

AGENDA
Glen Ellyn Zoning Board of Appeals Special Meeting
Tuesday, February 28, 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 January 10, 2023.

D. Public Hearing.

1. 228 Grandview Avenue.

Zoning Variation requests to allow the construction of a second and third story building addition

2. 240 Glenwood Avenue.

Zoning Variation requests to allow the construction of an elevated deck with a partial carport

E. Other Business.

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
Anne Gould, Trustee Liaison
Atrian Fard, Staff Liaison
Barbara Dutton-Thomas, Recording Secretary
Martin Scott, Community Development
Director

Derek Rockwell, Planner
Brad Iwicki, Planning Intern
Lori Gloude, Executive Assistant
Mark Franz, Village Manager
Brian Baltudis, Facilities Manager



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

Meeting 2/28/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Public Hearing
Prepared By: Atrin Fard

AGENDA ITEM (ID # 2023-220)

DOC ID: 2023-220

Draft Minutes from the ZBA Meeting January 10, 2023

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached.

Attachments:

1. 1-10-23 ZBA Meeting Minutes-DRAFT

**DRAFT MINUTES
ZONING BOARD OF APPEALS MEETING
January 10, 2023**

Call to Order and Roll Call

The meeting commenced at 7:06 p.m., with Chairperson Greg Constantino explaining the advisory function of the Zoning Board of Appeals (ZBA) and its process of deliberation and recommendation. After he related the notice given for the meeting's Public Hearing, roll was called. Present: Chairperson Constantino and Board Members Miller, McKnight, Jones, Crudele and Whalls; Board Member Panther was absent. The Chairperson described Public Hearing proceeding protocols, announced that the meeting is being recorded, and introduced Village Senior Planner Atrian Fard, Recording Secretary Barb Dutton and Village Board Liaison Anne Gould.

Approval of Meeting Minutes

A motion by ZBA Member Whalls to approve the draft minutes of the Nov. 8, 2022 meeting, seconded by Member Miller, passed unanimously by roll call vote, with all present voting, "Yes."

Public Hearing for 432 Dawn Ave.

A motion by Board Member Crudele to open the Public Meeting concerning for 240 Glenwood Ave., seconded by Member McKnight, passed by roll call vote, with all members present voting, "Yes."

Staff Presentation

Sworn in, Senior Planner Atrian Fard, 535 Duane St., stated that approval of zoning variations is being sought for the property at 240 Glenwood Avenue to allow the construction of a carport with an elevated deck. The property, she explained, is located in the R2 Residential Zoning District on the northwest corner of Glenwood Avenue and Arlington Avenue, and is surrounded by R2. The subject property is an irregular-shaped reversed corner lot with a curved corner side lot line fronting Arlington Avenue, she continued, adding that it was platted years ago and is considered legal nonconforming to current minimum lot area standards. The property is improved with a two-story brick house with an attached one-car-garage, she said, explaining that the residence was built in 1955 and is also considered legal nonconforming due to the overall lot coverage and setbacks from the front, corner side, and rear lot lines.

The Petitioners are proposing the addition of an elevated deck with a partial carport beneath, on the south side of their home over the existing driveway, said Ms. Fard. The existing garage can only fit one car, and it would be costly for homeowners to expand it, stated the Senior Planner. The proposed carport will serve as an extension of their garage, she explained, providing coverage for a second vehicle parked on the driveway. There is also no buildable area in the rear yard (west of the property) for the addition to the existing attached garage or construction of a new detached garage, noted Ms. Fard. The proposed carport will measure 12-ft. wide by 18-ft. long, she noted. Due to the slope of the driveway down to the attached garage, she said, the carport would have a 94-in. clearance at the garage entrance and 84-in. clearance at the southernmost edge or the entry point to the carport. On top of the carport, she said, the Petitioners propose the construction of an elevated deck. The proposed deck would be L-shaped and extend beyond the area to be used as a carport, added Ms. Fard. A 36-in.-tall railing would be installed on the deck for safety purposes, she continued, adding that the deck would be uncovered and allow for approximately

216SF of seating area atop the carport, and a 50SF walkway that would provide access from the outdoor seating area on the deck to a new set of French doors on the second floor. She explained that a drawing of the concept was not included in the Board packet, since the Petitioners are no longer working with the architect who produced the rendering. Due to the grade changes on the south and east sides of the home, the walkway portion of the deck would only have 56 in. of clearance from the ground level, explained the Senior Planner. Given the nonconforming placement of the home on the lot, undersized rear yard, and restrictive setback requirements for corner lots, she stated, there is insufficient buildable area on this lot without requiring any variation. The elevated deck, she continued, would provide the Petitioners with sufficient space for outdoor seating, which would be screened completely from the street view by the relatively dense foliage present on the property.

The Village's Zoning Code does not regulate carports, so the entire structure would be considered an elevated deck that would also cover a portion of the existing driveway, explained Sr. Planner Fard. The Zoning Code, she related, defines a deck as "an open and roofless platform that adjoins a principal building and is supported by a means other than the principal structure." Per Code, she added, decks are only permitted obstructions in rear yards with the limitation that it must be open and uncovered; shall not be built higher than 7 ft. above the average level of the adjoining ground when located in the required rear yard setback; and shall be no closer to a rear property line than 10 percent of the lot width. The proposed deck will be open and uncovered and will comply with the height restrictions, stated Ms. Fard.

In terms of the location, she continued, the proposed elevated deck will be located on the southwest end of the home, and will have the potential to encroach into the required rear, corner side, and front yards. To construct the elevated deck and carport as proposed, explained Ms. Fard, variations from Zoning Code will be required to allow the deck to encroach approximately 5.6 ft. into the required rear yard setback of 12.1 ft., and also to encroach into the required front yard setback of 30.7 ft., where decks are not allowable obstructions in a required front yard setback; and to encroach into the required corner side yard setback of 30 ft., where decks are not allowable obstructions in a required corner side yard setback. The Petitioners hope to design the carport and deck to be compliant with the requested setbacks, she noted.

The home is functionally one story, as seen from Glenwood Avenue, but due to the considerable changes in grade on the lot, related Ms. Fard, the home appears to be two stories from the vantage point of the driveway, which carves out a path to provide access to the attached garage. Due to this feature, she explained, the home is considered two stories with a maximum allowable lot coverage ratio of 20 percent for more than one-story homes, instead of the 35 percent that would be typically allowable for one-story homes. The deck structure would act as a cover for a portion of the driveway and thus would be included in the overall calculation of lot coverage, she noted. As a result, she said, the Petitioners seek a variation from maximum 20 percent lot coverage ratio standard to increase the existing lot coverage from 23.16 percent, which is already nonconforming to 26.5 percent to add the carport. Senior Planner Fard outlined ZBA action for the case, and read into the record the following letters received from the public:

Don and Amy Erickson: *In response to the 240 Glenwood variance(s) request, please consider responses below in respectful opposition to the variance requests.*

General comments:

☐ *Adding a front deck to the property brings activities, noise and commotion to the neighborhood. Also, carports and decks in a front yard or a corner side yard are not consistent with the aesthetics or open space feel of the neighborhood. As stated in the Development Review process, these items “alter the essential character of the locality.”*

☐ *The request is extensive, impacting 4 key zoning elements (lot coverage, rear yard, front yard, corner side yard).*

☐ *Additionally, the request is overly broad with Items 3 and 4 not specifying the amount of encroachment in the respective yard setback, and with Item 5 requesting “any other zoning relief necessary to allow proposed elevated deck with carport to be constructed as depicted...”*

Based on the information provided, it is suggested the extent of any variation be clearly defined.

While it is acknowledged that the property is unique in size and orientation, none of these facts were unknown at the time of the 2022 purchase.

Thank you for the consideration.

Daniel Conaway: *Dear Zoning Board members: My name is Daniel Conaway and I have lived at the corner of Greenfield and Glenwood – four houses from 240 Glenwood – for 32 years. I am a retired engineer.*

I have seen a lot of change in our Village over that time; plenty of small ranch houses like mine have been demolished in favor of builders putting up much larger mansions here in that time, and this neighborhood has been no exception.

I love our neighborhood and the Village. I made a choice two decades ago to stay instead of selling-out to a builder, and repeated the choice three years ago when my wife and I committed to retirement here with a modest rebuild of our kitchen and garage – by our terrific contractor who ALSO lives here in GE just a few blocks away. I love that some of our neighbors grew up in this neighborhood and have actually moved back into the houses in which they were raised.

When the hearing notice arrived, I called the Village and spoke to Taylor Gendel, who sent me a copy of the application and gave generous time to answer my questions about the request. I’m happy to see the Zumbrooks proposing a small carport-and-deck on their new house especially after knowing the former property owner and her challenges there; corner lots are problematic, and their proposal goes a long way toward making that small lot and its single tuck-under garage much more usable. The proposed intrusions into the set-back spaces look and sound minimal, and the requested structure appears to be almost entirely sited on the BLIND-side of their closest neighbor, the house immediately to the west at 480 Arlington.

I have met the Zumbrooks, and have NOT discussed the project with them in any way, nor did they ask me to comment on their request, write this letter, or attend the hearing – but as a neighbor who would be looking at the suggested structure every day I step out of my own back door, I support approval of the new owners’ application for variances as proposed.

Board Questions

Member Crudele asked the configuration of the proposed carport/deck, to which Ms. Fard explained that the carport is underneath the sitting area, with the deck a little larger. Ms. Crudele asked if other carports have been documented in the area. Ms. Fard cited one at 261 Main (though Member Miller disagreed with the categorization), which she said is more of a complicated structure, akin to a gazebo. Ms. Crudele asked if the proposed had undergone Village Engineer review and whether there were any concerns about water runoff. Ms. Fard replied that the proposed presents no change in impervious surface. Board Member Jones sought clarification of how a garage affects whether the house is considered one or two story. Sr. Planner Fard explained the rationale for distinguishing between the two, identifying the garage as one of the hardships. To a further query from Mr. Jones, she said the carport is considered an elevated deck (an accessory structure) but would be considered part of the principal building should the Petitioners later wish to enclose the carport – subject to different setbacks. She expressed that she believes a tandem garage a better plan, noted that small things in a plan can change the definition of a structure, and related that the Plan Examiner saw no problems with the concept submitted. Chairperson Constantino asked for confirmation that being considered is a concept, rather than an actual plan. Ms. Fard confirmed this. A car-port structure was identified at 386 Linden.

Petitioner's Presentation

Sworn in, Paul Zumbrook, 240 Glenwood Ave., Glen Ellyn, who said he grew up on the block to which he just moved, cited small lots, garages and houses in the neighborhood. Relating that the roof of his garage is less than 75 in. tall, he said the “ask” is covered parking for more than one car. Calling his property is an “oddball-shaped lot,” he cited as a hardship the inability to get two cars covered (particularly two “tall-profile” vehicles). He claimed that the proposed would serve the dual purpose of providing a carport and a deck, which he suggested would enhance the utility and the value of the property. He related that on his way back from the gym he saw a carport that was also a deck, and said that he thinks he found a new architect to draw formal plans.

While acknowledging that the subject property is a “really weird lot,” Board Member Miller opined that it’s difficult to think of the situation as a hardship when the Petitioner bought the house with the garage as it is. Mr. Miller further said he needs to see more information (i.e., “real plans” instead of a “marker drawing”) to make a determination that is fair to the neighbors, given that carports are unusual. Mr. Zumbrook insisted that the prior architect’s rendering “pretty well represents” the Petitioners’ desire for a solution, which he suggested could be called an elevated deck that is subject to Code. Member Miller agreed that the Petitioner “can’t do a whole lot” with the lot coverage constraints, while Member Crudele commented that the term “carport” is one of semantics with a negative connotation, but said that without a set plan she struggles with regard to materials. Mr. Zumbrook reiterated that the concept was submitted as an “elevated deck,” and stated that the Petitioners (who don’t want to spend money to build a garage) are “hugely sensitive” to aesthetics. Sr. Planner Fard advised that the ZBA could add as a condition that materials match existing. Member Jones asked, “What is it that you’re really trying to accomplish?” Mr. Zumbrook responded that the original intent was to have covered parking, but determined that by spending a little extra the Petitioners could have also a deck, achieving dual purpose, optimizing utility. Indicating that he’d like to see plans before making a decision, Member Jones asked when the architect could draw some up. Mr. Zumbrook related that he said he’d send a proposal over tomorrow.

Board Member Whalls delivered proposed findings of fact. Board Member Jones moved to accept the findings; seconded by Member Crudele, the motion passed unanimously by roll call vote, with all present voting, “Yes.”

Deliberation

Board Member Miller said he wants to see what the proposed will look like, commenting that, neighbors “should have a right to judge what goes in their neighborhood, especially something unusual.” Member McKnight concurred, acknowledging the challenges posed by the lot shape but said she wants to see the actual plans, without which she’d probably vote, “No.” Member Crudele said she is “on the fence,” but is more likely to vote “Yes” if conditions were added governing materials and compliance with neighborhood aesthetics. She added that it’s difficult to envision the project without the plans. Saying that permitting in the 1950s created the condition, Member Whalls suggested that the Village bears culpability. Member Whalls pointing to precedent and noting the steep slope of the lot, as well as discerned no drainage, sunlight or view issues. He expressed favor for the proposed, seeing it as saving another ranch house. Member Jones said he doesn’t have a problem with giving the Petitioners the “benefit of a ranch,” but would like to see the plan, saying, “it’s a little bit ambiguous” to vote on what was presented. Chairperson Consentino discerned a divided board, noting inclinations to deny the request, and admitted that he’s “conflicted.” He said he could see the justification for variations requested – a small, odd-shaped lot, lack of rear yard to support construction, and layout/topography – and would be in favor of a variation, but that he’d be hard-pressed to suggest conditions for materials and size/scope of the project. He told the Petitioners that having a more formal, detailed plan could benefit their request, and proposed to “continue generally” the case to a later meeting when such could be presented. The Petitioner was amenable. Member Crudele moved to close the Public Hearing for the evening. Seconded by Member Jones, the motion carried following a roll call vote, with all members present voting, “Yes.”

Staff Report

Senior Planner Fard reported that a case involving a second- and third-story addition is expected for the next ZBA meeting, presumably in February. Due to concerns about a quorum, discussion of the date for this meeting ensued, with Ms. Fard saying she’d send an email to elicit availability in selecting a date.

Trustee’s Report

Trustee Liaison Gould related that in December the Board approved a second amendment to the McChesney project to change the TIF split from a 50/50 to a 90/10, due to inflation and construction complication stemming from a double retaining wall. She also reported that the owners of the former McMaes building presented their envisioned façade change to the Board, which declined to approve it, instead sending the case back to the Architectural Appearance Commission to evaluate using the Department of Interior’s guidelines for historic building rehabs.

Adjournment

Chairperson Constantino adjourned the meeting at 8:38 p.m., following a voice vote on a motion by Member McKnight and which was seconded by Member Crudele.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 2/28/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Public Hearing
Prepared By: Derek Rockwell

**AGENDA ITEM (ID
2023-221)**

DOC ID: 2023-221

228 Grandview Avenue

Zoning Variation requests to allow the construction of a second and third story building addition

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached.

Attachments:

1. Staff Report 228 Grandview Avenue
2. 1. Aerial Map
3. 2. 1' Contour Map
4. 3. Petitioner's Application Packet
5. 4. Plat of Survey
6. 5. Zoning Study Exhibit
7. 6. Photos
8. 7. Floor Plans
9. 8. Elevation Drawings
10. 9. Renderings
11. 10. Public Hearing Notice
12. 11. Buffer Map for Public Hearing Notice
13. 12. Certificate of Publication
14. 13. Draft Findings of Fact
15. 14. Motion to Approve
16. 15. Motion to Deny

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Derek Rockwell, AICP, Planner

DATE: February 24, 2023

SUBJECT: February 28, 2023 – Zoning Board of Appeals Meeting
Public Hearing – Zoning Variations to allow an addition to the existing house on the property located at 228 Grandview Avenue

PETITIONER: The petitioner is Daniel J. Simoneit, Z + O Architecture + Interiors, on behalf of Chris and Lindsay Van Sickle, owners of the property located at 228 Grandview Avenue.

REQUEST: The property owners are requesting a recommendation of approval of variations from the Glen Ellyn Zoning Code as follows:

1. A variation from Section 10-4-8(D)2 to allow the existing single-family dwelling to encroach approximately 7.5 feet into the required rear yard setback of 40 feet;
2. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 2.10 feet into the required southern interior side yard setback of 7.5 feet (10 percent of the lot width);
3. A variation from Section 10-4-8(D)3 to allow the existing structure to encroach approximately 1.85 feet into the required northern interior side yard setback of 7.5 feet (10 percent of the lot width);
4. A variation from Section 10-4-8(E)1 to allow an increase in maximum lot coverage ratio from 20 percent to 23 percent an addition to the single-family dwelling;
5. A variation to Section 10-4-8(F)1 to allow an increase in maximum eave height from 25 feet to 28.75 feet;
6. A variation to Section 10-8-6(B)3 to allow a Class II alteration to a nonconforming single-family dwelling;
7. Any other zoning relief necessary to allow the proposed addition to the existing single-family dwelling to be constructed as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

ZONING/USE: The property is an interior lot located in the R2 Residential Zoning District on Grandview Avenue, two lots south of Valley Avenue. The zoning and land use immediately surrounding the subject property are R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the February 13, 2023

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:**

Ordinance No. 5565 was approved by the Village Board on April 9, 2007 and granted variations from Zoning Code requirement regarding side and rear yard setbacks, lot coverage ratio, and Class II alteration requirements in order to allow the construction of a second-story addition on the subject property. Such addition was never constructed, and Ordinance No. 5565 is now null and void.

**PERMIT
HISTORY:**

Village records indicate the following permits were issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
2014	20140830	Clearwater Connection
2008	20080005	Addition / Remodel - Withdrawn

**EXISTING
CONDITIONS:**

	<u>R2 Lot Requirements [10-4-8(D)]</u>	<u>Subject Property Data</u>
Lot Area:	8,712 ft ² (0.20 acres)	7,424.16 ft²
Lot Width:	66'	75'
Lot Coverage:	No more than 20% for two-story principal structures	22.7% (1,685.33 ft²)
Front Yard:	The larger of 30' and the front setback of closest principal structure on adjacent lots on the same side of the street, not to exceed 50'	30.67
Interior Side Yard:	6.5' or 10% of the lot width, whichever is greater (7.5')	5.35' (south); 5.42' (north)
Rear Yard:	40'	32.50'

BACKGROUND:

The property at 228 Grandview Avenue is an irregular-shaped interior lot with an angled rear lot line. The property is improved with a one-story frame residence and an attached one-car-garage. The residence was constructed in 1952 and is considered legal nonconforming due to the overall lot coverage and setbacks from the front, side, and rear lot lines.

PROPOSED:

The petitioners are proposing a two-story addition that is primarily vertical in nature. The proposed addition would accommodate the

relocation of three first floor bedrooms to the second floor, a kitchen expansion, several new bathrooms, a study room, and an open play area.

The proposal includes a footprint expansion of 27.84 square feet to allow for the conversion of the existing one-car garage into a two-car garage. This is the only change proposed with respect to expansion of the existing footprint of the home. The small footprint additions do not expand on the existing home's nonconforming status with respect to required minimum setbacks. As such, variations numbered 1, 2, and 3 listed above are not borne of any actions proposed by the current homeowners and are required only as an effort to formalize and memorialize the existing nonconformities. Staff has no concerns with these variation requests.

Variation number 4 listed above is a request to allow an increase in the maximum lot coverage from 20% to 23%. The existing lot coverage, prior to the 27.84 square foot expansion of the footprint of the home, is 22.7%. Accordingly, the proposed lot coverage expansion amounts to a 0.3% increase request. Staff finds that this constitutes a minor and reasonable request on the petitioners' behalf. Section 10-8-6-4 of the Zoning Code allows for an addition above or within the perimeter of an existing structure with nonconforming lot coverage provided that the lot coverage does not exceed 25%. Accordingly, in the absence of this small increase in the proposed footprint of the residence, the proposed vertical addition would be permitted, and the lot variation request would not be required. Staff finds this to be a supporting factor for the request, given the small nature of the footprint expansion. Additionally, Section 10-4-1(N) allows for a vertical addition so long as all other bulk regulations are met. While this Section cannot be applied in this case due to the requested height variation, staff finds this to be an additional mitigating factor which can be taken into consideration.

With respect to variation number 5 listed above, the petitioners propose an increase in the maximum eave height from 25 feet to 28.75 feet. This measurement is taken from the average existing grade to the eave of the dormer on the top floor of the rear (west) elevation. The maximum proposed ridge height of the home is 35 feet, which is compliant with the requirements of the Zoning Code for this property and therefore will not impact the total bulk of the building. Additionally, Section 10-4-8(F)1.4 states that the maximum eave height shall not apply to dormers which are less than 8 feet in width. As the proposed dormer exceeds this width, the 25 maximum eave height must be applied, and the variation must be requested. However, staff finds that the combination of the small nature of the height variation request, with the increase in the aesthetic appeal of the rear elevation, supports this request. Finally, the architect for the petitioners points out in the Zoning Variation Request Packet that the home immediately to the north of the subject property sits at an

elevation of approximately 6 feet higher than the subject property, further mitigating the impact of this variation request on the surrounding neighborhood.

Variation number 6 listed above is a request to allow a Class II alteration to a nonconforming single-family dwelling. A Class II alteration is defined as any change to the exterior structure (including exterior finishes) of a building which alters a total area of between 50% and 75% of the existing building. The petitioners propose an alteration of 51%, which equates to an overage with respect to code requirements of 53.86 square feet. Staff finds that this represents evidence that the variation request is of a minimum nature in line with the established standards for granting a variation, and that a proposed overage of 1% in order to facilitate the reasonable and long-term use of the property for the homeowners is sensible.

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 a practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

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

ATTACHMENTS:

1. Aerial Map
2. 1' Contour Map
3. Petitioners' Application Packet
4. Plat of Survey
5. Zoning Study Exhibit
6. Exterior Photos
7. Floor Plans
8. Elevations
9. Renderings
10. Public Hearing Notice
11. Buffer Map for Public Hearing Notice
12. Certificate of Publication
13. Draft Findings of Fact
14. Motion to Approve
15. Motion to Deny

cc: Chris and Lindsay Van Sickie, Homeowners

Jamie Simoneit, Z+O Architecture and Interior

X:\Plandev\BUILDING\ZBA\5. VARIATION BY ADDRESS\G\GRANDVIEW\228 Grandview Ave\Meetings\ZBA



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ft

Print Date: 1/5/2023

Notes

Zoning Variation Request for the property at 228 Grandview Avenue, Glen Ellyn, IL 60137

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

0 150 300
ft

Print Date: 1/5/2023

Notes

Zoning Variation Request for the property at 228
Grandview Avenue, Glen Ellyn, IL 60137

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.

RECEIVED

01/11/2023

VILLAGE OF GLEN ELLYN



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

Submittal.02
(FINAL)
2023-01.11

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

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

APPLICATION FOR VARIATION

For the property at 228 Grandview 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: applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors

Address: 504 Hillside Avenue Glen Ellyn, IL. 60137

Home Phone No.: office: 630.858.5888 Cell Phone No.: mobile: 630.341.8888

Fax No.: none

E-mail: office: zplusoai@astound.net

Ownership Interest in the Property in Question:

none - no ownership interest
applicant: Daniel J. Simoneit (Jamie) z+o architecture + interiors
(representing property owners Chris + Lindsay Van Sickle)

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):

property owners: Chris + Lindsay Van Sickle

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

Chris + Lindsay Van Sickle
228 Grandview Avenue
Glen Ellyn, IL. 60137

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

☐ YES

☒ NO

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

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

☐ YES

☒ NO

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

III. PROPERTY INFORMATION:

Common address: 228 Grandview Avenue Glen Ellyn, IL. 60137

Permanent tax index number: 05-13-109-007

Legal description:

OF LOT 2 IN MURRAY'S RESUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 3 IN HINDENACH'S DIVISION, BEING A SUBDIVISION OF LOTS 12 AND 13 OF THE PLAT OF J.R. SMITHS'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MURRAY'S RESUBDIVISION RECORDED MARCH 10, 1953 AS DOCUMENT 675946, IN DUPAGE COUNTY, ILLINOIS

Zoning classification: R2

Lot size: 75 100.60
Front Width ft. x RH deep ft. Area: 7424.16 sq. ft.

Note: Lot is Irregular: 75.00' Front x 94.55' LH x 23.00' Rear x 51.50' Rear x 100.60' RH

Present use:

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

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

The Van Sickel's are seeking (6) variations to Glen Ellyn Zoning Code
10-4-8. - R2 RESIDENTIAL DISTRICT

Variation no.1: 10-4-8 (D) 2
40'0" is required - existing structure rear yard setback is at 32'6"

Variation no.2: 10-4-8 (D) 3
7'6" is required - existing structure LH/south interior side yard setback is at 5'4.75"

Variation no.3: 10-4-8 (D) 3
7'6" is required - existing structure RH/north interior side yard setback is at 5'7.75"

Variation no.4: 10-4-8 (E) 1
20% required - proposed lot coverage w/ 27.84 sf addition is 1,713.17 sf = 23% LCR

Variation no.5: 10-4-8 (F) 1
25'0" maximum eave height - proposed west shed dormer eave is at 28'9"

Variation no.6: 10-8-6 (B) 3
class II alteration to a non-conforming single family dwelling

Estimated date to begin construction: mid-summer/early fall of 2023

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

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

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

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

A. Standards Applicable to All Variations Requested:

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

1. The home was constructed in 1952, a half-century prior to the Zoning Code LCR reduction from .25% to .20% and the implementation of the current rear and interior yard required setbacks
2. The lot size/area is substandard in its zoning district, it's block and it's near neighborhood.
3. The lot depth is substandard in it's zoning district, it's block and it's near neighborhood.
4. The home was built with only a 1-car attached garage which is also substandard in it's zoning district, it's block and it's near neighborhood.

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

The lot coverage variation request is not being made in the effort to yield a return, reasonable or not. This request is made in the effort to create a space for the Van Sickle's to remain in Glen Ellyn and to house their growing family and host their friends and extended family in an updated home that suits their basic needs. The increase in foot print in minimal (only 24.87 sf) but necessary to accommodate a second parking bay inside the attached garage. The side yard requests are only necessitated because the existing 1950's structure is in (minimal) violation when the post construction codes are overlayed.

OR

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

A short list of unique circumstances exist to consider:

1. The setback variations are out of the owners control - the house as built in 1950 is now rendered as an existing non-conforming structure
2. The existing home's footprint is currently conforming (and under) the required 35% LCR for 1-story structures
3. With the exception of the 27.84 sf needed to construct a 2 car attached garage the majority of the proposed work is best described as a vertical addition

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 requested variation if granted will not alter the essential character. We are of the belief that the proposed addition/s and interior renovation will do the opposite by enhancing it by improving the existing home physical condition/s and visual aesthetics. The addition will also be complimentary, in size/mass, scale/height and in vernacular/detail to the majority of the homes in its surrounding south east Ben Franklin Elementary neighborhood.

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

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

The irregular lot size and irregular lot shape both create hardship - the existing footprint is NOT being expanded any further into the overlaid zoning setbacks. Please note the following surrounding irregularities:

1. The Van Sickles have only one neighbor on their block that faces east on Grandview (no. 236) - however, it is a Corner Lot at the north on Valley Avenue.
2. The 2 properties to the south of the Van Sickles face west on a-typical "through" lot's and are both May Avenue addressed - no.'s , 219 + 223. The last/south property is an a-typical "corner/through lot" with it home facing east and is addressed as 210 Grandview
3. The Van Sickles south neighbor's home faces west and is addressed as 223 May Avenue. The structure neighboring structure that faces east is the backside of a two-car detached garage.

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:

It appears that the majority of the work in the neighborhood has been tear-downs/ class III new construction - this project is to be a class II total renovation. The existing property/lot configuration is truly unique, one-of-kind.

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

The purpose of the variation request is to create a more comfortable, right-sized, functioning/usable living space thus allowing the home to become the last home the Van Sickle's will ever purchase.

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 Van Sickles are not the original property owners/developers. The existing home was built in 1952 and has been bought and sold multiple times . On-line real estate records depict 5 sales since 2008. The hardship is created by a zoning code adopted in 2002 and the overlay of its required setback's and lot coverage calculations on a home that was constructed 70 years prior to the codes adoption.

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

The Van Sickle's have been working with and will be working with licensed professionals to ensure best practices, best design solution, means and methods are achieved/implemented. in doing so the proposed additions will not be detrimental to the public welfare or injurious to other neighboring properties.

6. Provide evidence that the proposed variation will not:

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

The conversion from a 1-story ranch to a 2 story structure will be compatible with the existing 2 story home in the immediate neighborhood and compliant in height with its R2 zoning . Please know that the home to the north sits at a higher "up hill" elevation than the Van Sickle's. Per DuPage County topography maps the home at 236 Grandview sits approximately 6' higher up the hill.

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

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

None expected/none imagined at the time of application

- f. Create a nuisance; or

None expected/none imagined at the time of application

- g. Results in an increase in public expenditures.

None expected/none imagined at the time of application

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

It is unfortunate to be requesting 4 of the 6 variations. The 4 (listed below) are created by pre-existing conditions. All 4 of the requested variations are very small in both measured dimension and calculated square footage. Upon completion the impact of the proposed vertical addition on the site/property is insignificant if not negligible

Rear Yard - 7.5'
LH side yard - 2.12'
RH side yard - 1.85'
LCR increase - 27.84 sf = .01%

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

It is the Van Sickle's desire to make 228 Grandview Avenue their forever and ever home.

When they purchased the property, it was always with the hope to improve it at sometime in the future. Unfortunately, they were unaware of the 2002 zoning code change and it's limiting implications. They have explored both new construction on the property and selling and purchasing a new home that meets their current needs but have found this to be undesirable and cost prohibitive. More importantly would take them out of the neighborhood and school district they have grown to love and away from current neighbors and nearby friends whose relationships they cherish.

We respectfully request that the Zoning Board of Appeals will please grant this requested variation. Thank you for your time and assistance in this endeavor.

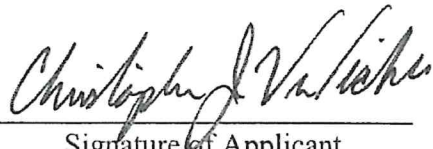
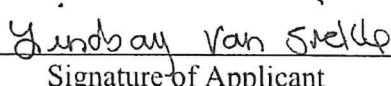
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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>11/21/22</u> Date	<u>Chris Van Sickle</u> Print Name	<u></u> Signature of Applicant
<u>11/21/22</u> Date	<u>Lindsay Van Sickle</u> Print Name	<u></u> Signature of Applicant
 Date	 Print Name	 Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, CHRISTOPHER J. VAN SICKLE owner of the property described as

228 Grandview Avenue
Glen Ellyn, IL. 60137

verify that Daniel J. Simoniet (Jamie) architect, z+o architecture + interiors

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



Christopher J. Van Sickle
Owner Signature

Subscribed and sworn to before me this

21st day of November, 2022

Nathalia Maria Lopez

Notary Public

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: 

Title: Architect

Applicant's Name: Daniel J. Simoneit (Jamie)

z+o architecture + interiors

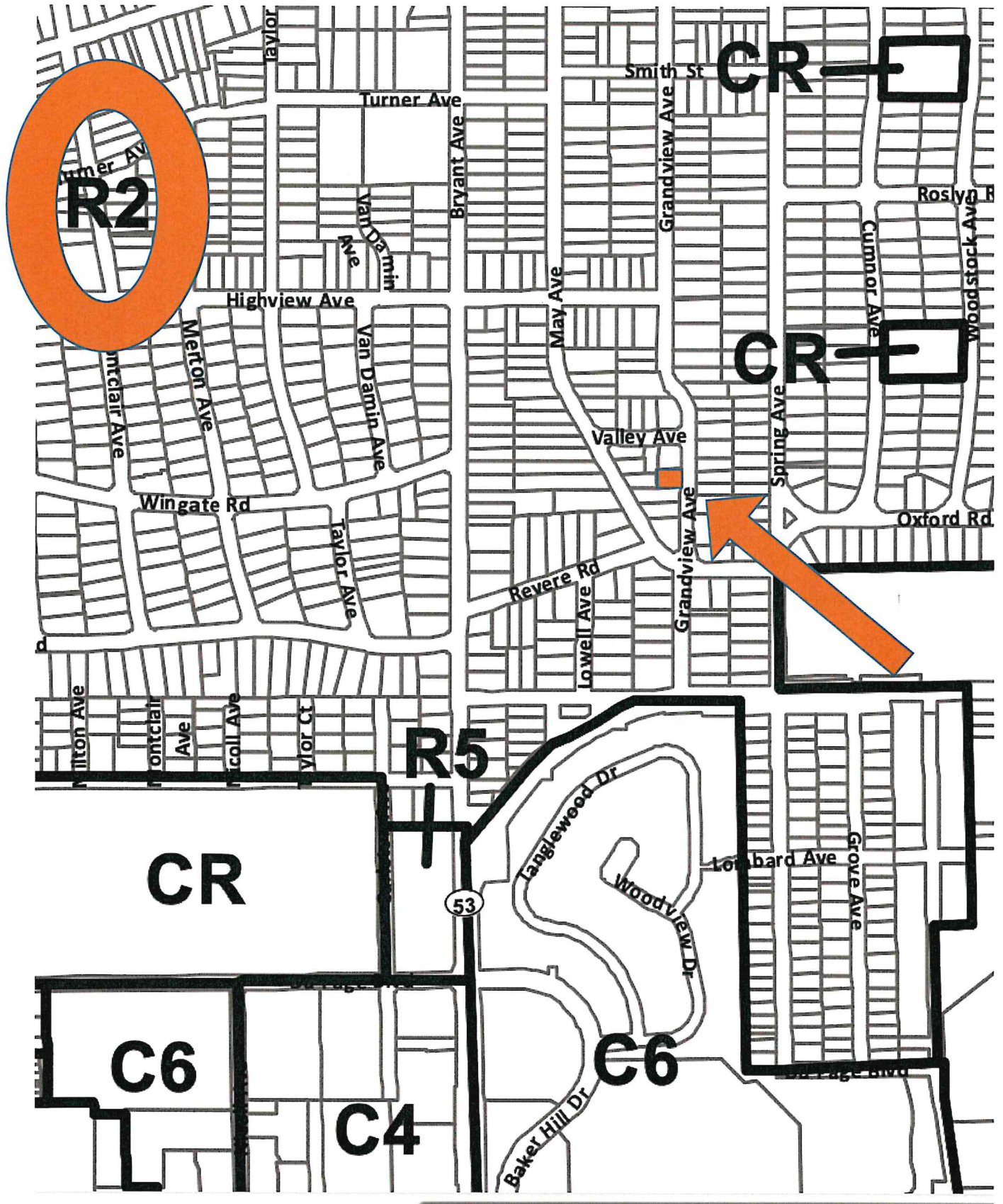
Subscribed and sworn to me this

21st day of December, 2022.

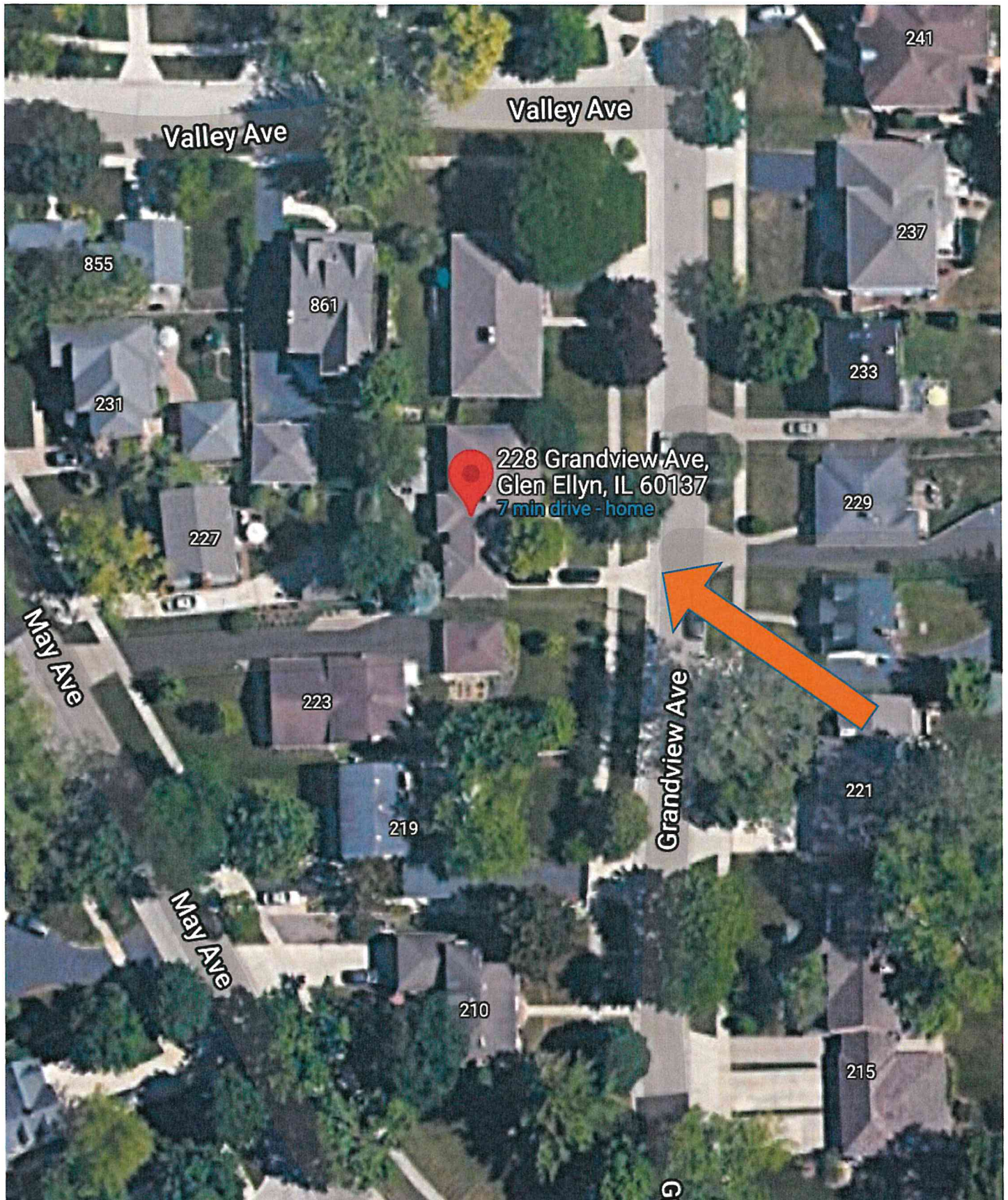

Notary Public



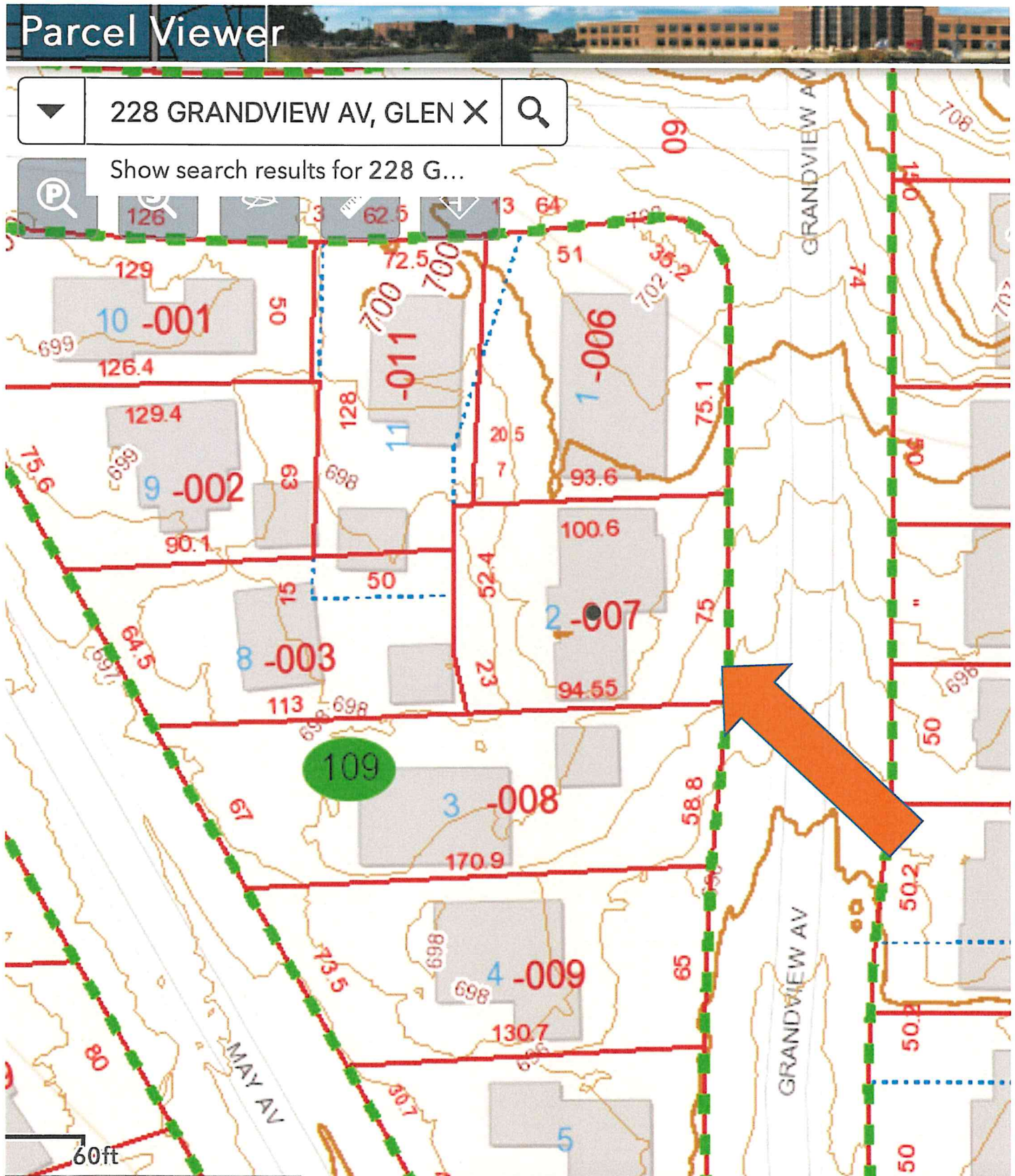
Glen Ellyn Zoning Map



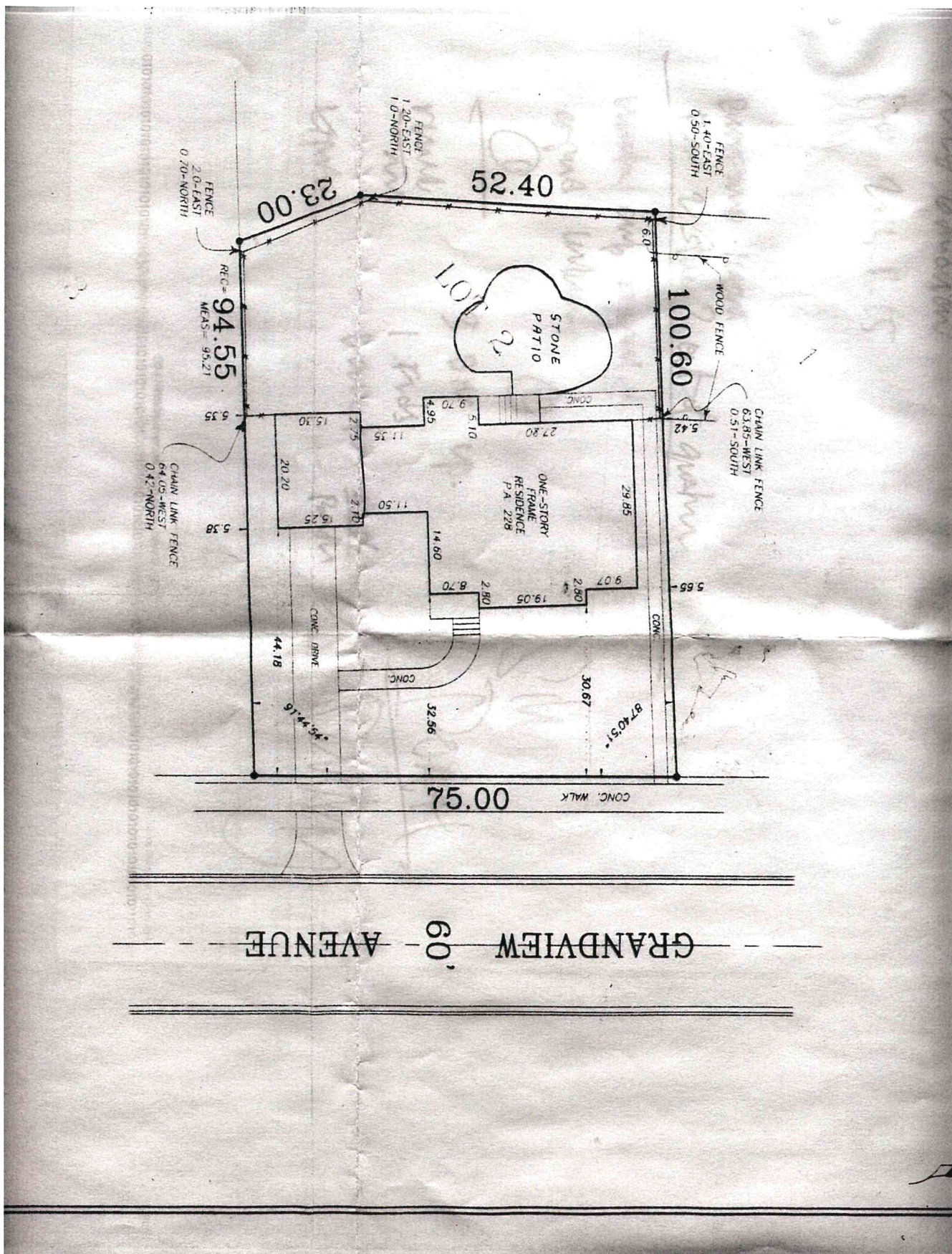
Satellite Image - property + adjoining neighbors



DuPage County Boundary/Topography Map



Plat of Survey

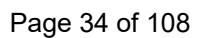


Existing Conditions - east/front yard



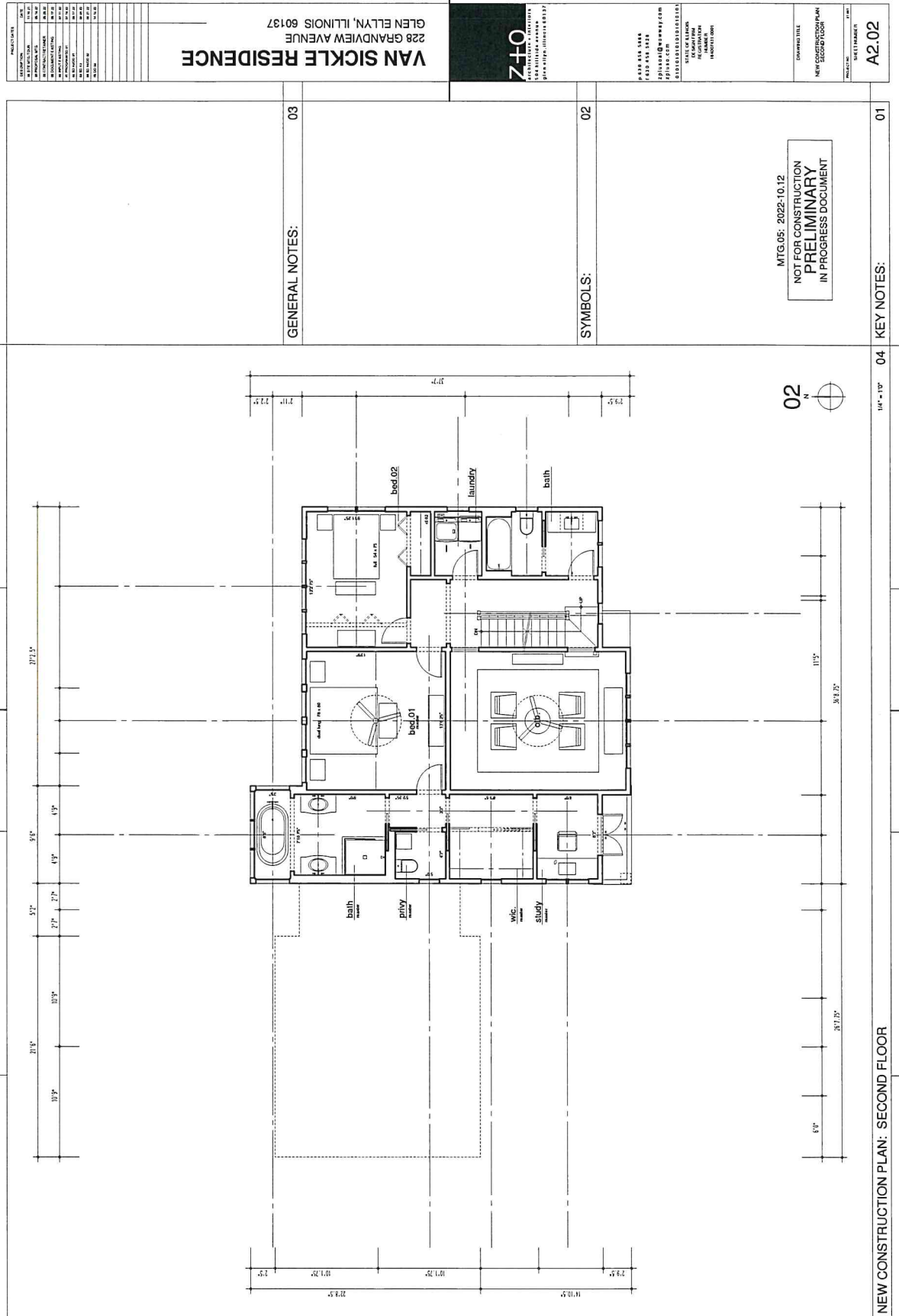
Existing Condntions - west/rear yard





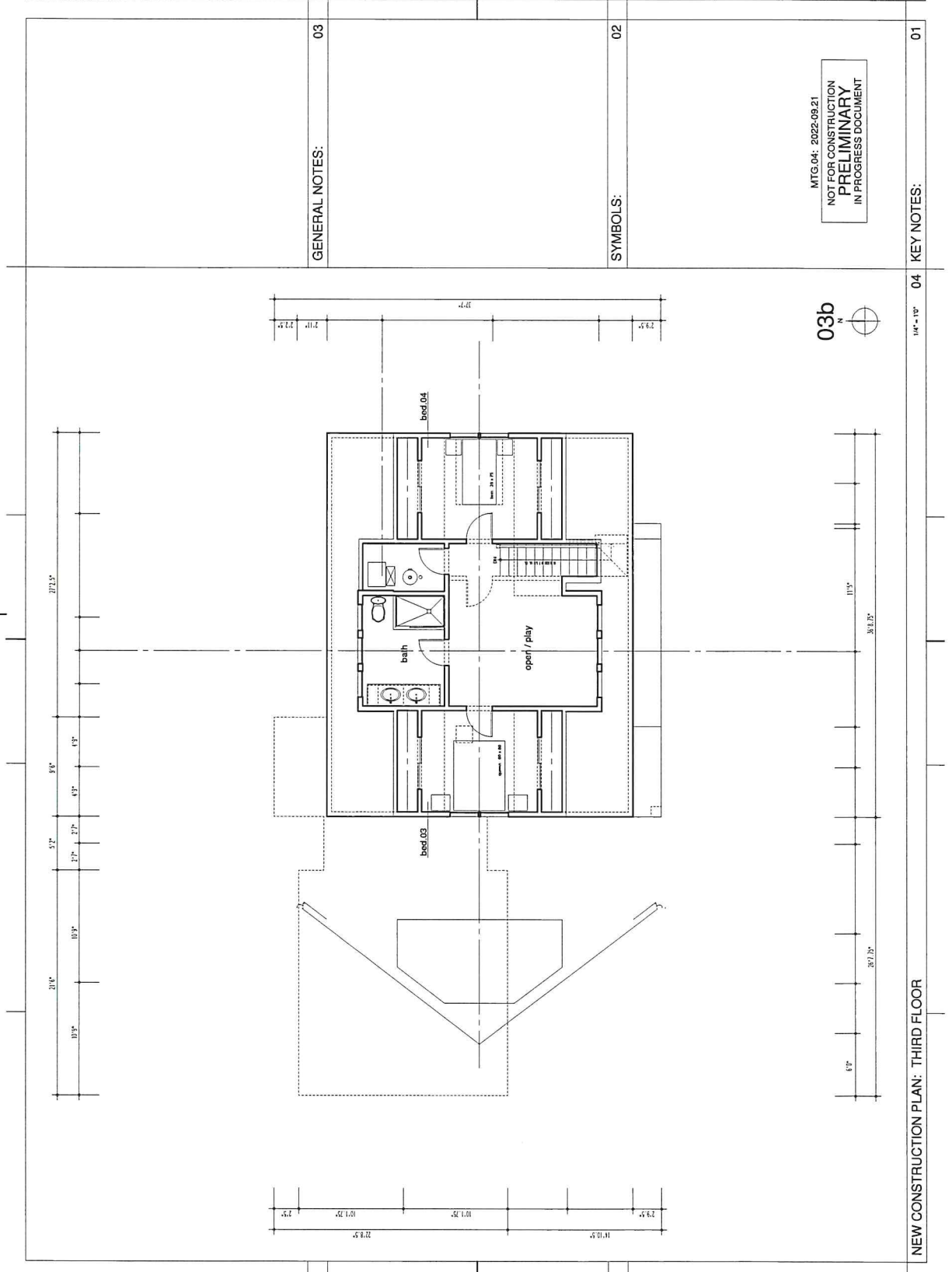


proposed second floor plan

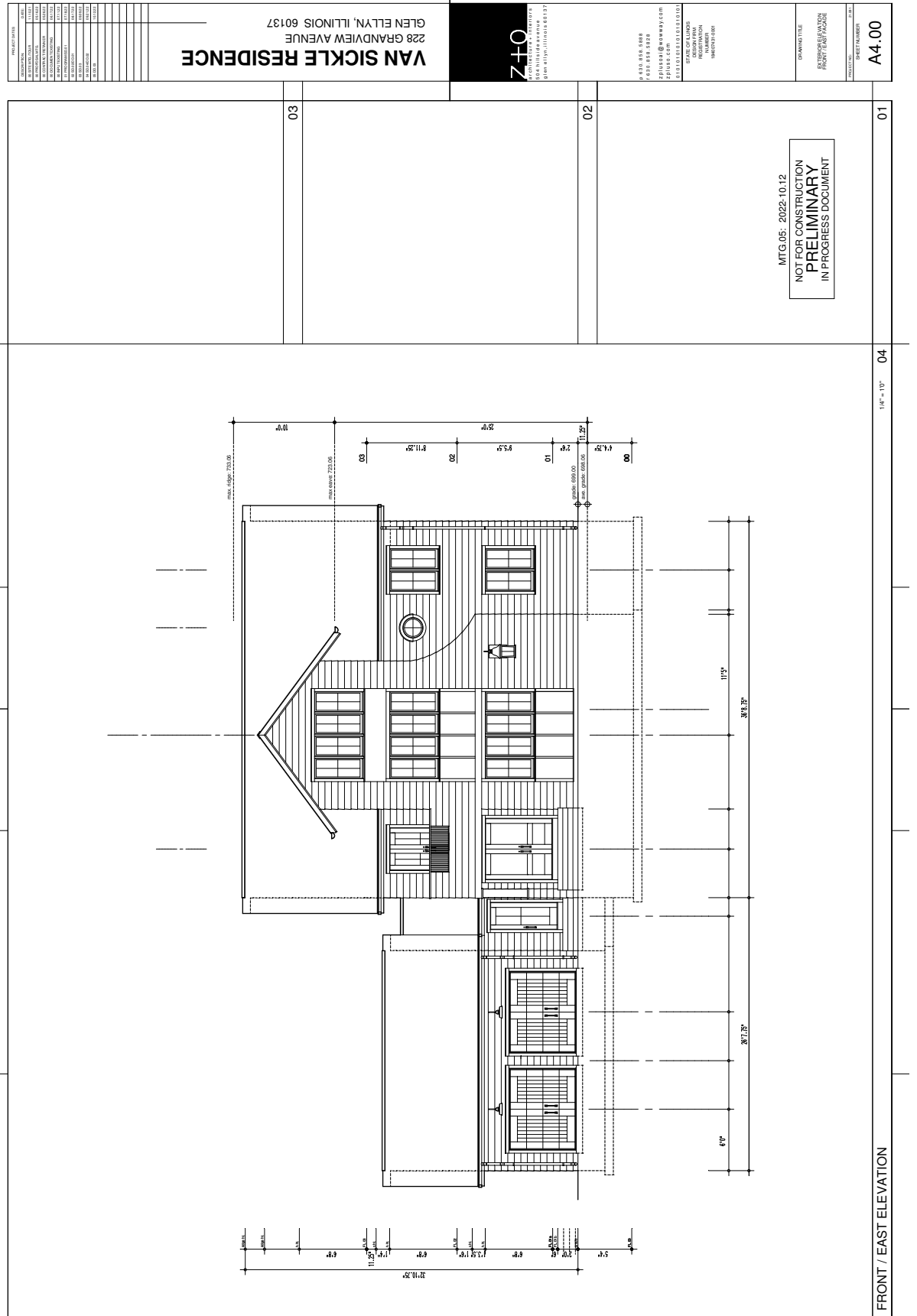


proposed second floor plan

PROJECT NAME VAN SICKLE RESIDENCE PROJECT ADDRESS 228 GRANDVIEW AVENUE GLEN ELLYN, ILLINOIS 60137 DATE 09/21/2022	ARCHITECT Z+O ARCHITECT ADDRESS 500 N. LAUREL AVENUE GLEN ELLYN, ILLINOIS 60137 PHONE 630.555.5888 EMAIL zplac@zooarch.com PROJECT NUMBER 01000000000000000000	DATE OF ISSUE 09/21/2022 REVISIONS 1.00 PROJECT NUMBER 01000000000000000000	COMPASS TITLE NEW CONSTRUCTION PLAN PROJECT NUMBER 01000000000000000000 SHEET NUMBER A2.03
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proposed exterior elevation: east

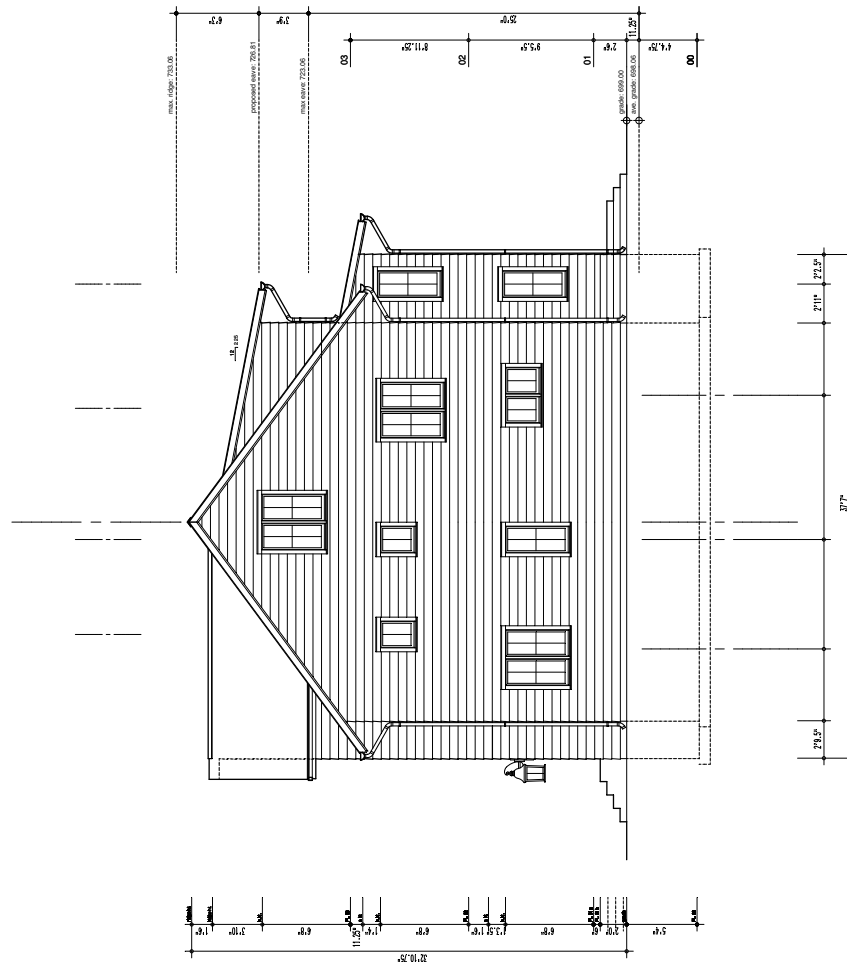


proposed exterior elevation: north

[illegible]

MTG.05: 2022-10.12

NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT



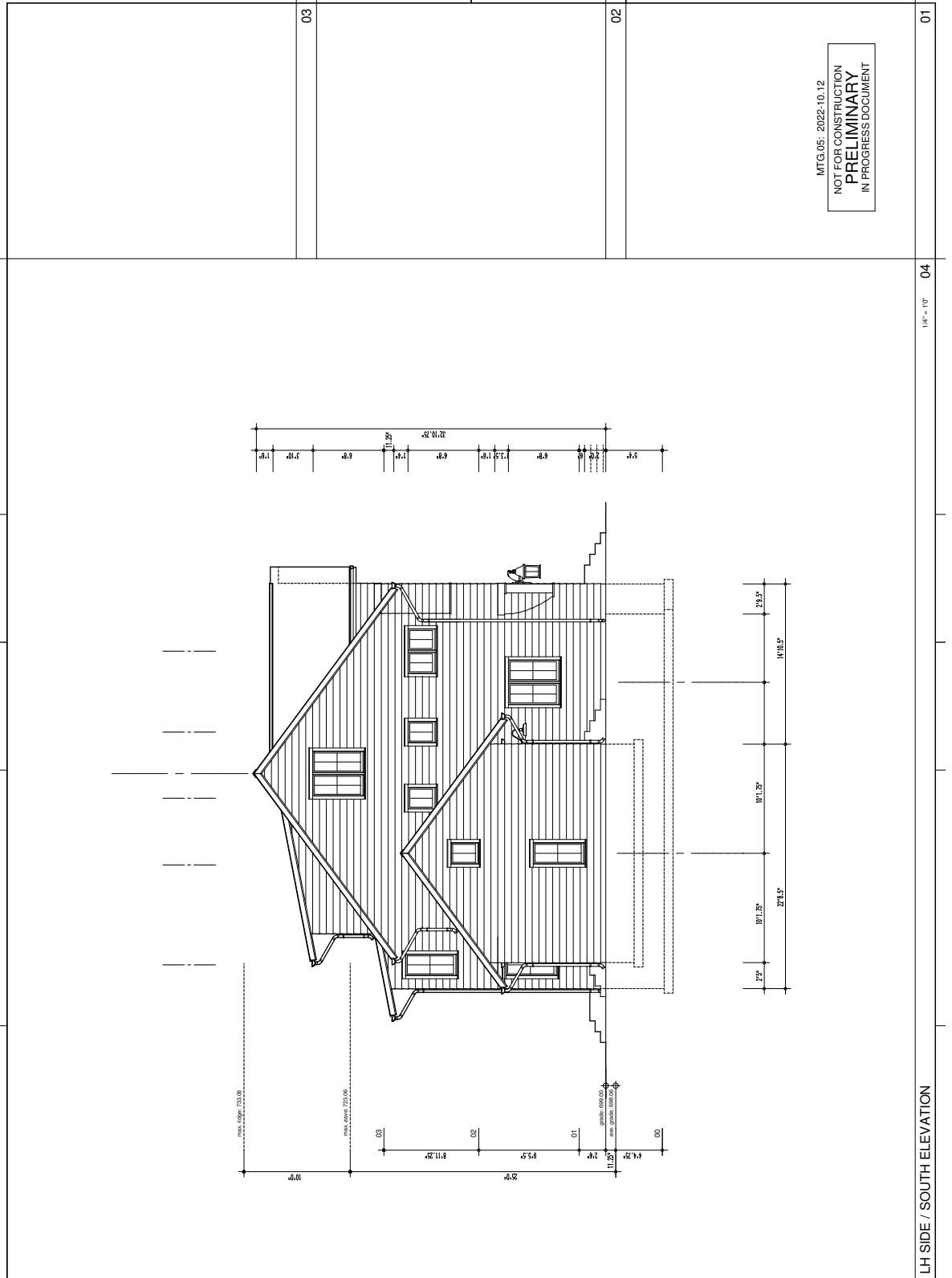
RH SIDE / NORTH ELEVATION

Architectural drawing of the back/west elevation of a building. The drawing shows a two-story structure with a gabled roof, multiple windows, and a small porch on the left. Dimensions are provided for the overall height (29' 11.25"), width (39' 7.25"), and various window and door heights. A section line 00-01 is indicated. The drawing is labeled "BACK / WEST ELEVATION" and includes a title block with the text "NOT FOR CONSTRUCTION", "PRELIMINARY", and "IN PROGRESS DOCUMENT".

proposed exterior elevation: south

[illegible]

MTG.05: 2022-10.12
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT



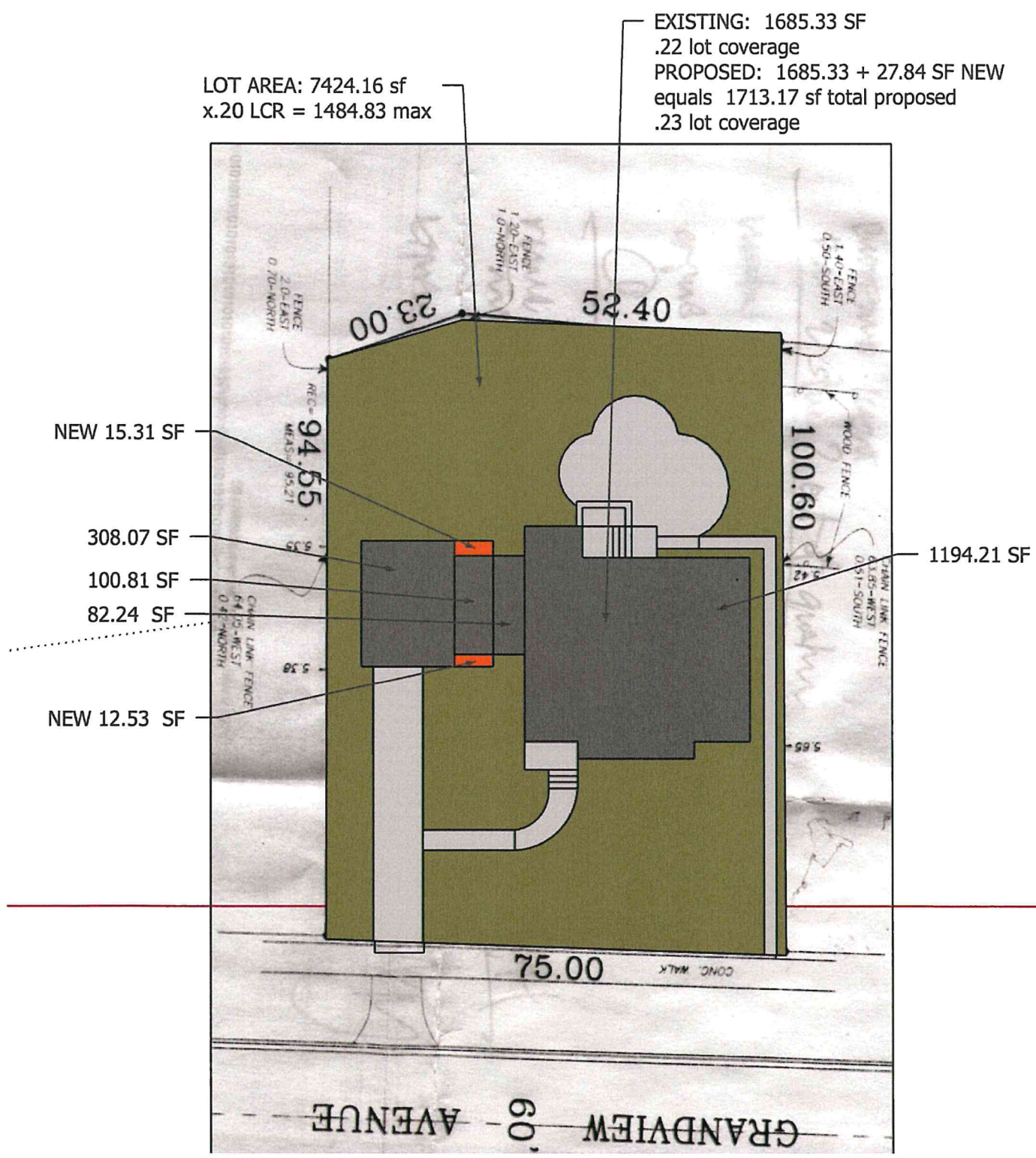
3d model study.01 - proposed

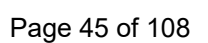


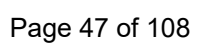
3d model study.01 - proposed



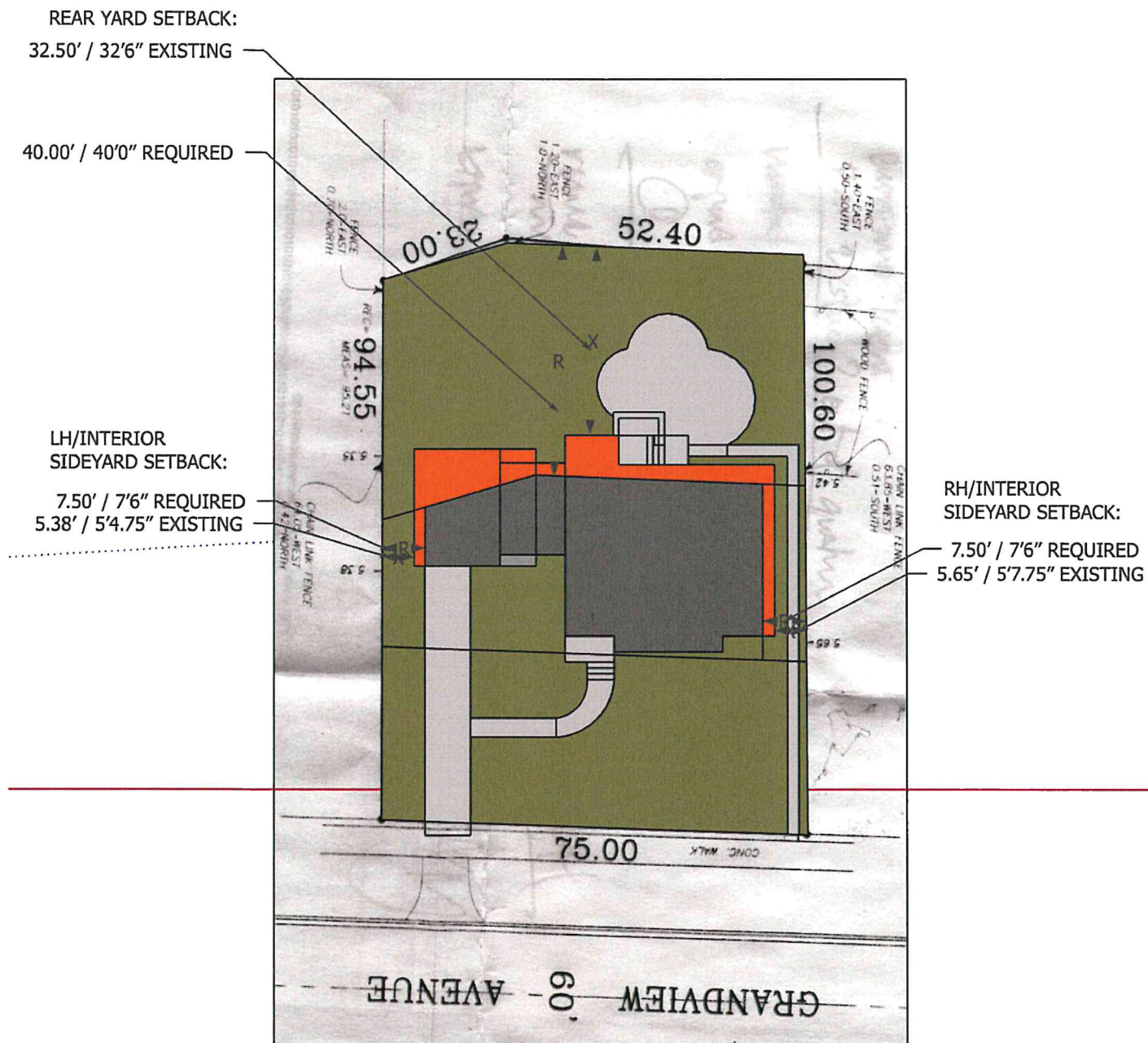
zoning study - lot coverage







zoning study - setbacks



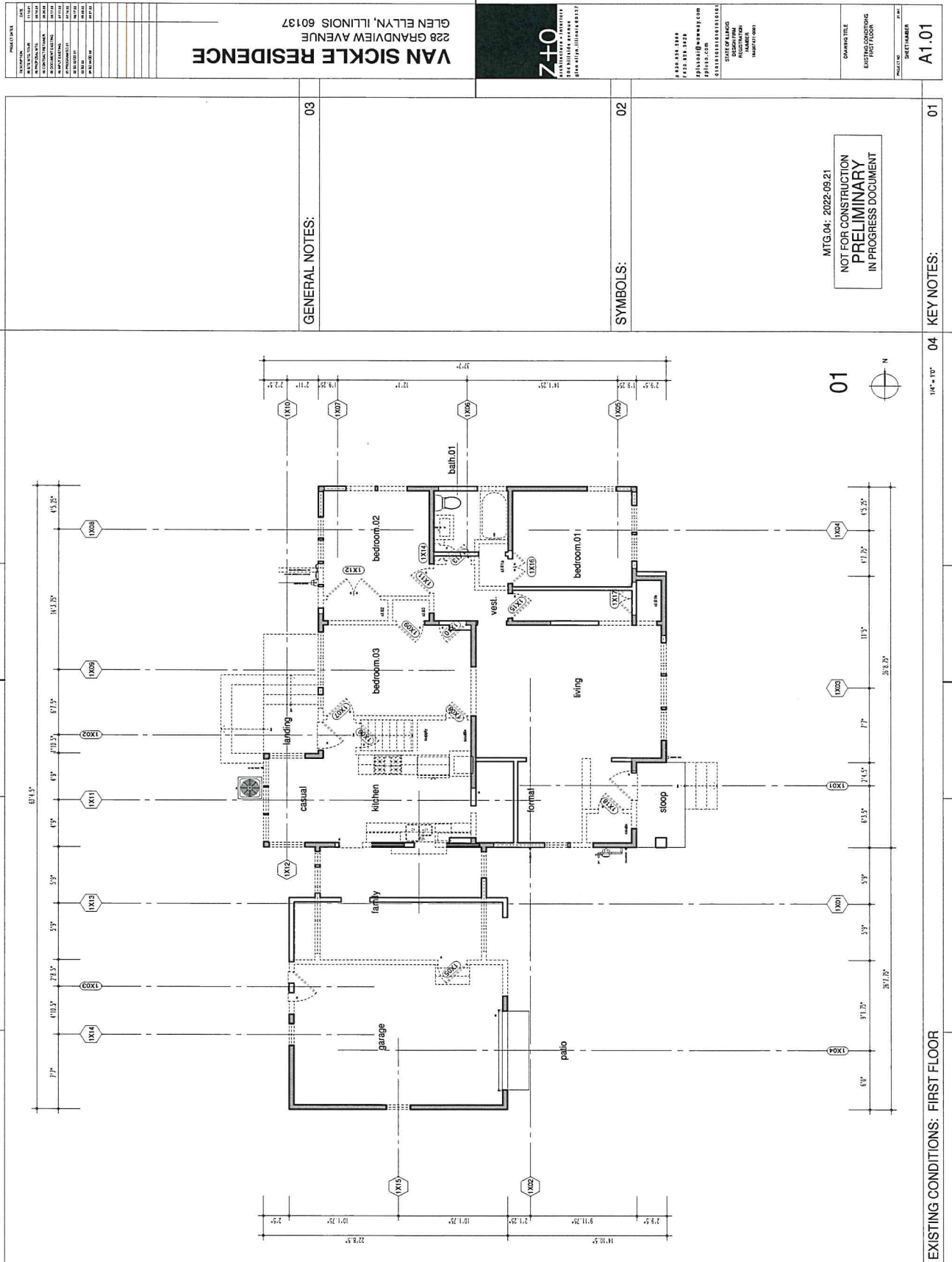
Existing Conditions - east/front yard



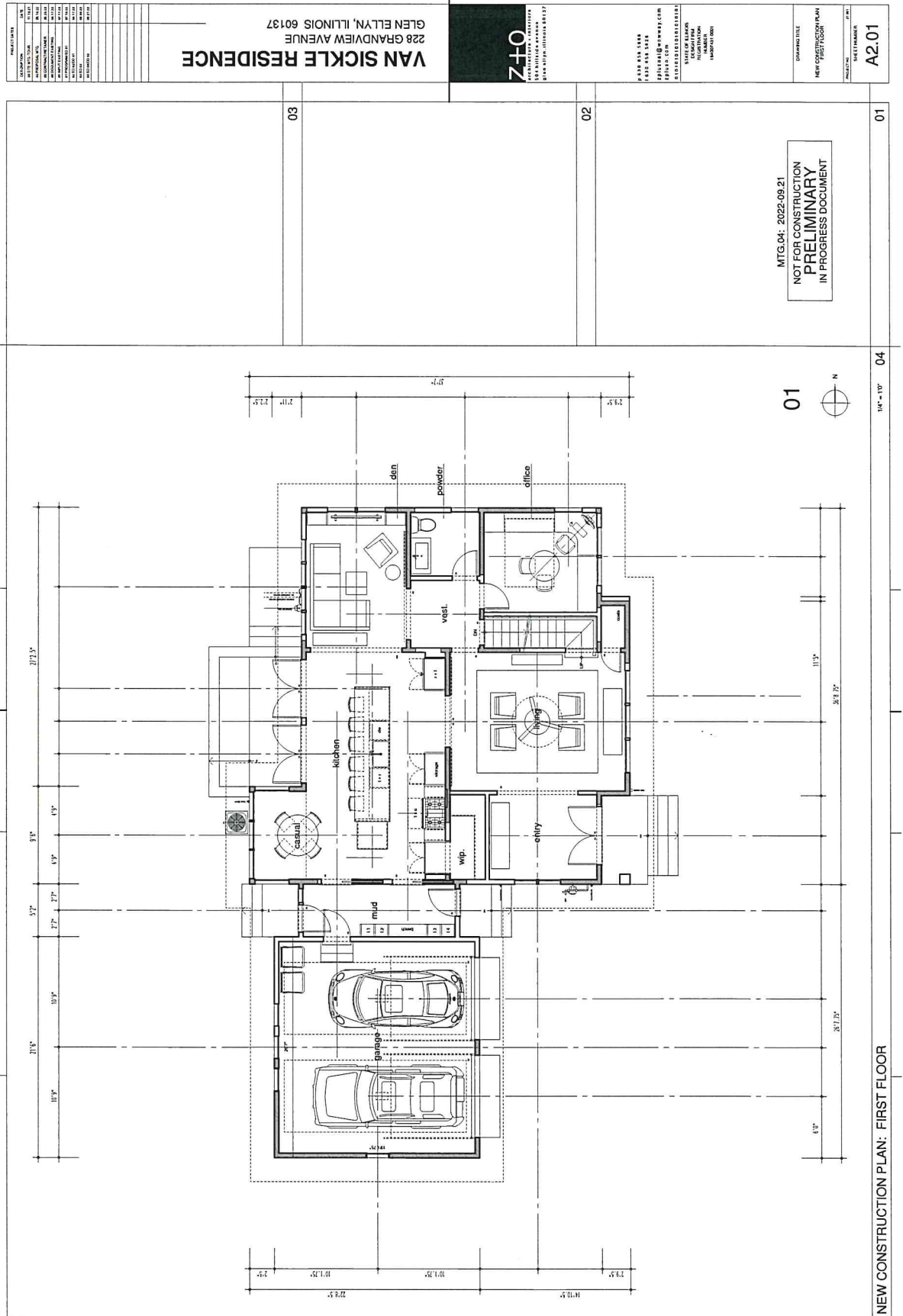
Existing Conditions - west/rear yard



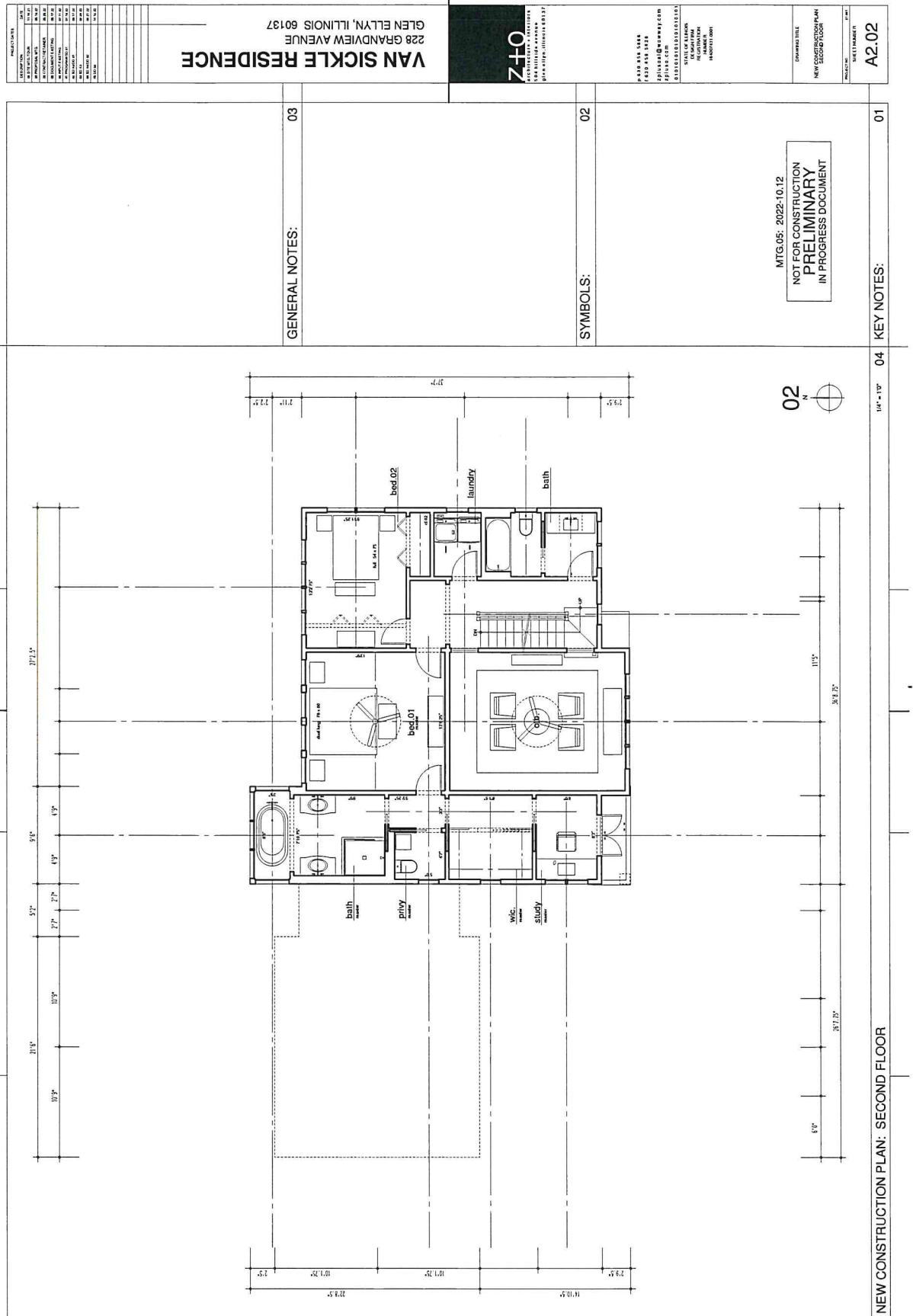
existing first floor plan



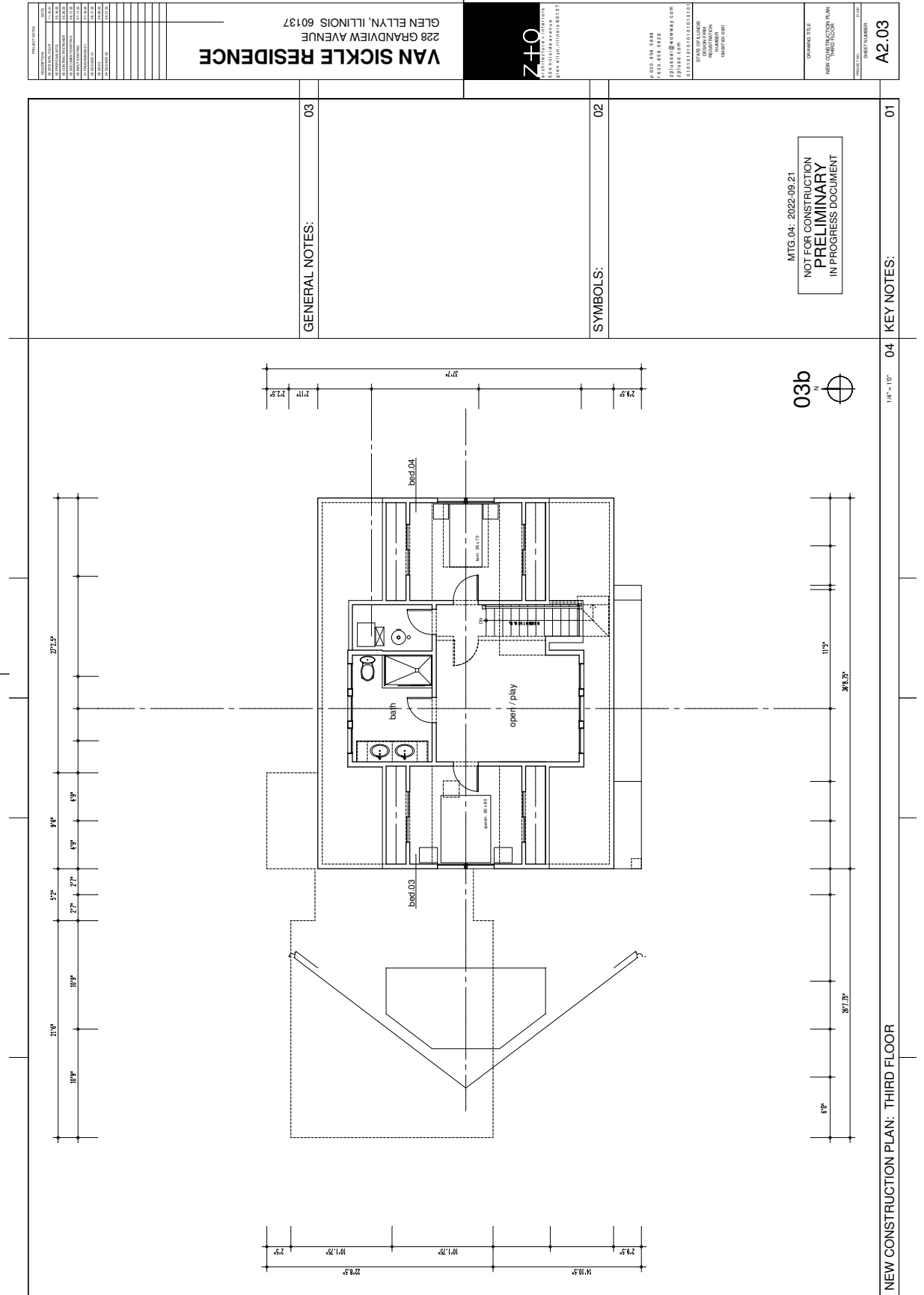
proposed first floor plan

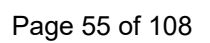


proposed second floor plan



proposed attic/third floor plan

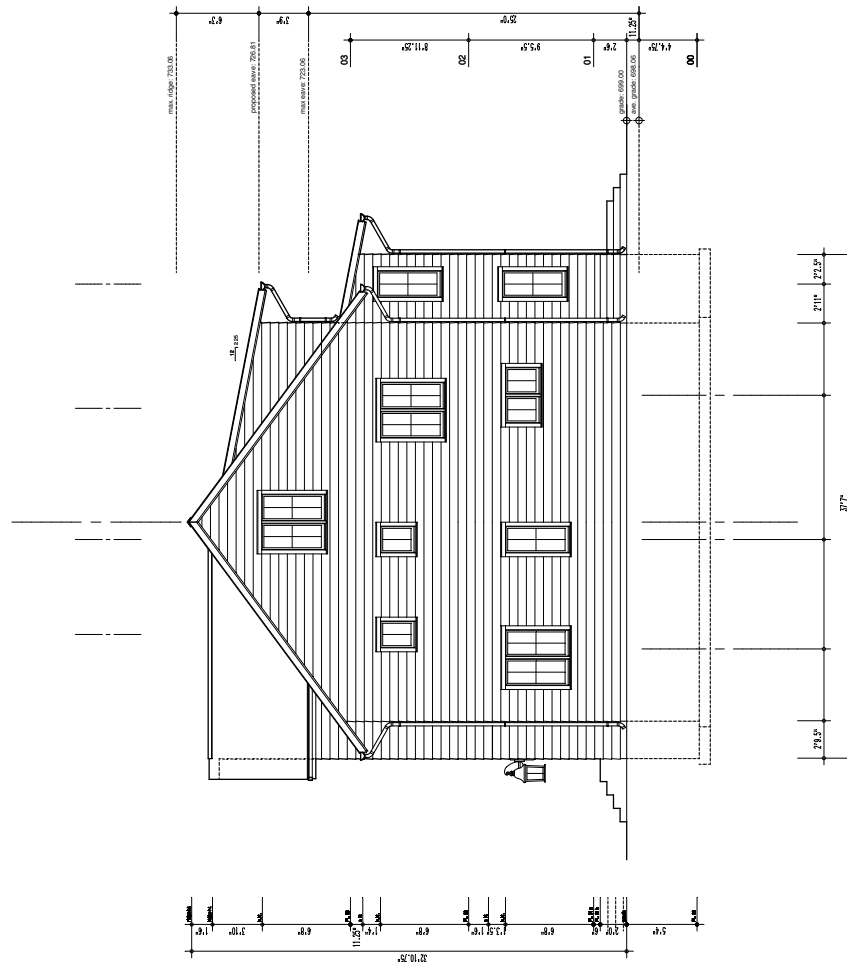




proposed exterior elevation: north

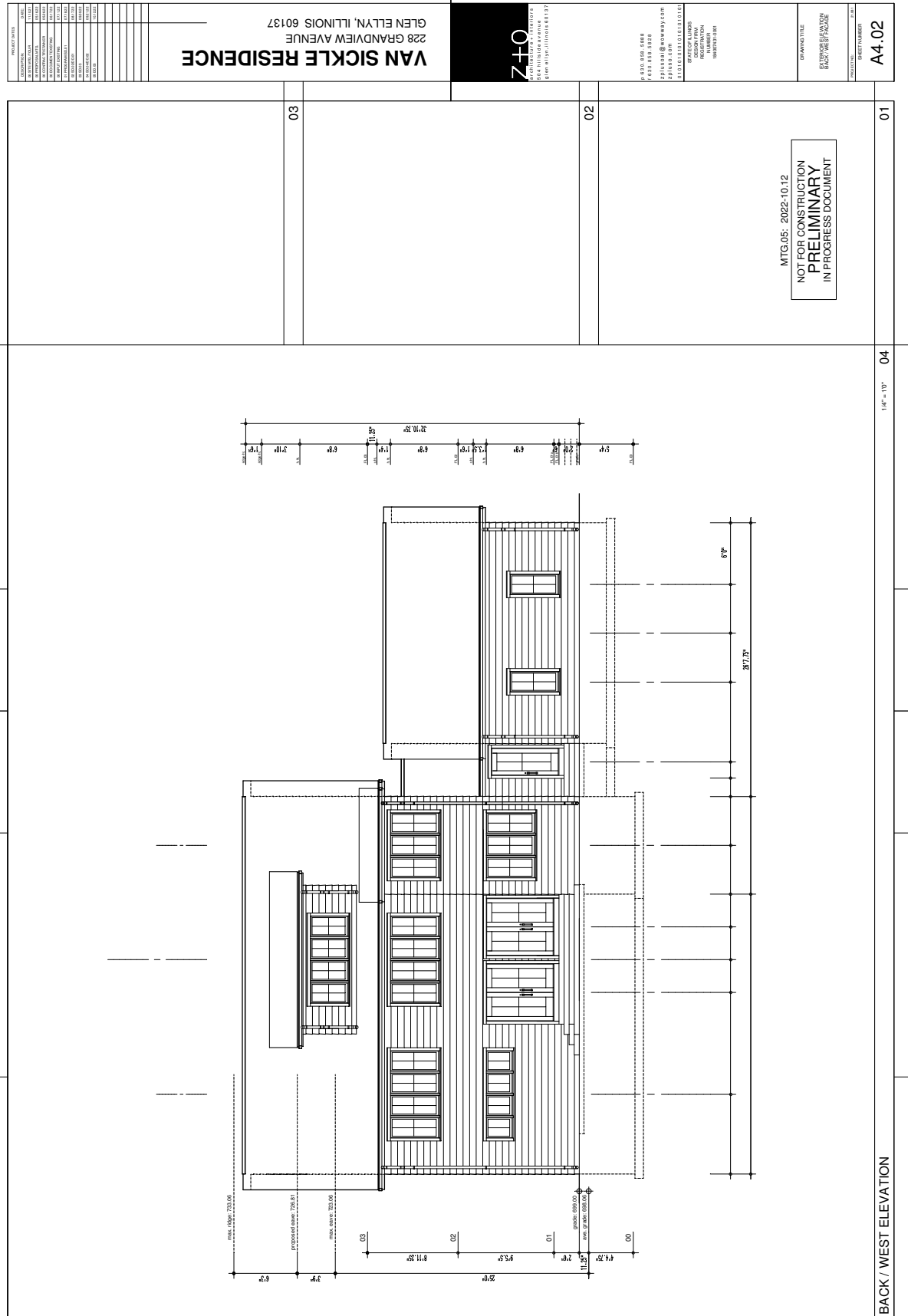
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MTG.05: 2022-10.12
NOT FOR CONSTRUCTION
PRELIMINARY
IN PROGRESS DOCUMENT

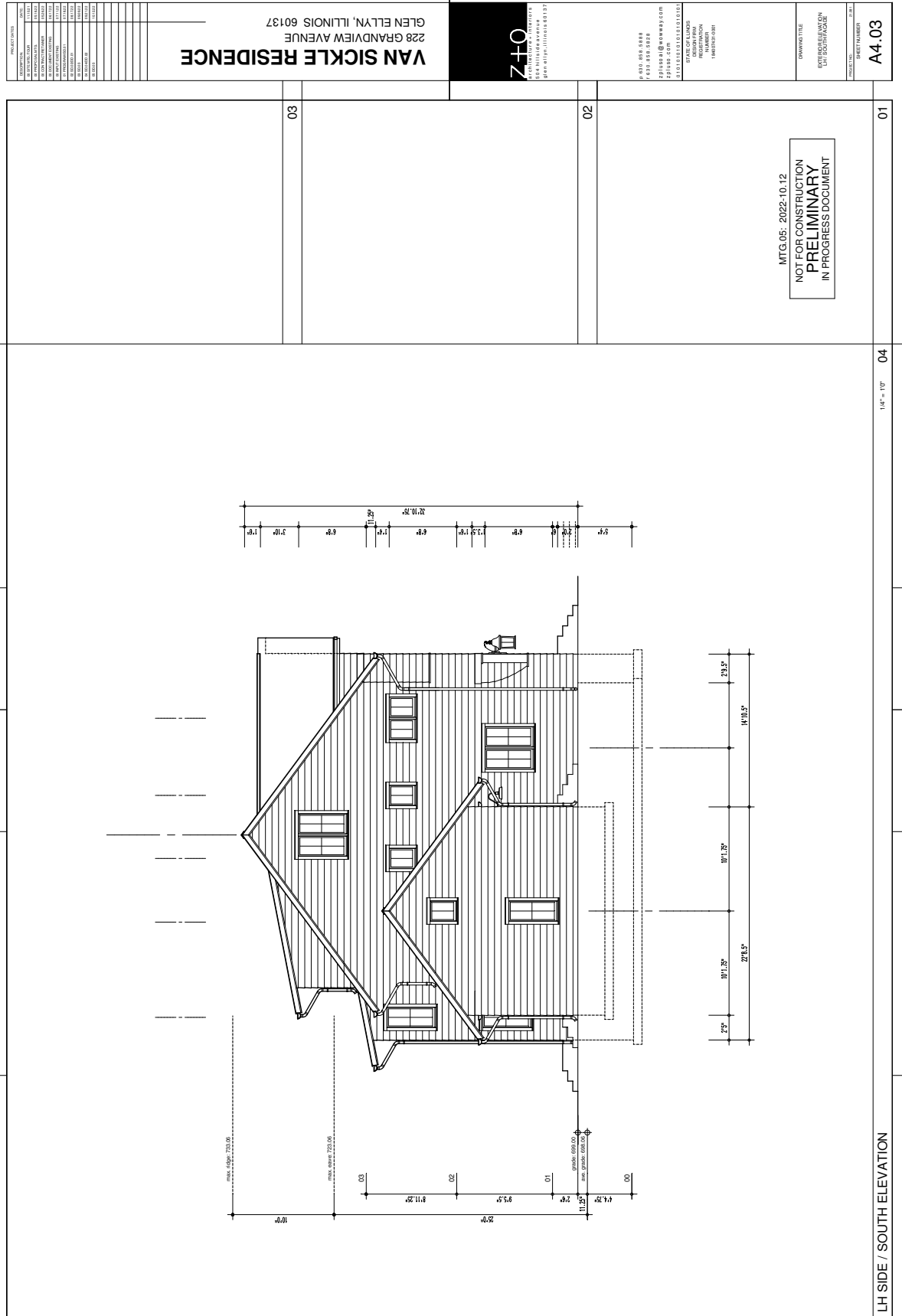


RH SIDE / NORTH ELEVATION

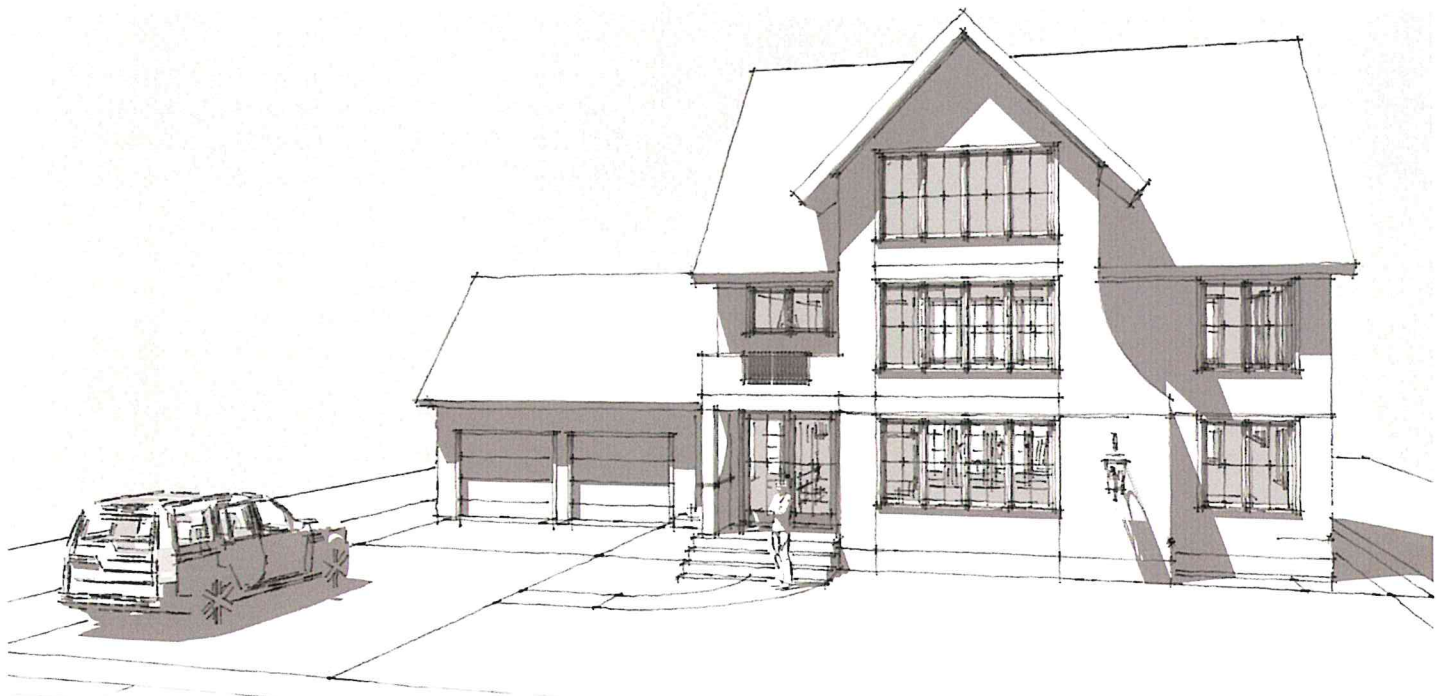
proposed exterior elevation: west



proposed exterior elevation: south



3d model study.01 - proposed



3d model study.01 - proposed





NOTICE OF PUBLIC HEARING

Chris and Lindsay Van Sickle, owners of the property at 228 Grandview Avenue, are 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 an addition to the existing single-family dwelling. 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, February 28, 2023** at 7:00 p.m. in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend.

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

1. A variation from Section 10-4-8(D)2 to allow the existing single-family dwelling to encroach approximately 7.5 feet into the required rear yard setback of 40 feet.
2. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 2.10 feet into the required southern interior side yard setback of 7.5 feet (10 percent of the lot width);
3. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 1.85 feet into the required northern interior side yard setback of 7.5 feet (10 percent of the lot width);
4. A variation from Section 10-4-8(E)1 to allow an increase in maximum lot coverage ratio from 20 percent to 23 percent to allow an addition to the existing single-family dwelling;
5. A variation to Section 10-4-8(F)1 to allow an increase in maximum eave height from 25 feet to 28.75 feet;
6. A variation to Section 10-8-6(B)3 to allow a Class II alteration to a nonconforming single-family dwelling;
7. Any other zoning relief necessary to allow the proposed addition to the existing single-family dwelling 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 2 IN MURRAY'S RESUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 3 IN HINDENACH'S DIVISION, BEING A SUBDIVISION OF LOTS 12 AND 13 OF THE PLAT OF J.R. SMITH'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MURRAY'S RESUBDIVISION RECORDED MARCH 10, 1953 AS DOCUMENT 675946, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-13-109-007

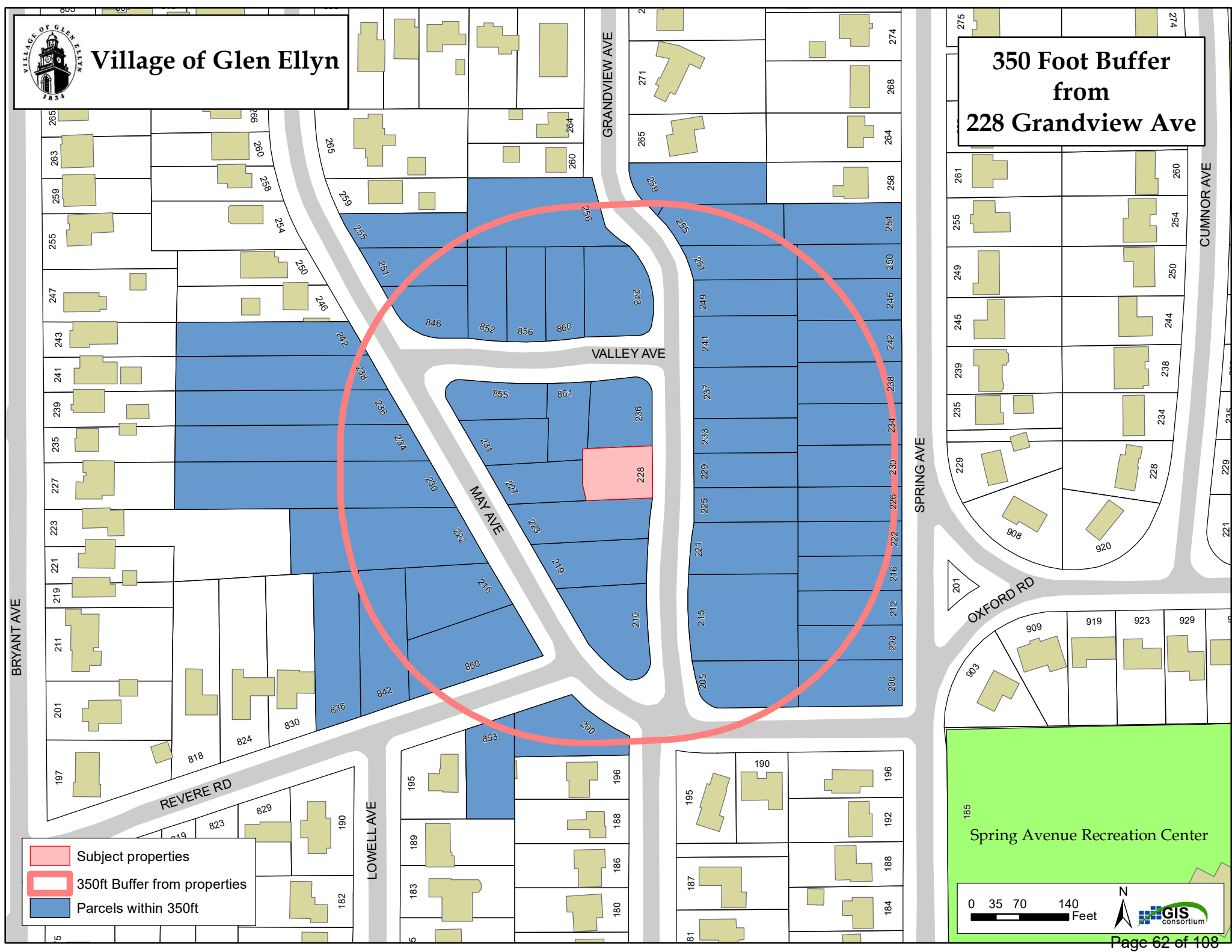
Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Derek Rockwell, Planner at drockwell@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 28, 2023, will be read into the record at the public hearing.

CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



Village of Glen Ellyn

350 Foot Buffer
from
228 Grandview Ave



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

Spring Avenue Recreation Center

0 35 70 140 Feet

GIS consortium

DR

NOTICE OF PUBLIC HEARING

Chris and Lindsay Van Sickle, owners of the property at 228 Grandview Avenue, are 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 an addition to the existing single-family dwelling. 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, February 28, 2023 at 7:00 p.m.** in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend. 228 Gra

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

1. A variation from Section 10-4-8(D)2 to allow the existing single-family dwelling to encroach approximately 7.5 feet into the required rear yard setback of 40 feet.

2. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 2.10 feet into the required southern interior side yard setback of 7.5 feet (10 percent of the lot width);

3. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 1.85 feet into the required northern interior side yard setback of 7.5 feet (10 percent of the lot width);

4. A variation from Section 10-4-8(E)1 to allow an increase in maximum lot coverage ratio from 20 percent to 23 percent to allow an addition to the existing single-family dwelling;

5. A variation to Section 10-4-8(F)1 to allow an increase in maximum eave height from 25 feet to 28.75 feet;

6. A variation to Section 10-8-6(B)3 to allow a Class II alteration to a nonconforming single-family dwelling;

7. Any other zoning relief necessary to allow the proposed addition to the existing single-family dwelling 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 2 IN MURRAY'S RESUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN BLOCK 3 IN HINDENACH'S DIVISION, BEING A SUBDIVISION OF LOTS 12 AND 13 OF THE PLAT OF J.R. SMITH'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 12 AND 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MURRAY'S RESUBDIVISION RECORDED MARCH 10, 1953 AS DOCUMENT 675946, IN DUPAGE COUNTY, ILLINOIS. P.I.N.: 05-13-109-007

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Published in Daily Herald February 13, 2023 (4595262)

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, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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 02/13/2023 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY



Designee of the Publisher and Officer of the Daily Herald

Control # 4595262



(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF AN
ADDITION TO THE EXISTING HOUSE FOR THE PROPERTY LOCATED AT
228 GRANDVIEW AVENUE

The Zoning Board of Appeals hereby makes the following findings in relation to the evaluation factors set forth in Section 10-10-12(F) of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the ZBA may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. 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, because the subject property is an undersized irregular-shaped interior lot, which does not meet the R2 District's lot requirements, and subsequent building setbacks, leading to a limited buildable area on the lot.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code, because there is a limited buildable area on the lot to expand or an addition to the existing structure that would be of sufficient size to accommodate owners' needs without granting of a variation.
3. The plight of the applicant/owner is due to unique circumstances relating to the property in question, because the subject lot was platted years prior to the adoption of the Village's current zoning code, and is an irregularly shaped lot with nonconforming lot area and the subsequent building setbacks further limit any improvements on the lot without requiring a variation.
4. The requested variations, if granted, will not alter the essential character of the locality of the property in question, because the proposed addition will be in harmony in terms of in size, scale and architectural vernacular and detail to the majority of the homes in the surrounding neighborhood.
5. The particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out, because the property is uniquely shaped with nonconforming building setbacks, which restrict any potential improvements on the lot without requiring a Zoning variation.
6. The conditions upon which the petition for variations is based would not be applicable generally to other property within the same zoning district, because the irregularly shaped lot creates an irregular-shaped interior lot with an undersized yards/setbacks.
7. The purpose of the variations is not based exclusively upon a desire to make more money out of the property in question, because the purpose of the addition is to allow the current property

owners to remain on the property in a manner which allows for long-term occupancy, rather than forcing a decision regarding whether the current structure is suitable for modern day living.

8. 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, because the hardship is due to the unique shape of the subject lot that was platted years ago and the undersized lot size that does not allow for improvement of the property is absence of the variation.
9. The granting of the variations 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, and will not impair an adequate supply of light and air to adjacent property, because the proposed addition to the current structure will maintain adequate setbacks to allow for the public welfare. The addition has also been designed by modern day means and methods as well as modern best practices, which all help to ensure that this requirement is met.
10. The proposed variations will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property, because the proposed addition will meet all applicable Building and Fire Codes.
11. The proposed variations will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village; diminish or impair property values within the neighborhood; or unduly increase traffic congestion in the public streets and highway because the proposed addition is for the residential use of the current property owners and will not increase existing traffic on the property or within the surrounding neighborhood. The new structure will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.
12. The proposed variations will not create a nuisance or result in an increase in public expenditures because the proposed addition is for the use of the current property owners and are not anticipated to negatively impact neighbors.
13. The variations are the minimum variations that will make possible the reasonable use of the land, building or structure because the proposed addition is being proposed with the minimum amount of variances possible in order to construct a modern and sustainable space for current and future occupants.

**DRAFT "MOTION" TO RECOMMEND APPROVAL OF
ZONING VARIATIONS FOR 228 GRANDVIEW AVENUE**

Having considered the application of Chris and Lindsay Van Sickle, owners of the property at 228 Grandview Avenue, Glen Ellyn, for:

1. A variation from Section 10-4-8(D)2 to allow the existing single-family dwelling to encroach approximately 7.5 feet into the required rear yard setback of 40 feet.
2. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 2.10 feet into the required southern interior side yard setback of 7.5 feet (10 percent of the lot width);
3. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 1.85 feet into the required northern interior side yard setback of 7.5 feet (10 percent of the lot width);
4. A variation from Section 10-4-8(E)1 to allow an increase in maximum lot coverage ratio from 20 percent to 23 percent to allow an addition to the existing single-family dwelling;
5. A variation to Section 10-4-8(F)1 to allow an increase in maximum eave height from 25 feet to 28.75 feet;
6. A variation to Section 10-8-6(B)3 to allow a Class II alteration to a nonconforming single-family dwelling;

the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and the presented by the petitioners at the Zoning Board of Appeals public hearing conducted on February 28, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s):

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the February 28, 2023 public hearing of the Zoning Board of Appeals.
2. _____.
3. _____.
4. _____.

Motion by: _____ Seconded by: _____

DRAFT "MOTION" TO RECOMMEND DENIAL OF
ZONING VARIATIONS FOR 228 GRANDVIEW AVENUE

Having considered the application of Chris and Lindsay Van Sickle, owners of the property at 228 Grandview Avenue, Glen Ellyn, for:

1. A variation from Section 10-4-8(D)2 to allow the existing single-family dwelling to encroach approximately 7.5 feet into the required rear yard setback of 40 feet.
2. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 2.10 feet into the required southern interior side yard setback of 7.5 feet (10 percent of the lot width);
3. A variation from Section 10-4-8(D)3 to allow the existing single-family dwelling to encroach approximately 1.85 feet into the required northern interior side yard setback of 7.5 feet (10 percent of the lot width);
4. A variation from Section 10-4-8(E)1 to allow an increase in maximum lot coverage ratio from 20 percent to 23 percent to allow an addition to the existing single-family dwelling;
5. A variation to Section 10-4-8(F)1 to allow an increase in maximum eave height from 25 feet to 28.75 feet;
6. A variation to Section 10-8-6(B)3 to allow a Class II alteration to a nonconforming single-family dwelling;

as depicted on the plans presented or revised at the public hearing, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variations from the Glen Ellyn Zoning Code based upon the following findings of fact:

(Staff note: The ZBA may choose to approve some parts of the request and not others.)

(Choose one or more of the following):

A. That the plight of the owners is not due to a unique circumstance or a particular hardship;

B. That the variations, if granted, will alter the essential character of the locality because:

C. That the conditions upon which the variations are based would be applicable generally to other property within the same zoning district because:

_____;

- D. That the purpose of the variations is based exclusively upon a desire to make more money out of the property since the applicants intend to:

_____;

- E. That the practical difficulty or particular hardship has been created by persons presently having an interest in the property because:

- F. That the variations will 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:

- G. That the variations will substantially increase the hazard from fire or other dangers to said property and otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since:

- H. That the variations will diminish or impair property values within the neighborhood since:

- I. That the variations will unduly increase traffic congestion in the public streets and highways since:

- J. That the variations will result in an increase in public expenditures or create a nuisance since:

- K. That the variations are not the minimum variations that will make possible the reasonable use of the land, building or structure.

Motion by: _____ Seconded by: _____



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

Meeting 2/28/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Public Hearing
Prepared By: Atrin Fard, Taylor Gendel

**AGENDA ITEM (ID
2023-222)**

DOC ID: 2023-222

240 Glenwood Avenue

Zoning Variation requests to allow the construction of an elevated deck with a partial carport

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please see attached.

Attachments:

1. Staff Report - 240 Glenwood - AKF
2. 1. Aerial Map
3. 2. 1' Contour Map
4. 3. Application 240 Glenwood updated 2.13.23
5. 4. Plat of Survey with Plan Examiner Notes
6. 5. Elevations and Plans Submitted 2.16.23
7. 6. Site Plan Submitted 02-10-23
8. 7. Exterior Photos
9. 8. Public Notice #2
10. 9. Buffer Map for Public Hearing Notice
11. 10. Draft Findings of Fact
12. 11. Motion to Approve - 240 Glenwood
13. 12. Motion to Deny - 240 Glenwood

STAFF REPORT

TO: The Zoning Board of Appeals

FROM: Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner

DATE: February 13, 2023

SUBJECT: February 28, 2023 – Zoning Board of Appeals Meeting
Second Public Hearing – Zoning Variations to allow the construction of a carport with an elevated deck on the property located at 240 Glenwood Avenue

PETITIONERS: The petitioners are Paul and Lesa Zumbrook, owners of the property at 240 Glenwood Avenue.

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

1. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.2 percent for an addition of a carport with an elevated deck on a single-family dwelling of more than one-story;
2. A variation from Section 10-5-5(B)4#8(c) to allow an elevated deck to encroach approximately 5.7 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width);
3. A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required front yard setback of 30.7 feet, where decks are not permitted obstructions in a required front yard;
4. A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard; and
5. Any other zoning relief necessary to allow the proposed carport with elevated deck to be constructed as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

Please note that the request has been updated per newly submitted architectural drawings.

ZONING/USE: The property is a reversed corner lot located in the R2 Residential Zoning District on the northwest corner of Glenwood Avenue and Arlington Avenue. The zoning and land use immediately surrounding the subject property is R2 single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the February 13, 2023

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:**

No Village records were found related to the granting of any zoning variations for this property.

**PERMIT
HISTORY:**

Village records indicate the following permits were issued for this property:

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
2021	20210810	Roof replacement
2019	20190412	Fence
2016	20160698	Remove and replace concrete driveway
2008	20081665	Interior drainpipe perma-seal
2000	B19581	Sewer repair
1996	B-16504	Electrical service upgrade
1991	B12357	Fence
1955	B4901	New single-family home

**EXISTING
CONDITIONS:**

	<u>R2 Lot Requirements [10-4-8(D)]</u>	<u>Subject Property Data</u>
Lot Area:	8,712 ft ² (0.20 acres)	6,535.05 ft²
Lot Width:	80', corner lots	121'
Lot Coverage:	No more than 20% for two-story principal structures	23.16% (1,514 ft²)
Front Yard:	The larger of 30' and the front setback of closest principal structure on adjacent lots on the same side of the street, not to exceed 50' (30.7' is 242 Glenwood's setback)	13.84'
Corner Side Yard:	30' or 30 percent of the lot width for a parcel with a nonconforming lot width (30')	17.60' actual
Interior Side Yard:	6.5' or 10% of the lot width, whichever is greater (12.1')	16.84' (north)

Rear Yard:

40'

5.24'

BACKGROUND:

The property at 240 Glenwood Avenue is an irregular-shaped reversed corner lot with a curved corner side lot line fronting Arlington Avenue. The subject lot was platted years ago and is considered legal nonconforming to the current Zoning Code's minimum lot area standards. The property is improved with a two-story brick house and an attached one-car-garage. The residence was originally built in 1955 and is also considered legal nonconforming due to the overall lot coverage and setbacks from the front, corner side, and rear lot lines.

PROPOSED:

The petitioners are proposing the addition of an elevated deck with a partial carport beneath, on the south side of their home over the existing driveway. The existing garage can only fit one car, and it would be costly for homeowners to expand it. The proposed carport will serve as an extension of their garage, providing coverage for a second vehicle parked on the driveway. There is also no buildable area in the rear yard (west of the property) for the addition to the existing attached garage or construction of a new detached garage. The proposed carport will measure 12' wide by 18' long. Due to the slope of the driveway down to the attached garage, the carport would have an 8.5' clearance at the garage entrance and 7.5' clearance at the southernmost edge or the entry point to the carport.

On top of the carport, the petitioners propose the construction of an elevated deck. The proposed deck would be L-shaped and extend beyond the area to be used as a carport. A 3' tall railing would be installed on the deck for safety purposes. The deck would be uncovered and allow for approximately 188 square feet of seating area atop the carport. A 5.3' wide by 9.33' long walkway would provide access from the outdoor seating area to a new set of French doors on the second floor. Due to the grade changes on the south and east sides of the home, the walkway portion of the deck would only have 4.1' of clearance from the ground level.

Given the nonconforming placement of the home on the lot, undersized rear yard, and restrictive setback requirements for corner lots, there is insufficient buildable area on the lot without requiring granting of a variation. Currently, there is only a small brick patio on the north side of the residence. This elevated deck would provide the petitioners with sufficient space for outdoor seating, which would be screened from the street view by the relatively dense foliage present on the property.

The Village's Zoning Code does not regulate carports, so the entire structure would be considered an elevated deck that would also cover a portion of the existing driveway. The Zoning Code defines a deck as "an open and roofless platform that adjoins a principal building and is

supported by a means other than the principal structure.” Per Section 10-5-5(B)4#8, decks are only permitted obstructions in rear yards with the following limitations: (a) must be open and uncovered; (b) shall not be built higher than 7 feet above the average level of the adjoining ground when located in the required rear yard setback; and (c) shall be no closer to a rear property line than 10% of the lot width. The proposed deck will be open and uncovered and will comply with the height restrictions.

In terms of the location, as this elevated deck will be located on the south end of the home, it will encroach into the required rear, front, and corner side yards. To construct the elevated deck and carport as proposed, variations from Section 10-5-5(B)4#8 will be required to allow the elevated deck to encroach approximately 5.7 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width), to encroach into the required front yard setback of 30.7 feet, where decks are not allowable obstructions in a required front yard setback; and to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard setback.

Furthermore, the petitioners seek a variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.2 percent for an addition of a carport/elevated deck on a single-family dwelling of more than one story. The home is functionally one story, as seen from Glenwood Avenue, but due to the considerable changes in grade on the lot, the home appears to be two stories from the vantage point of the driveway, which carves out a path to provide access to the attached garage. Due to this feature, the home is considered two stories, and the maximum allowable lot coverage ratio is 20%, instead of the 35% that would be allowed were the home considered one story. The elevated deck/carport structure would act as a cover for a portion of the driveway and thus would be included in the overall calculation of lot coverage. The existing home’s lot coverage is approximately 23.16%, which is considered legally nonconforming for a two-story residence.

ZBA SUMMARY: On January 10, 2023, the Zoning Board of Appeals held a Public Hearing regarding the petitioners’ request for the addition of an elevated deck with a partial carport beneath, on the south side of their home over the existing driveway. One neighbor spoke in opposition to the granting of the variations, and one spoke in support.

After some discussion, the ZBA ultimately decided to continue the Public Hearing to a second meeting in which they could review a more formal, detailed plan for the proposed elevated deck and carport.

The petitioners provided architectural plans to staff on February 10, 2023. The new plans have been reflected in the analysis above and have detailed dimensions and elevations of the proposed carport and elevated

deck. Based on the new measurements provided, the previous variation requests for lot coverage ratio and encroachments into the required yards have been slightly adjusted.

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 a practical difficulty or particular hardship exists and if the essential character of the neighborhood is maintained.

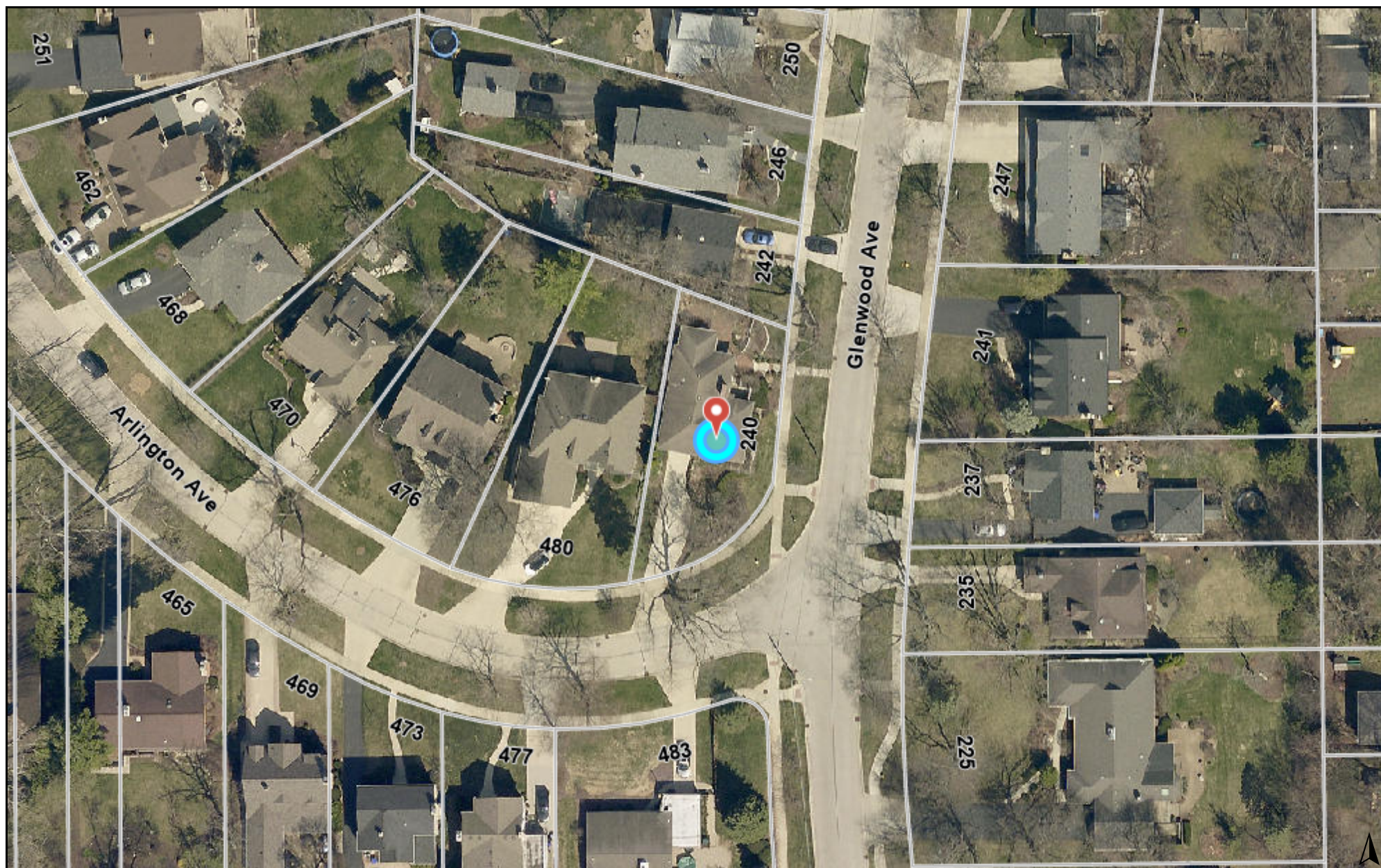
The ZBA may choose to make a recommendation to the Village Board for the approval, approval with conditions or denial of the variations to allow the proposed porch addition in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

1. Aerial Map
2. 1' Contour Map
3. Petitioners' Application Packet
4. Plat of Survey with Plan Examiner Notes
5. Elevations and Plans Submitted 2-16-23
6. Site Plan Submitted 02-10-23
7. Exterior Photos
8. Public Hearing Notice
9. Buffer Map for Public Hearing Notice
10. Draft Findings of Fact
11. Motion to Approve
12. Motion to Deny

cc: Paula Moritz, Plan Examiner
Paul and Lesa Zumbrook, Property Owners

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Staff Report 240 Glenwood.doc*

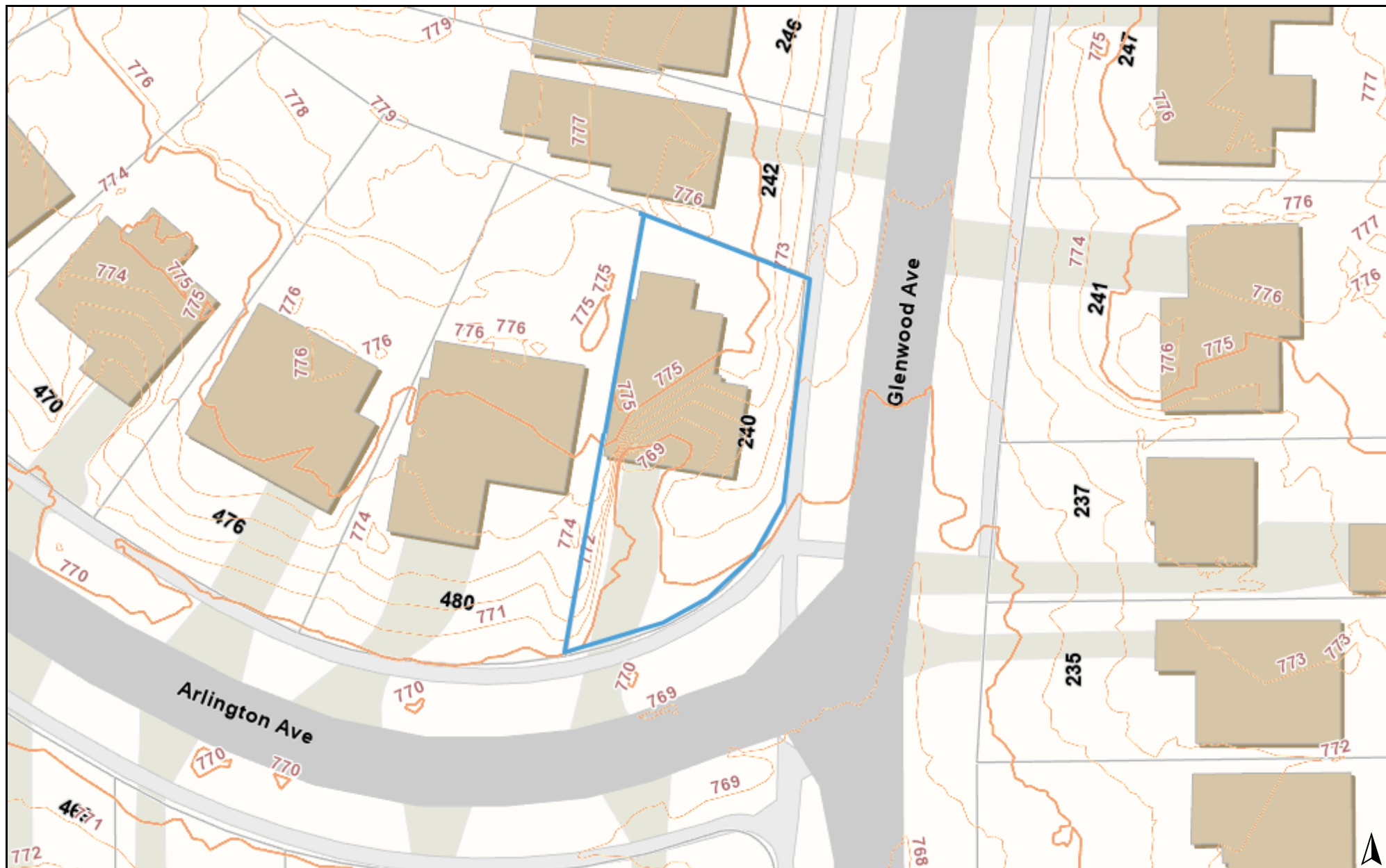


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Print Date: 12/29/2022

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.



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Print Date: 12/29/2022

Notes

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RECEIVED

OCT 13 2022

VILLAGE OF GLEN ELLYN



Attn:

Atvin Rhodadadi Favel

VILLAGE OF GLEN ELLYN

cc: Paula Moritz

Zoning Variation Request Packet

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

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 240 Glenwood Ave Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: Paul and Lesa Zumbrook

Address: 240 Glenwood Ave

Home Phone No.: 7087125900 Cell Phone No.: 6305693056

Fax No.: _____

E-mail: pzumbrook@sbcglobal.net

Ownership Interest in the Property in Question:

owned outright with deed and title

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

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

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

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (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: 240 Glenwood Ave, Glen Ellyn IL

Permanent tax index number: 05-14-121-014

Legal description:

Lot 17 in George M. Nicoll Third Subdivision, Being a re-Subdivision of Lots 1, 2 and 6 to 11, Inclusive, In Block 2 of J. W. Turner's addition to Glen Ellyn, Being a subdivision in Section 14, Township 39 North, Range 10 East of the Third Principal Meridian, According to the Plat of said George M. Nicoll Third Subdivision, Recorded January 8, 1926 as document 205847, In Dupage County, Illinois.

Zoning classification: Residential R2

Lot size: 55 ft. x 143 ft. Area: 6,535.05 sq. ft.

Present use:

Single family home

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

The variations requested are:

A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.1 percent for an addition of a carport with an elevated deck on a single-family dwelling of more than one-story;

A variation from section 10-5-5(B)4#8(c) to allow an elevated deck to encroach approximately 5.6 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width);

A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required front yard setback of 30.7 feet, where decks are not permitted obstructions in a required front yard;

A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard.

Estimated date to begin construction: ASAP

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

BDS Architecture, LLC

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

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

A. Standards Applicable to All Variations Requested:

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

The home has only one car garage, and NO back yard. The height of the garage will only accomodate a vehicle with sedan profile or less. The proposed dula purpose carport/deck would exist on side of the house within the 30' minimum corner side yard setback.

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):

Presently, the home has only one garage space and does not accomodate covered parking without the addition of proposed carport/deck. The shape of the lot and absence of a backyard does not allow for build of deck in rear of home, only on the side.

OR

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

There is no potential to build on rear of home due to unusual shape of lot, however, there is ample setback room on side of home for proposed build.

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 profile of the proposed build built as dual/purpose car port / deck does not rise more than grade of ground surface at entrance to the garage on the west, as noted in the attached photo, and does not extend to the street entrance any farther than the beginning of curve on corner side of lot. The proposed build will double covered parking space and provide additional use of common structure that will enhance the character of the property while not altering the essential character of the locality. Note the

- 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 inability to build on in the rear of property and/or add reasonable additional covered parking and storage would bring particular hardship.

The garage height does not permit parking for two of our cars (SUVs).

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 hardship here derives primarily from the size of the garage and moreover, the size and shape of lot with no backyard, that doesn't generally apply to other properties in the same zoning district.

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

The primary desire is to simply add covered parking, however, it is also most efficient to use the structure as dual purpose.

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 derived from the existing garage size and the shape and size of lot, with no backyard.

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.

Please see attached photos in profile and overhead that would indicate limited visibility of the proposed build from any direction.

6. Provide evidence that the proposed variation will not:

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

Note elevation of proposed build by comparison to adjacent property at 480 Arlington. The car port roof is actually lower than adjacent property foundation.

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

Proposed material for build would not substantially increase fire hazard.

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

There are no characteristics of proposed build that would impair public health, safety, comfort, morals or general welfare of the Village inhabitants.

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

The proposed build would presumably improve parcel and neighborhood property values.

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

No increase to traffic congestion would occur from a private car port.

- f. Create a nuisance; or

Limited visibility of proposed build would likewise limit any potential for nuisance.

- g. Results in an increase in public expenditures.

No public expenditures required

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

I believe the location of the proposed build is less than 3' over the 30' corner side yard setback, requiring the minimum variation to make possible reasonable use , as proposed.

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

We are planning to make a fairly significant investment in the aesthetics of the proposed build, including the addition of french door access to deck, and additional landscape grading at garage door access, all of which should improve both the property and the neighborhood values.

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.

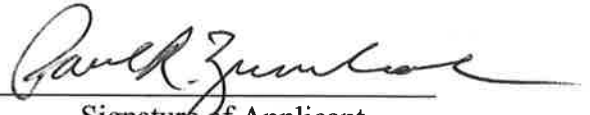
I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

10/12/2022

Date

Paul R. Zumbrook

Print Name



Signature of Applicant

10/12/2022

Date

Lesa R. Zumbrook

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

PLAT OF SURVEY

550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE : (630) 916-6262



BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

LOT 17 IN GEORGE M. NICOLL THIRD SUBDIVISION, BEING A RE-SUBDIVISION OF LOTS 1, 2 AND 6 TO 11, INCLUSIVE, IN BLOCK 2 OF J.W. TURNER'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE M. NICOLL THIRD SUBDIVISION, RECORDED JANUARY 8, 1926 AS DOCUMENT 205847, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 6,535.05 SQ. FT., 0.15 AC. MORE OR LESS

PROPERTY COMMONLY KNOWN AS: 240 GLENWOOD AVENUE, GLEN ELLYN, ILLINOIS.

R2 Residential District

Front of lot is on Glenwood since lot line measurement of 73.84' is less than 81.84' chord measurement at Arlington lot line.

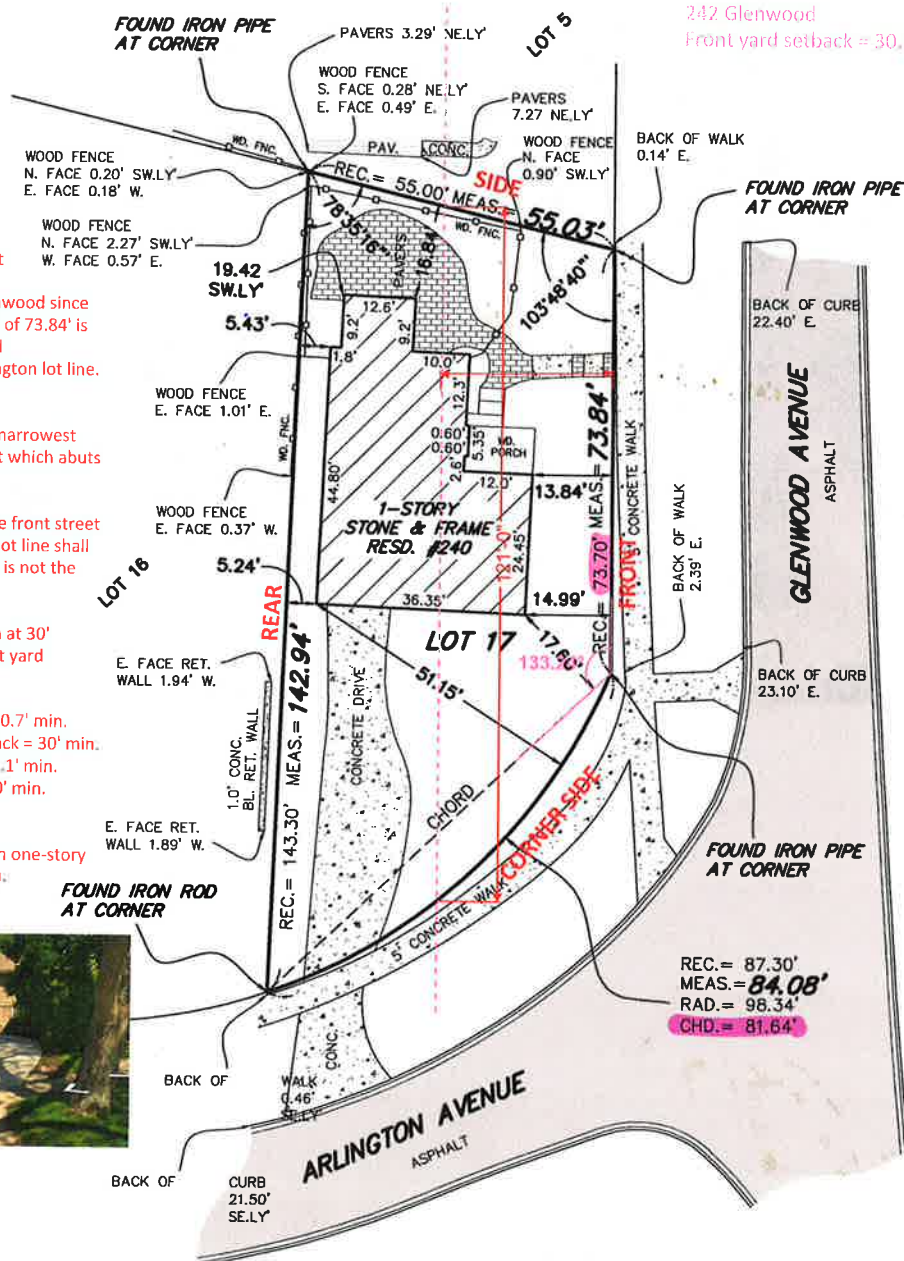
Village Definitions:
LOT, FRONT OF: The narrowest portion of a zoning lot which abuts a street.

The front lot line is the front street line. The corner side lot line shall be the street line that is not the front lot line.

Lot width = 121' taken at 30' district minimum front yard setback

Front yard setback = 30.7' min.
Corner side yard setback = 30' min.
Side yard setback = 12.1' min.
Rear yard setback = 40' min.

Note:
The home is more than one-story as seen from Arlington.



BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : CHRIS J. AIELLO, P.C.
DRAWN BY : RWG
CHECKED BY : JFG
SURVEYED BY : RWG

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER
RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED,
CONTRACT, AND ZONING ORDINANCE.

ORDER NO. 22-22518

STATE OF ILLINOIS
COUNTY OF DuPAGE S.S.

WE, GENTILE AND ASSOCIATES, INC. HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

MAY 2, A.D. 20 22

BY :
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



ENERGY CONSERVATION

TO PROVIDE COMPLIANCE WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, THIS PROJECT WILL BE CONSTRUCTED USING THE PRESCRIPTIVE METHOD INDICATED IN THE INTERNATIONAL ENERGY CONSERVATION CODE, WITH STATE OF ILLINOIS AMENDMENTS:

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT PER TABLE 402.1.2 - INTERNATIONAL ENERGY CONSERVATION CODE									
CLIMATE ZONE	FENES. U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENES.	CEILING R-VALUE	WD. FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE 4 DEPTH
5	0.30	0.55	NR	49"	20 OR 13.5	13/11	30	10/13	10.2 FT.

(R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC))

(ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT)									
CLIMATE ZONE	FENES. U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENES.	CEILING R-VALUE	WD. FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE 4 DEPTH
5	0.30	N/A	N/A	N/A	R-20	N/A	N/A	N/A	N/A

(R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC))

NOTE: PROVIDE A PERMANENT COPY OF THE ABOVE CHART POSTED IN THE RESIDENCE NEAR THE FURNACE FOR COMPLIANCE WITH IECC 409.3

BUILDING THERMAL ENVELOPE REQUIREMENTS:

WALL ASSEMBLIES IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH THE VAPOR RETARDER REQ. OF R102.1 OF THE APPLICABLE INTER. RESIDENTIAL CODE. (R402.1.1)

FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS, A Baffle SHALL BE INSTALLED ADJACENT TO SOFFIT AND EAVE VENTS, Baffles SHALL BE MADE OF ANY SOLID MATERIAL, MAINTAIN AN OPENING EQUAL TO OR GREATER THAN THE VENT SIZE, AND SHALL ABOVE THE TOP OF THE ATTIC INSULATION. (R402.2.3)

ATTIC ACCESS HATCH/PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED. ACCESS PROVIDED SHOULD NOT DAMAGE THE INSULATION VALUE. DOORS MUST COMPLY W/ PENETRATION REQ. (R402.2.4)

THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE SEALING METHOD BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. (R402.4.1.2)

BUILDINGS OR DWELLING UNITS SHALL BE PROVIDED WITH A WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AS DESIGNED IN ACCORDANCE W/ SECTION R403.6. (ILLINOIS AMENDMENT TO R402.4.1.2)

ADDITIONS / ALTERATIONS / RENOVATIONS OR REPAIRS TO EXISTING BUILDINGS SHALL BE CONSIDERED TO COMPLY WHEN APPLICABLE ITEMS IN THE ABOVE TABLE HAVE BEEN FIELD VERIFIED. WHEN REQUIRED BY THE CODE OFFICIAL, AN APPROVED THIRD PARTY SHALL INSPECT THE AIR BARRIER AND INSULATION INSTALLATION. (ILLINOIS AMENDMENT TO R402.4.1.2)

HEATED, ATTACHED PRIVATE GARAGE SPACE SHALL BE THERMALLY ISOLATED FROM ALL OTHER HABITABLE CONDITIONED SPACES. (ILLINOIS AMENDMENT TO R402.4.1.2)

NEW FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPERS OR DOORS, AND OUTDOOR COMBUSTION AIR. (R402.4.2)

WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3cfm PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5cfm PER SQUARE FOOT. (R402.4.3)

RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM. ALL RECESSED LIGHTS SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING. (R402.4.5)

SEE TABLE R402.4.1.1 FOR ADDITIONAL AIR BARRIER AND INSULATION INSTALLATION REQUIREMENTS.

SYSTEMS REQUIREMENTS:

AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. (R403.1)

THE THERMOSTAT CONTROLLING THE PRIMARY SYSTEM SHALL BE PROGRAMMABLE. (R403.1.1)

ALL DUCTS LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE SHALL BE INSULATED AS FOLLOWS (R403.3):

ATTIC: R-8 WHERE 3" DIA. OR GREATER, R-6 WHERE LESS THAN 3" DIA.

ALL OTHER AREAS: R-6 WHERE 3" OR GREATER, R-4.2 WHERE LESS THAN 3" DIA.

DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. (R403.3.2)

AIR HANDLERS SHALL HAVE A MANUFACTURERS DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2% OF THE DESIGN AIR FLOW RATE. (R403.3.2.1)

DUCTS SHALL BE PRESSURE TESTED TO DETERMINE AIR LEAKAGE BY APPROVED METHODS IN THE 2018 IECC. SECTION R403.3.3 UNLESS ALL DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.

BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. (R403.3.5)

HEATED WATER CIRCULATION SYSTEMS SHALL BE PROVIDED WITH A CIRCULATION PUMP. THE RETURN PIPE SHALL BE DEDICATED OR A COLD WATER SUPPLY PIPE. GRAVITY AND THERMO-SYPHON SYSTEMS ARE PROHIBITED. CONTROLS SHALL BE AUTOMATICALLY TURNED ON AND OFF WITH DEMAND, AND BE READILY ACCESSIBLE. (R403.5.1.1)

A MIN OF R-3 INSULATION SHALL BE INSTALLED ON HOT WATER PIPING IN THE FOLLOWING CONDITIONS:
3/4" AND LARGER NOMINAL PIPE DIAMETER
PIPING SERVING MORE THAN 1 DWELLING UNIT
PIPING LOCATED OUTSIDE OF THE CONDITIONED SPACE
PIPING FROM THE WATER HEATER TO A DISTRIBUTION MANIFOLD
PIPING LOCATED UNDER A FLOOR SLAB
BURIED PIPING
SUPPLY AND RETURN PIPING IN A RECIRCULATION SYSTEM

THE BUILDING OR DWELLING UNIT SHALL BE PROVIDED WITH VENTILATION THAT REQ. OF SECTION R403.6 OR THE INTER. MECHANICAL CODE. (ILLINOIS AMENDMENT TO R403.6)

OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING. (R403.6)

EXHAUST AIR FROM A BATHROOM SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS, NOT INTO AN ATTIC, CRAWL SPACE, OR OTHER AREAS WITH THE DWELLING UNIT. (ILLINOIS AMENDMENT TO R403.6.2)

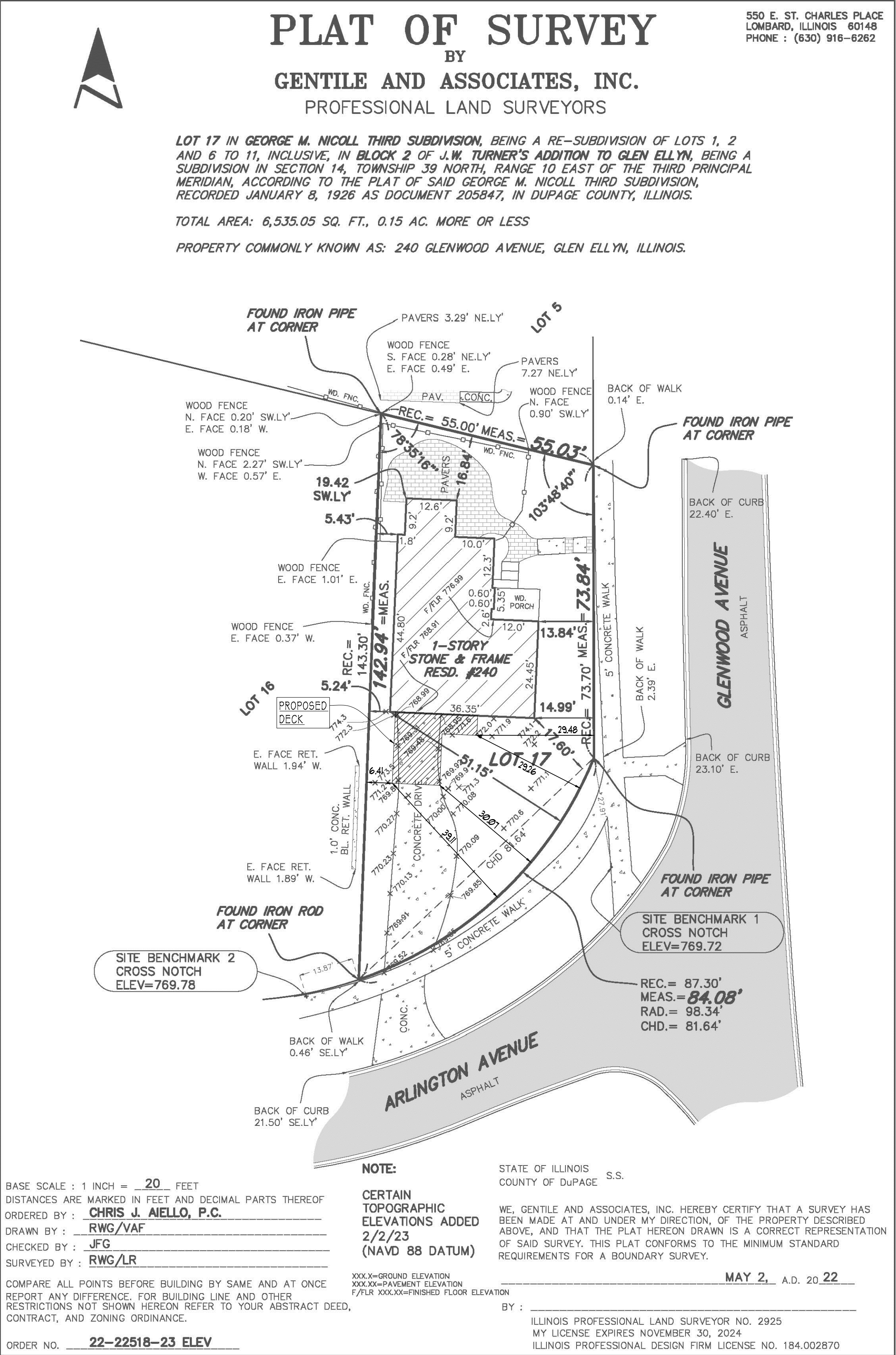
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE W/ THE ILLINOIS AMENDMENTS TO THE 2018 IECC. SPECIFICALLY REFER TO SECTIONS R403.6.3 THROUGH R403.6.6.

MECHANICAL EQUIPMENT SHALL BE SIZED AND DESIGNED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODS.

SNOW AND ICE MELT SYSTEMS SUPPLIED THROUGH ENERGY SERVICE TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE PAYMENT TEMP. IS 50° AND NO PRECIPITATION IS FALLING, AND AN AUTOMATIC OR MANUAL CONTROL THAT WILL ALLOW SHUTOFF WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°.

ELECTRICAL REQUIREMENTS:

NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LAMPS SHALL BE HIGH EFFICACY LAMPS, EXCEPT FOR LOW VOLTAGE LIGHTING. (R404.1)



SITE PLAN FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER PLAN AND SURVEY FOR ADDITIONAL INFORMATION.



1 ARCHITECTURAL SITE PLAN
A-0.0 SCALE: 1" = 20'-0"

SHEET INDEX

A-0.0 TITLE SHEET, SITE PLAN, ENERGY CODE
A-0.1 GENERAL NOTES

D-1.0 DEMOLITION FIRST FLOOR PLAN AND ELEVATIONS

A-1.0 FOUNDATION PLAN
A-1.1 FIRST FLOOR PLAN, WINDOW & DOOR SCHEDULE, DETAILS

A-2.0 EXTERIOR ELEVATIONS

E-1.1 FIRST FLOOR UTILITY PLAN

PROJECT DESCRIPTION:

THE PERMIT IS FOR A DECK ADDITION ON AN EXISTING 1 STORY HOME.

HOUSE ADDITION INFORMATION:

260 SQ. FT. DECK

APPLICABLE BUILDING CODES - GLEN ELLYN:
2018 INTER. RESIDENTIAL CODE W/ LOCAL AMEND.
2018 INTER. MECHANICAL CODE W/ LOCAL AMEND.
2018 INTER. FUEL GAS CODE W/ LOCAL AMEND.
2014 STATE OF ILLINOIS PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTER. ENERGY CONSERVATION CODE
2018 INTER. FIRE CODE W/ LOCAL AMEND.

REVISIONS:

No.	Date	Description
	02-16-23	PERMIT SUBMIT

PROJECT:
ZUMBROOK RESIDENCE
240 GLENWOOD AVE.
GLEN ELLYN, IL

BDS ARCHITECTURE LLC
100 S. CAMBRIDGE DR.
GENEVA, IL 60134
630-546-7868
BDSARCHMAIL.COM

DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS
SHEET TITLE: TITLE SHEET
SITE PLAN
ENERGY NOTES
SHEET:

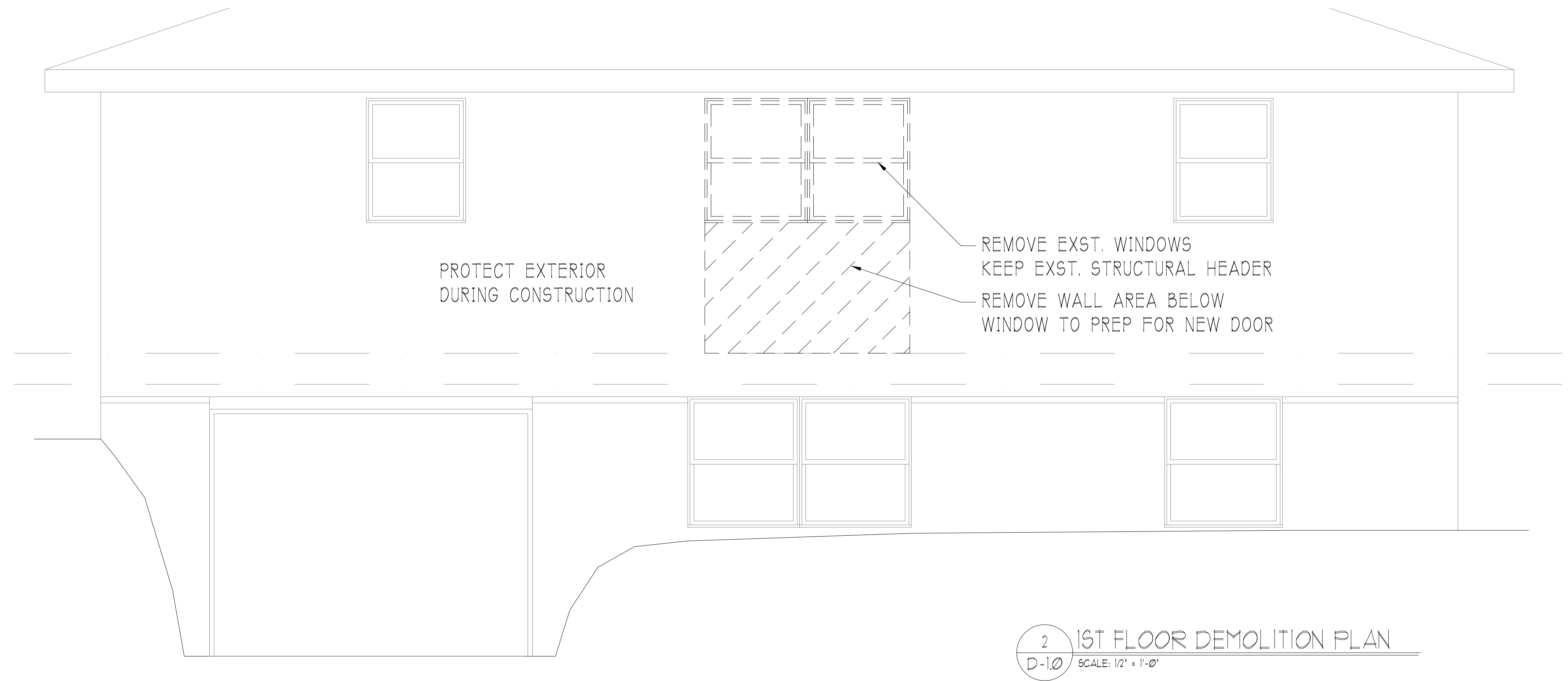
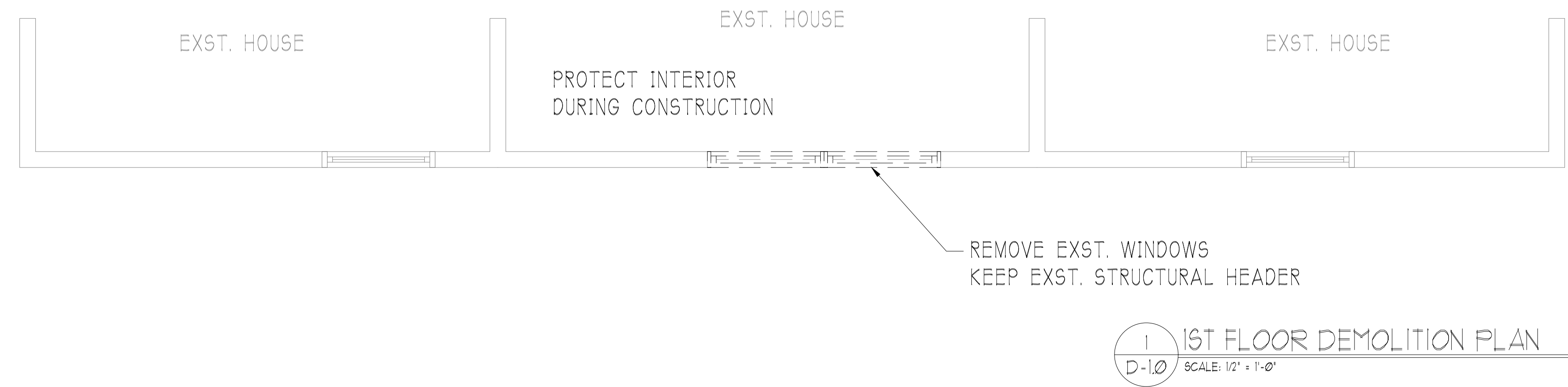
A-0.0

I HEREBY CERTIFY THAT THESE DOCUMENTS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE DO COMPLY WITH THE APPLICABLE BUILDING CODES.

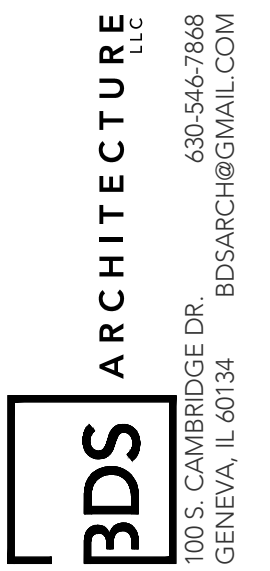
LIC. NO. 001-022727
ARCHITECTURAL PROFESSIONAL DESIGN FIRM LIC. NO. 184.002870
LIC. EXPIRES 11/30/24



- THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB AND VERIFYING THE EXISTING CONDITIONS.
- NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE DEMOLITION SITE SHALL BE KEPT IN A WEATHERIGHT CONDITION UNTIL THE DEMOLITION IS COMPLETE TO PROTECT ALL EXISTING AREAS AND SECURE THE RESIDENCE
- COORDINATE THE SALVAGE OF ITEMS WITH THE OWNER PRIOR TO DEMOLITION
- MAINTAIN SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE THE SCOPE OF WORK BY PROVIDING PLASTIC SHEETING BETWEEN CONTIGUOUS SPACES AND SEALING JOINTS TO CONTROL DUST
- CARE MUST BE USED TO PROTECT ALL EXISTING AREAS TO REMAIN
- ALL DEMOLITION OPERATIONS INCLUDE THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE SITE AND PROPER DISPOSAL TO COMPLY WITH LOCAL CODES AND ORDINANCES
- THE ARCHITECT HAS NO KNOWLEDGE OF ANY HAZARDOUS MATERIALS ON THE JOBSITE IF HAZARDOUS MATERIALS ARE DISCOVERED, THE CONTRACTOR SHOULD IMMEDIATELY ISOLATE THE AREA AND NOTIFY THE OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SUPPORTS DURING DEMOLITION UNTIL NEW WORK IS IN PLACE
- ALL DIMENSIONS ON THE DEMOLITION PLAN SHOULD BE VERIFIED IN THE FIELD AND CROSS REFERENCED WITH THE NEW PLANS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
- ALL INTERIOR AND EXTERIOR FINISHES IMMEDIATELY ADJACENT TO WORK AREAS, AND OTHER AREAS DAMAGED DURING CONSTRUCTION, SHALL BE PATCHED/PANED/REPAIRED/ETC. BACK TO MATCH THE EXISTING FINISHES AND APPROVED BY THE CLIENT
- REMOVE ALL FLOORING DOWN TO SUBFLOOR AND PREP SUBFLOOR FOR NEW FLOORING AS REQUIRED (N/F)
- ALL PLUMBING AND ELECTRICAL LINES NOT USED SHOULD BE REMOVED COMPLETELY (NOT ABANDONED)
- SELECTIVE DEMOLITION SHOULD BE USED FOR ANY MEP ITEMS AS REQUIRED

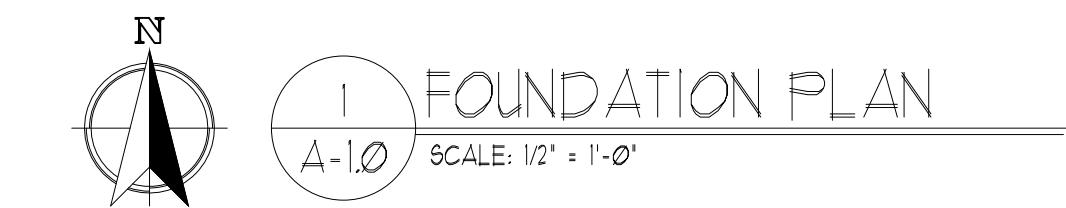
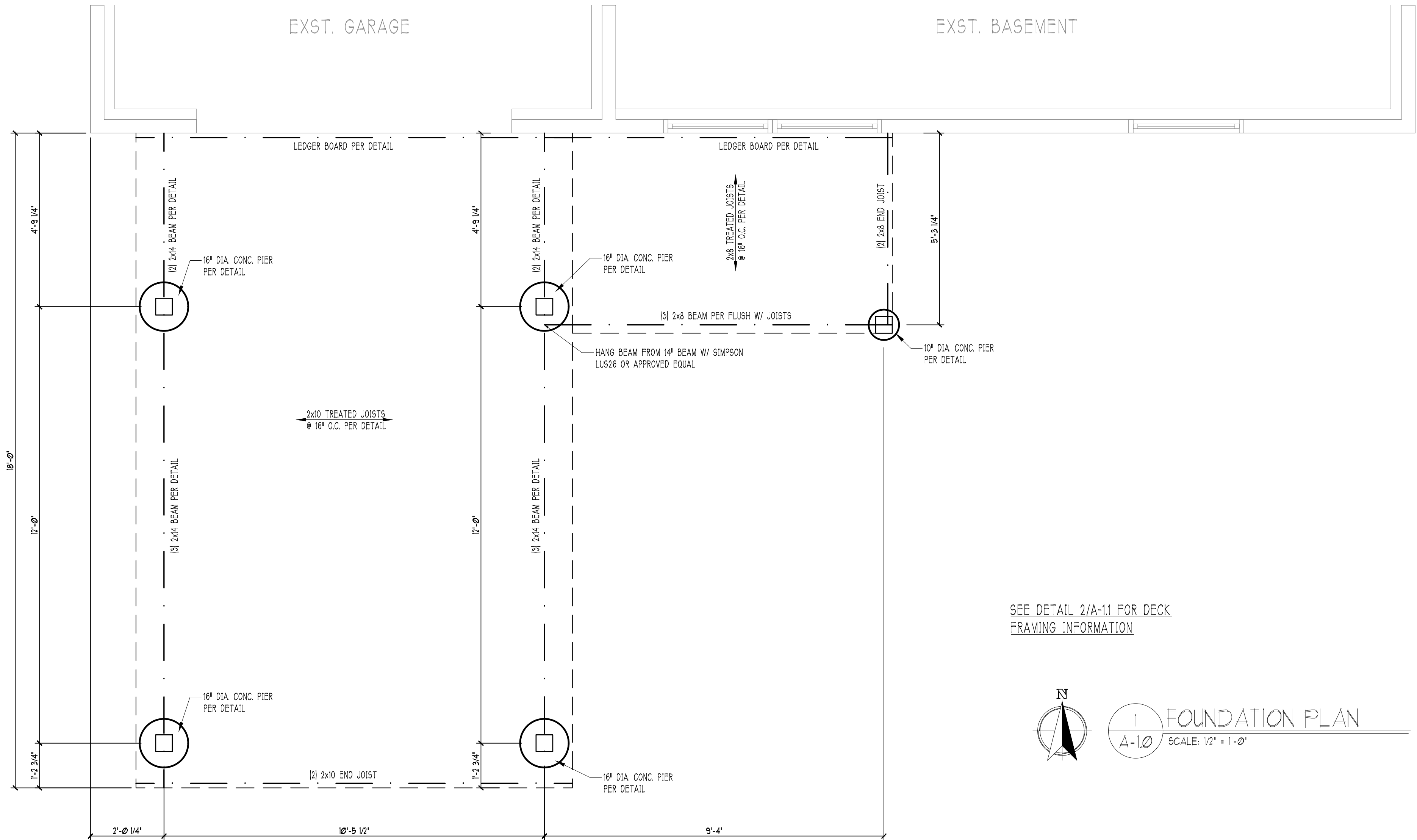
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PROJECT: ZUMBROOK RESIDENCE
240 GLENWOOD AVE.
GLEN ELLYN, IL



DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS
SHEET TITLE:
DEMOLITION PLAN
& ELEVATIONS
SHEET:

D-1.0



REVISIONS:		
No.	Date	Description
	02-16-23	PERMIT SUBMIT

PROJECT:
ZUMBROOK RESIDENCE
240 GLENWOOD AVE.
GLEN ELLYN, IL

BDS ARCHITECTURE LLC
100 S. CAMBRIDGE DR.
GENEVA, IL 60134
630-546-7868
BDSARCH@GMAIL.COM

DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS
SHEET TITLE:
FOUNDATION PLAN

SHEET:
A-1.0

EXTERIOR DOOR NOTES:

- ALL EXTERIOR DOORS MUST COMPLY WITH IECC TABLE R402.1 AND HAVE A MAX. U-FACTOR OF 0.30

WINDOW NOTES:

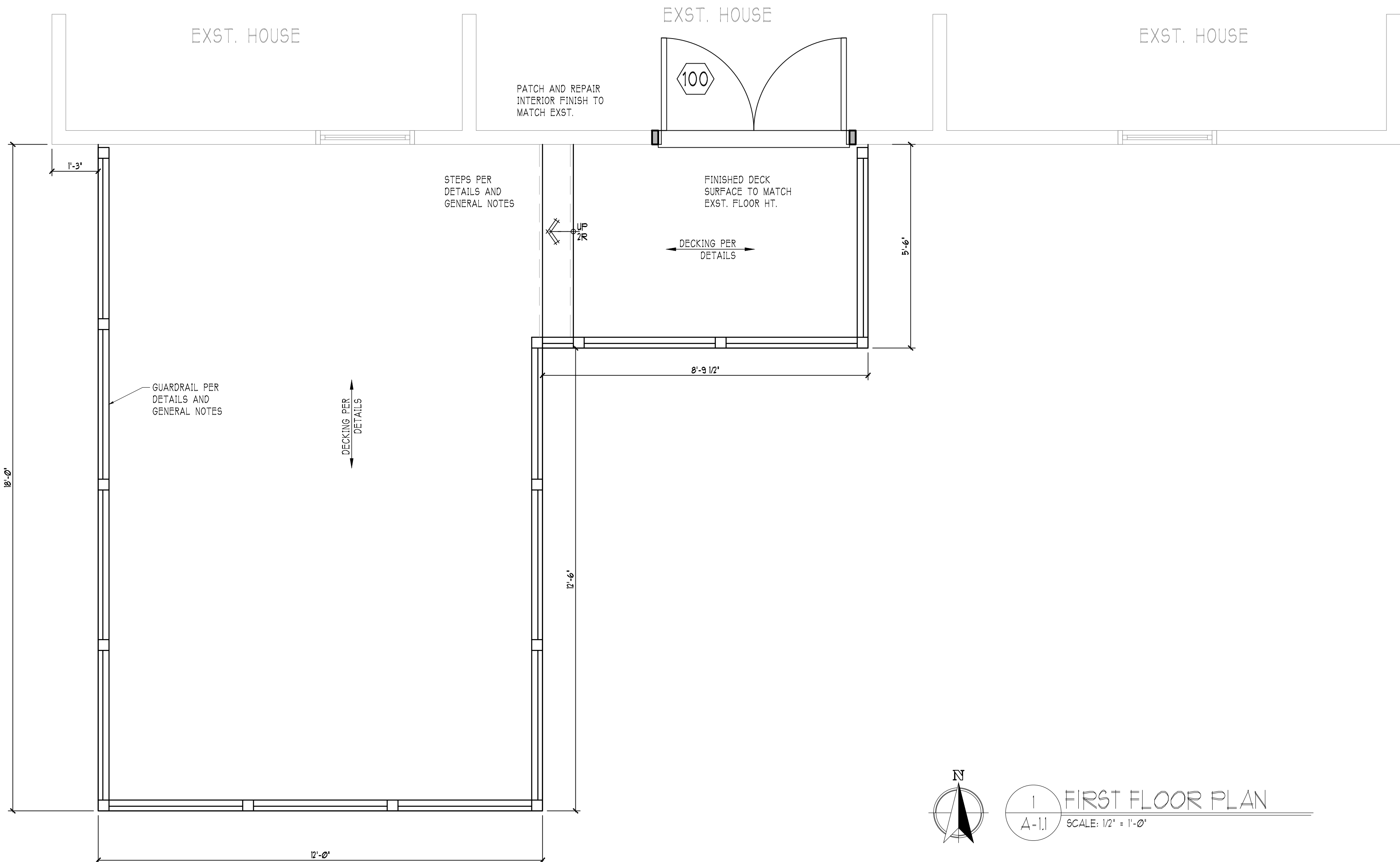
- ALL WINDOWS MUST HAVE A MAX. U-FACTOR OF 0.30 (SEE ENERGY CODE)
- ALL WINDOWS ARE **SELECTED BY OWNER/CONTRACTOR** (VERIFY COLOR WITH OWNER PRIOR TO PLACING ORDER)
- EGRESS WINDOWS MEET MIN. REQ. OF IRC:
5'11" HEIGHT MAX. 44" AFF.
5.7 SQ. FT. OPENING
24" HIGH CLEAR OPENING
20" CLEAR WIDTH
- SHIP ALL WINDOWS UNITS MULLED TOGETHER
- VERIFY ALL WINDOWS AND DOORS COMPLY WITH 2018 IECC, PRIOR TO ORDERING
- ALL WINDOWS TO BE **PRIMED** (VERIFY W/ CONTRACTOR)
- ALL JAMB THICKNESS TO BE 6-9/16" UNLESS OTHERWISE INDICATED

GENERAL NOTES:

- SEE ELEVATIONS FOR ALL SWINGS / ACTIVE / FIXED SASH INFORMATION
- SEE ELEVATIONS FOR ALL HEADER HEIGHT, STANDARD AND CUSTOM
- SEE ELEVATIONS FOR WINDOW GRILL LOCATIONS

TEMP. GLASS IS REQ. IN THE FOLLOWING LOCATIONS PER R308.4:

- IN ALL FIXED AND OPERABLE PANELS OF SUNING, SLIDING, AND BI-FOLD DOOR
- IN ALL LOCATIONS WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OR THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FINISHED FLOOR
- IN AREAS WHERE AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT. AND THE BOTTOM EDGE IS LESS THAN 18" AFF. AND THE TOP EDGE OF GLAZING IS MORE THAN 36" AFF. AND A WALKING SURFACE IS WITHIN 36" OF THE GLAZING
- IN ALL AREAS WITHIN 60" OF SHOWER, TUB, whirlpool, ETC. AND THE BOTTOM EDGE OF GLAZING IS WITHIN 60" OF THE FLOOR
- IN ALL RAILINGS
- IN ALL AREAS ADJACENT TO STAIRWAYS, LANDING, OR RAMPS WITHIN 36" HORIZ. CA A WALKING SURFACE WHERE THE BOTTOM OF GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE

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PROJECT: ZUMBROOK RESIDENCE
240 GLENWOOD AVE.
GLEN ELLYN, IL

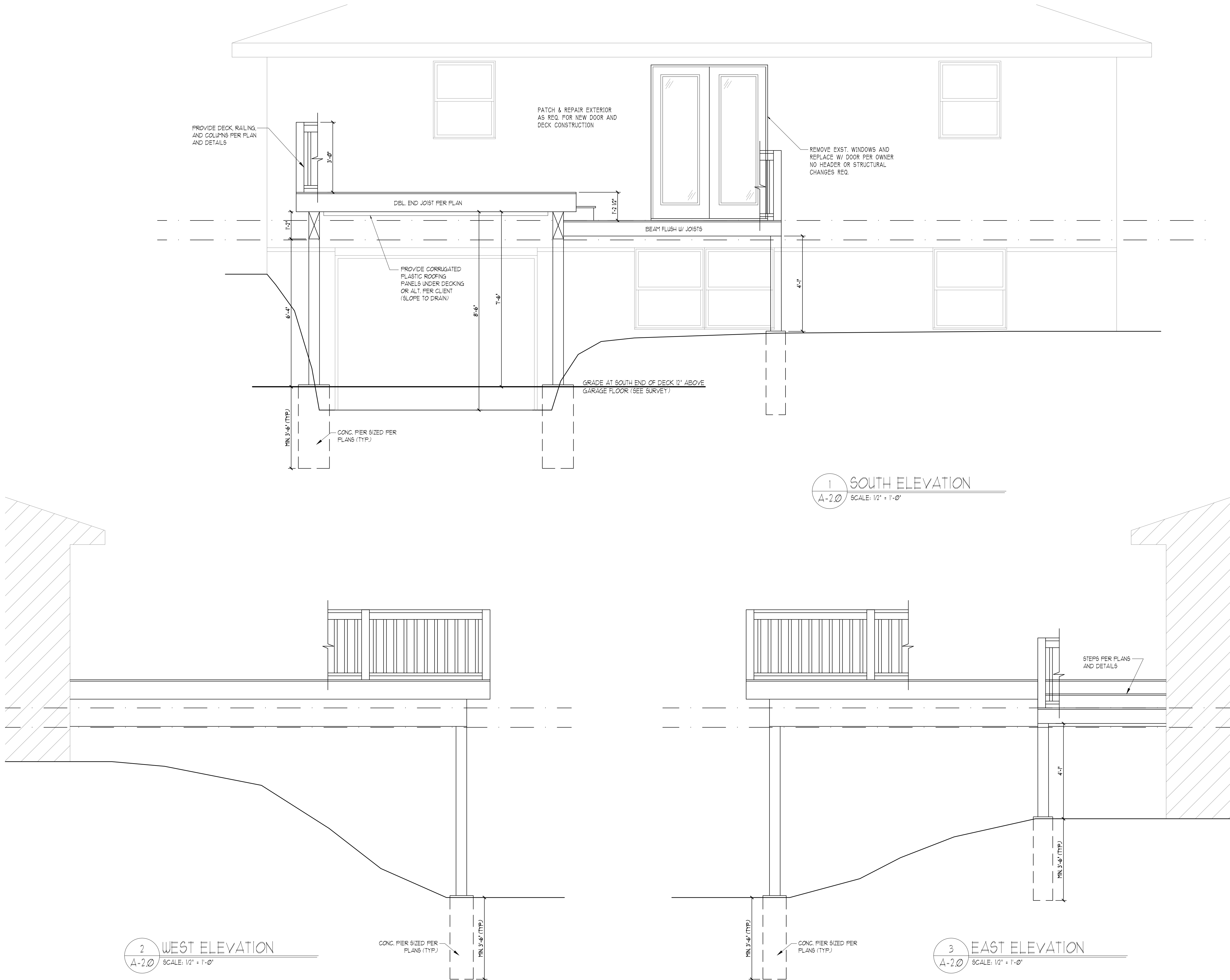
BDS ARCHITECTURE LLC
630-546-7868
100 S. CAMBRIDGE DR. BDSARCH@GMAIL.COM
GENEVA, IL 60134

DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS
SHEET TITLE: FIRST FLOOR PLAN

SHEET:

A-1.1





REVISIONS:		
No.	Date	Description
	02-16-23	PERMIT SUBMIT

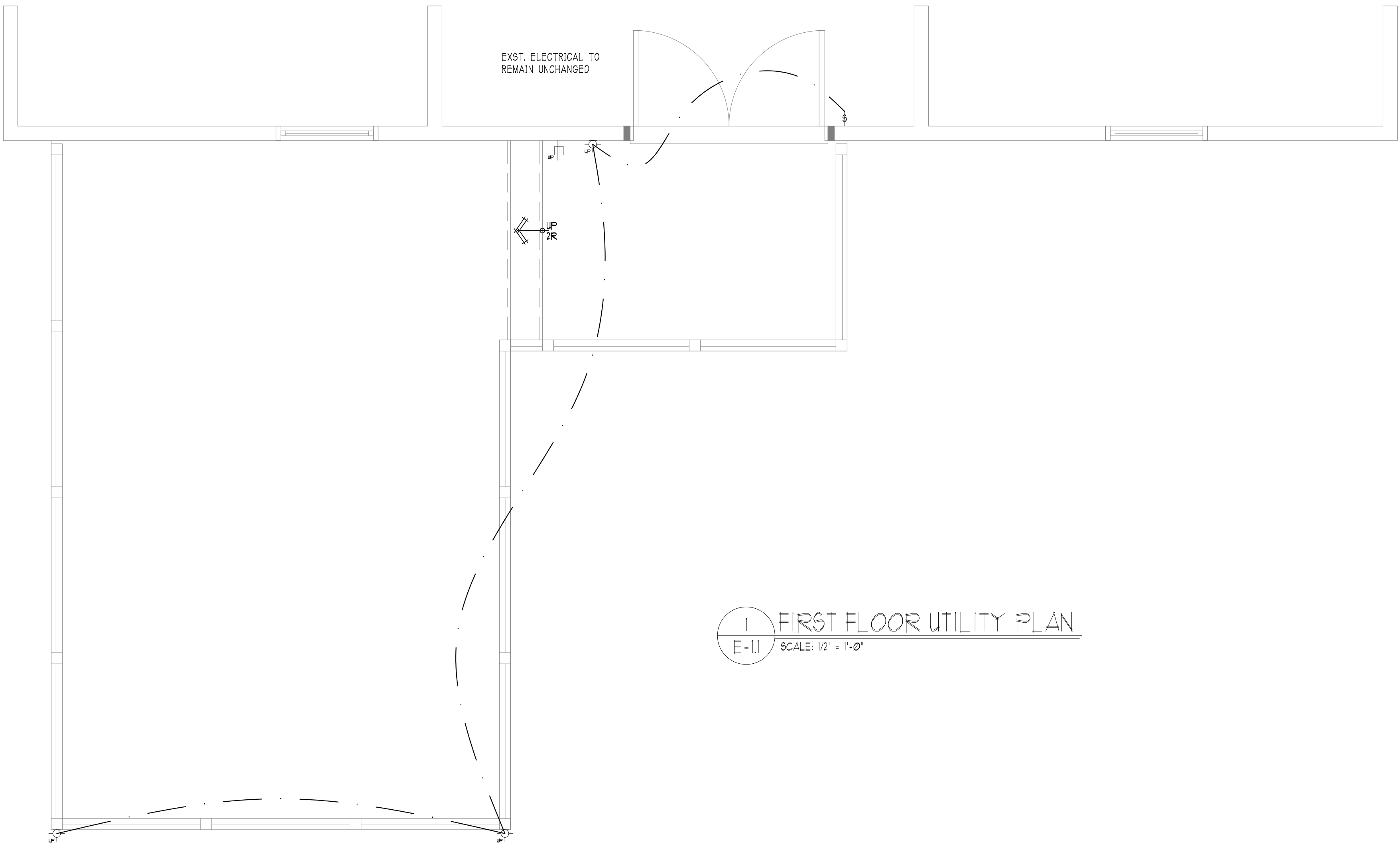
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630-546-7868
BDSARCH@GMAIL.COM

DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS
SHEET TITLE: ELEVATIONS

SHEET:
A-2.0





ELECTRICAL LEGEND	
	SWITCH, 44" AFF. - DECORA
	DUPLEX RECEPTACLE, LOCATE PER CONTRACTOR & VERIFY W/ OWNER
	WATERPROOF DUPLEX OUTLET W/ GROUND FAULT INTERRUPTER
	EXTERIOR WALL MOUNTED LIGHT FIXTURE

- UTILITY PLAN NOTES:
- ALL CAN LIGHTS IN INSULATED CEILINGS ARE TO BE ICF HOUSING
 - ALL CAN LIGHTS IN WET LOCATIONS ARE TO HAVE GASKETTED LENS & GFI PROTECTED
 - ALL CLOSET AND STORAGE ROOM FIXTURES TO HAVE NON-BREAKABLE LENSES & FULLY ENCLOSED LAMP(S)
 - ALL OUTLETS IN BEDROOMS, DENs, REC. ROOMS, HALLS, CLOSETS, ETC. ARE TO BE ARC FAULT PROTECTED
 - ALL BATHROOM EXHAUST FANS TO PROVIDE MIN. 75CFM, MAX. 14 CFM/WATT
 - PROVIDE AN OUTLET WITHIN 25' OF ALL EQUIPMENT
 - ALL CEILING BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN

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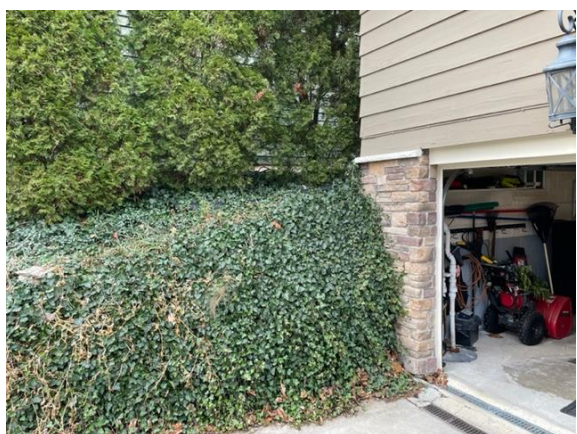
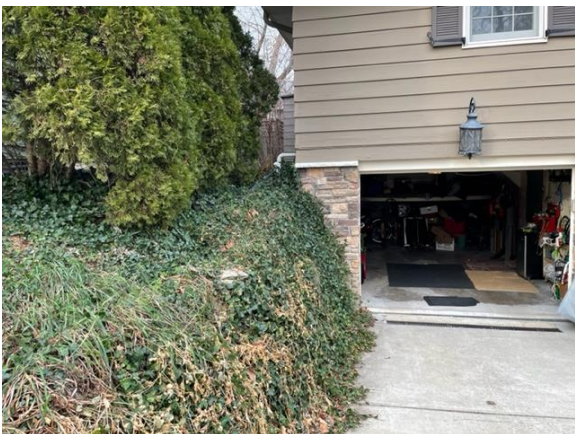
DATE: 16FEB23
PROJECT #: 23-004
DRAWN BY: BDS

SHEET TITLE:
FIRST FLOOR
UTILITY PLANS

SHEET:

E-1.1









NOTICE OF PUBLIC HEARING

Paul and Lesa Zumbrook, owners of the property at 240 Glenwood Avenue, are 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 carport with an elevated deck. *This is a continuation of a public hearing that was held on January 10, 2023.* 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, February 28, 2023** at 7:00 p.m. in the Galligan Board Room, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The public is welcome to attend.

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

1. A variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.2 percent for an addition of a carport with an elevated deck on a single-family dwelling of more than one-story;
2. A variation from Section 10-5-5(B)4#8(c) to allow an elevated deck to encroach approximately 5.6 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width);
3. A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required front yard setback of 30.7 feet, where decks are not permitted obstructions in a required front yard;
4. A variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard; and
5. Any other zoning relief necessary to allow the proposed elevated deck with carport 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 17 IN GEORGE M. NICOLL THIRD SUBDIVISION, BEING A RE-SUBDIVISION OF LOTS 1, 2 AND 6 TO 11, INCLUSIVE, IN BLOCK 2 OF J.W. TURNER'S ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID GEORGE M. NICOLL THIRD SUBDIVISION, RECORDED JANUARY 8, 1926 AS DOCUMENT 205847, IN DUPAGE COUNTY, ILLINOIS.

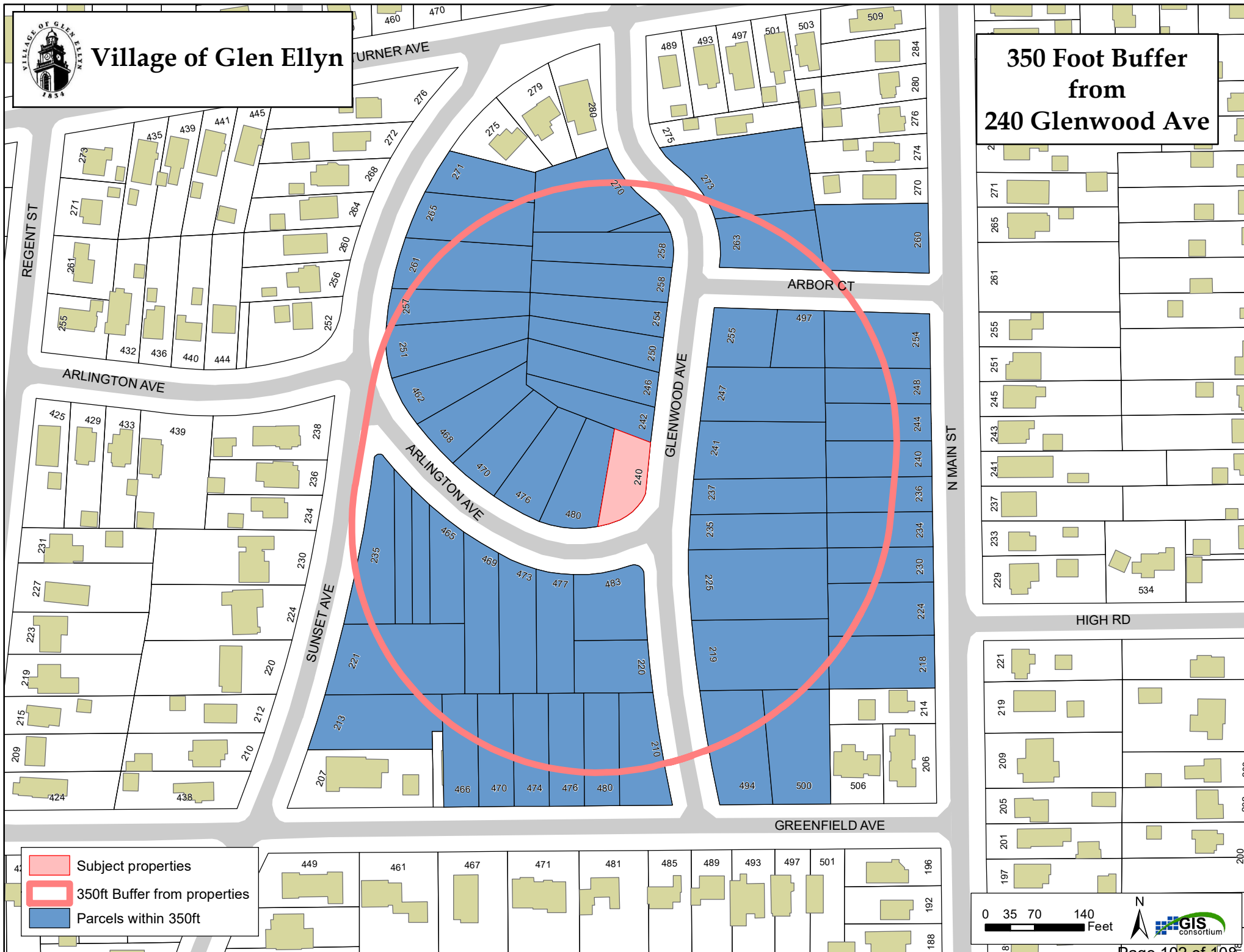
P.I.N.: 05-14-121-014

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Atrian Fard, Senior Planner at afard@glenellyn.org. All public comments received by 4:30 pm on Tuesday, February 28, 2023, will be read into the record at the public hearing.

CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



Village of Glen Ellyn



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF A
CARPORT WITH AN ELEVATED DECK FOR THE PROPERTY LOCATED AT
240 GLENWOOD AVENUE**

The Zoning Board of Appeals hereby makes the following findings in relation to the evaluation factors set forth in Section 10-10-12(F) of the Glen Ellyn Zoning Code:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the ZBA may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. 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, because the subject property is an undersized irregular-shaped corner lot, which does not meet the R2 District's lot requirements, and subsequent building setbacks, leading to a limited buildable area on the lot.
2. The property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code, because there is a limited buildable area on the lot to expand or construct a garage that would be of a size large enough to accommodate owners' needs without granting of a variation.
3. The plight of the applicant/owner is due to unique circumstances relating to the property in question, because the subject lot was platted many years ago with a curved front lot line creating an irregularly shaped lot with nonconforming lot area and the subsequent building setbacks further limit any improvements on the lot without requiring a variation.
4. The requested variations, if granted, will not alter the essential character of the locality of the property in question, because the proposed car port is intended to match the architectural character of the existing home and neighborhood, comply with all other Zoning and Building standards, and have a minimal impact on the adjacent properties.
5. The particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out, because the property is uniquely shaped with nonconforming building setbacks, which restrict any potential improvements on the lot without requiring a Zoning variation.
6. The conditions upon which the petition for variations is based would not be applicable generally to other property within the same zoning district, because the curved front lot line creates an irregular-shaped corner lot with an undersized yards/setbacks.
7. The purpose of the variations is not based exclusively upon a desire to make more money out of the property in question, because the proposal calls for a carport with an elevated deck, due to

limited available open space in the backyard and limited covered car space in their existing attached garage. The elevated deck is purposed for additional outdoor residential use allowing homeowners to spend time in their yard more comfortably and securely. The proposed carport will provide a cover for the second car parked on the driveway.

8. 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, because the hardship is due to the unique shape of the subject lot that was platted years ago and the undersized rear yard that do not allow for improvement of a detached garage or expansion of the existing garage without a variation.
9. The granting of the variations 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, and will not impair an adequate supply of light and air to adjacent property, because the proposed carport and elevated deck will maintain sufficient distance from neighbors and will be screened from the street intersection and public sidewalk.
10. The proposed variations will not substantially increase the hazard from fire or other dangers to the property in question or adjacent property, because the proposed carport and elevated deck will meet all applicable Building and Fire Codes.
11. The proposed variations will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village; diminish or impair property values within the neighborhood; or unduly increase traffic congestion in the public streets and highway because the proposed carport and elevated deck are for the residential use of the current property owners and will not increase impervious surface as it will be installed over the existing driveway. The new structure will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.
12. The proposed variations will not create a nuisance or result in an increase in public expenditures because the proposed carport and elevated deck are for the residential use of the current property owners and are not anticipated to negatively impact neighbors.
13. The variations are the minimum variations that will make possible the reasonable use of the land, building or structure because the proposed carport will only be large enough to accommodate owners' needs for another covered parking spot, and will be built with the minimum amount of variances possible.

X:\Plander\BUILDING\ZBA\5. VARIATION BY ADDRESS\G\GLENWOOD\240 GLENWOOD\ZBA\10. Draft Findings of Fact.docx

**DRAFT "MOTION" TO RECOMMEND APPROVAL OF
ZONING VARIATIONS FOR 240 GLENWOOD AVENUE**

Having considered the application of Paul and Lesa Zumbrook, owners of the property at 240 Glenwood Avenue, Glen Ellyn, for a zoning variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.2 percent for an addition of a carport with an elevated deck on a single-family dwelling of more than one-story; a variation from Section 10-5-5(B)4#8(c) to allow an elevated deck to encroach approximately 5.7 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width); a variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required front yard setback of 30.7 feet, where decks are not permitted obstructions in a required front yard setback; and a variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard setback, the Zoning Board of Appeals hereby adopts the findings of fact in the petitioners' application packet and the presented by the petitioners at the Zoning Board of Appeals public hearing conducted on February 28, 2023, as well as the findings included in the deliberations of the Zoning Board of Appeals and recommends APPROVAL based upon the following hardship(s) or unique circumstance(s):

Subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the February 28, 2023, public hearing of the Zoning Board of Appeals.
2. _____.
3. _____.
4. _____.

Motion by: _____ Seconded by: _____

**DRAFT "MOTION" TO RECOMMEND DENIAL OF
ZONING VARIATIONS FOR 240 GLENWOOD AVENUE**

Having considered the application of Paul and Lesa Zumbrook, owners of the property at 240 Glenwood Avenue, Glen Ellyn, for a zoning variation from Section 10-4-8(E)1 to allow a lot coverage ratio of 27.2 percent for an addition of a carport with an elevated deck on a single-family dwelling of more than one-story; a variation from Section 10-5-5(B)4#8(c) to allow an elevated deck to encroach approximately 5.7 feet into the required rear yard setback of 12.1 feet (10 percent of the lot width); a variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required front yard setback of 30.7 feet, where decks are not permitted obstructions in a required front yard setback; and a variation from Section 10-5-5(B)4#8 to allow an elevated deck to encroach into the required corner side yard setback of 30 feet, where decks are not permitted obstructions in a required corner side yard setback, as depicted on the plans presented or revised at the public hearing, the Zoning Board of Appeals hereby recommends DENIAL of the requested zoning variations from the Glen Ellyn Zoning Code based upon the following findings of fact:

(Staff note: The ZBA may choose to approve some parts of the request and not others.)

(Choose one or more of the following):

A. That the plight of the owners is not due to a unique circumstance or a particular hardship;

B. That the variations, if granted, will alter the essential character of the locality because:

_____;

C. That the conditions upon which the variations are based would be applicable generally to other property within the same zoning district because:

_____;

D. That the purpose of the variations is based exclusively upon a desire to make more money out of the property since the applicants intend to:

_____;

E. That the practical difficulty or particular hardship has been created by persons presently having an interest in the property because:

F. That the variations will 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:

G. That the variations will substantially increase the hazard from fire or other dangers to said property and otherwise impair the public health, safety, or general welfare of the inhabitants of the Village since:

H. That the variations will diminish or impair property values within the neighborhood since:

I. That the variations will unduly increase traffic congestion in the public streets and highways since:

- J. That the variations will result in an increase in public expenditures or create a nuisance since:

- K. That the variations are not the minimum variations that will make possible the reasonable use of the land, building or structure.

Motion by: _____ Seconded by: _____