ROOF.

ENTIRE HVAC SYSTEM TO BE BALANCED UPON COMPLETION.

ENTIRE HVAC SYSTEM SHALL BE CLEANED INCLUDING ALL INTERIOR DUCTS & RUNS AS NEEDED.

HVAC CONTRACTOR TO REVIEW ALL DUCT & REGISTER LOCATIONS WITH G.C. PRIOR TO START OF WORK.

SUBMIT MANUFACTURER'S LITERATURE & INSTALLATION INSTRUCTIONS FOR ALL EQUIPMENT ADDRESSING CLEARANCE TO COMBUSTIBLES & BTU RATINGS AND SOURCE OF COMBUSTION AIR.

PROVIDE & INSTALL ALL COMBUSTION AIR INTAKE PIPING.

MAXIMUM FLEX DUCT IS 6'-0".

SHEET METAL OR PLASTIC DRAIN PAN FOR DRAIN AT 3RD FLOOR ATTIC (AS REQUIRED).

DUCTS FOR BATH EXHAUST FANS - KITCHEN EXHAUST FANS TO BE INCLUDED.

ADJUSTABLE DAMPERS ON DIFFUSERS.

HVAC CONTRACTOR IS RESPONSIBLE FOR CALCULATING DUCT, REGISTER, FURNACE AND AC SIZES. HVAC CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL CALCULATIONS AND NECESSARY INFORMATION TO OBTAIN PERMIT.

FURNACE ROOMS LOCATED IN HABITABLE AREAS OF LIVING UNITS MUST BE ENCLOSED WITH 5/8" GYPSUM BOARD AND A SOLID, ONE-HOUR, FIRE-RATED, SELF CLOSING DOOR.

PROVIDE MAKE-UP AIR DIRECTLY FROM OUTSIDE. FACTORY BUILT OR MASONRY FIREPLACES MUST BE EQUIPPED WITH EXTERIOR AIR SUPPLY (COMBUSTION AIR).

DUCTWORK IN UNCONDITIONED SPACE MUST COMPLY WITH REQUIREMENTS OF SECTION 403.2 OF THE 2018 IECC. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM OF R-6.

- ATTIC FURNACE NOTES:
- FURNACE TO BE HIGH EFFICIENCY WITH HUMIDIFIER.
 - PROVIDE 3" FIRECODE DRYWALL ON ALL WALLS AND CEILING IN MECHANICAL ROOM INSULATE FLOOR AND WALLS FOR SOUND.
 - PROVIDE COMBUSTION AIR DIRECTLY FROM THE EXTERIOR.
 - PROVIDE 1 3/4" SOLID CORE DOOR (V GLOSS) (FIRE RATED).
 - PLUMBER TO PROVIDE PLASTIC PAN UNDER FURNACE WITH FLOOR DRAIN (DRAIN TO BE VISIBLE AND EASILY ACCESSIBLE)
 - PROVIDE LIGHT AND OUTLET AT ATTIC FURNACE.
 - PROVIDE 36" WIDE WALKWAY TO AND 36" WIDE FLOOR AT ATTIC HVAC EQUIPMENT.
 - MECHANICAL CONTRACTOR TO SUBMIT REQUIRED COMBUSTION AIR DETAILS FOR MECHANICAL ROOMS TO VILLAGE PRIOR TO INSTALLATION.
 - MANUFACTURER'S INSTALLATION INSTRUCTIONS SHIC BE AVAILABLE ON SITE UPON ROUGH-IN INSPECTION BY VILLAGE OFFICIALS.
 - ALL SUPPLY AND RETURN AIR DUCTS MUST BE SEALED USING MASTIC WITH FIBROUS BACKING TAPE INSTALLED IN ACCORDANCE WITH THE MANUF.'S INSTRUCTIONS (FOR FIBROUS DUCTS, PRESSURE SENSITIVE TAPE MAY BE USED. DUCT TAPE IS NOT PERMITTED.)
 - ALL FRAMING IN CONTACT W/ CONCRETE MUST BE PRESSURE TREATED (TYPICAL)
 - BUILDER TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO INSTALLATION
 - HVAC CONTRACTOR TO DETERMINE THE OPTIMAL PLACEMENT FOR THE FURNACE IN THE FIELD IF MOVING UNIT WILL INCREASE EFFICIENCY.
 - PROVIDE ALL SUPPLIES AND RETURNS IN-HALL AND DUCTWORK
 - THE R-VALUE OF THE INSULATION AROUND THE DUCT WORK IN THE ATTIC SHALL BE R-8

ACCESS DOORS BETWEEN CONDITIONED SPACES AND UNCONDITIONED SPACES SHALL BE NEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF THE SURROUNDING SURFACES.

PRESCRIPTIVE METHOD OF COMPLIANCE: INSULATION VALUES PER 2018 IECC:

FENESTRATION U-FACTOR	0.30
SKYLIGHT U-FACTOR	0.55
GLAZED FENESTRATION	NO REQUIREMENT
CEILING CONSTRUCTION R-VALUE	R-49 *
WOOD FRAME WALL INSUL. R-VALUE	R-20 OR R-13+5
MASS WALL R-VALUE	R-13/17
FLOOR CONSTRUCTION R-VALUE	R-20
BASEMENT WALL R-VALUE	R-15/14
SLAB R-VALUE & DEPTH	R-10, 2 FT.
CRAWL SPACE WALL R-VALUE	R-15/14
PLUMBING (HOT WATER SUPPLIES)	R-5

*EXCEPTIONS PER N102.2.1 (R402.2.1) & N102.2.2 (R402.2.2)

EXTERIOR CAVITIES EXPOSED DURING CONSTRUCTION MUST BE INSULATED IN COMPLIANCE WITH THE 2018 IECC.

NEW DUCTS LOCATED OUTSIDE OF CONDITIONED SPACE MUST COMPLY WITH THE REQUIREMENTS OF SECTION 403.2.1 OF THE 2018 IECC. SUPPLY AND RETURN DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM OF R-8 WHERE 3 INCHES IN DIAMETER AND GREATER AND R-6 WHERE 3 INCHES IN DIAMETER OR LESS. NEW DUCTS OUTSIDE OF CONDITIONED SPACE ARE ALSO REQUIRED TO BE PRESSURE TESTED FOR AIR LEAKAGE IN COMPLIANCE WITH SECTION R403.3.3, 2018 IECC.

ALL HOT WATER PLUMBING SUPPLY LINES TO BE INSULATED TO R-3 MINIMUM.

PLUMBING

ALL PLUMBING WORK SHALL MEET WITH ALL STANDARDS OF GOODPRACTICE. SUBCONTRACTOR SHALL VERIFY AND ASSURE THAT ALL PIPING IS OF ADEQUATE SIZE AND PROPERLY VENTED IN CONFORMANCE WITH ALL APPLICABLE CODE REQUIREMENTS. SUB CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND MAKE ALL CONNECTIONS REQUIRED FOR ALL MECHANICAL EQUIPMENT.

PLUMBING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR INSTALLING NEW WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

PLUMBING SUBCONTRACTOR SHALL COORDINATE AND VERIFY ALL PLUMBING FIXTURE SELECTIONS WITH GENERAL CONTRACTOR.

SUBCONTRACTOR SHALL TEST WATER AND GAS LINES PRIOR TO INSTALLATION OF DRYWALL.

HORIZONTAL BRANCHES, BUILDING DRAIN, AND SEWER PIPING SHALL BE PITCHED AT 1/8" TO 1/4" PER LINEAR FOOT OF HORIZONTAL TRAVEL, MINIMUM OF 1%.

FURNISH AND INSTALL INDIVIDUAL SHUT-OFF VALVES AT BASE OF EACH RISER, AT MAIN WATER SUPPLY, EACH HOT WATER HEATER, EACH HOSE BIBB AND AT ALL FIXTURES.

PROVIDE AND INSTALL ICE MAKER LINE FOR REFRIGERATOR.

NO FLEXIBLE WATER LINE SHALL BE USED FOR FIXTURE OR SUPPLY CONNECTIONS. ALL WATER LINES SHALL BE COPPER.

WATER SYSTEM SHALL BE PURGED OF PETERIOUS MATTER AND DISINFECTED PRIOR TO USE.

THE PLUMBING CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERABLE INSTALLATION OF ALL WATER AND SEWAGE SYSTEM.

ALL SYSTEMS AND EQUIPMENT SHALL CONFORM TO APPLICABLE LOCAL, STATE AND NATIONAL CODES.

VERIFY WITH G.C. FINISH FOR ALL FIXTURE SUPPLIES AND STOPS FOR EVERY FIXTURE CONNECTION.

PROVIDE CLEAN-OUTS IN WASTE AND SOIL LINE AT EACH CHANGE IN DIRECTION GREATER THAN 45 DEGREES AND AT TOP OF EACH STACK.

WATER CLOSETS 1.6 GALLONS PER FLUSH MAXIMUM, SHOWERS, LAVS AND SINKS 3 GALLON PER MINUTE FLOW CONTROL.

PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL GAS PIPING TO ALL APPLIANCES, HEATING APPARATUS AND HOT WATER HEATERS.

USE ANTI-SIPHON TYPE HOSE-BIBBS.

NO PVC WILL BE USED IN THE WATER SUPPLY SYSTEM. PVC WILL BE ALLOWED FOR DRAIN WASTE AND VENT PIPING.

PLUMBING ROOF VENTS TO HAVE LEAD FLASHING AND EXIT THE REAR OF BUILDING.

THE DRAIN TILE SUMP WILL BE 2 INCHES ABOVE THE BASEMENT FINISH FLOOR.

DRAIN TILE SUMP AND ROOF DRAINS TO SPLASH WITHIN 5' OF BUILDING.

AN AUTOMATIC SAFETY VALVE SHALL BE PROVIDED AT ALL TUB/SHOWER COMBINATIONS, SHOWERS, AND HAND-HELD SPRAY UNITS. HAND-HELD SPRAY UNITS SHALL BE INSTALLED WITH A BACK FLOW SIPHONAGE DEVICE.

- THE FOLLOWINGS SHALL APPLY UNLESS OTHERWISE NOTED OR REQUIRED BY CODE:
- UNDERGROUND SERVICE PIPING SHALL BE TYPE "K" COPPER TUBING
 - ALL SUPPLY PIPING SHALL BE TYPE "L" COPPER TUBING
 - ALL VENT PIPING SHALL BE SCHDULE 40 PVC
 - INSTALL DIELECTRIC FITTINGS AT CONNECTIONS TO DISSIMILAR METAL PIPING.
 - ALL PLUMBING BELOW BASEMENT FLOOR SLAB SHALL BE SCHEDULE 40 CAST IRON OR SDR 26 PVC
 - ALL PLUMBING ABOVE BASEMENT FLOOR SLAB SHALL BE SCHEDULE 40 PVC OR CAST IRON
 - GAS PIPING MATERIALS SHALL BE STEEL SCREW PIPE, SCHEDULE 40-120 WITH STEEL CLEVIS HANGERS AND THREADED ROD SUPPORTS.
 - PROVIDE 24" AIR CHAMBERS AT ALL PLUMBING RISERS.
 - PROVIDE 12" H AIR CHAMBERS AT ALL PLUMBING FIXTURES
 - PROVIDE CLEAN-OUTS AS REQUIRED WITH EASILY ACCESSIBLE OPENINGS
 - ALL HOSE BIBBS SHALL BE FROST-PROOF W/ VACUUM BREAKS (LOCATION PER PLANS VERIFY).

ALL HOT WATER PLUMBING SUPPLY LINES TO BE INSULATED TO R-3 MINIMUM. NO DISTRIBUTION PIPE OR PIPS SHALL E INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL OR UNCONDITIONED SPACE UNLESS THE PIPE IS PROTECTED FROM FREEZING.

ELECTRICAL

THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM IN EACH UNIT.

THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL AND NATIONAL CODES AND ORDINANCES.

ALL WIRING METHODS AND MATERIALS SHALL COMPLY WITH ARTICLE 300 OF THE NATIONAL ELECTRICAL CODE.

ALL WIRING TO BE IN CONDUIT.

ALL CONDUIT SHALL BE INSTALLED WITHIN FRAMING SO AS NOT TO INTERFERE WITH FINISHED DRYWALL.

BONDING CLAMP AT EXTERIOR ELECTRICAL GROUND ROD SHALL BE RATED FOR DIRECT BURIAL (SEC. 250-115, NEC).

THE ELECTRICAL CONTRACTOR SHALL PROVIDE MINIMUM 200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE. FURNISH AND INSTALL SERVICE HOOKUPS, METERS, ALL WIRING DEVICES, CONDUIT, HOUSINGS AND TRIM, SPECIAL OUTLETS, LIGHT BULBS, WIRING, THERMOSTAT WIRING, AND DOOR BELL (2) AND CHIME (3), AS SPECIFIED.

ELECTRICAL PANEL SHALL HAVE A MINIMUM OF 4'-0" CLEARANCE IN FRONT AND 3'-0" CLEARANCE TO EITHER SIDE FROM ANY GROUNDED EQUIPMENT.

LOCATION OF ELECTRICAL SERVICE PANEL SHALL BE NO CLOSER THAN 2'-6" FROM SUMP PUMP, WATER LINE, AND DRAIN LINE.

ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND ENGINEERING OF PANEL BOARD LAY-OUT AND CIRCUITING.

FURNISH GENERAL CONTRACTOR WITH LIST NOTING ALL FIXTURES ATTACHED TO INDIVIDUAL CIRCUITS FOR PROPER LABELING OF CIRCUIT BOX.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE SWITCHED FIXTURE AT ALL ATTICS IN PROXIMITY OF THE ACCESS AREA.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, SHOWER ROOMS, EXTERIOR OUTLETS, GARAGES AND KITCHENS. SEPARATE RESETS SHALL BE PROVIDE AT EACH FLOOR AND INTERIOR AND EXTERIOR (GARAGE) APPLICATIONS AS WELL AS KITCHENS SHALL BE CIRCUITED SEPARATELY.

THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCES INCLUDING AC DISCONNECTS, FURNACES SUCH GARAGE DISPOSAL.

ALL OUTLETS WITHIN 6'-0" OF ANY SINK, EXTERIOR OR GARAGE OUTLET TO BE A GROUND FAULT INTERRUPTER TYPE.

ALL ELECTRICAL WORK SHALL BE CONCEALED WITHIN WALL/FLOOR/CEILING STRUCTURE. ALL WORK SHALL BE RUN IN STANDARD 1/2" DIAMETER OR 3/4" DIAMETER CONDUIT AS NECESSARY WITH A MINIMUM WIRE SIZE OF #14. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODE REQUIREMENTS INCLUDING THE INSTALLATION OF G.F.C.I. EQUIPMENT AS NECESSARY. CONTRACTOR SHALL MAKE ALL CONNECTIONS REQUIRED FOR MECHANICAL TRADES.

FURNISH AND INSTALL ALL ELECTRICAL FIXTURES AND BATH FANS (75 CFM FAN MIN, RANGE HOOD VENT PER SPECIFICATIONS - VERIFY) EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. (2004 IRC, M1503.4)

FINISH/TRIM FIXTURES ON F.B.O.'S SHALL BE SELECTED BY GENERAL CONTRACTOR.

SEPARATE LIGHTING CIRCUITS FROM RECEPTACLE CIRCUITS.

MAXIMUM PERMITTED LOADS ON CIRCUITS SHALL BE AS FOLLOWS:
20A = 1,700 WATTS
15A = 1,200 WATTS
EXCEPT DEDICATED RECEPTACLE OUTLETS WHICH SHALL BE ENGINEERED FOR 200 WATTS EACH.

ALL CONVENIENCE OUTLETS SHALL BE INSTALLED AT +14'-4"/+3/16" O.G. ABOVE ROUGH FLOOR, MOUNTED HORIZONTALLY. ALL SWITCHES SHALL BE INSTALLED AT COUNTER CONVENIENCE OUTLETS SHALL BE MOUNTED VERTICALLY AT HEIGHTS AS VERIFIED WITH GENERAL CONTRACTOR, INDICATED ON PLANS, VERIFY WITH FIELD CONDITIONS.

ELECTRICAL CONTRACTOR SHALL TACK-IN ALL JUNCTION BOXES AND RECESSED LIGHT HOUSINGS FOR APPROVAL BY GENERAL CONTRACTOR.

ALL CEILING AND WALL FIXTURES (OR SIMILAR) SHALL BE CENTERED IN RELEVANT SPACES. ELECTRICAL CONTRACTOR SHALL CONSULT WITH GENERAL CONTRACTOR IN CASE OF QUESTIONS.

GANGS ALL SWITCHES UNDER ONE FACE PLATE WHERE POSSIBLE.

FURNISH AND INSTALL GROUND-FAULT CIRCUIT-INTERRUPTER (G.F.C.I.) AT ALL "WET" LOCATIONS AS INDICATED ON PLANS. PROVIDE G.F.C.I. OUTLETS AT ALL LOCATIONS AS REQUIRED BY CODE, INCLUDING EXTERIOR HOUSE & GARAGE, AND BASEMENT.

ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY OUTLETS AND LIGHTING AT APPROPRIATE TIMES, VERIFY SCHEDULE WITH GENERAL CONTRACTOR.

ALL BASEMENT AND BATHROOM OUTLETS TO BE ON G.F.I. CIRCUIT.

ALL CEILING FANS MUST BE SUPPORTED BY A FAN RATED BOX.

ALL RECESSED LIGHT FIXTURES LOCATED UNDER INSULATED CEILING TO BE LISTED AND MARKED IC.

OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (A WALL SEPARATING THE GARAGE FROM THE DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" (UPC SECTION T04.7)

PROVIDE POWER FOR ALL KITCHEN AND LAUNDRY APPLIANCES PER MANUFACTURER'S SPECIFICATIONS.

INSTALL CONDUIT CHASE FOR INSTALLATION OF REMOTE READER FOR WATER SERVICE.

ALL CLOSET LIGHTS SHALL BE MOUNTED ON THE CEILING ABOVE THE CLOSET DOOR AND BE A MINIMUM OF 18" AWAY FROM ALL SHELVING.

- ALL CLOSETS SHALL:
- RECESSED LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
 - FLUORESCENT LIGHTS WITH 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE.
 - INCANDESCENT LIGHTS WITH 12" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE SPACE. (SEC. 410-8.8, NEC)

ELECTRICAL RECEPTACLES SHALL BE LISTED TAMPER RESISTANT AS REQUIRED.

BATTERY BACKED-UP SMOKE DETECTORS MUST BE 110V AND WIRED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN HOUSE. FURNISH AND INSTALL HARD-WIRED INTERCONNECTED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS WHERE REQUIRED BY CODE AT EACH FLOOR.

A SMOKE DETECTOR/ALARM MUST BE INSTALLED IN EACH SLEEPING ROOM, IN THE IMMEDIATE VICINITY OF SLEEPING ROOMS AND ON EVERY FLOOR INCLUDING THE BASEMENT.

A SMOKE DETECTOR/ALARM MUST BE INSTALLED AT THE BASEMENT, WHERE ACCESSIBLE SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (WHERE ACCESSIBLE) WITH BATTERY BACK-UP. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE RESIDENCE. SUCH INTERCONNECTION IS PERMITTED TO BE WIRELESS.

A CARBON MONOXIDE DETECTOR/ALARM IS REQUIRED WITHIN 15 FEET OF EVERY SLEEPING ROOM. THE CARBON MONOXIDE DETECTOR MAY BE BATTERY OPERATED OR HARDWIRED (STATE OF ILLINOIS, CARBON MONOXIDE DETECTOR ACT).

GFCI PROTECTED RECEPTACLES SHALL BE PROVIDED ABOVE A KITCHEN COUNTER SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN TWO FEET FROM A RECEPTACLE AND A RECEPTACLE IS LOCATED WITHIN TWO FEET OF THE END OF THE COUNTER OR THE SIDE OF ANY WALL, FIXTURE, SINK, OR APPLIANCE. ALL RECEPTACLES TO BE LISTED TAMPER-RESISTANT.

A MINIMUM OF TWO DEDICATED 20-AMP BRANCH CIRCUITS MUST BE PROVIDED TO SERVE CONVENIENCE RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, AND AT THE KITCHEN COUNTERTOPS.

A MINIMUM OF 40 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED NEW LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS. (SECTION 404, 2018 INTERNATIONAL ENERGY CONSERVATION CODE).

PROVIDE A MINIMUM OF TWO DEDICATED 20 AMP BRANCH CIRCUITS TO SERVE CONVENIENCE RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST AND DINING AREAS, AND AT THE KITCHEN COUNTERTOPS.

ALL NEW 120 VOLT SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT (FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARG-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT (2011 NEC, SECTION 210.12).

A PERMANENT ENERGY CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL (2018 IECC, 401.3)

SERVICE ENTRANCE CONDUCTORS WITHIN A BUILDING SHALL NOT EXCEED 5 FEET WITHOUT AN EXTERIOR OVER CURRENT PROTECTION DEVICE. (VILLAGE CODE 4-2-4(A)).

THE SPECIFIED PASSIVE RADON SYSTEM SHALL BE PROVIDED WITH AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN ACCESSIBLY APPROVED BOX AND SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC IN THE ANTICIPATED LOCATION OF A VENT PIPE FAN. THE PIPING LENGTH IN THE ATTIC OF THE BUILDING SHALL HAVE A MINIMUM HEIGHT OF 3 FEET TO ALLOW FOR THE ANTICIPATED INSTALLATION OF A RADON MITIGATION FAN IN THE VENT PIPE. (ILLINOIS RADON RESISTANT CONSTRUCTION ACT).

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645 FOREST AVENUE GLEN ELLYN, ILLINOIS

ILLINOIS LICENSE #. 00101871
EXPIRATION: 11-30-20

PROFESSIONAL DESIGN FIRM #:
ID-004497
EXPIRATION: 04-30-21

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ISSUED FOR PERMIT & BIDDING
DATE DECEMBER 27, 2019

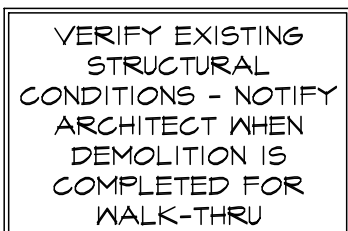
REVISIONS
△ VILLAGE REVIEW 02-14-20
VILLAGE REVIEW 02-26-20

PROJECT NUMBER 161240

SHEET NO.

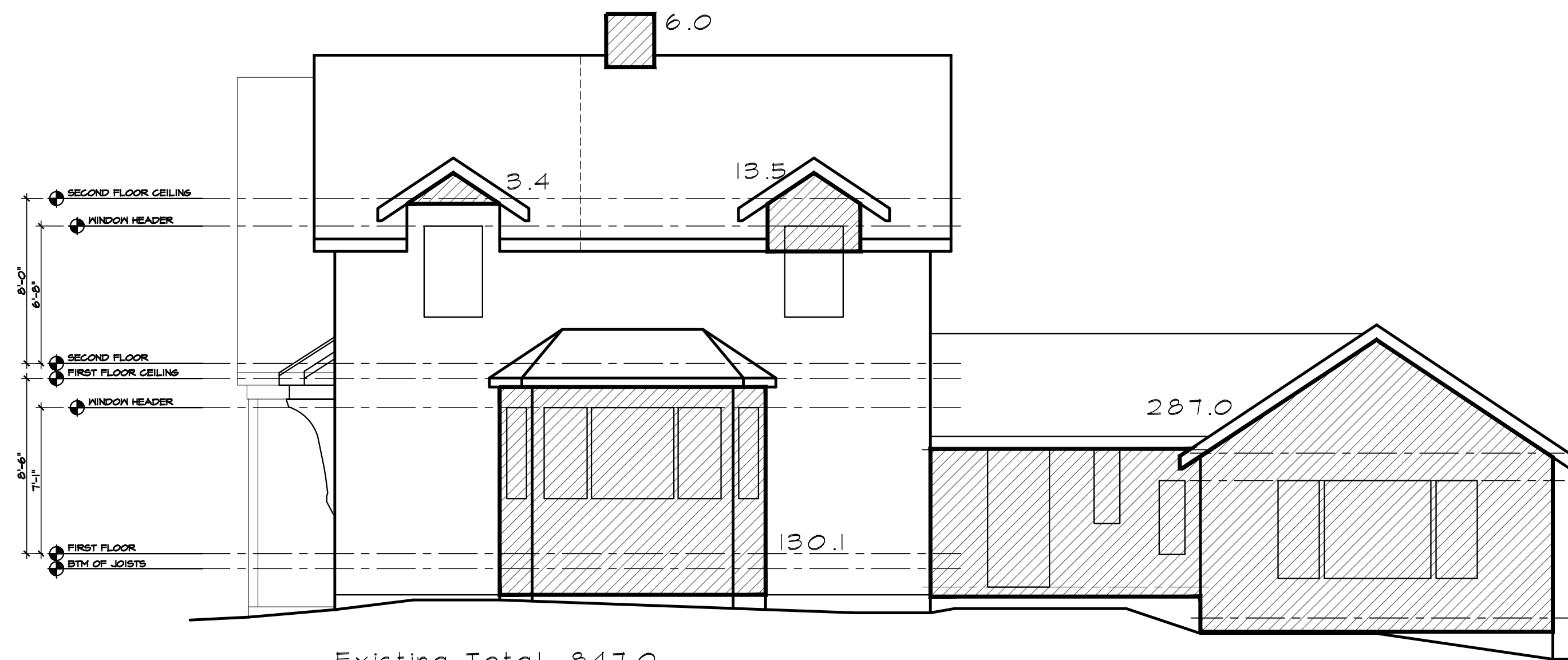
AO.2

A1.1

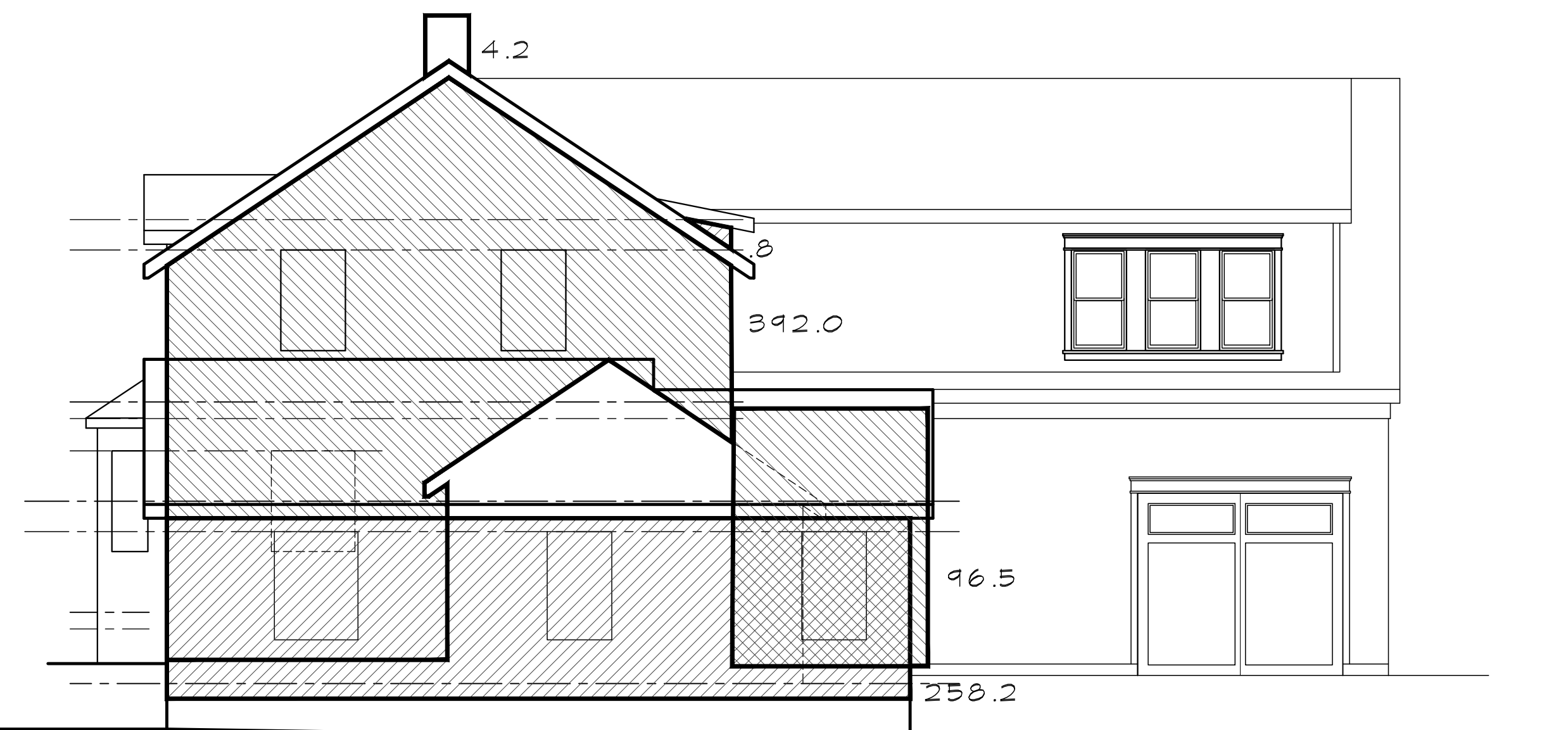


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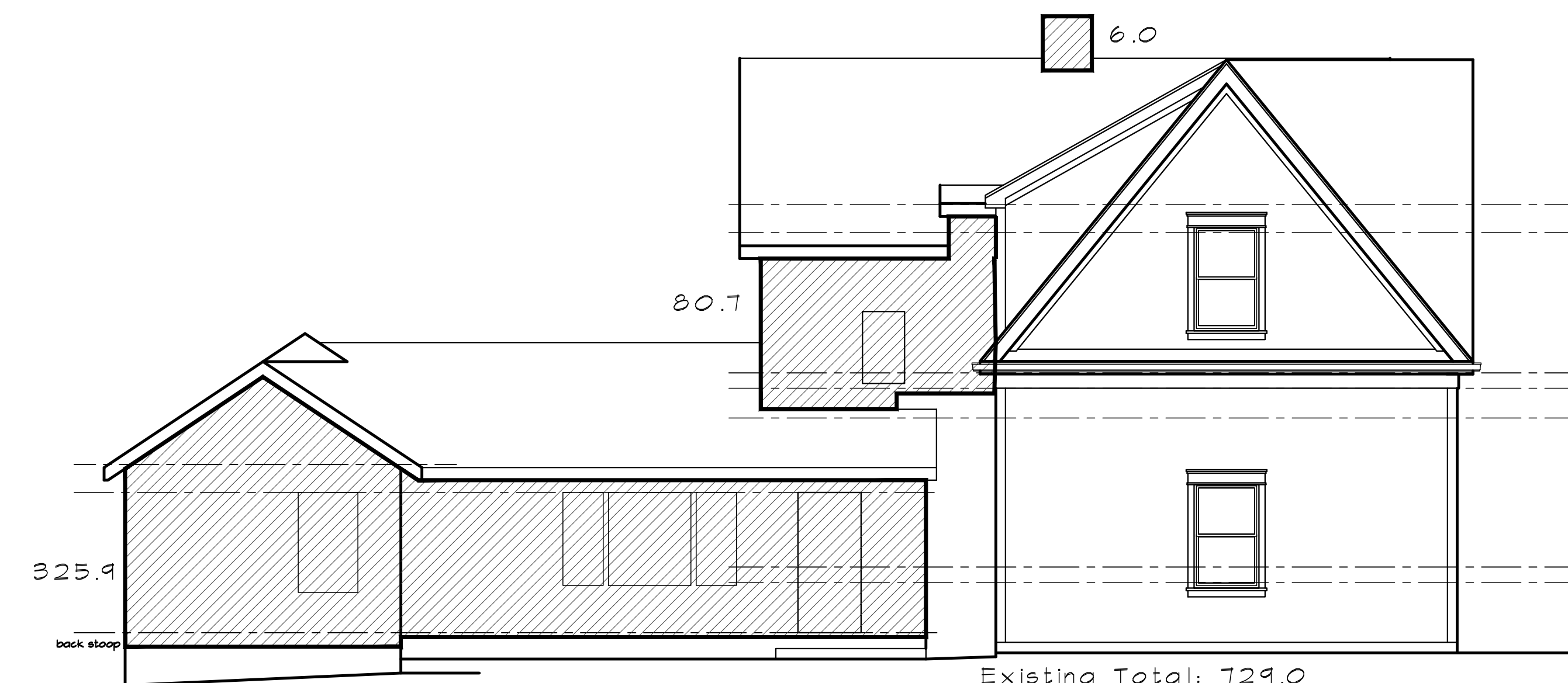
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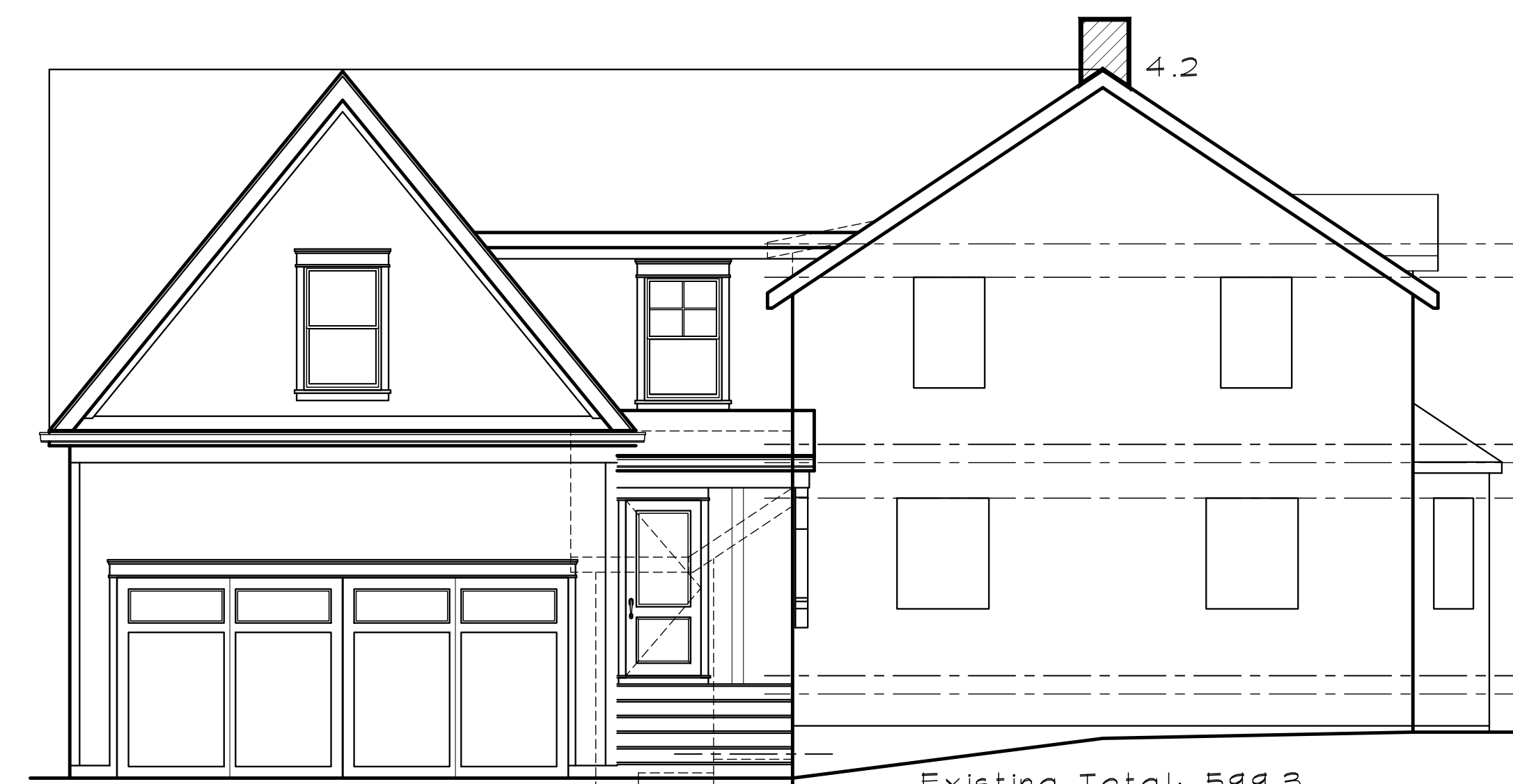
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Existing Altered: 440.0



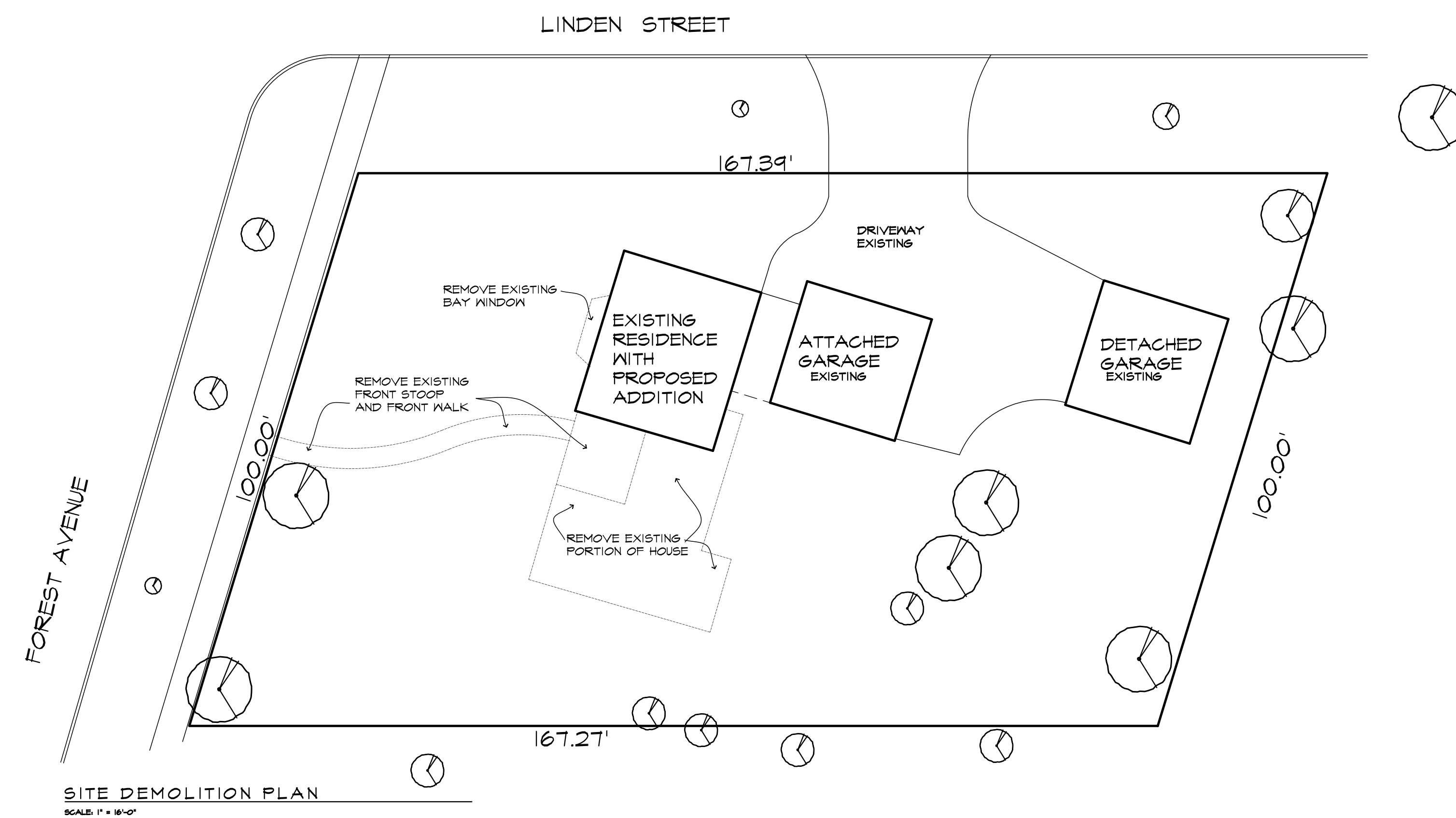
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Existing Total: 729.0
Existing Altered: 412.6



Existing Total: 599.3
Existing Altered: 4.2



LINDEN STREET

WATER SERVICE
UPGRADE FROM
B-BOX TO HOME A
MINIMUM OF 1-1/2"
DIA. TYPE K COPPER
LINE.

NEW 6" SDR
PVC SEWER
LINE FROM
HOME TO
STREET
CONNECTION.

EXISTING OVERHEAD
ELECTRIC SERVICE TO
BE REPLACE WITH NEW
200 AMP
UNDERGROUND SERVICE

NEW
GAS
METER
LOCATION

EXISTING
RESIDENCE
WITH
PROPOSED
ADDITION/
RENOVATION

EXISTING
ATTACHED
GARAGE

EXISTING

167.39'

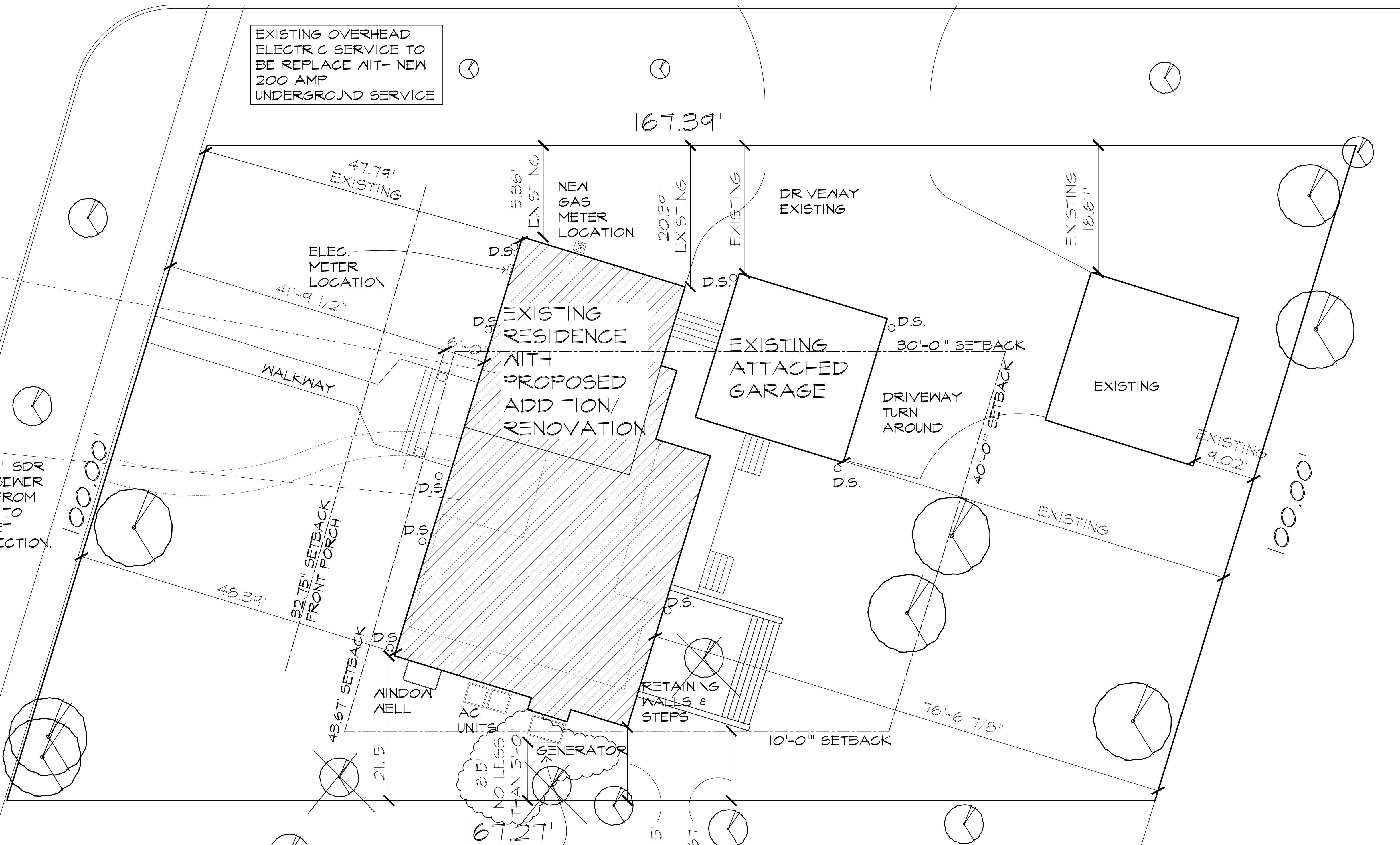
100.00'

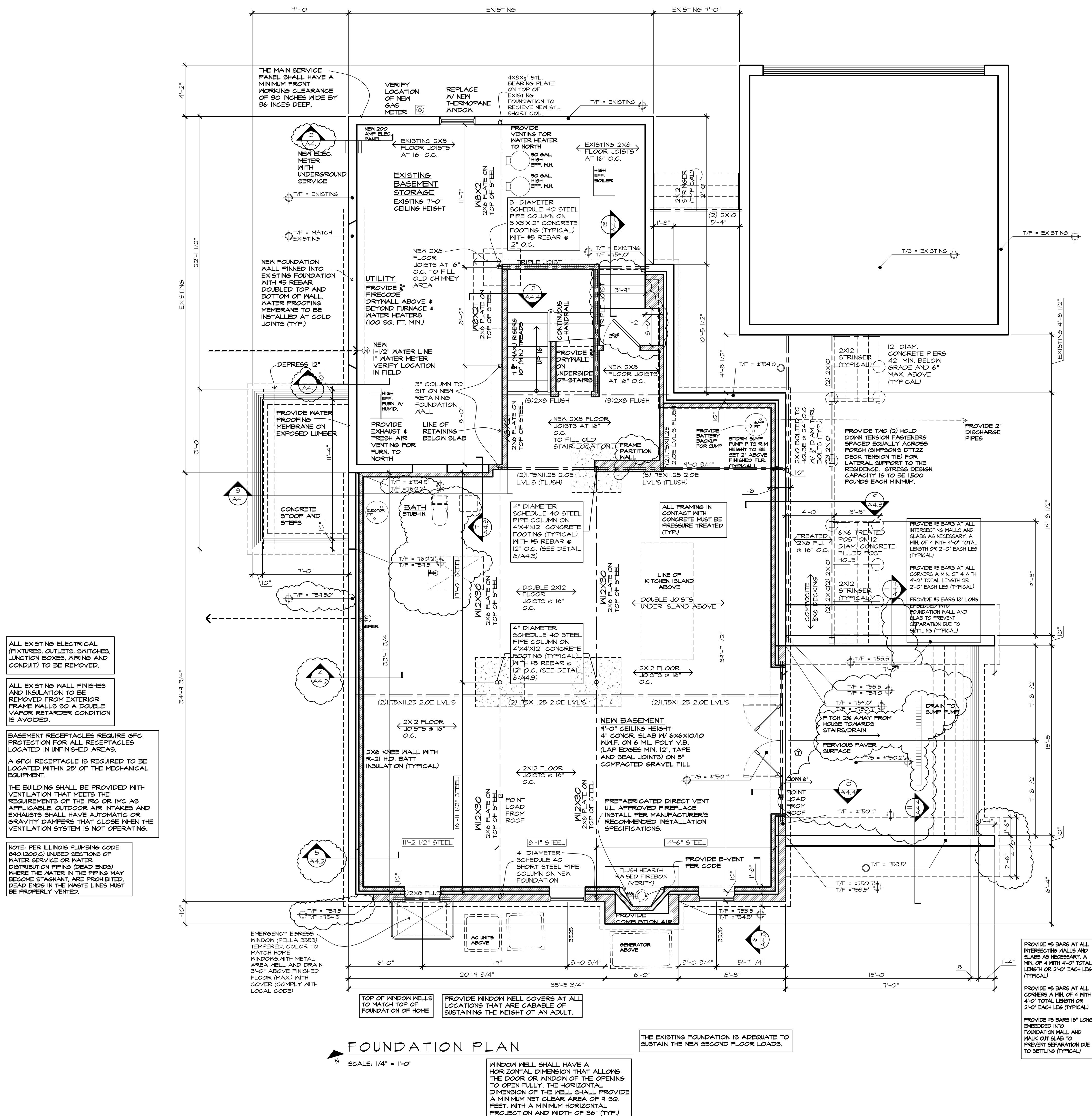
167.27'

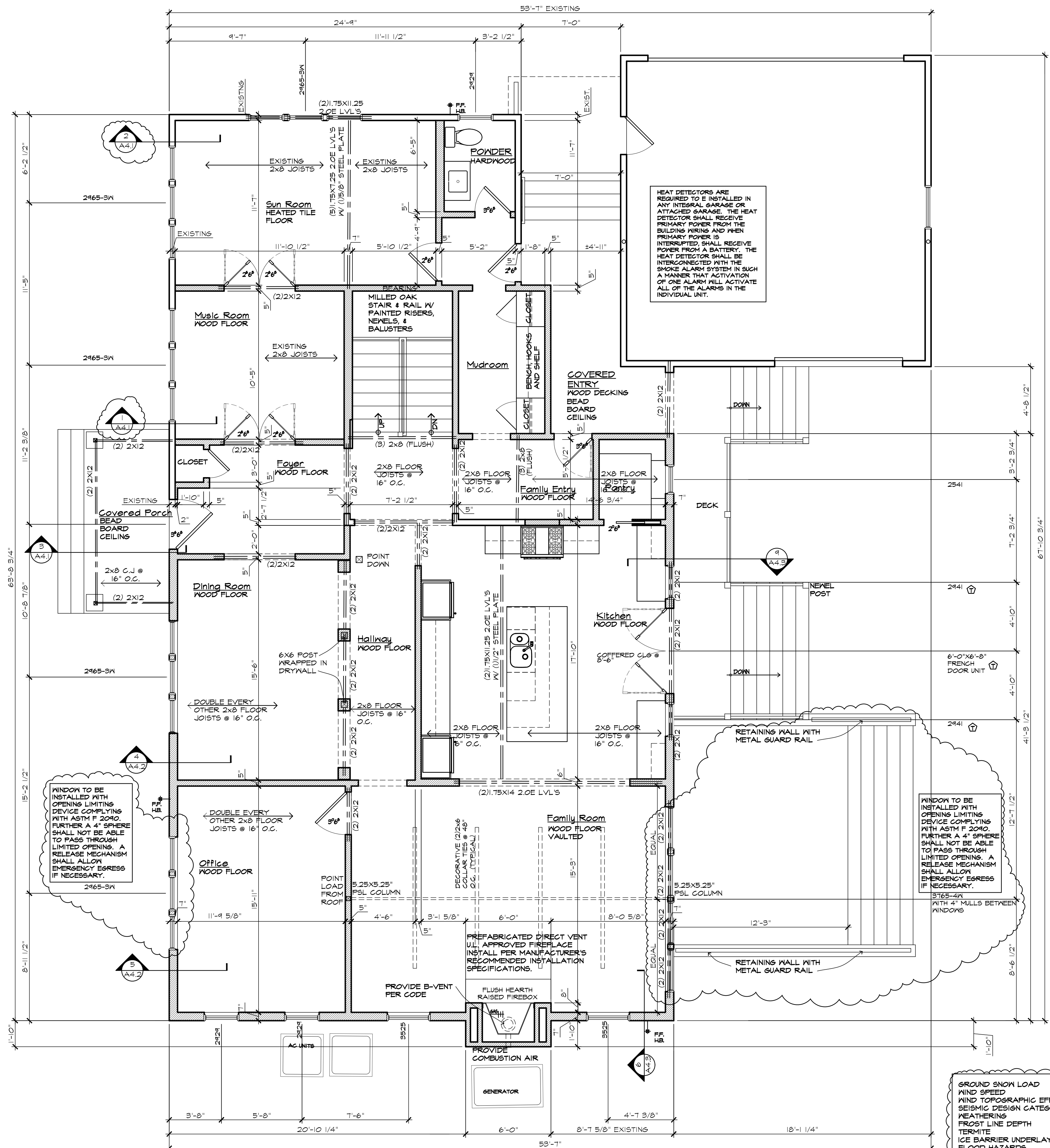
PROVIDE SCREENING
FOR THE MECHANICAL
UNITS FROM THE
PUBLIC WAY AS
REQUIRED PER CODE

PROVIDE A MINIMUM SETBACK DIMENSION AT THE EMERGENCY
GENERATOR. AN EMERGENCY GENERATOR MAY BE LOCATED 5% OF THE
LOT WIDTH AWAY FROM THE SIDE OR REAR PROPERTY LINE PROVIDED
IT IS TESTED ONLY BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM
ONCE A WEEK FOR A MAXIMUM OF 30 MINUTES. OTHERWISE, IT MUST BE
PLACED A MINIMUM OF 10% OF THE LOT WIDTH AWAY FROM THE SIDE
OR REAR PROPERTY LINES.

FOREST AVENUE







FIRST FLOOR PLAN

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

ALL EXISTING ELECTRICAL
(FIXTURES, OUTLETS, SWITCHES,
JUNCTION BOXES, WIRING AND
CONDUIT) TO BE REMOVED.

ALL EXISTING WALL FINISHES
AND INSULATION TO BE
REMOVED FROM EXTERIOR
FRAME WALLS SO A DOUBLE
VAPOR RETARDER CONDITION
IS AVOIDED.

ALL REQUIRED EGRESS WINDOWS IN ACCORDANCE WITH SECTION R310.

ALL EGRESS WINDOWS SHALL BE MINIMUM 5.7 SQUARE FEET (5 SQUARE FEET FOR GRADE FLOOR OPENINGS) WITH A MINIMUM CLEAR OPEN WIDTH OF 20" AND A MINIMUM CLEAR OPEN HEIGHT OF 24". (SECTION R310.1.1, R310.1.2, R310.1.3)

SAFETY GLAZING IN ALL HAZARDOUS LOCATION INCLUDING WINDOWS WHERE AN EDGE IS WITHIN 24" OF EITHER EDGE OF A SWINGING DOOR, WINDOWS LOCATED LESS THAN 60" ABOVE THE STANDING SURFACE OF A TUB OR SHOWER, WINDOWS LOCATED LESS THAN 60" ABOVE A STAIRWAY LANDING OR WALKING SURFACE, WINDOWS WITH AN AREA OF GREATER THAN NINE SQUARE FEET AND WHOSE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR. (SECTION R308.4)

THE REQUIRED EXTERIOR AIR INTAKE FOR THE FIREPLACES SHALL NOT BE LOCATED AT AN ELEVATION THAT IS HIGHER THAN THE FIREBOX. (SECTION R1006.2)

THE STAIRS WILL HAVE A MINIMUM TREAD DEPTH OF 11" FOR STAIRWAYS WITHOUT A NOSING. (SECTION R311.3.3 EXCEPTION 1)

ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION

THERE SHALL BE A MINIMUM OF R-5 INSULATION INSTALLED BELOW THE INTERIOR RADIANT FLOOR HEATING. (SECTION M2103.2.1)

THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION IN ACCORDANCE WITH SECTION 402.4.1. A 3RD PARTY TEST IS REQUIRED AT THE CONTRACTOR'S EXPENSE. A COPY OF THE TEST REPORT SHALL BE GIVEN TO THE VILLAGE PRIOR TO THE FINAL INSPECTION.

THE EXTERIOR WALLS, INCLUDING BEHIND BATH TUBS, SHALL HAVE CONTINUOUS AIR BARRIER. (TABLE 402.4.1.1)

COMBUSTION AIR IS REQUIRED FOR THE FUEL-BURNING APPLIANCES WITHIN THE SCOPE OF THIS PROJECT. OUTSIDE COMBUSTION AIR SHALL BE SUPPLIED THROUGH TWO OPENINGS OR DUCTS. ONE OPENING SHALL BE WITHIN 12" OF THE CEILING, THE OTHER WITHIN 12" OF THE BOTTOM OF THE ENCLOSURE. THE SAME OPENING OR DUCT TO THE OUTDOORS SHALL NOT SERVE BOTH COMBUSTION AIR OPENINGS. EACH COMBUSTION AIR OPENING SHALL HAVE A FREE AREA OF AT LEAST 1 SQUARE INCH PER 4000 BTUS OF THE TOTAL INPUT RATINGS OF ALL OF THE APPLIANCES IN THE SPACE (2ND FLOOR FURNACE).

THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE IRC OR IMC AS APPLICABLE. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. MECHANICAL VENTILATION SYSTEM FANS MUST MEET THE EFFICIENCY REQUIREMENTS OF THE CODE. (2018 IECC R403.6, R403.6.1)

THE EXHAUST HOOD PROPOSED IS TO BE 1000 CFM. MAKEUP AIR SHALL BE PROVIDED WITH A RATE APPROXIMATELY EQUAL TO THE EXHAUST RATE. SUCH MAKEUP AIR SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. (2012 IRC M1503.4)

ALL THERMOSTATS CONTROLLING THE HEATING AND COOLING SYSTEM MUST BE PROGRAMMABLE. THE THERMOSTAT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIME OF THE DAY. (2012 IECC R403.1.1)

INSTALL FIREBLOCKING AS PER CODE.

MANUFACTURER OF LVL'S TO BE RATED AS 2.0 E MINIMUM

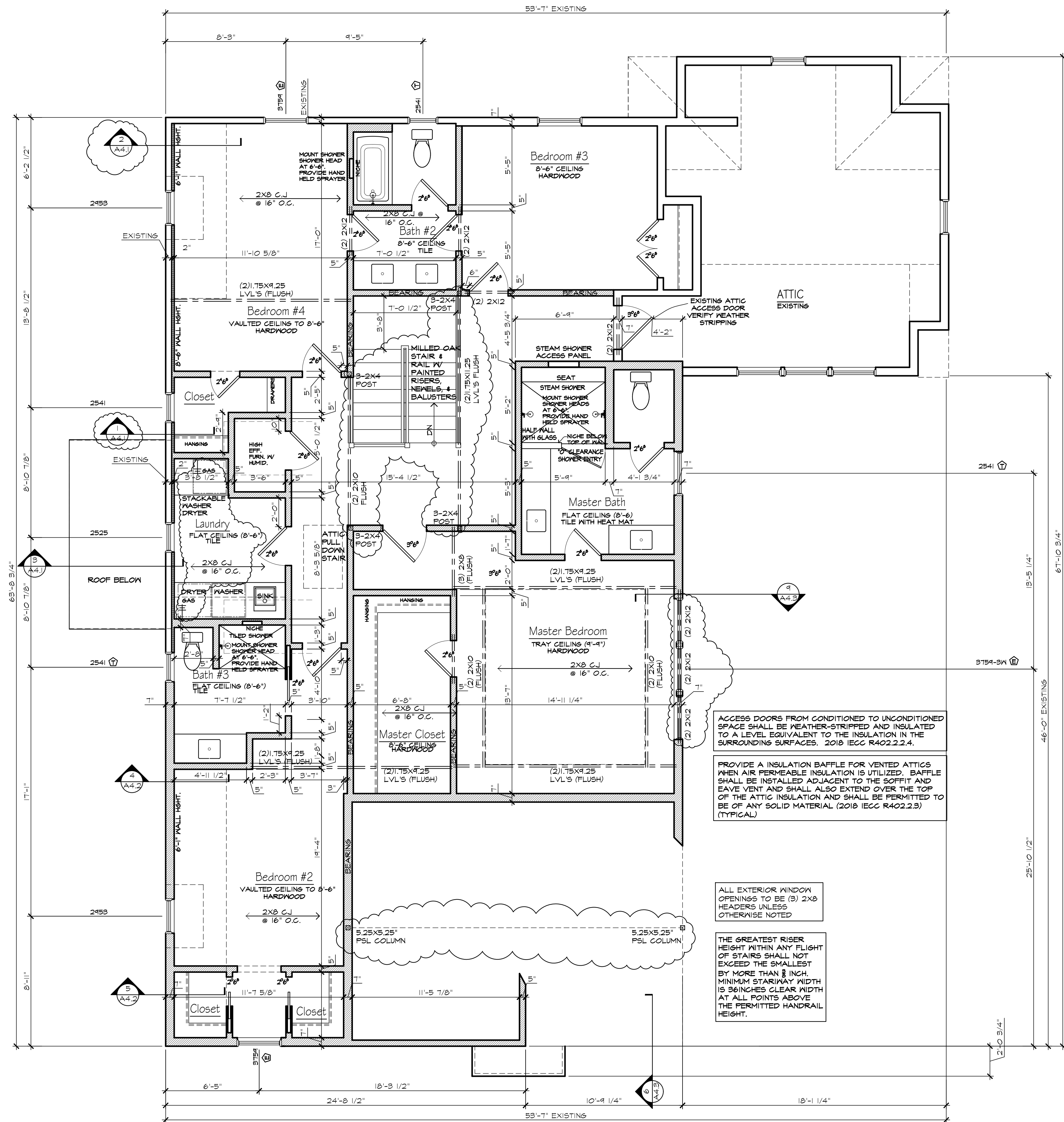
EACH APPLIANCE SHALL BE PROVIDED WITH A GAS SHUTOFF VALVE SEPARATE FROM THE APPLIANCE. THE SHUTOFF VALVE MUST BE LOCATED IN THE SAME ROOM AS THE APPLIANCE, BE NO MORE THAN 6' FROM THE APPLIANCE, AND BE INSTALLED UPSTREAM OF THE APPLIANCE THAT IT SERVES. (2012 IRC 62420.5.1)

EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 1/8 GAGE AND 1-1/2 INCHES (1-1/2") WIDE FASTENED TO EACH PLATE. (SECTION: R602.6)

EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. (SECTION R602.6)

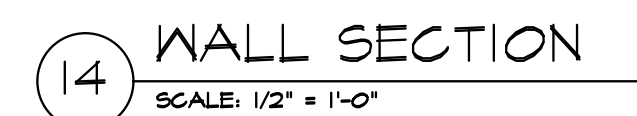
ALL EXTERIOR WINDOW
OPENINGS TO BE (3) 2X6
HEADERS UNLESS
OTHERWISE NOTED

GROUND SNOW LOAD	25 PSF
WIND SPEED	40 MPH
WIND TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CATEGORY	B
WEATHERING	SEVERE
FROST LINE DEPTH	42 INCHES
TERMINATE	MODERATE
ICE BARRIER UNDERLAYMENT REQ'D	YES
FLOOD HAZARDS	YES
AIR FREEZING INDEX	2000
MEAN ANNUAL TEMPERATURE	50 DEGREES F



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

 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

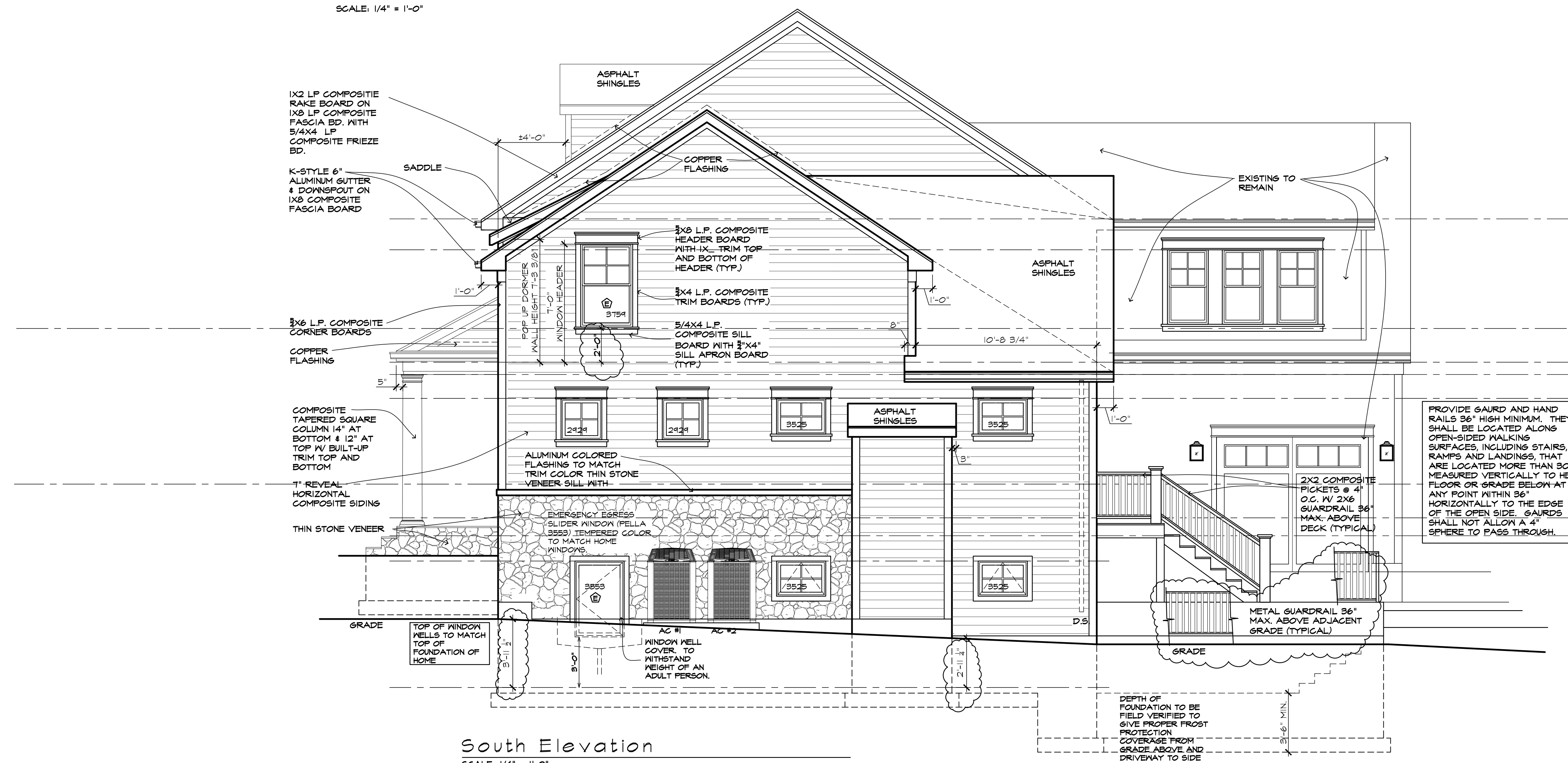


PROVIDE ICE AND WATER SHIELD FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING MEASURED HORIZONTALLY.



West Elevation

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



South Elevation

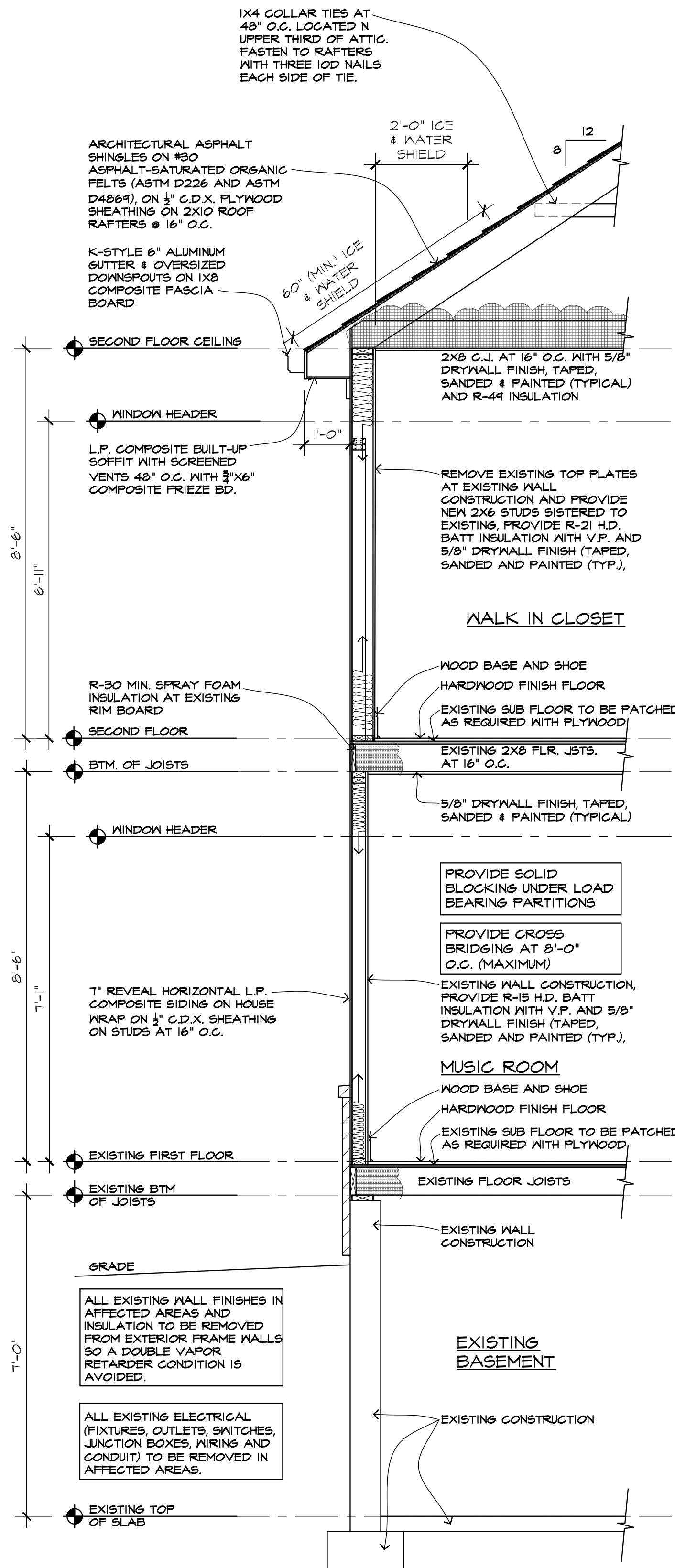
SCALE: 1/4" = 1'-0"



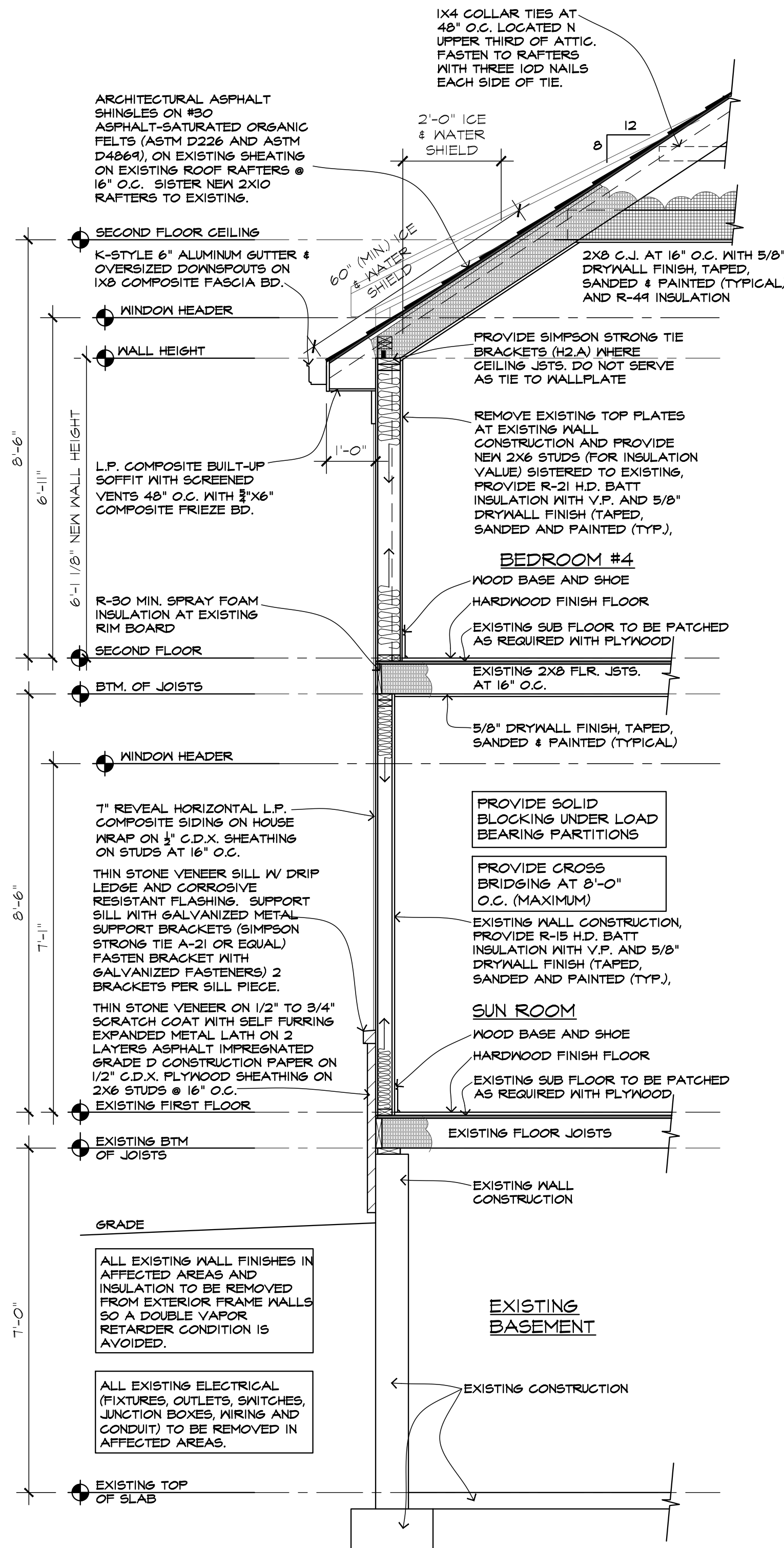
East Elevation
SCALE: 1/4" = 1'-0"



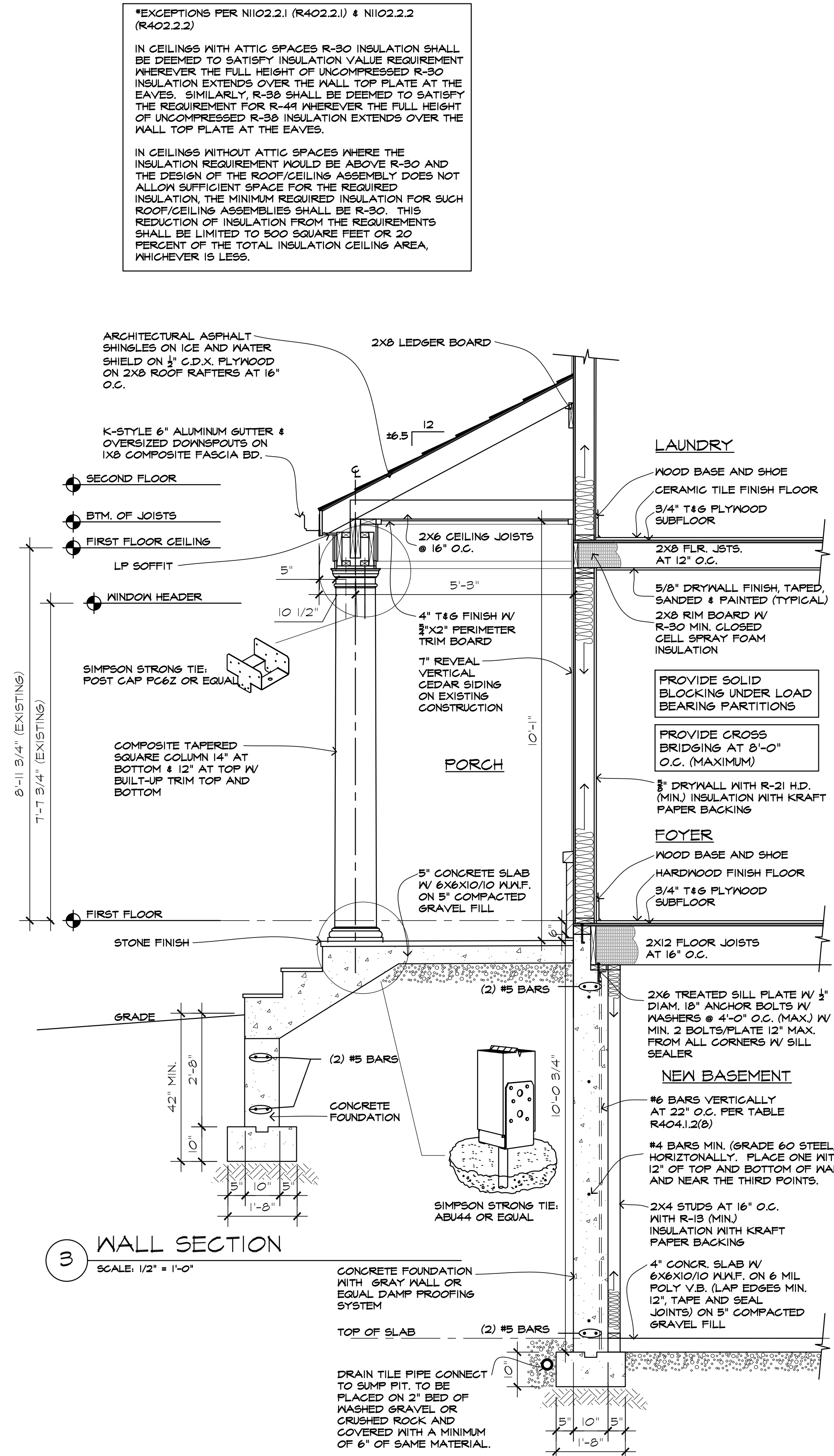
North Elevation
SCALE: 1/4" = 1'-0"



1 WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION
SCALE: 1/2" = 1'-0"

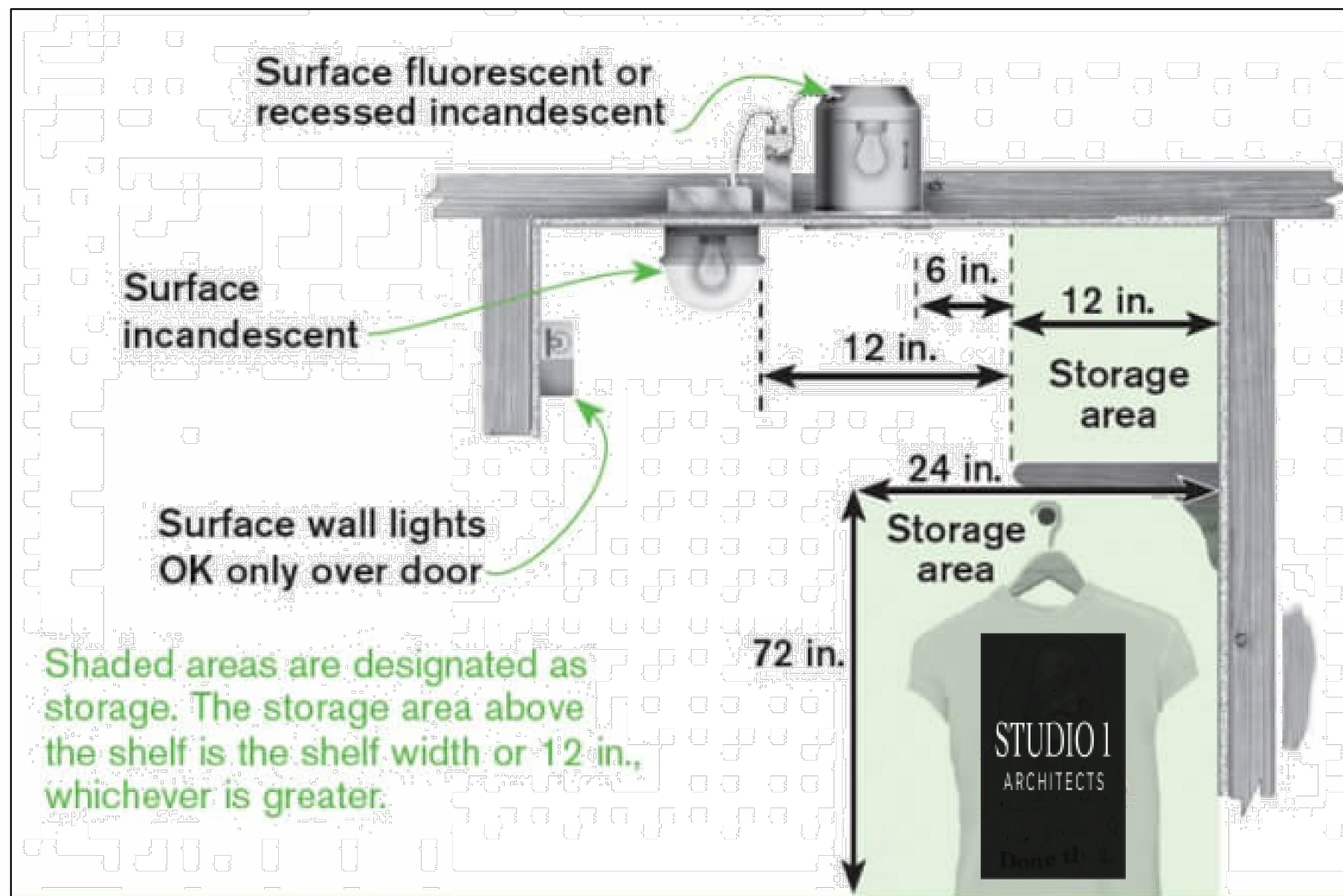


3 WALL SECTION
SCALE: 1/2" = 1'-0"

*EXCEPTIONS PER N102.2.1 (R402.2.1) & N102.2.2 (R402.2.2)

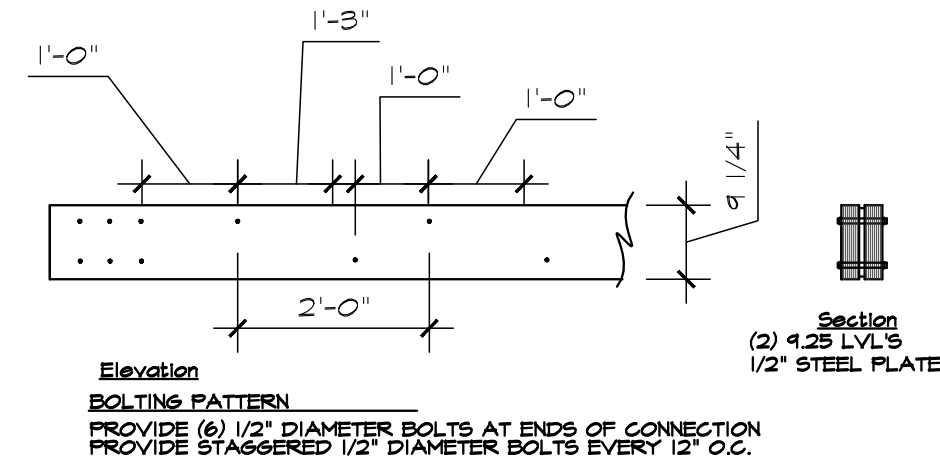
IN CEILING WITH ATTIC SPACES R-30 INSULATION SHALL BE DEEMED TO SATISFY INSULATION VALUE REQUIREMENT WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. SIMILARLY, R-38 SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-48 WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES.

IN CEILING WITHOUT ATTIC SPACES WHERE THE INSULATION REQUIREMENT WOULD BE ABOVE R-30 AND THE DESIGN OF THE ROOF/CEILING ASSEMBLY DOES NOT ALLOW SUFFICIENT SPACE FOR THE REQUIRED INSULATION, THE MINIMUM REQUIRED INSULATION FOR SUCH ROOF/CEILING ASSEMBLIES SHALL BE R-30. THIS REDUCTION OF INSULATION FROM THE REQUIREMENTS SHALL BE LIMITED TO 500 SQUARE FEET OR 20 PERCENT OF THE TOTAL INSULATION CEILING AREA, WHICHEVER IS LESS.



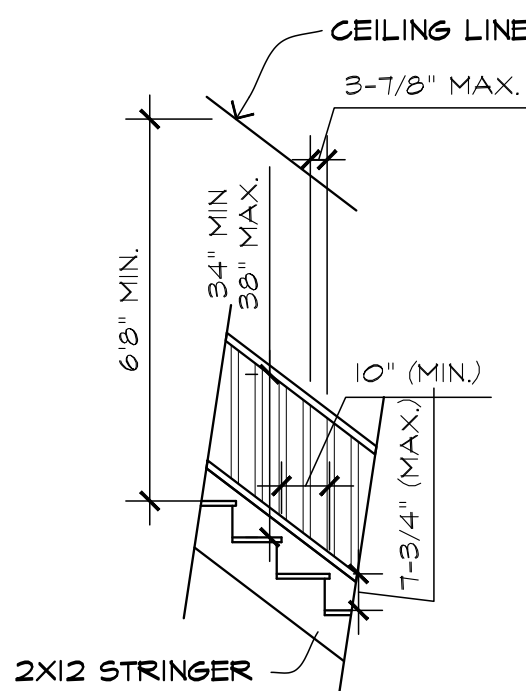
ALL NEW OR EXTENDED BEDROOM, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, RECREATION ROOM, CLOSET, HALLWAY OR SIMILAR AREA RECEPTACLE AND LIGHTING CIRCUITS SHALL BE ARC-FAULT PROTECTED. (ARTICLE: 210.12)

CLOTHES CLOSET SURFACE MOUNTED LED FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE INCHES (12") AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP. (ARTICLE: 410.8(A)) SEE GRAPHIC BELOW.



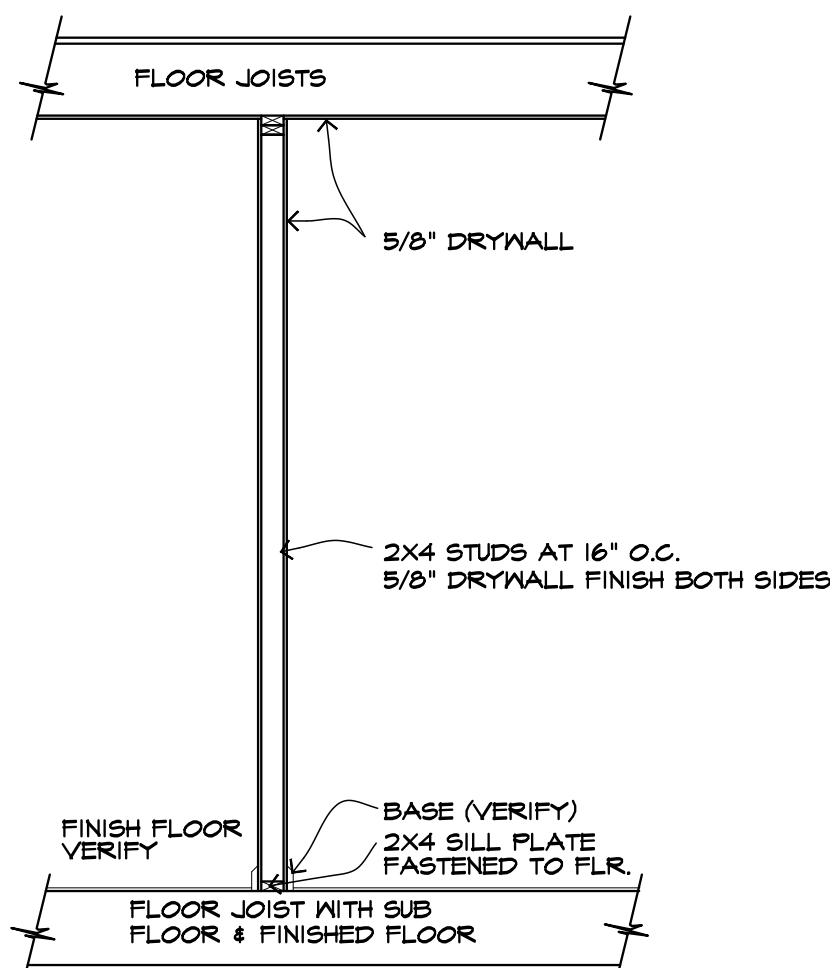
LVL CONNECTION DETAIL

SCALE: N.T.S.



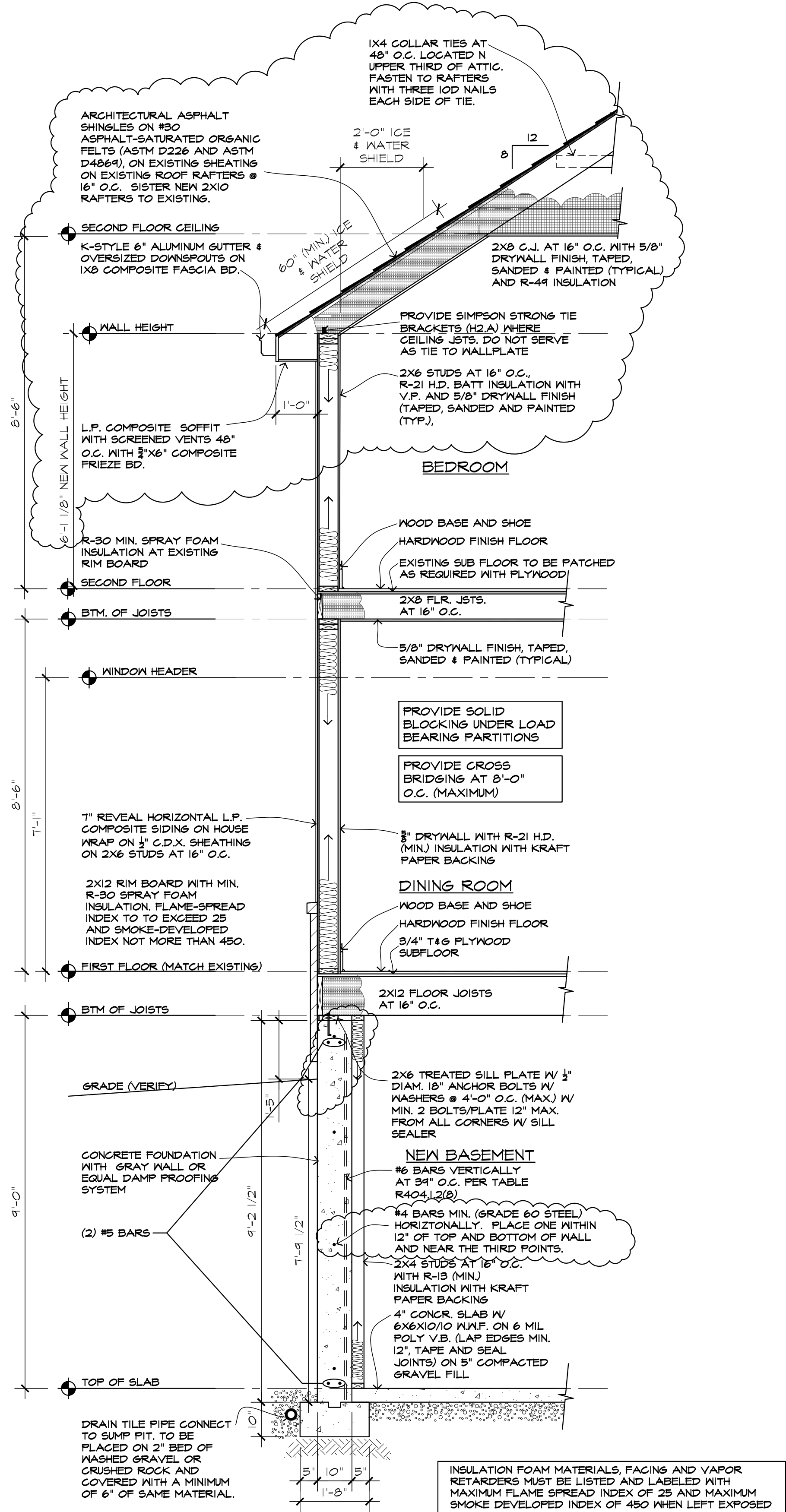
STAIR DETAIL

SCALE: N.T.S.



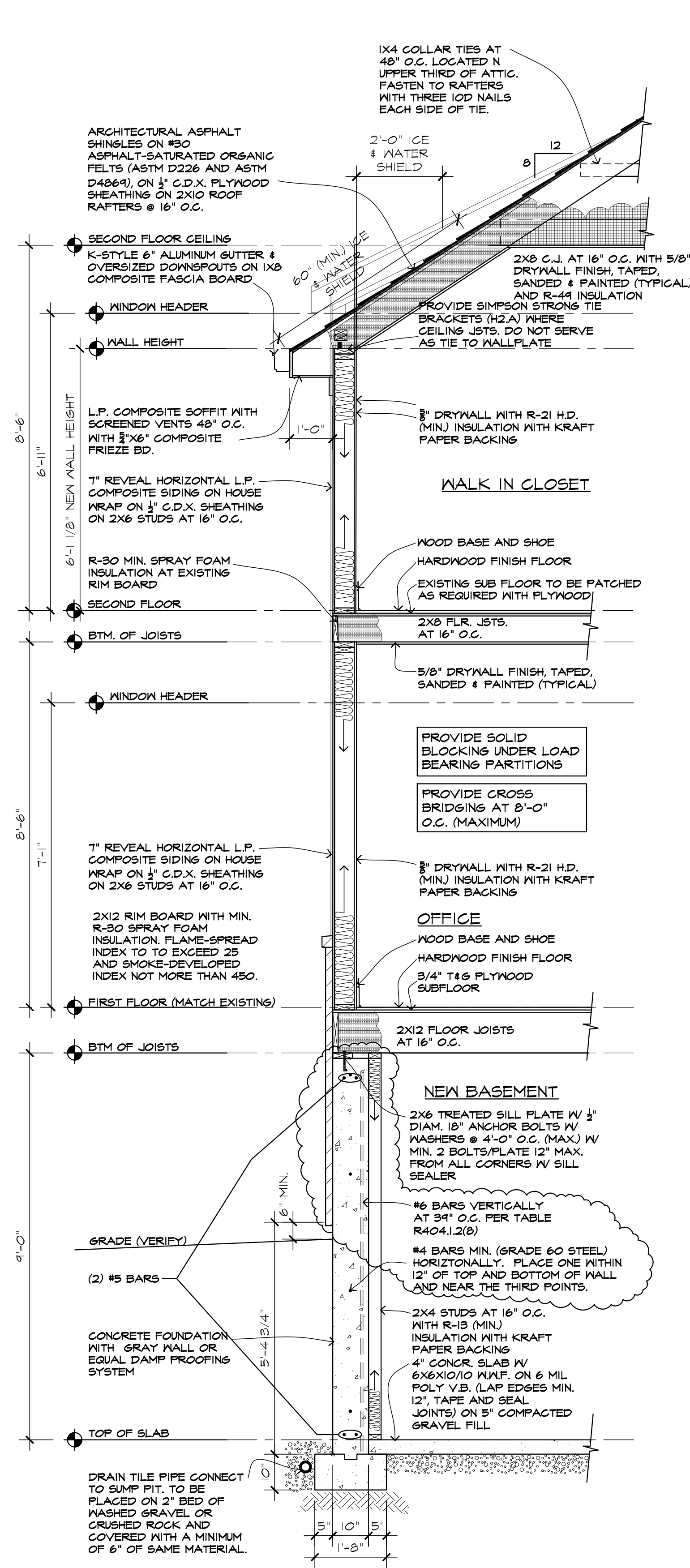
Interior Partition Section

SCALE: 1/2"=1'-0"



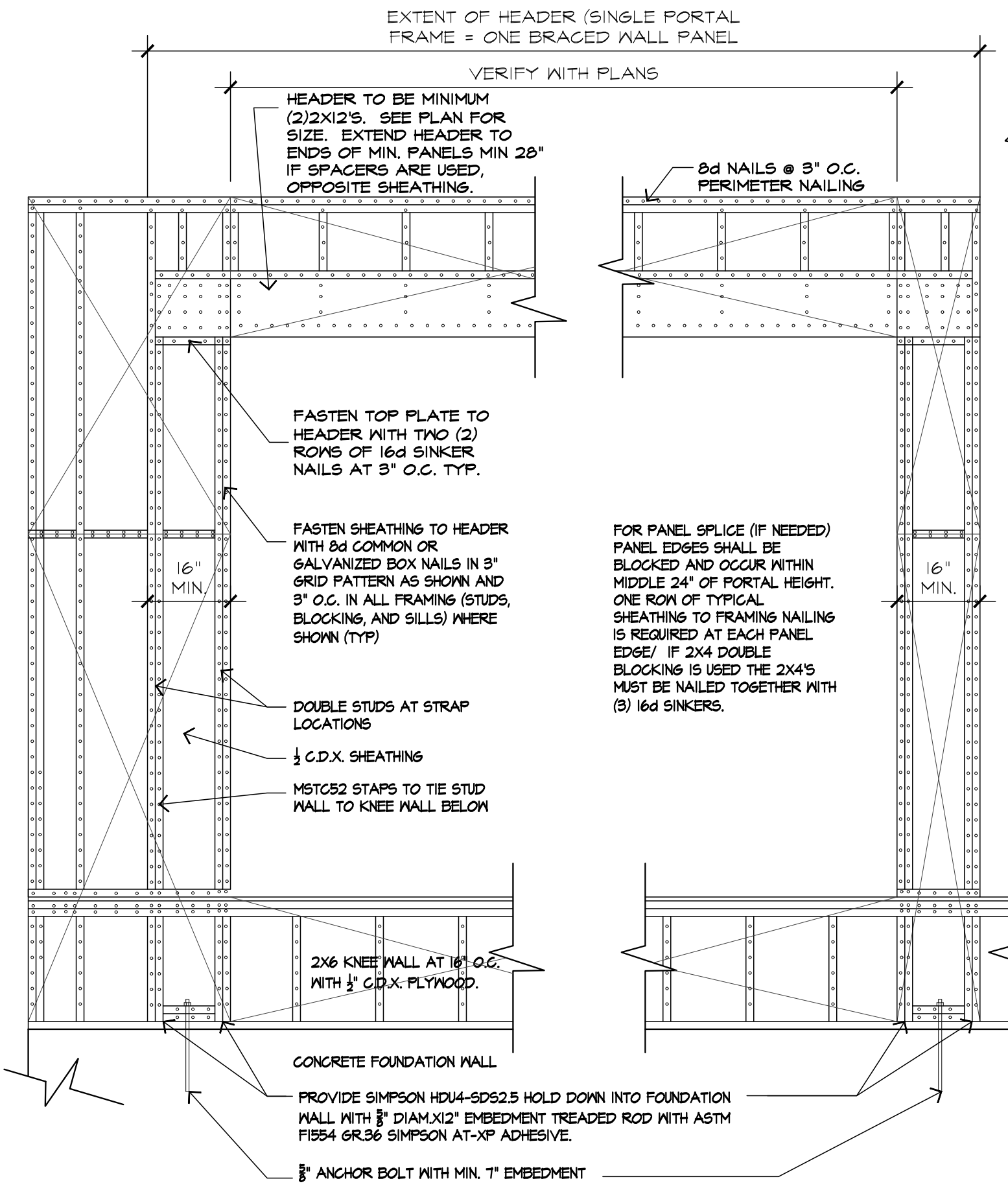
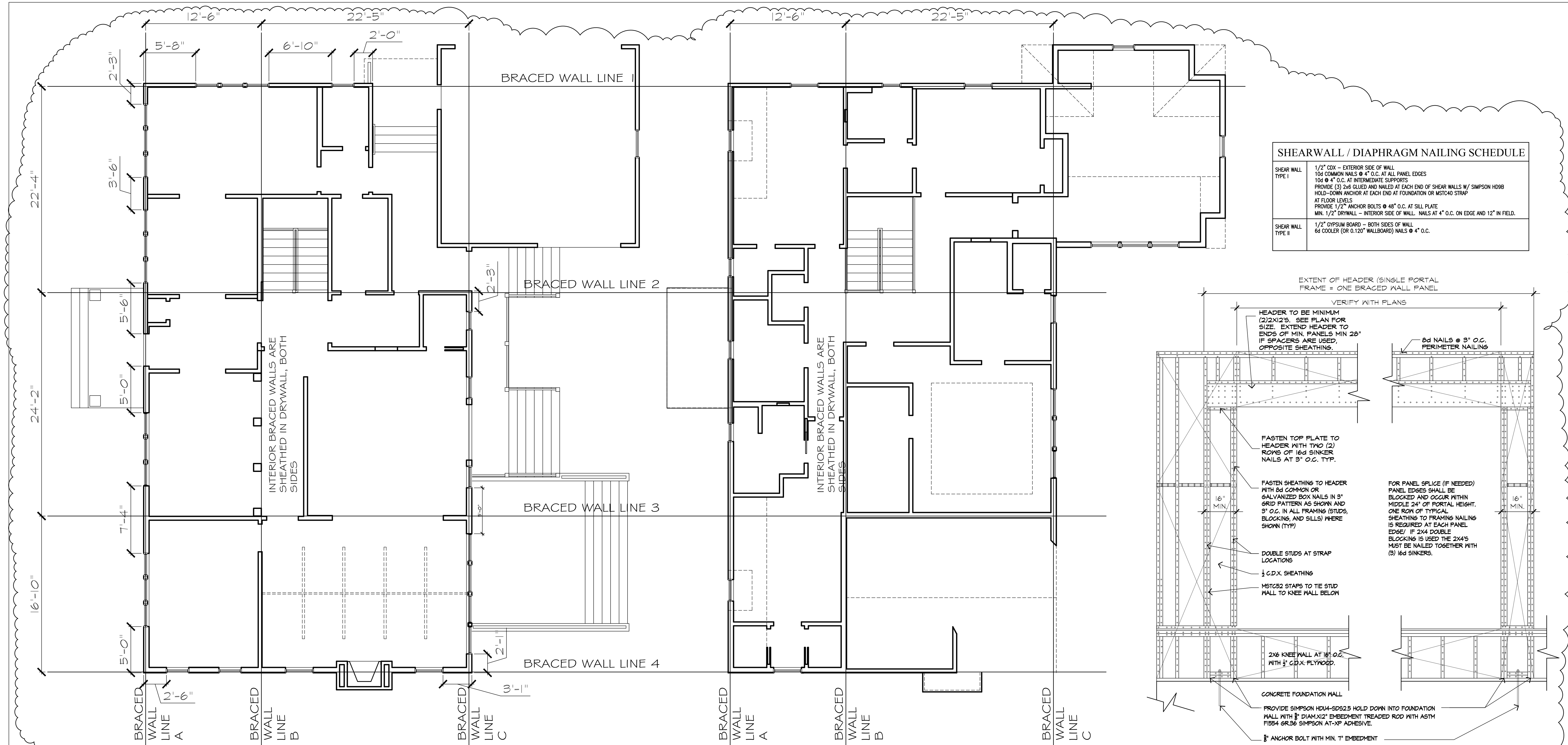
4 WALL SECTION

SCALE: 1/2" = 1'-0"



5 WALL SECTION

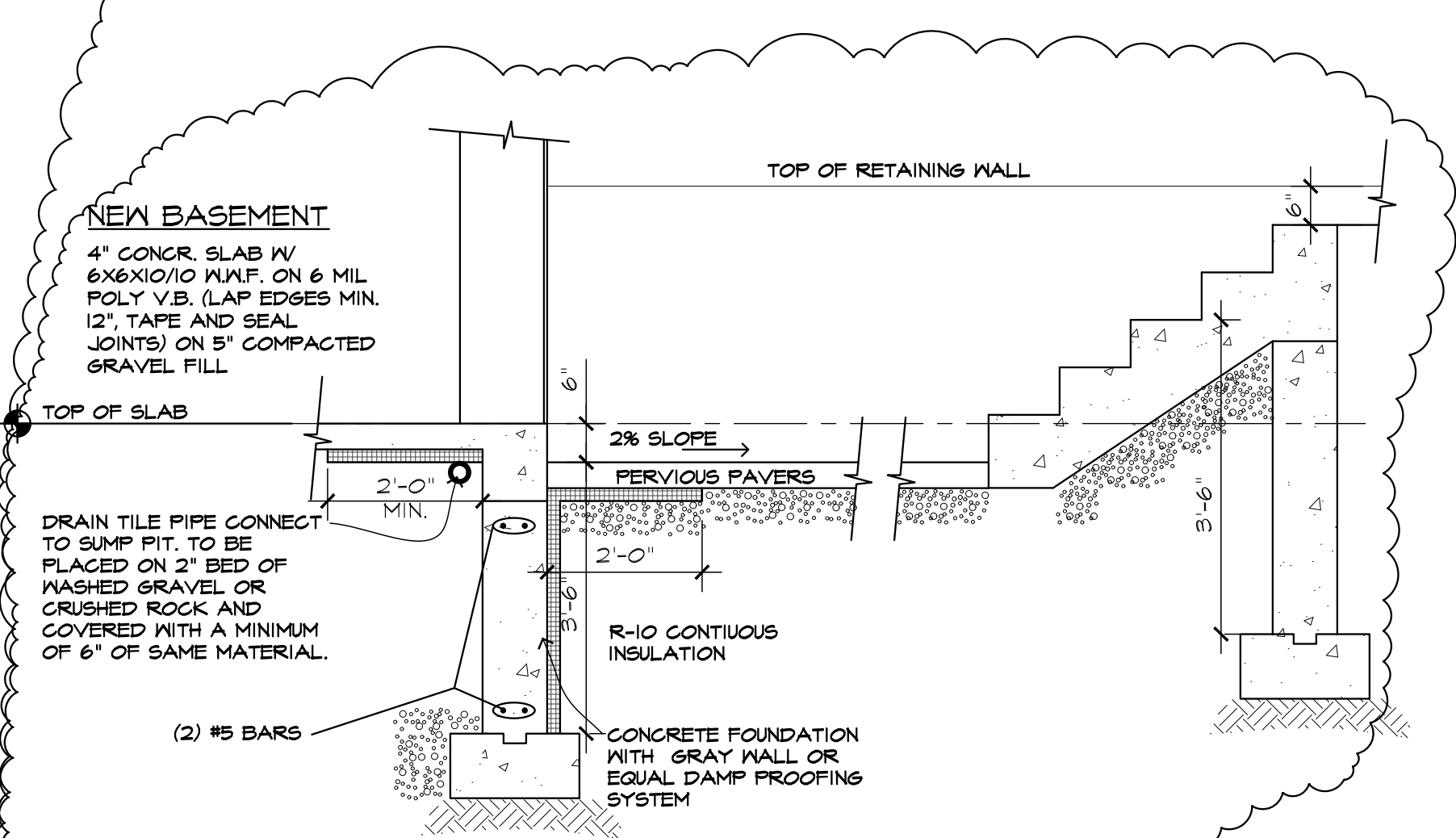
SCALE: 1/2" = 1'-0"



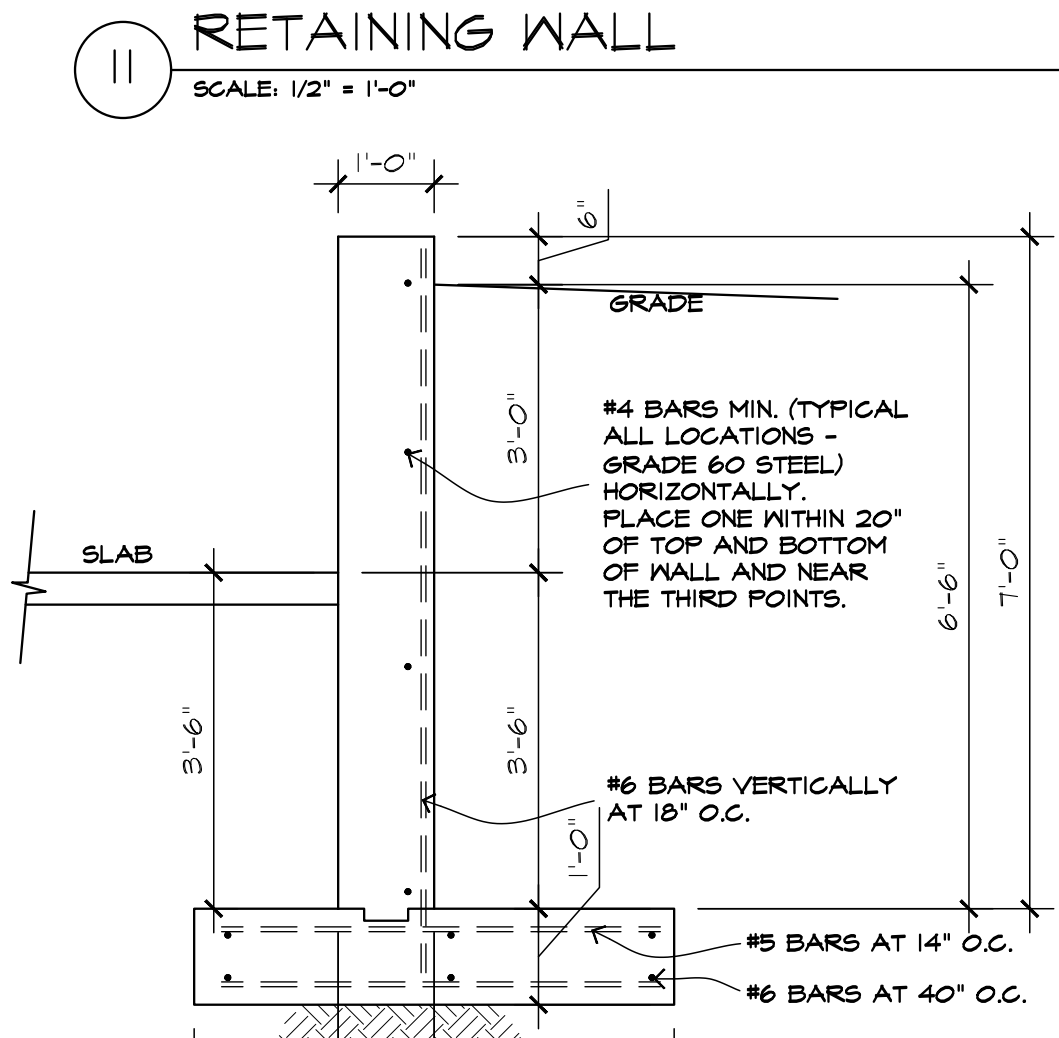
FIRST FLOOR PLAN
EXTERIOR BRACED WALLS ARE SHEATHED IN 1/2" C.D.X. PLYWOOD AND DRYWALL ON INTERIOR

SECOND FLOOR PLAN
EXTERIOR BRACED WALLS ARE SHEATHED IN 1/2" C.D.X. PLYWOOD

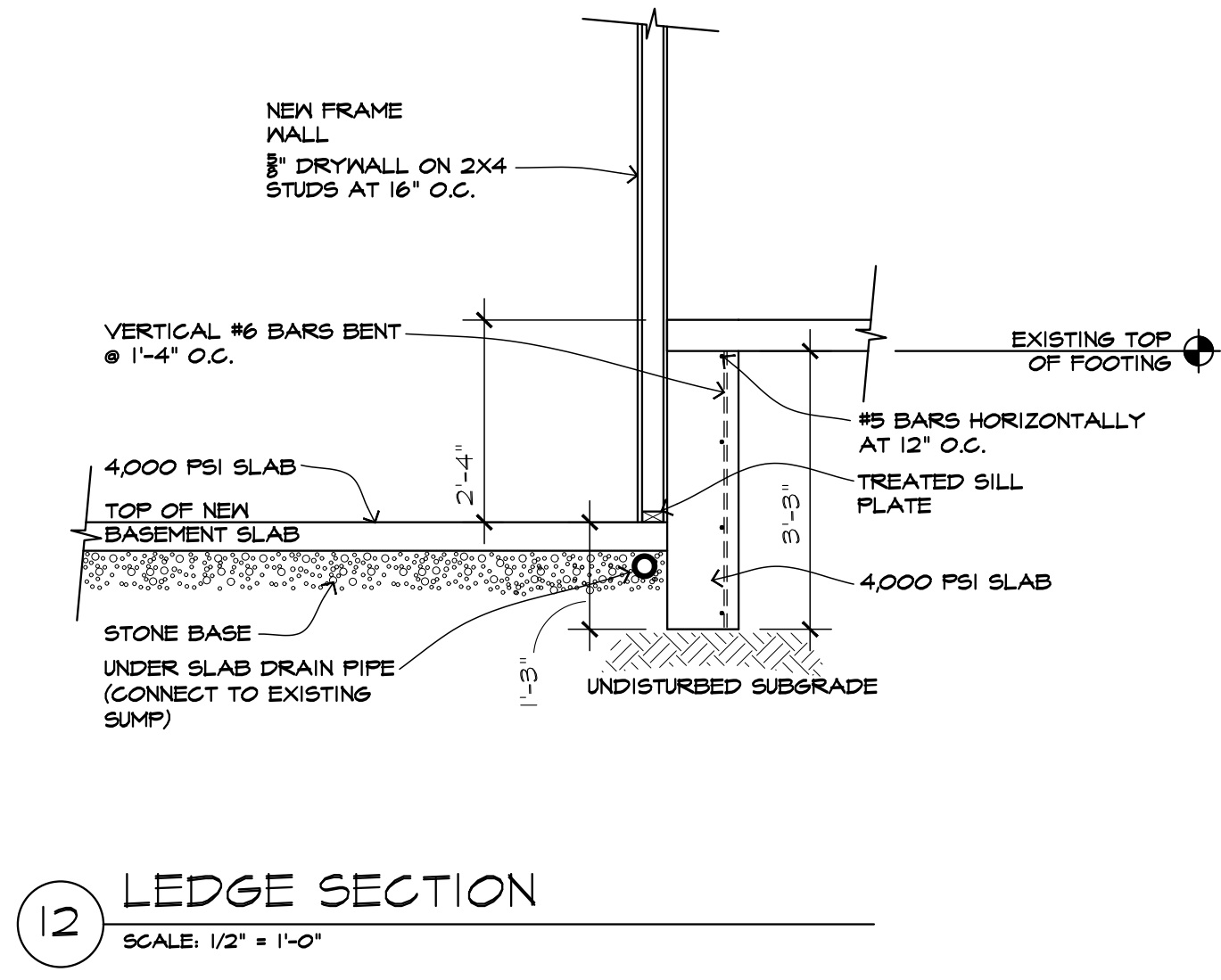
SHEAR/BRACED WALL DIAGRAM
SCALE: N.T.S.



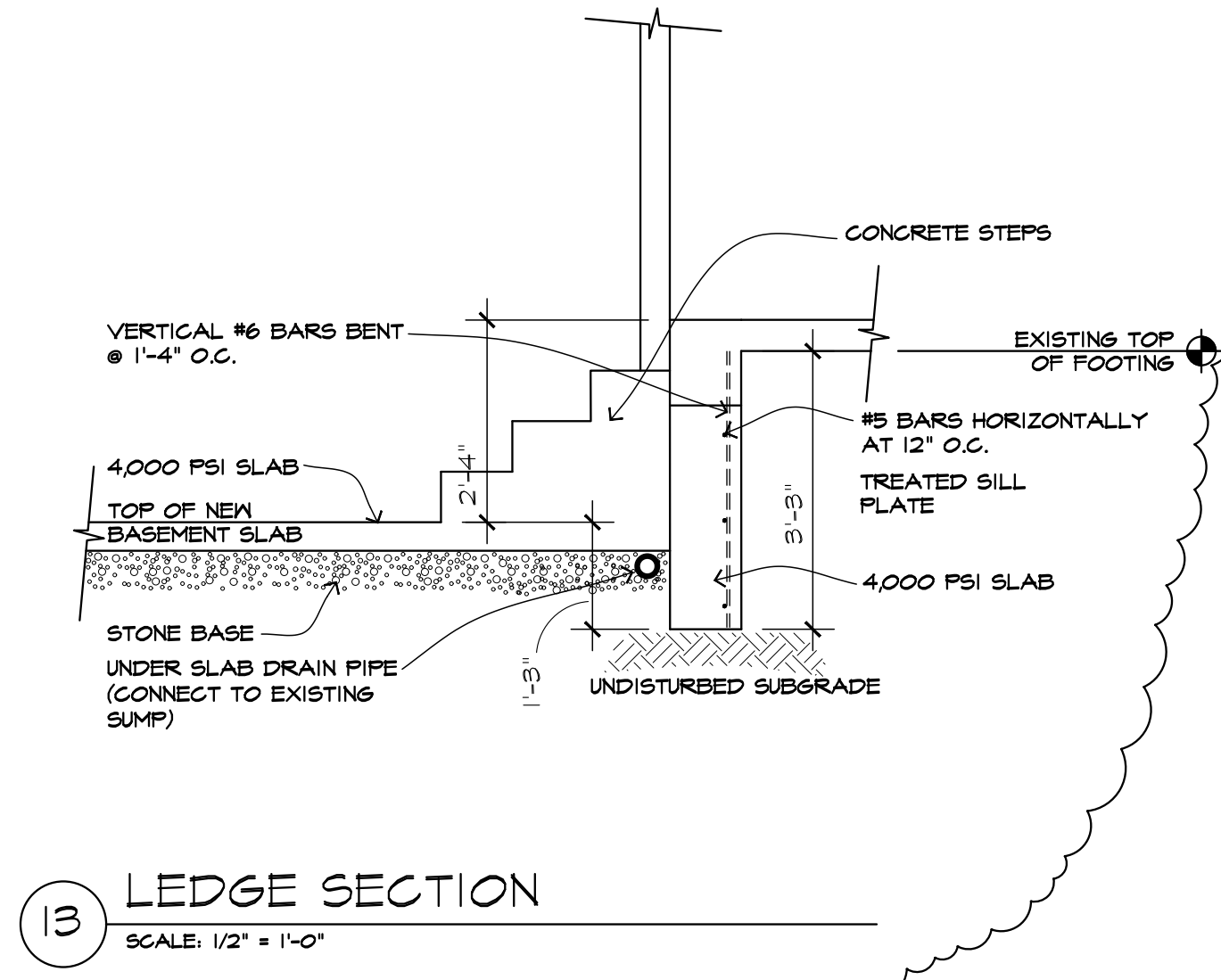
BASEMENT WALK-OUT SECTION
SCALE: 1/2" = 1'-0"



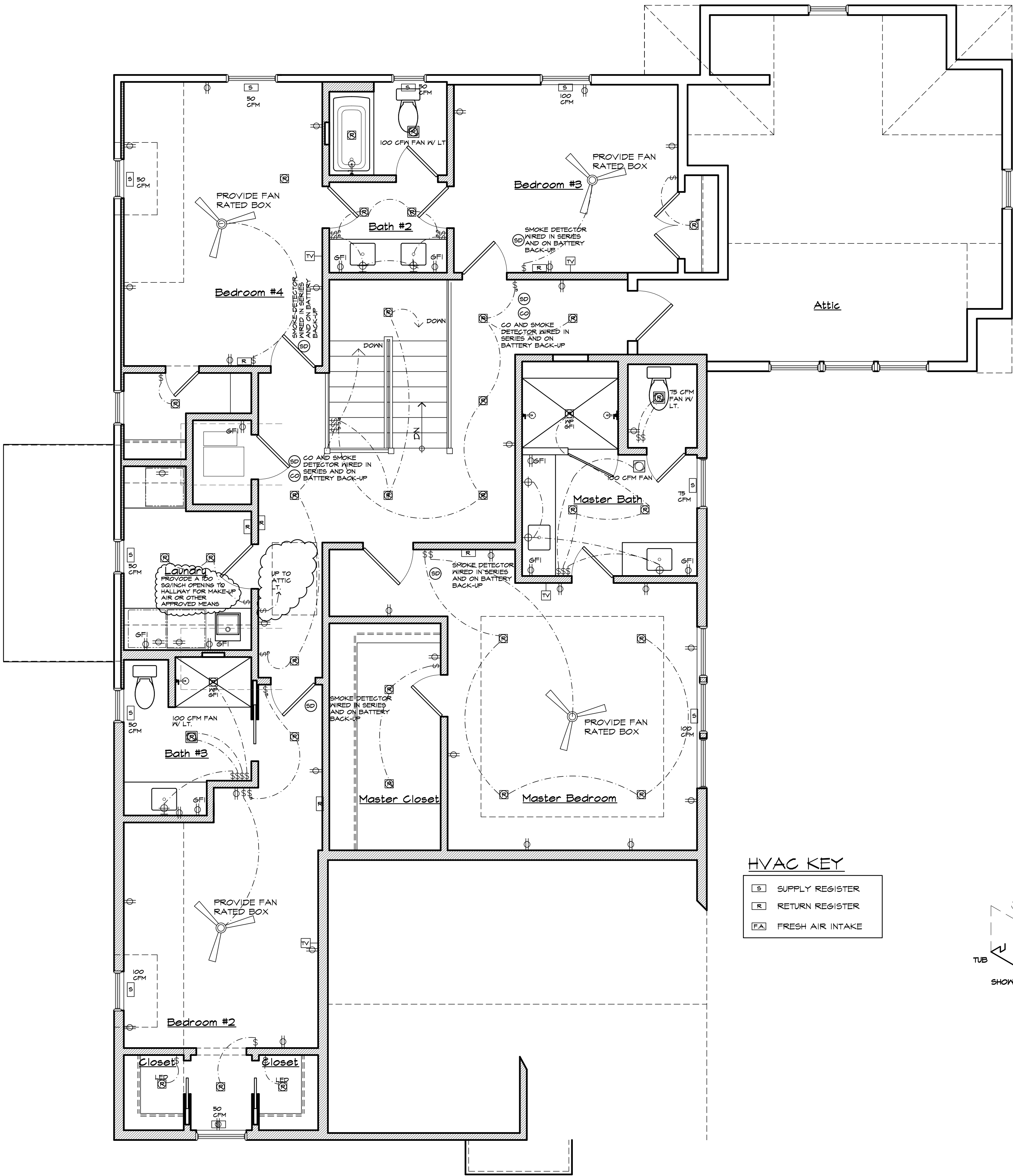
RETAINING WALL
SCALE: 1/2" = 1'-0"



LEDGE SECTION
SCALE: 1/2" = 1'-0"



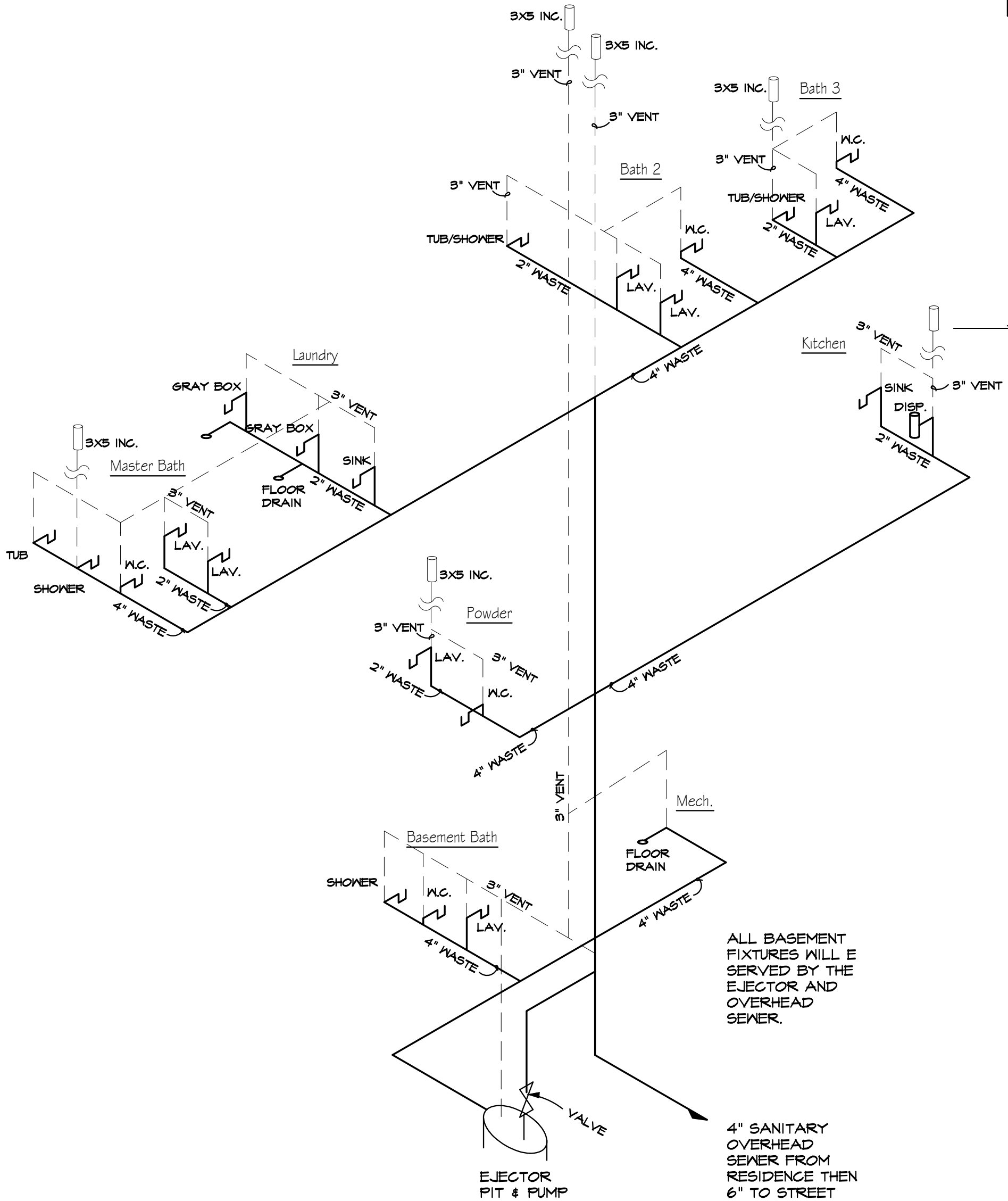
LEDGE SECTION
SCALE: 1/2" = 1'-0"



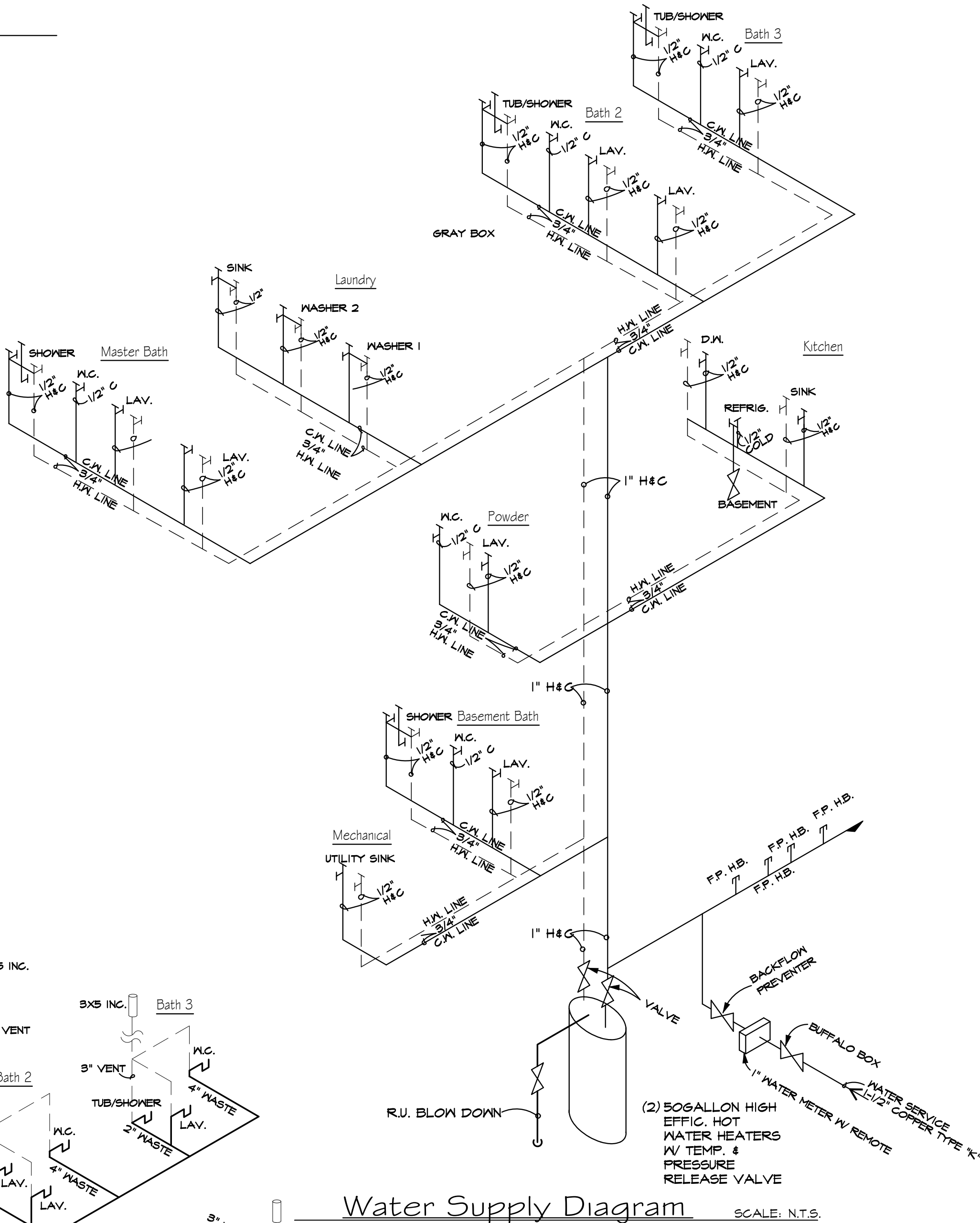
SECOND FLOOR ELECTRIC LAYOUT

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE
	SWITCHED DUPLEX OUTLET (ONE LIVE/ONE SWITCHED)
	GROUND FAULT INTERCEPT
	EXTERIOR DUPLEX RECEPTACLE (WEATHERPROOF)
	220 VOLT OUTLET
	FLOOR OUTLET
	HALF-SWITCHED FLOOR OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	WALL MOUNTED LIGHT FIXTURE
	CEILING MOUNTED LIGHT FIXTURE
	PULL CHAIN LIGHT FIXTURE
	VAPOR PROOF CEILING MOUNTED LIGHT FIXTURE
	4" RECESSED DOWN LIGHT, U.N.O.
	6" VAPOR PROOF RECESSED DOWN LIGHT
	6" RECESSED DIRECTIONAL LIGHT
	FLUORESCENT LIGHT FIXTURE
	CEILING FAN WITH LIGHT
	EXHAUST FAN
	SMOKE DETECTOR WIRE IN SERIES WITH BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR
	TELEPHONE JACK
	TELEVISION CABLE JACK
	INTERNET CONNECTION
	THERMOSTAT
	SPEAKER
	GAS

HVAC KEY	
	SUPPLY REGISTER
	RETURN REGISTER
	FRESH AIR INTAKE



Waste & Vent Diagram
SCALE: N.T.S.
MINIMUM 2" VENTS ARE REQUIRED FOR WATER CLOSETS.

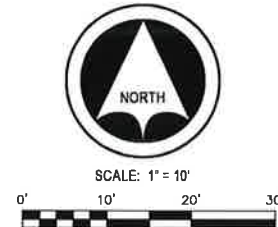


Water Supply Diagram
SCALE: N.T.S.

Detailed Grading Plan

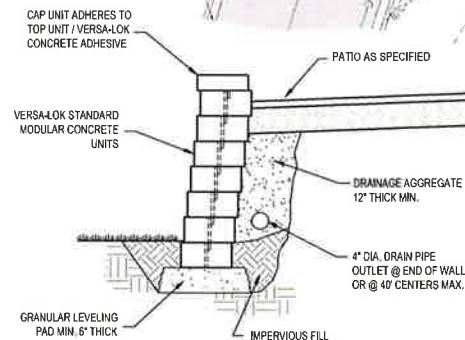
THE NORTH 100.00 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

Call Before You Dig
ILLINOIS
ONE CALL SYSTEM
CALL 811
or 800-892-0123



LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SILT FENCE
- TREE PROTECTION FENCE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING LOT GRADE
- PROPOSED LOT GRADE
- PROPOSED DRAINAGE SWALE
- EXISTING CONTOUR
- PROPOSED CONTOUR



Unreinforced Retaining Wall

DOWNSPOUT KEY

- DOWNSPOUT (ROUTED UNDERGROUND)
- DOWNSPOUT (FLASH TO GRADE)
- DOWNSPOUT DISCHARGE (BUBBLER)
- 4\"/>

EROSION CONTROL NOTES:

- 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 TOP OF 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 OF FILTER CONTROL DEVICES DURING CONSTRUCTION.
- WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

STATE OF ILLINOIS
COUNTY OF KANE) SS

I, JUN GUANG LIN OF RIDGELINE CONSULTANTS, LLC, DO HEREBY RENDER MY OPINION THAT THE DEVELOPMENT MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT IN ACCORDANCE WITH DUPAGE COUNTY STORMWATER MANAGEMENT ORDINANCE. 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.

JUN GUANG LIN
ILLINOIS PROFESSIONAL ENGINEER
No. 062-057024
Expires 11/30/2021

DATED AT MONTGOMERY, ILLINOIS ON DECEMBER 20, 2020
ILLINOIS PROFESSIONAL LICENSE NO. 062-057024

Ridgeline Consultants LLC
1164 S. Professional Drive, Suite 100
Naperville, IL 60563
PH: 630.861.7927 FAX: 630.701.0385
George H. Shawyer, P.E., S.E. 2080 Exp. Date 1/30/2020
Shirley L. Shawyer, P.L.S. 3415 Exp. Date 1/30/2020

Ridgeline
CONSULTANTS
REGISTERED ENGINEERS - LAND SURVEYORS

CRAIG CUDZILLO
PROPERTY ADDRESS
645 FOREST AVENUE, GLEN ELLYN, IL 60137

SHEET
2
OF
4

Amy McKenna

From: ComDevEngineer
Sent: Friday, August 13, 2021 4:03 PM
To: 'Studio1Architects'; jlin@ridgelineconsultantsllc.com; 'craig.cudzilo@gmail.com'
Cc: buildingpermits; Steve Witt; Paula Moritz
Subject: Final grading review - 645 Forest - Permit 20200018
Attachments: Final grading review - 645 Forest - 8-13-2021.pdf

Attached are the final grading review comments for the subject permit.

Please let us know if you have any questions.

Amy McKenna, Consulting Civil Engineer
Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
comdevengineer@glenellyn.org | p 630.547.5252 | f 630.547.5370





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: 645 Forest REVIEWER: Amy McKenna PERMIT #: 20200018
DCSMP #: 20-17-0003 SUBMITTAL DATE: 7/9/2021 REVIEW DATE: 8/13/2021
EMAIL TO: Builder: Steve Poteracki, Studio 1 Architects Email: steve@studio1architects.com
Engineer: Jiun-Guang Lin, Ridgeline Consultants Email: jlin@ridgelineconsultantsllc.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.

A deck was constructed above the sunken patio. The south and east side yard swales were not constructed. See below for additional comments.

- ☐ 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 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____."

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 impervious area draining to adjoining properties should be calculated (as it was during the permit review), as the drywell was originally sized for this area.

2. The drain in the drywell must be installed.

3. The south and east side yards were to include swales that would direct runoff from this property and direct runoff toward the drywell and minimize what would drain to adjoining properties. Regrade to provide these swales.

4. The downspouts on the north side of the garage were to be directed to drain toward the right-of-way. The discharge from these downspouts currently drains behind the garage and toward the property to the east.

☒ 5. The plan did not include a deck above the patio. A deck above a patio is considered roofed lot coverage. The roofed lot coverage is already the maximum allowable for the property, so the deck must be removed.

6. Show the trench drain on the sunken patio area on the survey.

☒ 7. The short retaining wall around the trampoline was not included on the plan. Recreational equipment is not allowed in the corner side yard (the 30' feet along north property line) per the zoning code. This must be removed.



NOTICE OF PUBLIC HEARING

Craig & Ann-Marie Cudzilo, owners of the property at 645 Forest Avenue, are requesting a public hearing for construction necessitated zoning variations in accordance with Section 10-4-8(E)1, 10-5-5(B)4#28, and 10-5-4(A)4(a) 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, August 30, 2022** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

The property owner is requesting approval for construction necessitated zoning variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-4-8(E)1 to allow a lot coverage of approximately 21%, in lieu of a maximum 20% lot coverage for a 2-story single-family home in the R2 Residential District;
2. Section 10-5-5(B)4#28 to allow for the placement and encroachment of recreational equipment (trampoline) into the required corner side yard of 30 feet where recreational equipment is not a permitted obstruction in the required corner side yard;
3. Section 10-5-4(A)4(a) to allow a recreational equipment (trampoline) to be approximately 3 feet from the corner side lot line where accessory structures shall be located no less than 20 feet from the corner side lot line; and
4. Any other zoning relief necessary to allow the existing deck, and recreational equipment (trampoline) 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:

THE NORTH 100.00 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-125-001

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Atrina Fard, Planner at afard@glenellyn.org. All public comments received by 4:30 pm on Tuesday, August 30, 2022 will be read into the record at the public hearing.

NOTICE OF PUBLIC HEARING

Craig & Ann-Marie Cudzilo, owners of the property at 645 Forest Avenue, are requesting a public hearing for construction necessitated zoning variations in accordance with Section 10-4-8(E)1, 10-5-5(B)4#28, and 10-5-4(A)4(a) 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, August 30, 2022 at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

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2. Section 10-5-5(B)4#28 to allow for the placement and encroachment of recreational equipment (trampoline) into the required corner side yard of 30 feet where recreational equipment is not a permitted obstruction in the required corner side yard;

3. Section 10-5-4(A)4(a) to allow a recreational equipment (trampoline) to be approximately 3 feet from the corner side lot line where accessory structures shall be located no less than 20 feet from the corner side lot line; and

4. Any other zoning relief necessary to allow the existing deck, and recreational equipment (trampoline) to remain as constructed and as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

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P.I.N.: 05-11-125-001

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Alvin Ford, Planner at aford@glenellyn.org. All public comments received by 4:30 pm on Tuesday, August 30, 2022 will be read into the record at the public hearing.

Published in Daily Herald August 15, 2022 (4586933)

RECEIVED

AUG 23 2022

VILLAGE OF GLEN ELLYN

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**DuPage County
Daily Herald**

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 08/15/2022 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 Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4586933

List of Letters of Support/Opposition

Name	Address	Relationship to the Homeowners	Purpose
Jane and David Rowe	636 N Park Blvd	Adjacent Neighbor to the East	Support
Sue and Chris Kowalski	639 Forest Ave	Adjacent Neighbor to the South	Support
Lisa and Mark Sproat	642 N Park Blvd	Adjacent Neighbor to the East	Support

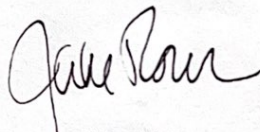
To Whom It May Concern-

Our neighbors, the Cudzilo's, requested our feedback on the existing deck structure that was added during their recent remodel. We understand they are requesting the village of Glen Ellyn allow them to retain the seating area deck on their house above the walkout basement.

We have lived in our home since 2016 and have experienced seeing the Cudzilo's house before and after their remodel. We have no problem with the deck and actually believe it enhances the back yard appearance of not only their yard, but the shared view of our yard as well. We hope the Village will allow them to retain this structure as it is a benefit to all.

Regarding the trampoline, that is something our kids use as well and hope that can stay in its current position.

Thank you,

A handwritten signature in black ink, appearing to read "Jane Rowe", written in a cursive style.

Jane and David Rowe

636 N Park Blvd

Glen Ellyn

April 11, 2022

Dear Village of Glen Ellyn,

Ann-Marie and Craig Cudzilo asked that we write a letter stating our opinion of their deck addition.

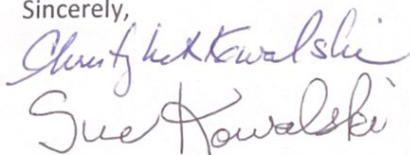
We have lived next door at 639 Forest for over 25 years and have been neighbors with the Cudzilo's since they moved in about 6 years ago. They shared their remodel plans with us prior to the construction. We have observed how their work has enhanced our neighborhood (both the front and back yards).

We spend a lot of time in our backyard and can easily see their deck from our patio. If the Village forces them to take it down, that will not only mean continued disturbance and construction among our adjacent properties, but it will also look less appealing for both of our yards.

We hope the village will allow the Cudzilo's to retain their extended deck seating area as it enhances the appearance of our shared yard.

We also understand that the village says they must move their trampoline. The Cudzilo's have always been kind about letting our granddaughter use the trampoline when she visits us and have no problem with its current location.

Sincerely,

The block contains two handwritten signatures in blue ink. The first signature is "Chris Kowalski" and the second is "Sue Kowalski".

Sue & Chris Kowalski

639 Forest Ave

Glen Ellyn

April 11, 2022

To: Village of Glen Ellyn Board Members
Re: Deck addition at 645 Forrest Avenue

We are residents of Glen Ellyn (642 N. Park Blvd) and Ann-Marie and Craig Cudzilo's house backs up to our lot. They asked me my opinion regarding the additional deck on the back of their house which is up for a variance review.

We have absolutely no problem with them keeping the deck and actually hope it stays to prevent further construction. We like the renovations and enhancements to the neighborhood. In fact, this should be a rubber stamp approval without much debate.

Truly,

A handwritten signature in black ink, appearing to read "Lisa & Mark Sproat", written in a cursive style.

Lisa & Mark Sproat



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 27, 2018

10:47 AM

OTHER

\$39.00 05-11-125-001



013 PAGES R2018-036549

Village of Glen Ellyn

Ordinance No. 6588

An Ordinance Approving a Variation from the
Non-conformities Section of the Zoning Code to
Allow the Construction of a Two-Story Addition on the
Single Family Home Located at
645 Forest Avenue
Glen Ellyn, IL 60137

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 9 Day of April, 2018

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 10 day of April, 2018.

PREPARED BY AND MAIL TO:

(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6588

**An Ordinance Approving a Variation from the
Non-conformities Section of the Zoning Code to
Allow the Construction of a Two-Story Addition on the
Single Family Home Located at
645 Forest Avenue
Glen Ellyn, IL 60137**

Whereas, Craig and Ann Marie Cudzilo, owners of the property at 645 Forest Avenue, Glen Ellyn, Illinois, which is legally described as follows:

THE NORTH 100 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-125-001

have petitioned the President and Board of Trustees of the Village of Glen Ellyn for a variation from Section 10-8-6(B)3 to allow a Class III alteration to a single family dwelling with a non-conforming corner side yard setback of 13.5 feet, where the additions and alterations to the structure will be approximately 13.5 feet and 18.25 feet from the property line, in lieu of the 30 foot corner side yard setback requirement; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on March 13, 2018, at which the petitioners presented evidence, testimony, and exhibits in support of the variation request and zero (0) persons appeared in favor of or in opposition to the variation request, and one (1) person appeared to request more information about the project; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public hearing on March 13, 2018, the Zoning Board of Appeals adopted findings of fact and voted on a motion to approve the requested variation, which carried by vote of five (5) "yes" and zero (0) "no", resulting in a recommendation

for approval as set forth in its draft minutes dated March 13, 2018, appended hereto as Exhibit "A"; and

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

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

- A. That the plight of the owners is due to the placement of the home on the lot, which did conform to zoning regulations when the home was constructed; and
- B. That the variation, if granted, will not alter the essential character of the locality as the variation will allow for the construction of a two story addition and garage addition which will not further encroach into the non-conforming corner side yard setback; and
- C. That the conditions upon which the variation is based would not be applicable generally to other property within the same zoning district since the placement of the home on the lot is unique to this lot; and
- D. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property since the applicants intend to construct the additions on the home for their own personal use and have no desire to sell the property or move from the home; and
- E. That the practical difficulty or particular hardship has not been created by any persons presently having an interest in the property; and
- F. That the variation will not be detrimental to the public comfort, morals, and welfare or injurious to other property or improvements in the neighborhood in which the property is located since the use is permitted in the zoning district and the additions will be constructed in accordance with all applicable zoning code regulations other than the variation granted; and
- G. That the variation will not substantially increase the hazard from fire or other dangers to said property and not otherwise impair the public health, safety, or general welfare of the

inhabitants of the Village since the additions will be constructed in accordance with all applicable building code regulations; and

- H. That the variations will not diminish or impair property values within the neighborhood since the variation allows property improvements that may increase property values; and
- I. That the variation will not unduly increase traffic congestion in the public streets and highways, as the use is not changing and the traffic pattern on site will not be changed; and
- J. That the variation will not result in an increase in public expenditures or create a nuisance since the proposed construction is for a single family residential use in a residential zoning district; and
- K. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

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

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

Section One: The Draft Minutes of the March 13, 2018, Glen Ellyn Zoning Board of Appeals meetings, Exhibit "A", appended hereto, are hereby accepted, and the findings of fact and conclusions set forth in the preambles above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

Section Two: Based upon the above findings of fact, the President and Board of Trustees hereby approve a variation from Section 10-8-6(B)3 to allow a Class III alteration to a single family dwelling with a non-conforming corner side yard setback of 13.5 feet, where the additions and alterations of the structure will be approximately 13.5 feet and 18.25 feet from the property line, in lieu of the 30 foot corner side yard setback requirement for the residence at 645 Forest Avenue, Glen Ellyn, Illinois which is legally described as follows:

THE NORTH 100 FEET OF LOT 6 (MEASURED ON THE WEST LINE) OF LOT 6, IN BLOCK 10, IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11,

TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-125-001

Section Three: The granting of the variation is conditioned upon the additions being constructed in substantial compliance with the plans and the application for variation dated February 2, 2018, and the testimony and exhibits provided at the March 13, 2018 Zoning Board of Appeals public hearing.

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

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

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 9 day of

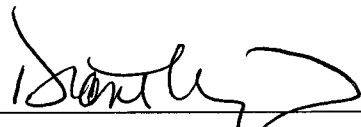
April 2018.

Ayes:	☐ Diane McGinley	☒ Pete Ladesic	☒ Mark Senak
	☐ Craig Pryde	☒ Bill Enright	☐ Gary Fasules
	☒ John Kenwood		<i>Recessed</i>

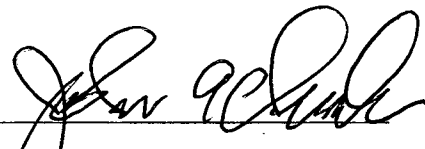
Nays:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☐ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Absent:	☐ Diane McGinley	☐ Pete Ladesic	☐ Mark Senak
	☒ Craig Pryde	☐ Bill Enright	☐ Gary Fasules
	☐ John Kenwood		

Approved by the Village President of the Village of Glen Ellyn, Illinois this 9 day of April 2018.


 Village President

Attest:


 Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 10 day of April, 2018.)

DRAFT
ZONING BOARD OF APPEALS
MINUTES
MARCH 13, 2018

The meeting was called to order by Acting Chairperson John Micheli at 7:00 p.m. ZBA Members Matthew Jones, Chip Miller, Reed Panther, Thomas Whalls and student Madeleine Greenleaf were present. ZBA Members Gregory Constantino and Chairperson Rick Garrity were excused. Also present were Trustee Liaison Mark Senak, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

Acting Chairperson John Micheli explained the procedures of the Zoning Board of Appeals.

ZBA Member Whalls moved, seconded by ZBA Member Jones, to approve the minutes of the February 27, 2018 Zoning Board of Appeals meeting. The motion carried unanimously by voice vote.

Three items were on the agenda for the properties at 462 Stagecoach Run, 616 Euclid Avenue and 645 Forest Avenue.

PUBLIC HEARING - 462 STAGECOACH RUN

A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-5-5(B)4: TABLE #11 - TO ALLOW THE REPLACEMENT OF AN EXISTING SOLID WOOD FENCE TO BE BUILT AT A HEIGHT OF 6 FEET IN LIEU OF THE MAXIMUM PERMITTED FENCE HEIGHT OF 4 FEET AND 33-1/3% OPEN FOR FENCES CLOSER TO THE STREET THAN THE PRINCIPAL STRUCTURE. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Paul and Julie Nickoley, owners)

Staff Presentation

Village of Glen Ellyn Associate Planner Kelly Purvis was present to speak on behalf of the zoning variation being requested for 462 Stagecoach Run by the petitioners, Paul and Julie Nicoley. Ms. Purvis stated that Mr. and Mrs. Nicoley ** STOP STOP

Member Miller stated that the recommendation for approval is based on the hardships and special circumstances, that the eave height would be an egress life safety issue if it had to conform, and in conformance with the code, the stairs would need to be moved which would make the addition cost prohibitive and cheaper to tear down the home.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Miller, Jones, Panther, Whalls and Acting Chairperson Micheli voted yes.

PUBLIC HEARING – 645 FOREST AVENUE

A REQUEST FOR APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS: 1. SECTION 10-8-6(B)3 – TO ALLOW A CLASS III ALTERATION TO A SINGLE-FAMILY DWELLING THAT IS NONCONFORMING DUE TO ZONING BULK CONTROL REGULATIONS WHERE THE ADDITIONS TO THE STRUCTURE WILL BE APPROXIMATELY 13.5 FEET AND 18.25 FEET FROM THE PROPERTY LINE, IN LIEU OF THE 30-FOOT CORNER SIDE YARD SETBACK REQUIREMENT. 2. ANY OTHER ZONING RELIEF NECESSARY TO CONSTRUCT THE PROJECT AS DEPICTED ON THE PLANS PRESENTED OR REVISED AT THE PUBLIC HEARING OR AT A PUBLIC MEETING OF THE VILLAGE BOARD.

(Craig and Ann-Marie Cudzilo, owners)

Staff Report

Associate Planner Kelly Purvis stated that the petitioners for the project at 645 Forest Avenue are Craig and Ann-Marie Cudzilo, the owners. Ms. Purvis stated that the property owners are requesting approval of variations from the Glen Ellyn Zoning Code as follows: 1. Section 10-8-6(B)3 to allow a Class III Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback requirements. 2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Ms. Purvis stated that the subject property is a corner lot located in the R2 zoning district on the southeast corner of Linden Street and Forest Avenue. The land use immediately surrounding the subject property is R2 single-family. Ms. Purvis stated that the notice of public hearing was published in the February 23, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property and a placard was placed on the property. She also stated that Village records indicate that there were no prior variations granted for this property. Ms. Purvis stated that building permits have been issued for an addition in 1948, a new garage in 1949, electrical services in 1964 and 1980 and a new asphalt driveway in 2010.

Ms. Purvis stated that the petitioners are proposing to construct a two-story addition as well as an attached garage addition to their home. They will be adding approximately 1,000 square feet, including the attached garage, to the first floor and 1,150 square feet to the second story.

She stated that a portion of the new additions to the home will encroach into the non-conforming corner side yard setback, adding that encroachments to the new additions will be equal to or less than the existing corner side yard setback encroachments. Ms. Purvis added that the property owners recently demolished a detached garage as depicted on the plat of survey and have since constructed a two-car detached garage as shown on the current conditions site plan.

Ms. Purvis stated that the subject home was constructed in 1923 to the standards of the 1923 zoning code. She stated that at that time, the side yards were required to be 10 percent of the lot width regardless of the size of the lot, including corner lots. As 645 Forest Avenue is 100 feet wide, it is required to have a 10-foot corner side yard setback. She added that the current code requires a minimum of 30 feet for a corner side yard setback which makes the house at 645 Forest Avenue a nonconforming structure. She also stated that the Village Code limits the amount of alterations and additions to nonconforming structures and does not allow additions to non-conforming parts of a structure. Ms. Purvis stated that the addition built on the existing home in 1948 was built on a cinder block (CMU) foundation and the petitioners' architect has stated it would not be adequate to support the proposed second story addition to the home. Ms. Purvis stated that the petitioners have suggested that the existing addition also created some unsafe level changes where it connects to the original structure and there are issues with staircases where the addition connects to the home. Ms. Purvis stated that removal of the existing addition will bring the alteration of the home to a Class II category at 74.9 percent and added that a Class II alteration is prohibited on a non-conforming structure. She stated that because the alteration is very close to a Class III alteration, staff is suggesting that the petitioners request a variance to allow a Class III alteration to avoid any issues during construction.

Ms. Purvis stated that the petitioners are requesting a Class III addition to their home where the additions will not meet the setback requirements of the zoning code and will be 13-1/2 feet and 18-1/2 feet from the corner side property line in lieu of the 30-foot requirement. She also displayed elevations of the subject property. Ms. Purvis displayed a map indicating neighbors in support of the subject requests.

Questions to Staff from Zoning Board of Appeals

Ms. Purvis responded to ZBA Member Miller that the only existing non-compliance is the corner yard side yard and that distance does not change with the addition. Ms. Purvis responded to ZBA Member Jones that a requirement for a Class III addition would be sidewalks, however, if the Village did not want sidewalks in this area, the petitioners would pay a fee-in-lieu of. She added that if the petitioners ultimately applied for a Class II alteration, sidewalks would not be required.

Petitioners' Presentation

Craig Cudzilo, the owner of 645 Forest Avenue, and Architect Steve Poteracki, Studio 1 Architects, 1105 Burlington Avenue, Western Springs, IL, spoke on behalf of the subject variation request.

Mr. Cudzilo stated that his family has lived in Glen Ellyn since 2006 and moved into their current home approximately one year ago. He stated that there are multiple issues with the home including uneven stairs which have caused accidents. The proposed addition cannot be built onto the house because of the dirt crawl space underneath and a portion of the foyer floor is being held up by a 50-year old car jack. Mr. Cudzilo stated that every staircase in his home has a different pattern and tread depth and this needs to be repaired as multiple falls have occurred. He stated that they would like the architectural design of their home to fit into the neighborhood.

Persons in Favor of or in Opposition to the Variation Requests

Sherry Shonkwiler, 646 Park Boulevard, Glen Ellyn, Illinois asked how close to the lot line the detached garage that is not yet built will be. Ms. Purvis responded it is 18 feet from the corner side yard setback. Mr. Poteracki also responded that the code permits a 5-foot setback and the garage will be pushed back an additional 3 feet from the house so it will be a total of 8 feet from the rear property line. Ms. Purvis explained for Ms. Shonkwiler that the petitioners need 5 percent of the lot width from the property line for a detached garage. At Acting Chairperson Micheli's request, Ms. Purvis explained what the setbacks on the detached garage would be. Ms. Purvis added that the garage conforms to the code and does have a larger footprint than the previous garage.

Trustee Liaison Senak thanked the petitioner for his service to the country. He also stated he appreciated the petitioners preserving their existing home. He also stated that a sidewalk may be required by the Village whether or not a resident wants it.

Findings of Fact

ZBA Member Panther stated that Craig and Ann-Marie Cudzilo, the petitioners, of 645 Forest Avenue are requesting a variance from the Glen Ellyn Zoning Code, Section 10-8-6(B)3, to allow a Class III Alteration to a single family dwelling that is non-conforming due to zoning bulk control regulations where the additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback requirements. He stated that the subject property is a corner lot and is zoned R2 Single Family Residential. He added that no prior variances have been granted for this property. ZBA Member Panther stated that the house is a non-conforming structure due to a 10-foot setback requirement in the side yard that was in place at the time of construction. He stated that the removal of an

existing addition changes the requirement to a Class II alteration, however, the petitioners are bumping it up into a Class III alteration in the event that becomes necessary. He stated that the corner side yard setback will continue to remain at 13.5 feet.

ZBA Member Panther stated that Craig Cudzilo, the owner, and Architect Steve Poteracki spoke on behalf of the variation request. Mr. Cudzilo would like to save an older property in town, however, the existing stairway layouts are hazardous. He also stated that the existing foundation cannot be used for a second floor addition.

ZBA Panther stated that Sherry Shonkwiler of 646 Park Boulevard, Glen Ellyn, IL requested clarifications regarding the new detached garage's setbacks.

ZBA Member Jones moved, seconded by ZBA Member Whalls, to accept the findings of fact. The motion carried unanimously by voice vote.

ZBA Member Whalls moved, seconded by ZBA Member Miller, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Zoning Board of Appeals

ZBA Member Panther stated he generally was supportive of what is being proposed as the angles of the property make the layout of the lot difficult. He stated the home is parallel to the street, but not the lot lines. He stated the changes will improve safety in the home. ZBA Member Greenleaf was in favor of the proposed variation request. ZBA Member Jones stated that he is not in favor of putting a sidewalk in that goes nowhere. ZBA Member Whalls felt the proposal is a great project. ZBA Member Miller was pleased that the petitioners are restoring the home and will improve the character of the neighborhood. Acting Chairperson Micheli also supported the proposed project.

ZBA Member Jones moved, seconded by ZBA Member Miller, to close the public hearing. The motion carried unanimously by voice vote.

Motion

ZBA Member Miller moved, seconded by ZBA Member Jones, that after considering the application of Craig and Ann-Marie Cudzilo for the zoning variation to allow a two-story addition and attached garage addition to be constructed on their non-conforming home located at 645 Forest Avenue, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and presented by the petitioner at the March 13, 2018 Zoning Board of Appeals public hearing as well as the findings including the deliberations of the Zoning Board of Appeals and recommends approval of the requested zoning variation from Section 10-8-6(B)3 to allow a Class III alteration to a nonconforming structure where the

additions to the structure will be approximately 13.5 feet and 18.25 feet from the property line in lieu of the 30-foot corner side yard setback, subject to the conditions that the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the March 13, 2018 public hearing of the Zoning Board of Appeals and approved for the following special conditions: a mechanical jack is supporting the floor, the house has multiple life safety issues including poorly placed and uneven stairs, the house is on an odd-shaped lot, the foundation of the existing addition will not support a second floor and the new addition will save another home from being torn down.

The motion carried unanimously with five (5) yes votes as follows: ZBA Members Miller, Jones, Panther, Whalls and Acting Chairperson Micheli voted yes.

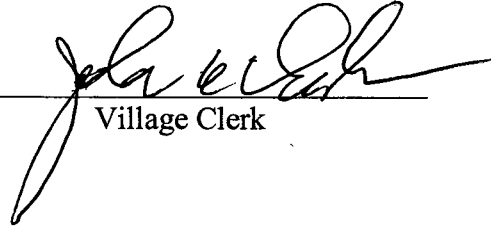
CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6588, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 9 day of April 2018, and that the same was signed and approved by the President of said Village on the 9 day of April 2018.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

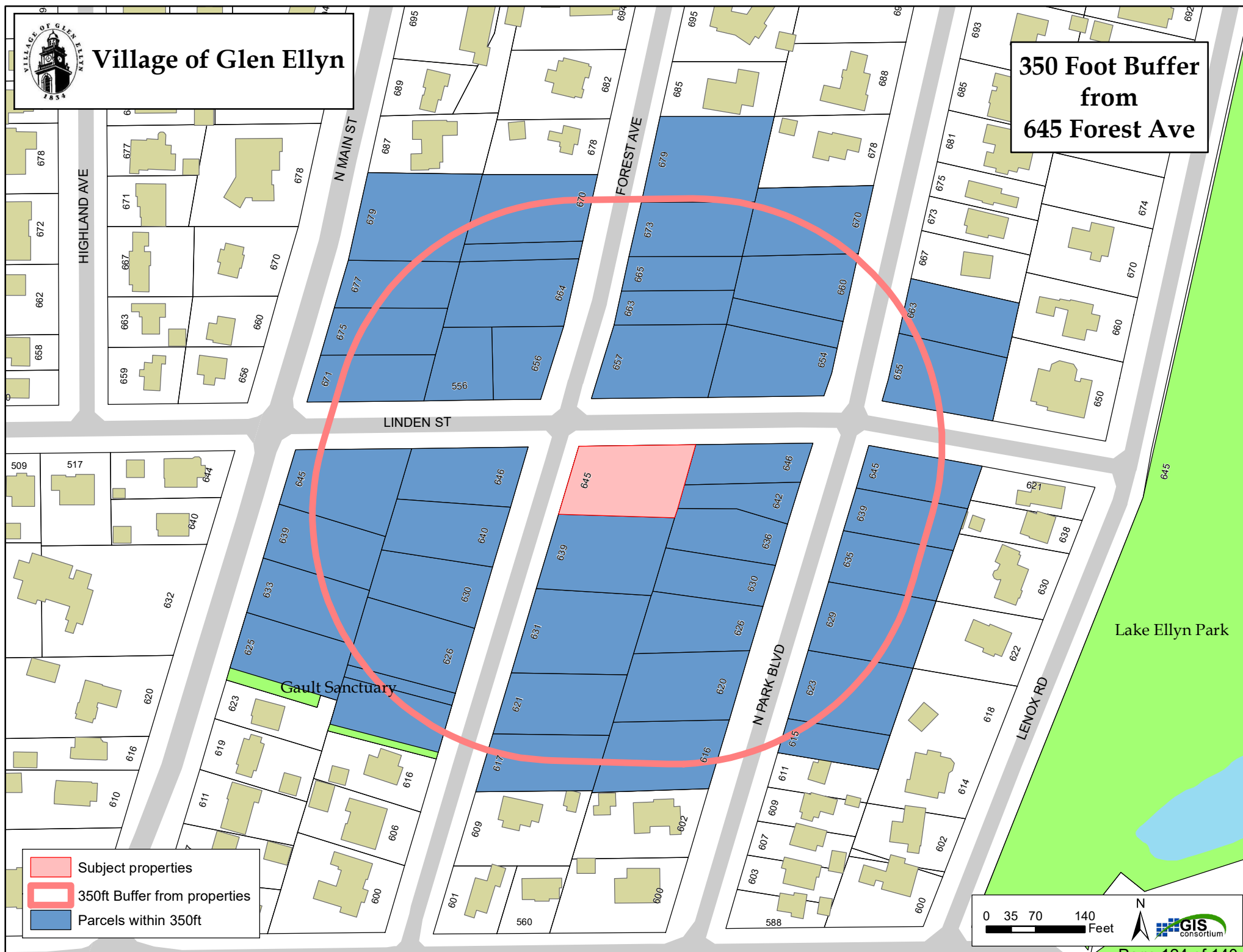
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 9 day of April, 2018.

CORPORATE SEAL


Village Clerk



**350 Foot Buffer
from
645 Forest Ave**





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

Meeting 8/30/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2575)**

DOC ID: 2022-2575

Construction Necessitated Variation Discussion

Statement of the Issue:

Discussion of Construction Necessitated Zoning Variations. See attached memo and attachments.

Analysis:

See attached memo and attachments.

Budget Impact:

Action Requested:

Attachments:

1. CNZV - Memo- AKF
2. 1. Ordinance 5245, adopted on March 8, 2004
3. 2. Exhibit A – Research of Construction Necessitated Zoning Variations in Other Communities (2020)
4. 3. Exhibit B – Pre-Pour and Post Hole Required Inspections in Other Communities (2022)
5. 4. Requirements for Foundation Surveys and Height Certification Surveys Form (2021)

MEMORANDUM

TO: Members of the Zoning Board of Appeals

FROM: Emily Rodman, Assistant Village Manager
Atrian Fard, Senior Planner

DATE: August 9, 2022

RE: Construction Necessitated Variations (CNVs)



Over the past couple of years, staff has been asked by the Village Board and Zoning Board of Appeals to revisit Glen Ellyn's requirements for the Construction Necessitated Variations. The Building Code defines a Construction Necessitated Variation (CNV) as "a variation requested after the issuance of a valid building permit related to the variation or a variation needed for any phase of construction that is in progress or has already occurred, either with or without a valid building permit and approved plans, that violates applicable Zoning Code regulations." Upon receipt of a CNV request from the Zoning Code, the Village shall suspend the building permit and no additional work shall be performed.

Background.

From January 2000 to December 2003, the Village received 10 variation requests for construction projects that were completed contrary to the approved plans and the Zoning Code. This translates to an average ratio of 2.5 post construction requests per year. At the December 8th, 2003 Village Board Workshop, deliberations took place regarding a special policy to address such variation requests. At the time, it was suggested that the relatively low cost of seeking the variance and the short processing time of the request, lead developers/property owners to apply for relief rather than bring the project into compliance. Consequently, on March 8, 2004, the Village Board adopted Ordinance No. 5245 (attached) which requires that the following items be provided for CNVs in addition to all the prerequisites of a regular variation:

1. The fee for a CNV was raised from \$450 (the cost of a regular variance at the time) to \$900 due to the additional time and expense to review these kinds of variances.
2. An escrow fee of \$2,000 was added to pay for Village out-of-pocket expenses including having the property surveyed after completion of the project to ensure compliance with Village Board approvals.
3. A current site survey was added to the submittal requirements to show the details of the necessary variation(s).
4. A timeline of events was added to the submittal requirements to demonstrate the actions leading up to the violation.
5. Possible alternatives with cost estimates were added to the submittal requirements along with the petitioner's preferred solution.

Over the course of years, the fees for regular variations and Construction Necessitated Variations have respectively increased to \$660 and \$1,100, with the rest of the requirements remaining unchanged. Between 2004 and 2021, the Village has received 25 CNV requests, 12 of which were between 2018 and 2021. Please see Chart 1, showing all CNV requests from 2000 to 2021. It is worth noting that the Village has received five additional CNV requests in the first half of 2022.

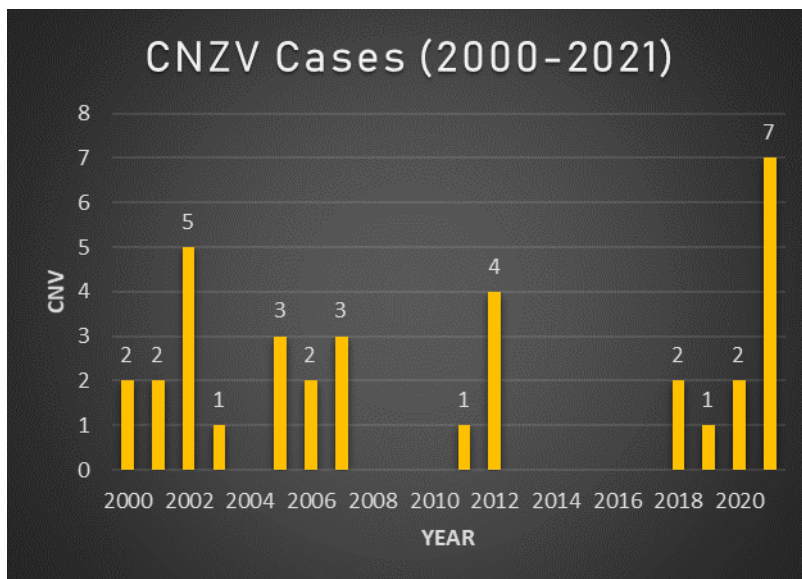


CHART 1 : CNZV CASES FROM 2000 TO 2021

With the recent spike in the number of CNV applications, staff was asked to explore the potential solutions to reduce the number of requests for variations after construction. These kinds of variations take up a considerable amount of staff time and are generally a negative experience for the homeowner to go through. Staff conducted a community survey of 11 local governments (peer communities) in the spring of 2020. The local governments surveyed were Arlington Heights, Clarendon Hills, Downers Grove, Elmhurst, Geneva, Hinsdale, La Grange, Lombard, Naperville, Western Springs, and Wheaton. Ten of the 11 communities surveyed do not have an adopted procedure for CNVs and would treat them as typical variation requests, including one community that only doubles the fees for such requests. Only one of the 11 communities (Arlington Heights) would fail the building permit inspections or issue citations until the project is brought into compliance (see attached Exhibit A). In conducting the peer communities survey, it appears that only Glen Ellyn has adopted certain regulations to differentiate the procedure and requirements of CNVs from regular variations, although Lombard also charges double the fee for post construction variations.

While Glen Ellyn requests additional steps for CNVs compared to its peer communities, the process as it stands now does not seem to be deterring homeowners from applying for relief rather than coming into compliance with the Zoning Code. Staff offers the below solutions as options for consideration by the ZBA in an attempt to discourage petitioners from seeking variation requests after the construction is completed:

1. **Fees:** As mentioned earlier, in 2004, Glen Ellyn amended the Building Code to impose additional fees and requirements on post-construction variation requests. This approach seemed prudent from 2004 to 2017, where the average number of CNV requests per year

was reduced to 0.9 (see Chart 1). However, since 2018, the number of CNV requests has dramatically increased to an average ratio of 3 petitions per year. A familiar solution could be increasing the current cost of the CNV fees while maintaining the current fees for standard variations. Staff feels this approach may disproportionately impact lower income residents and continue to allow those who can afford the cost to ask for forgiveness rather than comply with the Village's requirements. Should the ZBA and Village Board find raising CNV fees as an appropriate solution, staff will bring forth an amendment to the fee schedule with the suggested cost increase.

2. **Number of Violations:** Over the years, the Village has received several CNV petitions, some of which asked for multiple variations from the Zoning Code. It is unlikely that such requests occurred due to errors in measurements or miscalculations since multiple violations occurred on the same site. More often, there is a disregard for constructing according to what was approved by the Village or evasion of the permitting process altogether. For instance, the Village received a CNV petition for six different zoning variations in 2021 for the property located at 410 Spring Avenue. Staff spent a significant amount of time with the property owner prior to the issuance of the building permit to find complaint construction solutions. During project construction, the contractor made several suggestions that were approved by the homeowner that resulted in multiple violations on the property that were identified during the final project inspections. While the ZBA recommended denial of this request by a roll call vote of 4-2, the Village Board granted approval by a vote of 5-0. Staff finds it unfair to treat these cases with multiple requests the same as those seeking only one variation. A reasonable solution could be to calculate the cost of CNV fees by multiplying the standard fee by the number of requested variations; for example, for a CNV petition with six variation requests, the fee would be equal to \$6,600 (6 by \$1,100). This solution would impose considerable fees for CNV requests where complete disregard has been shown for the approved plans and the Zoning Code provisions. This would also encourage petitioners to comply with the code where feasible to reduce the overall cost of the request.
3. **Inspections:** Currently, the Village only requires final inspections for residential permits for driveways, walkways, and patios. A review of the CNV records found that approximately one third (34%) of the Construction Necessitated Variation requests could have been prevented had pre-pour inspections been done prior to completing the work and the final inspection. Below, please see Chart 2.

In addition, the results of a survey of Glen Ellyn's peer communities indicate that 72% of the surveyed municipalities perform pre-pour inspections for driveways and walkways and 82% for patios (see attached Exhibit B). Given the survey results, it would seem that the addition of pre-pour inspections as another layer of review for residential driveway, walkway, and patio permits could be an appropriate solution to reduce the number of CNV requests. The Village seems to perform quite similar to its peer communities regarding post-hole or footing inspections.

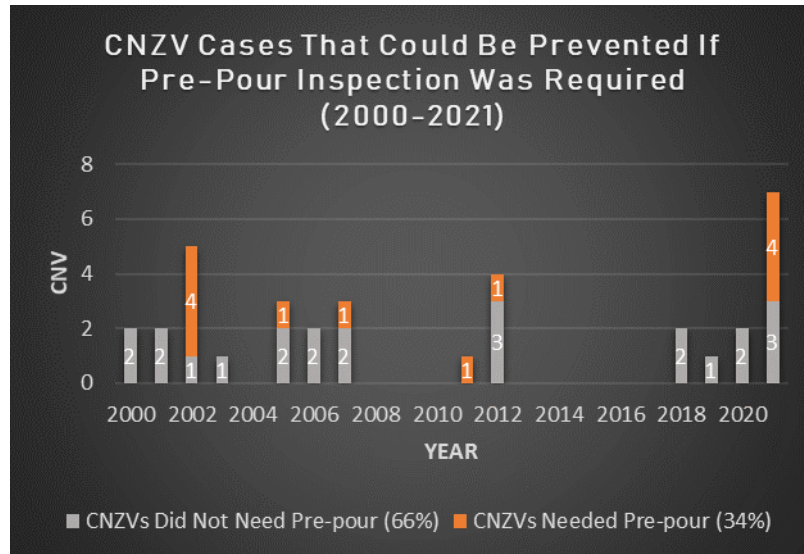


CHART 2 : CNZV CASES THAT COULD BE PREVENTED IF PRE-POUR INSPECTION WAS REQUIRED (2000 – 2021)

4. **Remove CNV Process:** As mentioned earlier, Glen Ellyn adopted CNV requirements in 2004 as a means to encourage developers/owners to be more cautious regarding zoning requirements. However, according to the Exhibit A, none of Glen Ellyn’s peer communities offer an approach specific to post-construction variations yet do not seem to deal with similar challenges. Although the current CNV approach may be discouraging to developers/owners who cannot afford to evade regulations, in most cases, it would accustom people to know there is an opportunity to seek a second chance. This approach provides an avenue for petitioners to ask for relief rather than bring projects into compliance. Therefore, removing the entire CNV process may be a practical solution to reducing the number of requests for forgiveness.
5. **Rigorous Application of Standards:** Per Section 10-10-12(E) of the Municipal Code, in consideration of granting a variation or recommending approval of a variation, the Village Board and Zoning Board of Appeals shall not vary the provisions of the Zoning Code unless there is a finding by the ZBA and Village Board that the following standards have been met:
 - a. *“That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted will not alter the essential character of the locality; or*
 - b. *That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality.”*

The application of these standards is inherently subjective in nature; thus, some Boards may apply the standards more liberally than others. For example, if a single-family homeowner is not allowed to have the patio size they desire, the ZBA and Village Board may make the determination that not being able to have a patio of the size and in the preferred location prevents a reasonable return/use of the property. This interpretation could be considered a liberal application of the standards. Conversely, the ZBA and Village Board may find that having to reduce the patio area by 150 square feet or change the placement to meet the setback requirements is simply a matter of preference, rather than preventing a reasonable

return/use of the property; therefore, recommend denial of the variation(s). This approach would be a more conservative or rigorous application of the standards, which would help ensure that variations (both regular and CNV's) are only granted, if necessary, under unique circumstances of the property rather than based on the homeowner's personal preferences or desires. More rigorous application of standards is an alternative to eliminating the CNV process (as outlined in Solution No. 4 above) and would also likely reduce the rate of approval (as outlined in Solution No. 6 below).

6. **Rate of Approval:** As noted above, per Section 10-10-12(E) of the Municipal Code, in consideration of granting a variation or recommending approval of a variation, the Village Board, Zoning Board of Appeals, and the Community Development Director shall not vary the provisions of the Zoning Code, unless there are practical difficulties or particular hardship in the way of carrying out the strict regulations of the Zoning Code. Many of the CNV cases that have come before the ZBA and Village Board have been due to negligence on the part of the property owner or the contractor. Having said that, a review of approval rate of the past CNV requests found that 80% of the CNV requests have been granted approval by the Village Board since 2000 with none denied from 2008 to 2021. Please see Chart 3 below.

Staff believes such a high chance of approval encourages owners/contractors to ask for relief from the Code requirements after violations have been made rather than bringing projects into compliance. It may even create an atmosphere where homeowners/contractors are willing to take a chance at making field adjustments without ensuring they are compliant because they are likely to get approval if the Village catches them. This matter sets a precedent for every future project to ask for forgiveness rather than permission.

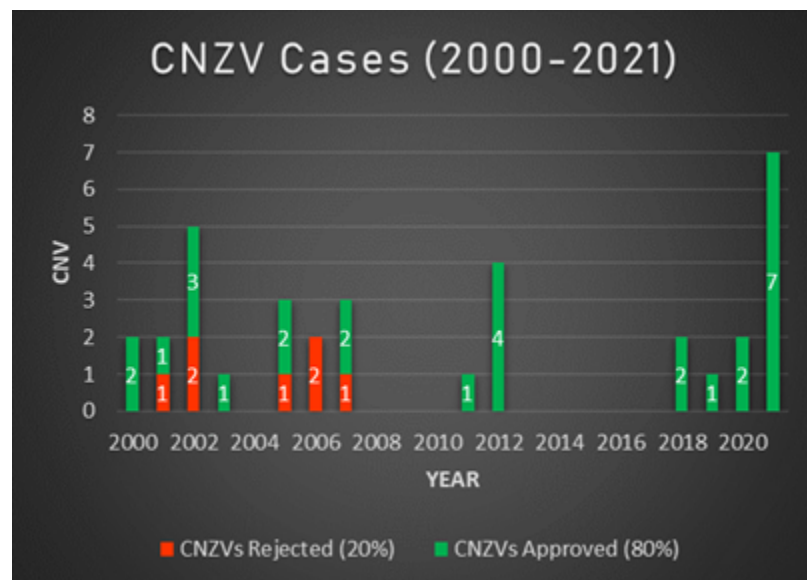


CHART 3 : CNZV CASES APPROVED/DENIED (2000 – 2021)

7. **Provide a Copy of the Approved Plans to the Homeowners:** In cases where the general contractor/developer does not obtain the necessary building permits prior to the commencement of work or leaves the improvements in violation of the Village's regulations, it would be the property owner's responsibility to comply with all codes or file for a CNV

request. Staff believes the CNV process could impose a significant burden on property owners, who often have not been involved in the permit process or been made aware of any violations. Staff suggests the Village Building Department provides a copy of approved plans to the homeowners even if the contractor/developer has filed for the permit and is listed as the main point of contact on the application. Since the homeowners are ultimately responsible to comply with the Code, they should be made aware of what is permitted prior to the start of construction.

8. **Disclaimer:** Staff suggests the Village require owners to sign a separate form with a disclaimer section that informs them of their responsibility should the project not be completed in full compliance with Village requirements. While there is a place on our current building permit application that indicates the property owner and the permit applicant (as owner's agent) certify that the work will be completed in compliance with the Village Code, and that the issuance of a building permit or approval of construction inspection shall not relieve the property owner or the owner's agent(s) of their responsibility to construct the work in compliance with the Village Code, it is our hope that having a separate page dedicated solely to this purpose will encourage property owners to read the form and ultimately be more involved in overseeing their projects.
9. **Contractor Citation:** As noted above, the Village currently holds the property owner accountable for bringing the property into compliance or filing for a CNV when a construction project has been found to be in violation of the Zoning Code. This is the case even if the contractor is at fault. To avoid such unfair accountability, staff suggests issuing a citation to the contractor if a violation has occurred and the contractor was the main point of contact for the permit.
10. **Village Approval in Different Stages:** Another potential solution to reduce post-construction variation requests is to inform the owners and contractors of the requirement to submit certification surveys prior to completing certain aspects of the work. This requirement assists the Village in verifying the work is in compliance at specific stages of construction and may help to prevent a project from moving further along in the construction process once a violation has been identified, thereby making it easier (and less costly) to comply. The Village Building Department has already taken the first step to add permit requirements for submittal of foundation and height certification surveys for all new buildings and structures that are located within two feet of the minimum required setback and maximum permitted heights. Both owner and contractor are required to sign this form.

Requested Action.

The ZBA is requested to review the suggestions provided by staff and make recommendations to the Village Board for policy changes that will assist in reducing the number of construction necessitated variations requested.

Attachments.

- Ordinance 5245, adopted on March 8, 2004
- Exhibit A – Research of Construction Necessitated Zoning Variation Processes in Other Communities (2020)
- Exhibit B – Pre-Pour and Post Hole Required Inspections in Other Communities (2022)

X:\Plandev\PLANNING\CNZV Research\Packet

- Requirements for Foundation Surveys and Height Certification Surveys Form (2021)

CC: Martin Scott, Community Development Director
Steve Witt, Building and Zoning Official
Paula Moritz, Plan Examiner

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5245 -VC

AN ORDINANCE AMENDING
CHAPTER 1 (BUILDING CODE)
OF TITLE 4 (BUILDING REGULATIONS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
TO ADD A FEE RELATED TO
CONSTRUCTION NECESSITATED VARIATIONS

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 8TH DAY OF MARCH, 2004.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 9TH
day of MARCH, 2004.

ORDINANCE NO. 5245 - VC

AN ORDINANCE AMENDING
CHAPTER 1 (BUILDING CODE)
OF TITLE 4 (BUILDING REGULATIONS)
OF THE VILLAGE CODE OF THE
VILLAGE OF GLEN ELLYN, ILLINOIS
TO ADD A FEE RELATED TO
CONSTRUCTION NECESSITATED VARIATIONS

WHEREAS, the Village of Glen Ellyn provides numerous services to property owners for the encouragement and regulation of land and infrastructure development; and

WHEREAS, the Village President and Board of Trustees deem it to be in the best interest of the Village and in furtherance of its legitimate governmental objectives, including its revenue policies and funding goals, to review periodically the Schedule of Fees and Deposits; and

WHEREAS, the Planning and Development Department has experienced eight zoning variations since February, 2001, that are related to improper construction, where the actual structure was not constructed or installed in accordance with, and therefore violated, the applicable Zoning Code regulations; and

WHEREAS, the Planning and Development Department staff have found that such construction related variations require significant additional time and expense; and

WHEREAS, the President and Board of Trustees have considered amending the Village Code to include a new fee and regulations for a construction necessitated variation at the December 8, 2003, Village Board Workshop and deem its approval to be in the best interest of the Village of Glen Ellyn; and

WHEREAS, the President and Board of Trustees hereby direct that all appropriate sections of the Village Code of the Village of Glen Ellyn be amended to reflect the new fee for a construction necessitated variation to become effective with the passage of this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The following changes shall be made to Chapter 1 of Title 4 (BUILDING CODE) of the Glen Ellyn Village Code:

- A. The following new definition shall be added to Section 4-1-3 (DEFINITIONS):

CONSTRUCTION NECESSITATED VARIATION: A variation needed for any phase of construction that has already occurred, either with or without a valid building permit and approved plans, that violates applicable Zoning Code regulations.

- B. The following new fee shall be added to Section 4-1-4(A)7 (Zoning Applications):

(i) Construction Necessitated Variations	\$ 900.00
--	-----------

- C. Section 4-1-4(A)13 (Trust Fund Deposits) shall be revised to read as follows:

13. Trust fund deposits

(a) Construction necessitated variation escrow	\$2,000.00
(b) All others	\$1,000.00 - minimum

- D. A new Section 4-1-4(F) shall be added to read as follows:

(F) **Construction Necessitated Variation Fee:** A Variation application fee shall be paid in the amount of \$900.00, and \$2,000.00 shall be deposited into an escrow fund. The application shall include, in addition to the items required in the Village of Glen Ellyn Zoning Code Chapter 10, the following documents:

1. A current site survey showing the details of the variation;
2. A timeline to show the key events leading to the variation;

3. A list of alternative solutions, with designs, plans, and cost estimates; and
4. The petitioner's preferred solution.

SECTION TWO: The passage of this Ordinance, being a matter of urgency due to the need to recover a greater proportion of the Village's cost of operation, shall be in full force and effect immediately upon its passage.

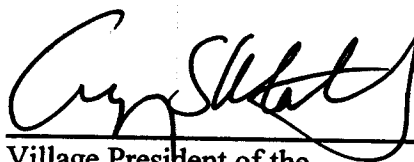
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 8TH day of MARCH, 20 04.

AYES: MUHERN, PFEFFERMAN, CHAPMAN, GARDNER,
LOCH, RILEY

NAYS:

ABSENT:

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 8TH day of MARCH, 20 04.



Village President of the
Village of Glen Ellyn, Illinois

ATTEST:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 9TH day of MARCH, 2004.)

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Research of Construction Necessitated Zoning Variations in Other Communities (2020)

Municipality	Does the municipality have a procedure for CNZVs?	If it does, what is the procedure?	If not, is immediate correction required instead or subsequent citation for non-compliance?	Standard Zoning Variation Fees
Arlington Heights	No	N/A	Building permit inspection is failed if work was not done according to plan. Stop Work order is issued if work is continued without correction. Citation can be issued if Stop Work order is ignored. Code enforcement/citation is done for work performed without a permit.	\$200 for a Single Family, \$350 for a Multifamily, and \$500 for commercial
Clarendon Hills	No	N/A	Would be treated as a typical variation request	\$300 in an R-1, \$600 in an R-1A, 3, 4, Business, Industrial, O-R
Downers Grove	Yes	Yes, it can be handled through the administrative adjustments for principal and accessory buildings. The applicant can appeal the decision of the Community Development Director.	If it does not satisfy the conditions to be reviewed as an administrative adjustment. It would be treated as a typical variation.	\$250 for residential and \$345 for commercial.
Elmhurst	No	N/A	Treated as a typical variation	\$500
Geneva	No	N/A	The inspection would be failed and require it be brought into compliance or advise them to seek a variation.	\$400
Hinsdale	No	N/A	Treated as a typical variation. If the variation is denied, it must be brought into compliance immediately or citations are issued.	\$850 dollars, of that \$600 towards escrow.
LaGrange	No	N/A	Someone will have to apply for a variation through the normal process.	500
Lombard	No	N/A	Treated as typical zoning variation except fees will be doubled.	\$300-425 plus \$250 for public notification (one single family residential lot) \$375-725 plus \$250 for public notification (more than one single family residential lot or any non-residential use)
Naperville	No	N/A	Treated as a typical variation	\$500 and additional publication fees.
Western Springs	No	N/A	The applicant must find a way to comply or apply for a variation.	\$350 for a variation.
Wheaton	No	N/A	Code compliancne officer would send the property owner a letter of violation. The property owner could either pursue a variation or seek approval from the building department to remove the non-conformity. If no response is received, a citation would be issued at that point and then it would go to court.	Residential zoning variations cost \$100, non-residential variations cost \$200. Zoning notification sign costs \$40. Permit fees are determined by building valuation.)

Pre-Pour and Post Hole Required Inspections in Other Communities, January 2022

Inspection Types Municipality	Pre-Pour Inspection Required?					Post Hole (or Footing) Inspection Required?			
	Driveway	Stairs and Stoop	Walkway	Patio	Other Accessory Structures	Fence	Porch	Deck	Pergola
Arlington Heights	Y	Y	Y	Y	Any structures with concrete pad	N	Y	Y	Y
Clarendon Hills	Y	Y	Y	Y	Any structures with concrete pad		Y	Y	Y
Downers Grove	N	Y	N	N	Any structures larger than 10'X10'	N	Y	Y	Y
Elmhurst	Y	Y	Y	Y	Base inspections for asphalt and brick paver projects	Y	Y	Y	Y
Geneva	Y	Y	Y	Y	Only final inspections for asphalt and brick paver projects	Y	Y	Y	Y
Hinsdale	N	N	N	N		N	Y	Y	Y
LaGrange	Y	Y	Y	Y		Y	Y	Y	Y
Lombard	Y	Y	Y	Y	Concrete projects that require building permit.	N	Y	Y	Y
Naperville	Y	Y	Y	Y		N	Y	Y	Y
Western Springs	Y	Y	Y	Y	Concrete projects inside and outside of the principal building	N	N	Y	N
Wheaton		Y		Y	Underground plumbing and electrical, pools need pre-pour inspection. No permit required for driveways and service walks on private property!	N	Y	Y	Y
Towns Where Required (%)	72%	91%	72%	82%		27%	91%	100%	91%
Glen Ellyn	N	Y	N	N	Aprons require a pre-pour inspection.	N	Y	Y	Y

 No permit is required.

X:\Plandev\PLANNING\CNZV Research\Results of Community Survey



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

Requirements for Foundation Surveys and Height Certification Surveys

Purpose: The purpose of this document is to inform contractors and property owners of the requirement for submittal of foundation and height certification surveys for all new buildings, additions or roofed over accessory structures that are located within two feet of the minimum required zoning setback and maximum permitted zoning heights.

Background:

In order to ensure that new construction and additions to, and alterations or remodeling of, existing buildings or structures comply with the restrictions and limitations of the Village's Zoning Code, amendments to Village Code Chapter 4 (Building Inspection) of Title 4 (Building Regulations) were adopted by Ordinance 5996, dated January 30, 2012. Requirements were set forth within those amendments to require verification of construction work in place at specific stages of construction, particularly after foundations were constructed and rough framing was completed.

Village Code Section 4-1-5. - General requirements, indicates:

"The following general requirements shall apply to all property within the Village of Glen Ellyn Municipal limits in addition to the requirements in all adopted Building Codes and ordinances:

- (I) *Inspections:* All construction being performed pursuant to a building permit under the provisions of this Code may be inspected by the Building Official or his representative at any reasonable time and shall be subject to inspections in accordance with the adopted codes and the following requirements:
 - 1. *Foundation survey:* The applicant shall submit a foundation location survey prepared by a registered surveyor upon completion of the foundation for all new buildings, additions or roofed over accessory structures that are located within two feet of the minimum required zoning setback, and no further work shall be done, other than installing drain tile and waterproofing the foundation, until the location survey and a backfill inspection have been approved.
 - 2. *Height certification:* The applicant shall submit a ridge and eave height certification prepared by a registered surveyor upon completion of the framework for all new principal buildings or additions that are constructed within two feet of the maximum permitted zoning heights, and no further work shall be done, other than rough electrical, mechanical, and plumbing work, until the ridge and eave height certification has been approved."

Issue:

It is the duty of both the contractor and the property owner to ensure that the project is constructed in accordance with the Village's codes that regulate construction. Please note that any error by Village staff during plan review or inspection of work in place does not relieve the contractor or property owner of this requirement.

If, upon Village review of the required surveys, it is determined that the work in place is not compliant with the zoning code, or with the approved permit drawings with respect to building or structure setbacks, footprint or height, a Stop Work Order will be issued and remain in effect until such time as the non-compliant work is brought into compliance.

Please note that performing work beyond that permitted above, prior to the submittal and Village approval of the required foundation and/or height certification surveys, will subject the contractor and/or owner to enforcement action which will result in the issuance of a Stop Work Order and possibly a citation(s) that will seek daily fines for each day that the unpermitted work continues. Separate citations may be issued to both the contractor and the property owner.

Acknowledgement:

The undersigned hereby acknowledge they have read and understand the contents of this document. Additionally, the undersigned understand that they may be individually, or collectively, issued a citation(s) in the event that the work in place is determined to be in non-compliance with the Village's codes regulating construction. This document must be signed by both parties prior to the issuance of a building permit.

Property Owner, printed name

Date

Property Owner, signature

Contractor, printed name

Date

Contractor, signature¹

Contractor, Company Name

1. By signing this document, the contractor represents that he is authorized to sign on behalf of the company, if a corporation.