



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, December 10, 2024
7:00 PM
Civic Center, Galligan Room

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment**
- C. New Business**
 - 1) Public Hearing - 654 Essex Road - Zoning Variation Requests to Allow Alterations and Additions to an Existing Principal Structure.
- D. Other Business**
- E. Chairperson's Statement**
- F. Trustee Liaison's Report**
- G. Staff Report**
- H. Adjournment**

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.



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

Meeting 12/10/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID
2024-821)

DOC ID: 2024-821

Public Hearing - 654 Essex Road - Zoning Variation Requests to Allow Alterations and Additions to an Existing Principal Structure.

Statement of the Issue:

The petitioner, Steven K. Poteracki of Studio 1 Architects representing Robert and Trang Green, the owners of the property located at 654 Essex Road, has applied for the following variations from the Glen Ellyn Zoning Code to allow for alterations and additions to the existing principal structure located in the R2 Residential District:

1. Section 10-4-8(D)(1) to allow for a front yard setback of forty-eight feet and nine inches (48'9") in lieu of the required front yard setback of forty-nine feet and six inches (49'6"), which is the setback of the closest principal structure on the adjacent lot on the same block and same side of street.
2. Section 10-4-8(E)(1) to allow a lot coverage of 25% in lieu of the maximum allowed lot coverage of 20%.
3. Section 10-4-8(F)(1) to allow for a maximum eave height of twenty-four feet and five inches (24'5") in lieu of the maximum allowed eave height of twenty-two feet (22'0").
4. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Analysis:

ZONING/USE: The subject property and the properties to the north, east, west are all zoned R2 - Residential District and are all improved with single-family homes. Lake Ellyn Park is located south of the property and is zoned CR - Conservation Recreation.

PUBLIC NOTICE: Notice of the public hearing was published in the November 22, 2024, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

The applicant has submitted a petition which includes signatures of eight (8) surrounding residents expressing support of the application. This petition has been attached for review.

EXISTING CONDITIONS:

	R2 Lot Requirements [10-4-8(D)]	Subject Property Data
Lot Area	8,712 sft (0.20 acres)	10,137 sft (0.23 acres)

Lot Width	66' Interior Lots	63'-5"
Front Yard	30' to 50' for new construction; but no closer than the closest principal structure of the existing principal structures on adjacent lots on the same side of the street.	48.45' from the front lot line to principal structure
Interior Side Yard	6.5' or 10% of the total lot width, whichever is greater	6.6' from the east interior side lot line to principal structure.
Rear Yard	40'	47.6' from principal structure

ZONING HISTORY: A 7'-6" wood screen located in front of the front building line was approved by the Village Board of Trustees in 1972.

ADJACENT VARIATIONS:

1. A variation was approved by the Village Board of Trustees for the property located at 644 Essex Road in 1987 to allow a rear yard setback of 6.13 feet in lieu of the required 40 feet to allow the construction of a two-story addition.
2. A variation was approved by the Village Board of Trustees for the property located at 650 Essex Road in 1984 to allow a rear yard setback of 23.6 feet in lieu of the required 40 feet and a side yard setback of 6 inches in lieu of the required 6.6 feet to allow the construction of a two-story home and one-story attached garage additions.
3. A variation was approved by the Village Board of Trustees for the property located at 678 Essex Road in 1994 to allow a front yard setback of 39.51 feet in lieu of the required 47.9-foot front yard setback.
4. A variation was approved by the Village Board of Trustees for the property located at 670 Essex Road in 1968 to allow a side yard setback to be 4 feet less than that required by ordinance.

PERMIT HISTORY:

Year	Permit No.	Type
2022	2022880	Electric Generator
2015	20150860	Driveway and Patio Replacement
2013	20132253	Sewer Line Repair
2009	20091482	Roof

PROPOSED: The petitioners are requesting three (3) zoning variations cited below to allow for the construction of a second story and three additional areas to the existing home. Two additions are proposed on the rear of the home and would encompass approximately 531 sft of additional area. The existing one-car garage is proposed to be removed and replaced with a two-car, 441 sft, garage. The proposed upper story addition would be approximately 890 square feet and would have a master bedroom, bath, office space and laundry room.

ANALYSIS:

Variation 1: Section 10-4-8(D)(1) to allow for a front yard setback of forty-eight feet and nine inches (48'9") in lieu of the required front yard setback of forty-nine feet and six inches (49'6") which is the setback of the closest principal structure on the adjacent lot on the same block and same side of street.

The applicant is proposing to construct the attached garage addition in the front of the structure with the forwardmost point of the proposed addition to be forty-eight feet and nine inches (48'9") from the front property line. The code requires a minimum front setback for principal structures to be no closer to the street than the closest principal structure on either adjacent lot on the same block and same side of the street.

The adjacent property that meets these criteria with the closest setback is located at 650 Essex Road to the northwest of the subject property. The principal structure located at 650 Essex Road has been identified by a professional land surveyor to be 49.5' from their front property line.

Variation 2: Section 10-4-8(E)(1) to allow a lot coverage of 25% in lieu of the maximum allowed lot coverage of 20%.

The total lot coverage of the existing conditions on the subject property is approximately 1,899 square feet or 18.7 percent lot coverage.

The proposed additions are to add two separate additions to the rear of the structure and an attached two-car garage to the front of the structure along with a second story above, which expands the total coverage of the home to 2,524 square feet or 24.89% lot coverage.

Variation 3: Section 10-4-8(F)(1) to allow for a maximum eave height of twenty-four feet and five inches (24'5") in lieu of the maximum allowed eave height of twenty-two feet (22'0").

The proposed two-story addition would have a maximum eave height of 24'5". Building height is measured as the vertical distance measured from the average existing grade on a zoned lot to the highest point of a structure. The average existing grade of the property is 711.8'. The lot slopes northeast to the rear of the lot and results in the average grade being 2.95' less than the existing grade elevation at the front of the property.

Budget Impact:**Contribution to Strategic Plan****Action Requested:**

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

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

Attachments:

1. 654 Essex Road Variation Application
2. 2' Contour Map
3. Aerial Map
4. Zoning Map
5. Proposed Variation Plans
6. 654 Essex rd Plat of survey
7. Petition from Neighbors



VILLAGE OF GLEN ELLYN

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

APPLICATION FOR VARIATION

For the property at _____ 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: _____

Address: _____

Home Phone No.: _____ Cell Phone No.: _____

Fax No.: _____

E-mail: _____

Ownership Interest in the Property in Question:

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: _____

Permanent tax index number: _____

Legal description:

Zoning classification: _____

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

****Lot is irregular: See plat of survey for boundary layout (62.0'x168.01'x48.78'x28.70'x142.33')

Present use:

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):

Estimated date to begin construction: _____

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

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:

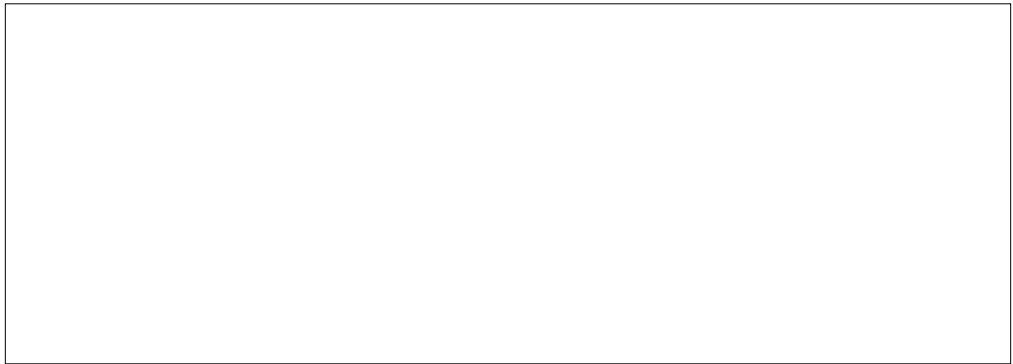
2.
 - a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

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

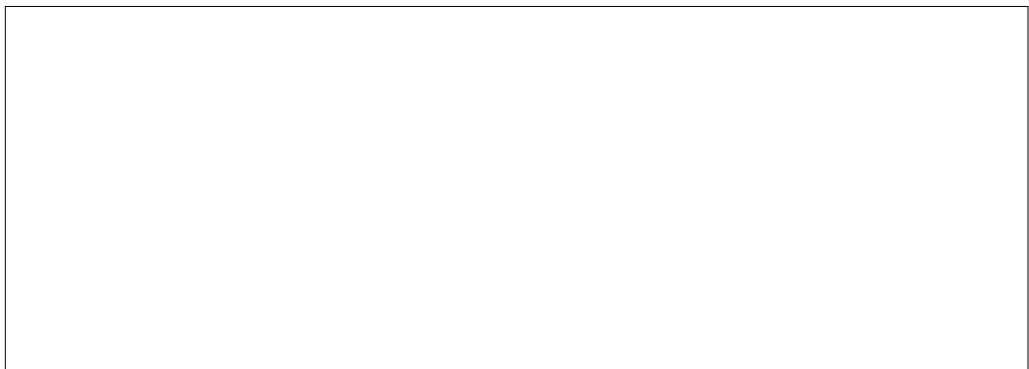
A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item b.

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

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 3.

- 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:

A large, empty rectangular box with a thin black border, intended for the applicant to provide evidence for item 1.

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:

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:

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.

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.

6. Provide evidence that the proposed variation will not:

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

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

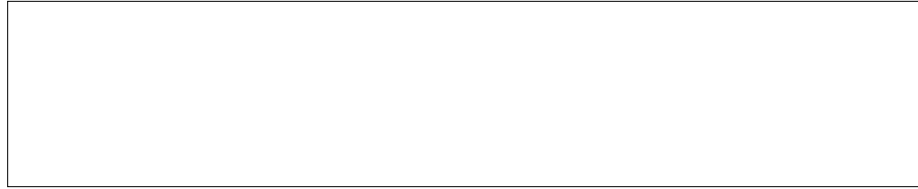
c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

d. Diminish or impair property values within the neighborhood;

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

f. Create a nuisance; or

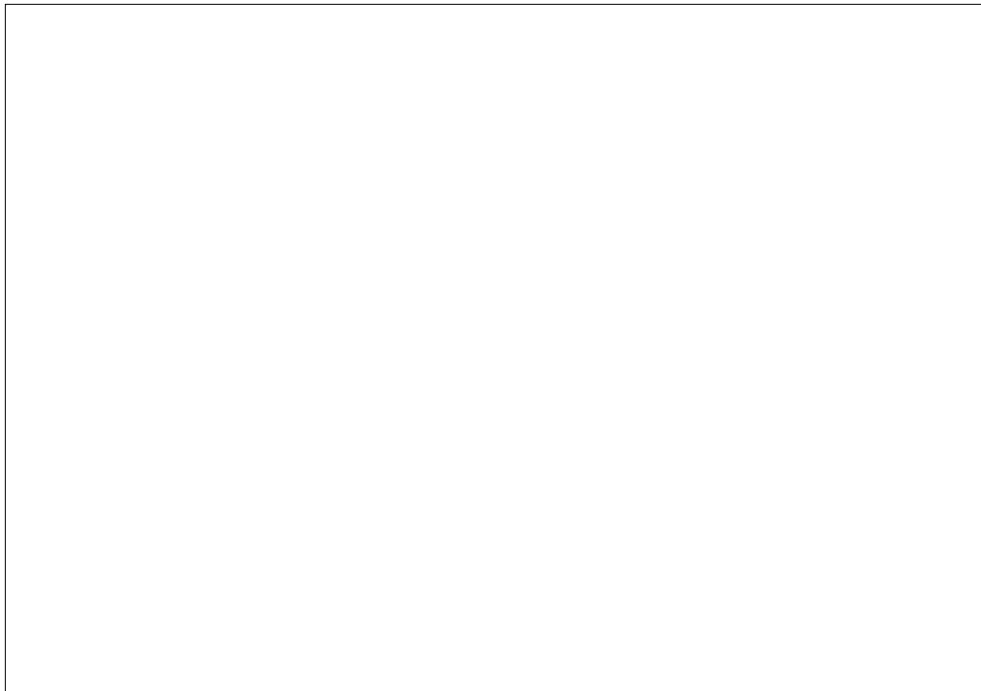
- g. Results in an increase in public expenditures.



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



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



VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

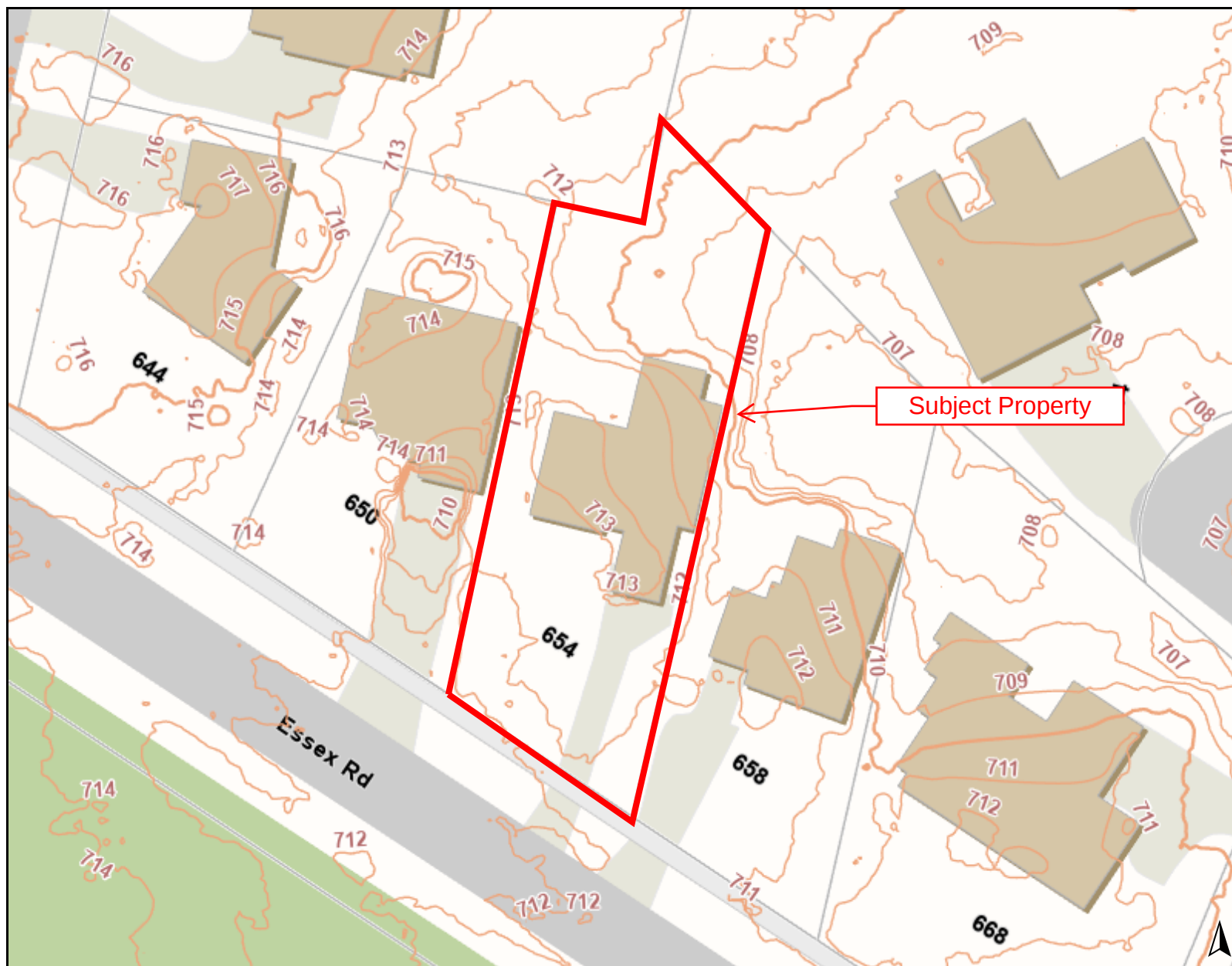
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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.

_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

**Legend**

DuPage County

DuPage County Contour 2022

— Contour Line, Intermediate

— Contour Line, Major

0 50 100
ft

Print Date: 11/14/2024

Notes

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

**Legend**

0 100 200
ft

Print Date: 11/14/2024

Notes

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Legend

Zoning and Development

Zoning

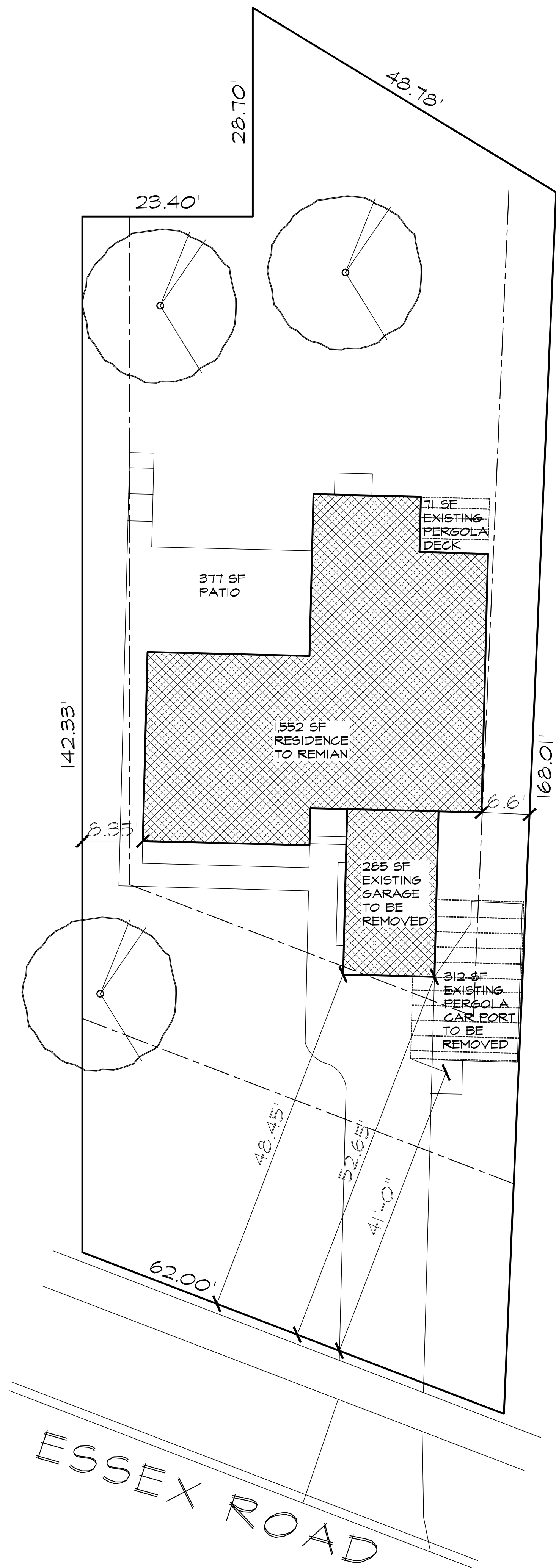
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 100 200
ft

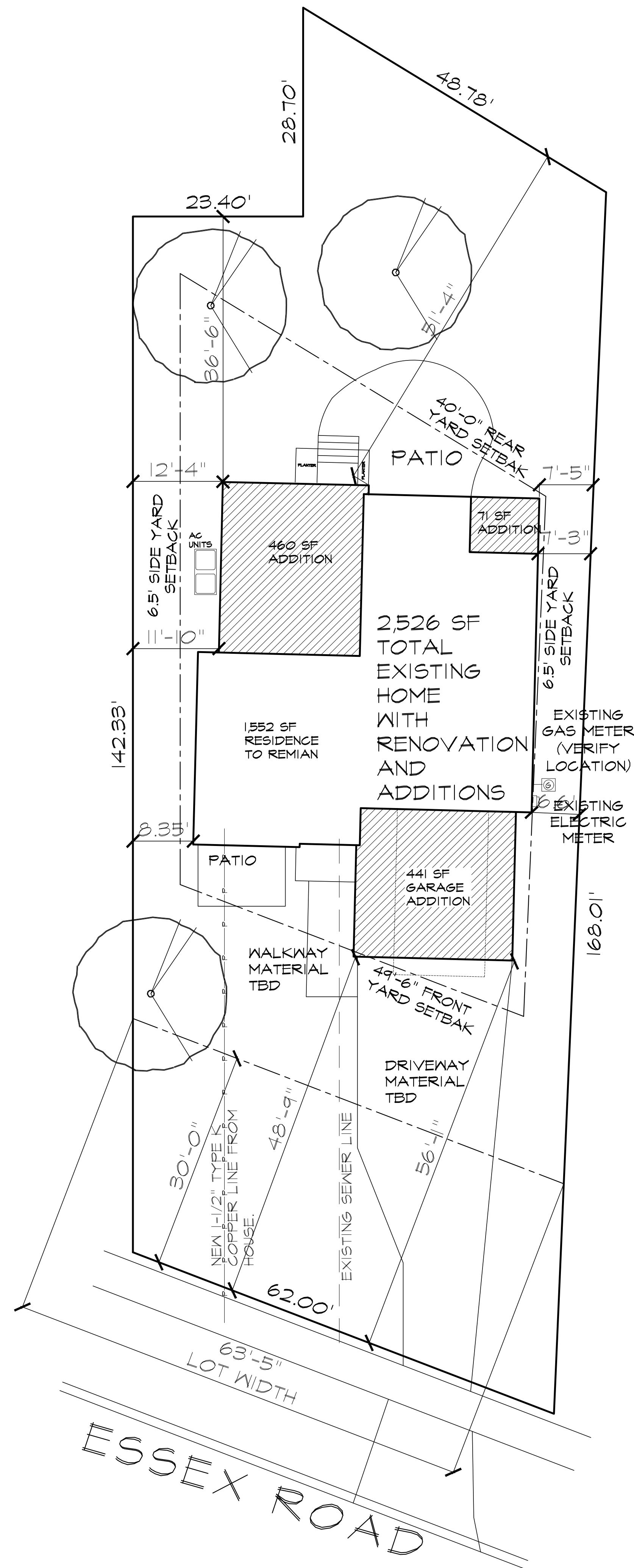
Print Date: 11/14/2024

Notes

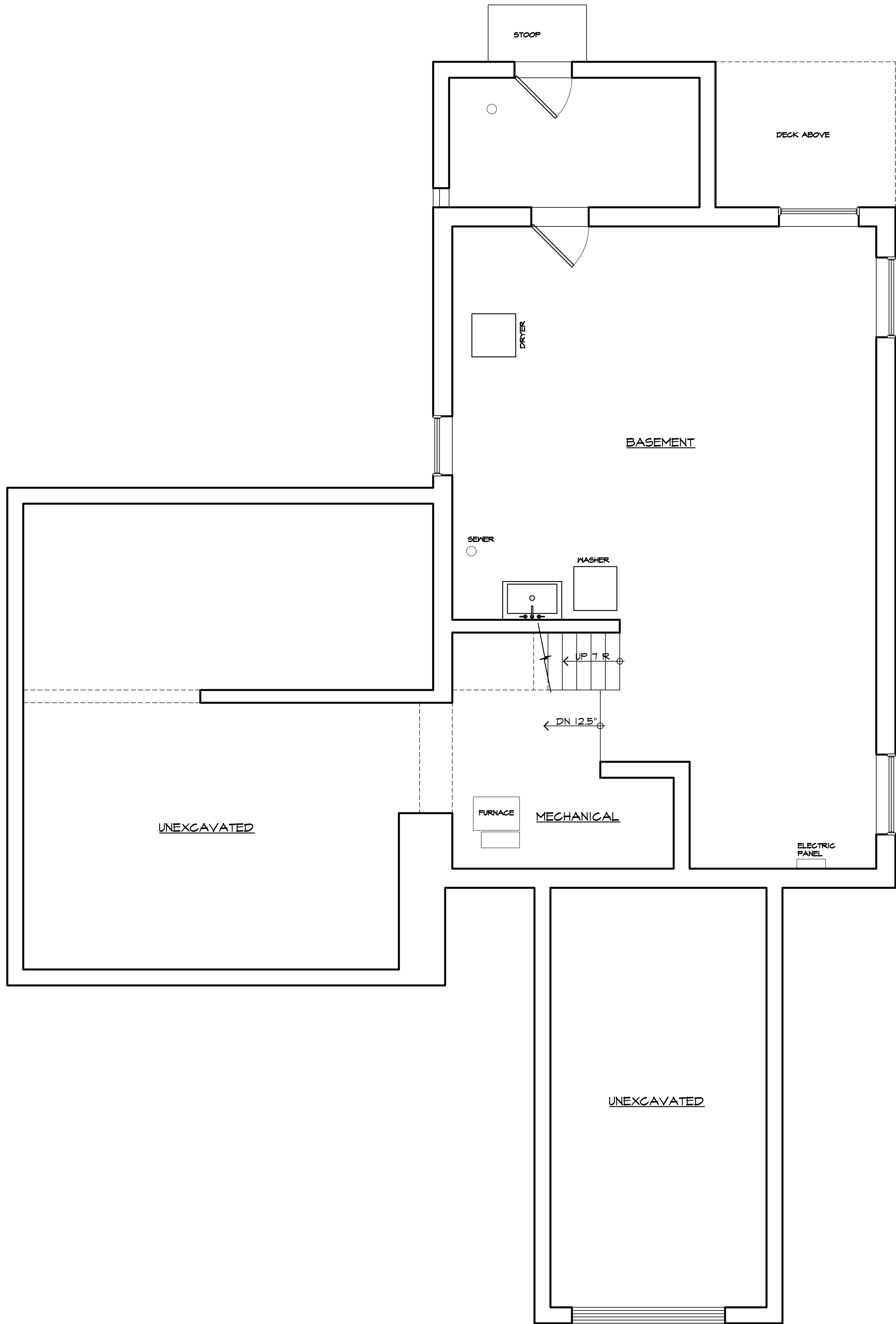
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently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



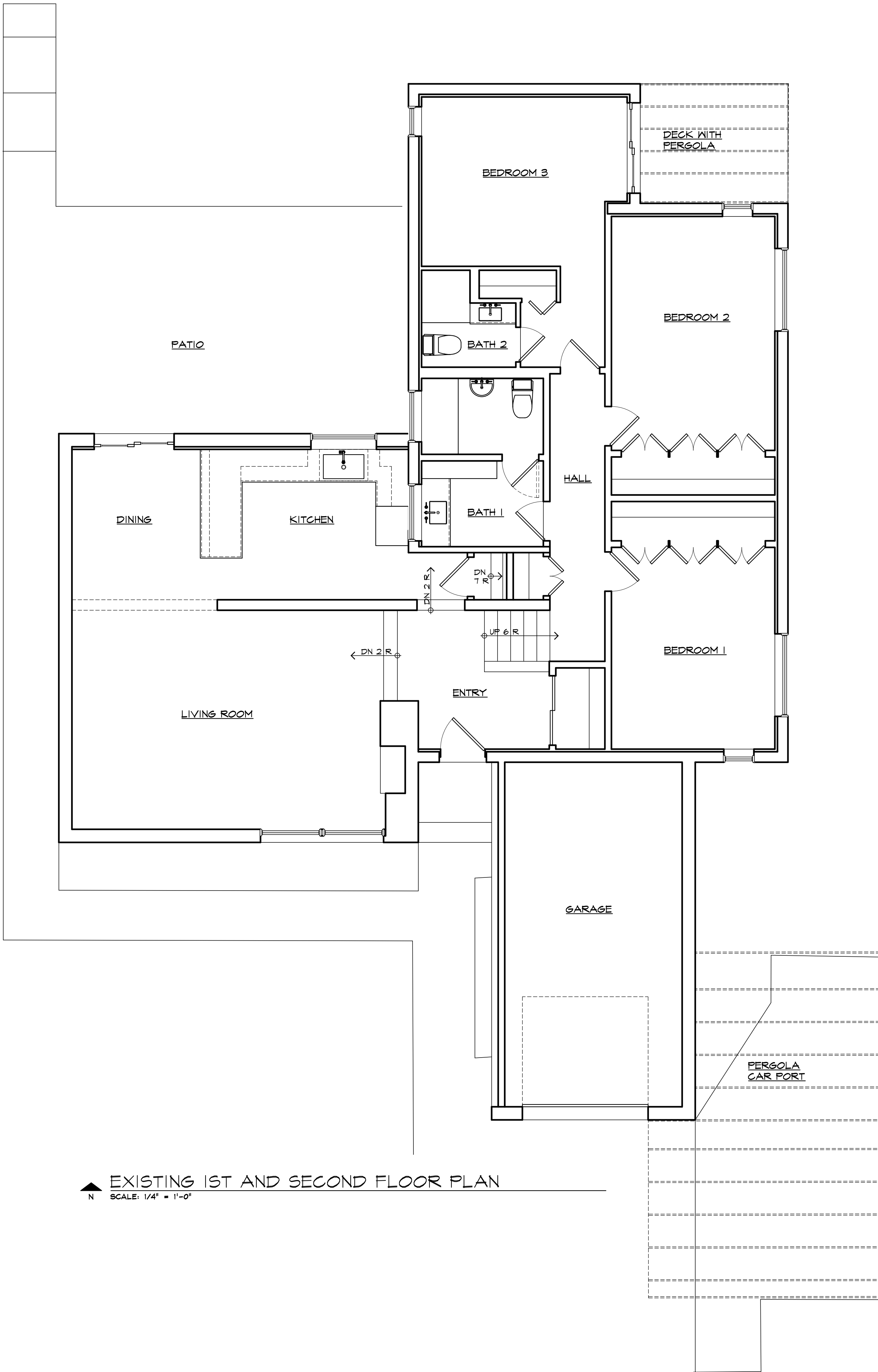
EXISTING SITE PLAN
SCALE: 1" = 10'-0"



SITE PLAN
SCALE: 1" = 10'-0"



EXISTING FOUNDATION/BASEMENT PLAN
N SCALE: 1/4" = 1'-0"



EXISTING 1ST AND SECOND FLOOR PLAN
N SCALE: 1/4" = 1'-0"

PASSIVE RADON
SYSTEM AT SUMPS

PROVIDE A QUANTITY OF (8) #5 REBAR AT CONNECTION OF NEW TO EXISTING STRUCTURE AT BASEMENT. AND A QUANTITY OF (4) AT CRAWL SPACES. (DRILL #5 BARS INTO EXISTING FOUNDATION A MINIMUM OF 6" EPOXY'D INTO HOLES AND THEN GROUTED. REMAINING 18" SHALL PROJECT INTO NEW FOUNDATION. PROVIDE MEMBRANE TO SEAL CONCRETE COLD JOINTS (TYPICAL).

WHERE VERTICALLY REINFORCED WALLS CONTAIN WINDOW OR DOOR OPENINGS THAT PREVENT THE INSTALLATION OF FULLY REGULARLY SPACED FULL HEIGHT BARS, PLACE HALF THE NUMBER OF DISPLACED BARS WITHIN 12 INCHES OF EACH JAMB.

A LADDER IS REQUIRED IF THE WINDOW WELL HAS A DEPTH GREATER THAN 44 INCHES BELOW THE ADJACENT GROUND LEVEL. ALL LADDERS SHALL HAVE AN INSIDE WIDTH IF 12" AND SHALL PROJECT AT LEAST 3" FROM THE WALL AND SHALL BE SPACED NOT MORE THAN 18" ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.

ESCAPE WINDOW WELL SHALL HAVE A HORIZONTAL DIMENSION THAT ALLOWS THE DOOR OR WINDOW OF THE OPENING TO OPEN FULLY. THE HORIZONTAL DIMENSION OF THE WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 4 SQ. FEET. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36" (TYPICAL).

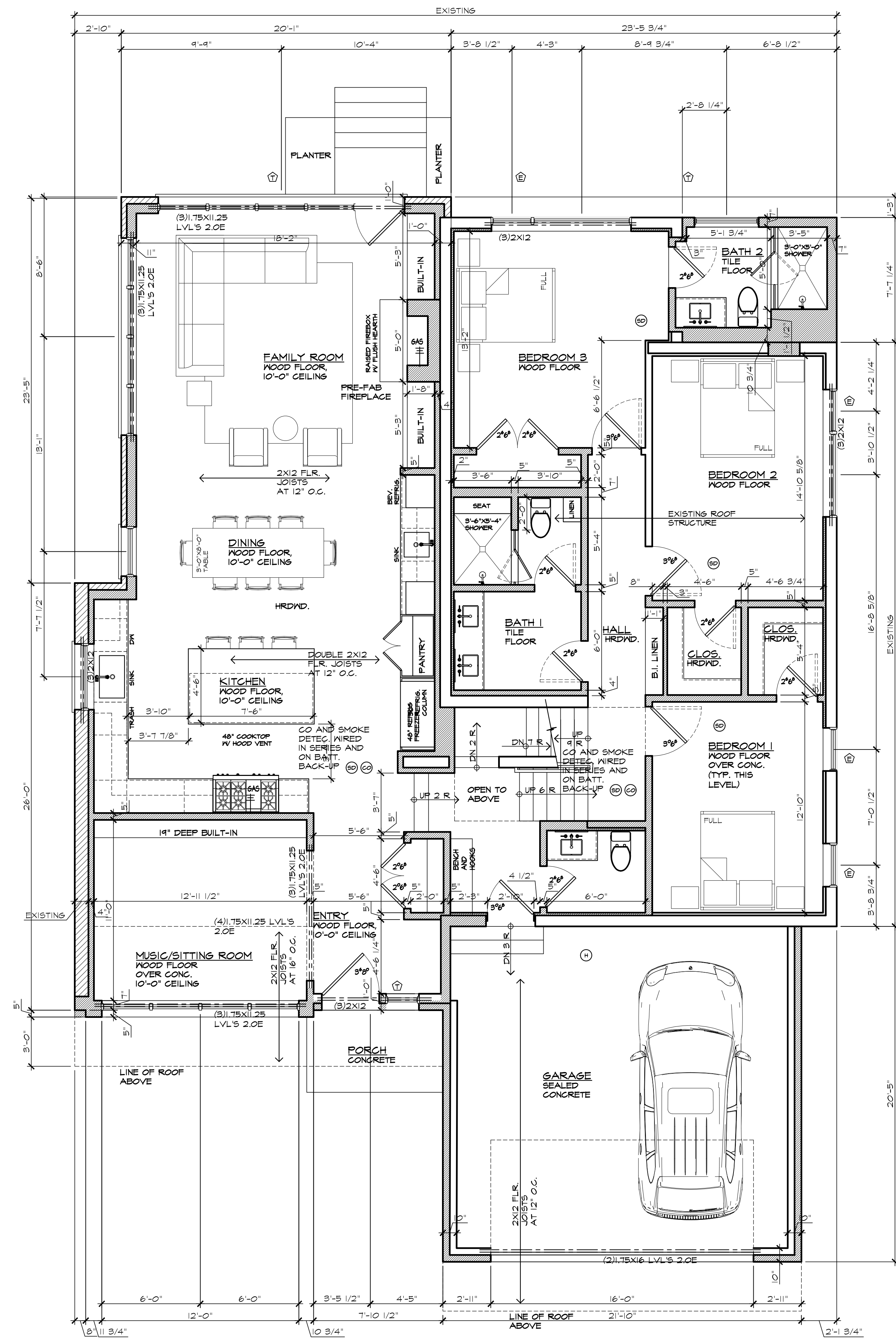
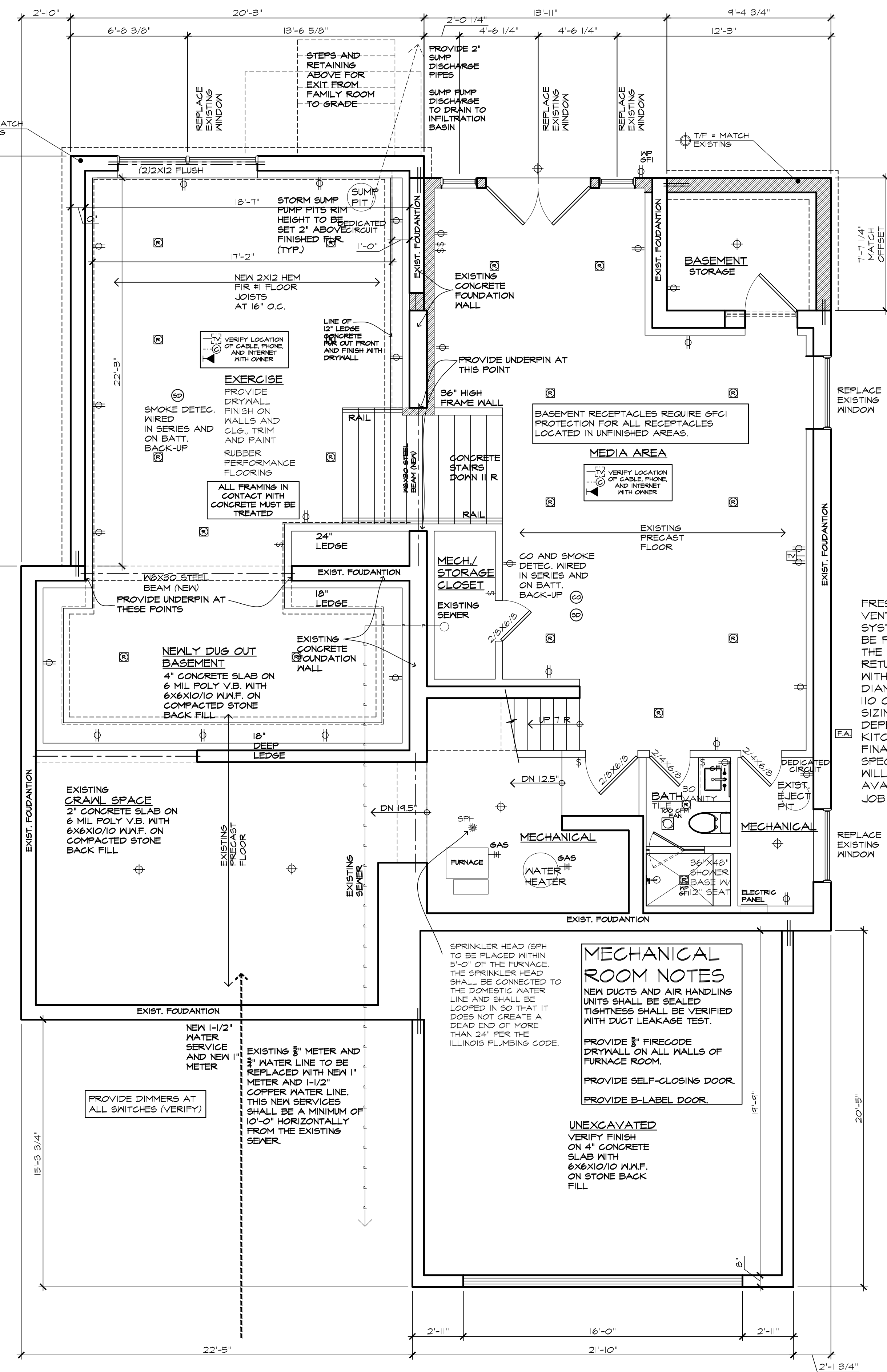
WINDOW WELLS THAT EXTEND MORE THAN 30" BELOW THE ADJACENT GRADE SHALL BE PROVIDED WITH BARS, GRILLES, COVERS, SCREENS OR SIMILAR DEVICES THAT ARE DESIGNED AND LISTED TO RESIST HUMAN IMPACT UNLESS OTHER GUARDS THAT COMPLY WITH SECTION R312 ARE PROVIDED. WINDOW WELL GUARDS ENCLOSING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE MINIMUM OPENING AREA REQUIREMENT AND BE OPERABLE FROM THE INSIDE OF THE WELL WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE OR EFFORT.

CLEAR WORKSPACE IS REQUIRED AT THE ELECTRICAL PANEL AND THE REQUIRED WORKSPACE SHALL NOT BE USED FOR STORAGE. THE CLEAR WORKSPACE MUST BE INDICATED AND SHALL HAVE A MINIMUM WIDTH OF 30", A MINIMUM DEPTH OF 36", AND A MINIMUM HEIGHT OF 6.5'.

PROVIDE COMBUSTION AIR FOR ALL FUEL GAS APPLIANCES FOR THE FURNACE AND WATER HEATER IN COMPLIANCE WITH SECTION 2004 IRC 6240.15. THE INSTALLATION OF A FULL-COVERED DOOR OR TWO AIR TRANSFER GRILLS (MINIMUM 100 SQ. IN. OF FREE AREA EACH AND LOCATED WITHIN 12" OF THE FLOOR AND CEILINGS) ARE CODE COMPLIANT.

THE STRUCTURE AND FOUNDATION OF THE BASEMENT HAVE BEEN REVIEWED AND ARE CAPABLE OF SUPPORTING THE NEW PROPOSED WORK.

ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD SHALL BE REVISED TO COMPLY WITH THE ILLINOIS PLUMBING CODE AND VILLAGE OF WESTERN SPRINGS ORDINANCES.



THE GREEN RESIDENCE
GLEN ELLYN, ILLINOIS

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STUDIO I ARCHITECTS, LTD.

REVISIONS

SHEET NO.

A1.4





PROPOSED EAST ELEVATION

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

PROPOSED NORTH ELEVATION

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

PROPOSED WEST ELEVATION

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

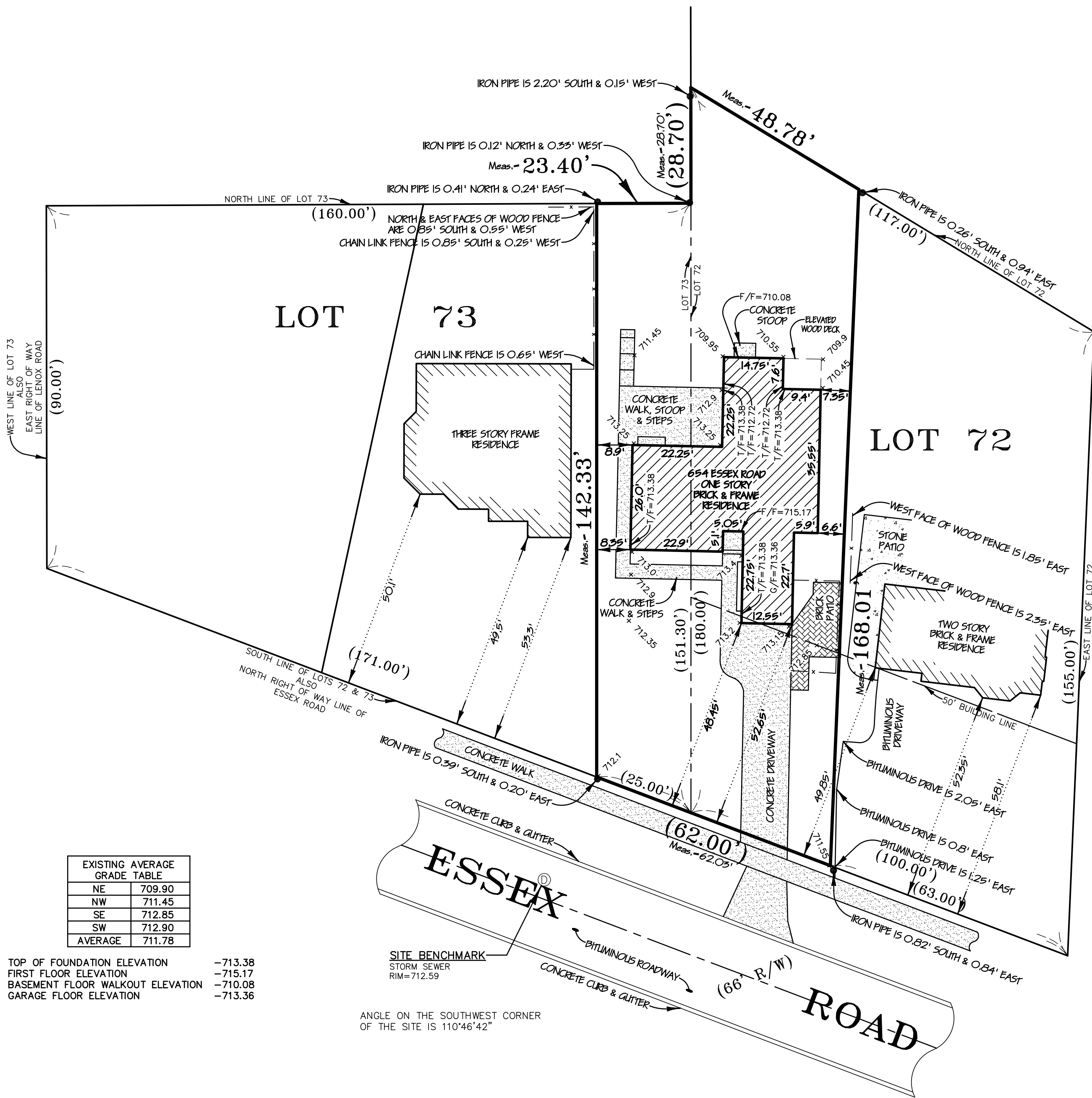
SURVEY LEGEND
○ Monumentation Found
○ Monumentation Set (IRLS 35-2551)
(50') Record Dimension
—X— Fence Line

PLAT OF SURVEY

LOT 72 (EXCEPT THE SOUTHEASTERLY 63 FEET THEREOF) (MEASURED PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 72) AND THAT PART OF LOT 73 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT, 25 FEET WEST OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHERLY ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT TO THE NORTH LINE THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A SUBDIVISION OF LOTS 22 TO 29, INCLUSIVE, AND LOTS 33 TO 68, INCLUSIVE, IN JOHN A. BROWN'S ADDITION TO GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1914 AS DOCUMENT NO. 118383, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE = 10,137 SQ.FT.

CARRADUS



EXISTING AVERAGE GRADE TABLE	
NE	709.90
NW	711.45
SE	712.85
SW	712.90
AVERAGE	711.78

TOP OF FOUNDATION ELEVATION -713.38
FIRST FLOOR ELEVATION -715.17
BASEMENT FLOOR WALKOUT ELEVATION -710.08
GARAGE FLOOR ELEVATION -713.36

SITE BENCHMARK
STORM SEWER
RIM=712.59

ANGLE ON THE SOUTHWEST CORNER
OF THE SITE IS 110°46'42"

ANGLE ON THE SOUTHEAST CORNER
OF THE SITE IS 71°38'25"

SITE BENCHMARK ELEV.= 712.59 (NAVD 88)
RIM OF THE STORM MANHOLE APPROXIMATELY
7' SOUTH OF THE CONCRETE CURB ALONG THE
NORTH EDGE OF ESSEX ROAD APPROXIMATELY
13' WEST OF THE WEST PROPERTY LINE
EXTENDED SOUTH.



STATE OF ILLINOIS) ss
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 7th DAY OF October, A.D. 2024.
BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2024.

NOTES

- All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult local authorities for additional setbacks and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- Dimensions to and along buildings are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

CARRADUS LAND SURVEY, INC.

Residential & Commercial Land Surveying Services
191 S. GARY AVE., SUITE 180, CAROL STREAM ILLINOIS, 60188
(630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM

PREPARED FOR:

BOB GREEN

DRAWN BY:
CMG

DATE OF FIELD WORK:
10/07/24

SCALE: 1"=20'

FLO.BK. - PAGE
457-05

PROJECT NO.
40861

654 Essex Road

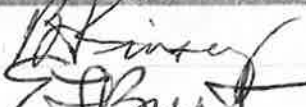
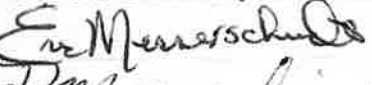
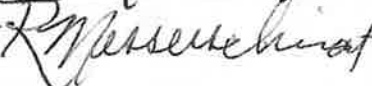
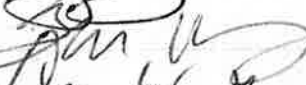
Support Letter for Requested Variances

I / we have reviewed the proposed plans submitted by Bob and Trang Green to the Village of Glen Ellyn on Friday, 10/10/24 regarding the following variance requests for 654 Essex Road.

We understand the following variances are being sought for approval:

- (1) Lot coverage ratio of 24.89% where 20.0% is allowed;
- (2) Max eave height of 24'0" where 22'0" is allowed; and
- (3) Front yard setback of 48'9" vs. 49'5"

Having reviewed the Plans and understanding the requested variances, I / we are in favor of requested variance approvals.

Name (print)	Signature	Address	Date
Brad Kinsey		668 Essex, G/E	10/12/24
Emily Burt		706 Lenox G/E	10/12/24
ERIC MESSERSCHMIDT		702 Lenox G/E	10/12/24
Rebecca Messerschmidt		702 Lenox G/E	10/12/24
GREG MORRISSEY		698 Lenox G/E	10/12/24
Ben Morrissey		650 Essex Rd	10/26/24
Coast Turner		658 Essex Rd	10/26/24
Hamed Farrell Turner		658 Essex Rd	10-26-24