



Agenda
Village of Glen Ellyn
Zoning Board of Appeals Meeting
Tuesday, April 14, 2026
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. Approval of the Minutes**
 - 1) Review and Approval of the March 10, 2026, Zoning Board of Appeals Meeting Minutes.
- D. New Business**
 - 1) Public Hearing - 718 N. Main Street
- 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 4/14/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-267)

DOC ID: 2026-267

Review and Approval of the March 10, 2026, Zoning Board of Appeals Meeting Minutes.

Statement of the Issue:

Review and Approval of the March 10, 2026, Zoning Board of Appeals Meeting Minutes.

Analysis:

Review and Approval of the March 10, 2026, Zoning Board of Appeals Meeting Minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the March 10, 2026, Zoning Board of Appeals Meeting Minutes.

Attachments:

1. Draft March 10, 2026 ZBA Minutes

DRAFT MINUTES
Glen Ellyn Zoning Board of Appeals Meeting
Tuesday, March 10, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Roll was called.

Present: Board Members, Matthew Jones, Todd Buckton, Christine McKnight, Noureen Lakhani, Peter Kelly, and Craig Pavlich

Absent: Chairman Chip Miller

Also in attendance: Daniel Harper, Planning Manager; Robert Duncan, Village Trustee and Adriana Ohl Zamora, Recording Secretary.

Member Buckton nominated Member Jones for the role of acting chairperson for the night; motion was seconded by Member Kelly. Motion to approve Member Jones as acting Chairperson for the meeting passed by voice vote.

Acting Chairperson Jones called the meeting to order at 7:00 PM. Acting Chairperson Jones explained the advisory nature of the Zoning Board of Appeals (ZBA) and its process for deliberation and recommendation. He described the Public Hearing protocols and announced that the meeting was being recorded.

B. Public Comment (non-agenda items)

None

C. Approval of January 13, 2026 Meeting Minutes

Motion to Approve January 13, 2026, minutes by Member Kelly, Member Buckton seconded the motion and the motion passed by voice vote.

Member Buckton moved to re-open the Public Hearing on 485 St. Charles Road, Member Kelly seconded the motion and the motion passed by voice vote.

D. New Business

1. Public Hearing-485 St. Charles Rd.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the following variation request for 485 St. Charles Rd.

Daniel introduced the zoning variation to the Board Members as follows:

Juan Rivera, the petitioner and owner of the property at 485 St. Charles Road, has applied for a zoning variation to accommodate a proposed detached garage that would be nine hundred (900) square feet in lieu of the maximum allowed six hundred and sixty (660) square feet for detached garages. Petitioner requests approval for the following Zoning Code variation: Section 10-5-5-B(4) (15) to allow a nine hundred (900) square foot detached garage in lieu of the maximum allowed six hundred and sixty (660) square feet for detached garages.

Property is zoned R2 Residential District and improved with existing two-story single-family home. Home was zoned upon annexation to the Village in 1992.

The proposed garage would meet all other zoning requirements regarding height, setbacks and yard and lot coverage. The proposed height of the garage is seventeen feet and ten inches (17'-10"). The maximum allowed garage height for properties between 66' in width and 90' in width is twenty-two feet (22'-0"). The proposed garage is setback nineteen feet and seven inches (19'-7") from the side property line and ten feet and four inches (10'-4") from the rear property line. The proposed total lot coverage on the property is 18.62% and the proposed garage occupies 19% of the required rear yard area. Due to the scale of the proposed garage, the building permit would require a Site Development Grading plan and a drywell would likely be needed to offset stormwater requirements.

View of garage was shown to all present Members, including the aerial map and zoning map.

Member Questions:

Member Jones asked about the sewer and annexation, and Member Pavlich asked for current garage footprint.

Daniel responded by confirming the following:

- Annexation was part of 1982 highland annexation; he reported that he did not know if the properties in Village paying unincorporated sewer rate.
- Current Garage is 440 square feet.

Sworn in, Petitioner Juan Rivera

Petitioner stated that his existing garage is falling apart and is dangerous and close to neighbor's property. He wants to build new materials and within code to store 3 vehicles which includes a work truck.

The existing garage is non-conforming, I want to build a garage that is conforming, all vehicles will be in garage.

Members asked about petitioners work truck and they stated that it is not permitted by Glen Ellyn to have it parked on street; they asked about the size and inventory of truck as it relates to where it is stored.

Petitioner stated that his truck is 16ft box, cannot fit in regular garage. His business is not 24hr service, he reports that his inventory is not all stored in truck, he has a storage for his inventory.

He added that storage cannot be provided in home as it is about an 800 sq feet home.

Member Pavlich asked if you were to build allowed garage how does that limit you?

Petitioner Rivera stated that he can only park one car and I have two children, that is a lot of bikes and toys.

Member McKnight moved to close the public hearing, Member Kelly seconded the motion, motion passed by unanimous vote.

Deliberation

Member Jones- I grew up in that area, working class area of Glen Ellyn, in my tenure we have never denied a garage. Neighbors can park commercial vehicles in streets that belongs to county, sidewalk will never go anywhere, looking at Stacy Woods on Geneva they take care of parkway, on St. Charles they do not. This part of Glen Ellyn is unique and different. Section is forgotten by County, Milton Township and the Village. Sewer line has been offered to Village from County but Village has not taken over and these residents have been paying higher rates due to this, they have no street signs, street lights, and they are paying Glen Ellyn taxes but they are not reaping any benefits. In this neighborhood there are roughly nine houses. Members listed the various homes in the area with the different garage sizes that each home has. Five Corners just granted the Historical Society the ability to keep a garage without a principal structure. Exceptions for garages in that neighborhood. Parents and neighbors are in favor of the garage. People in that area do not move, they said "give the guy the garage". For that reason, I am in favor and will be voting yes

Member Buckton- what is salience of sewer, what does it have to do with garage? Garage is definitely falling down. 660 sq feet is the code in the Village, but I cannot vote for this.

Member Jones- The property was forced to incorporate into Village, if he was in county, he would be getting garage.

Member Kelly- he is incorporated in Glen Ellyn, forced annexation- hands are tied to no action of his own, forced annexation makes things tough, hardships can't drive from issues not tied to topography of land.

Member Jones- we have used lot shape as a condition in the past.

Member Kelly- that is not the case here. Shape of lot has no bearing of request for variance.

Member Pavlich- when was the property purchased? House purchased subject to rules of Glen Ellyn. We have approved garages to the limit of 660 sq feet. I am supportive, but I don't think I have seen a hardship that makes me think we need to grant a variance.

Petitioner Juan- state that the home was purchased in 2014.

Member McKnight- I struggle to see and meet the zoning code and would be inclined to vote to recommend denial.

Member Lakhani- looking at code, it's a bit of struggle to figure out why we would approve this. I am not in support of this either.

Member Jones- asked Mr. Harper what can be done in this situation to assist petitioners.

Daniel Harper, stated that petitioner can attach an attached garage which is air conditioned and would be allowed to build a garage this size, would be a side load garage.

Member Jones- building on east side, would he need a variance?

Mr. Harper- He would not be expanding an existing nonconforming condition; I don't think it would require a variation.

Member Pavlich- stated that petitioner could propose alternative designs that do work with zoning code, that shows an effort.

Mr. Harper stated that existing nonconforming dwelling can do a class one or class two addition; there is a way as an attached addition to the home. Maximum garage area, you get 150 square feet bonus for shed plus one more accessory structure, 1,000 square feet total.

Findings of Fact; Property was forced into annexation in 1992, home purchased in 2014 after annexation. We heard from Chairman Jones, only variation requested was for sq footage of garage.

Member McKnight recommended denial based on findings of facts, Member Kelly seconded the motion; motion passed by voice vote (5) yes 1(no)

E. Other Business

None

F. Chairperson's Statement

None

G. Trustee Liaison Report- Robert Duncan

Getting done with strategic planning, E-bike ordinance, banning any use on sidewalk and under the age of 16. Scooters are separate. Scooters not allowed on sidewalks, not allowed under 18 years of age.

H. Staff Report

Planning Manager Daniel Harper- Stated the following:

1. 445 Stagecoach Run- submitted for building permit.
2. 654 Duane St have submitted for building permit.
3. 189 East Rd. not seen application, Village did approve.
4. 466 Sunset Court- approved by Village board.
5. 863 Highview- withdrew application, reduced size of sun porch.

Hosting small group sessions for Zoning group rewrite project, have invited professional architects and designers, public input processes in Spring and Summer. Started with Zoning Code analyses.

Historic grant project going very well, two grant applications- March 19, HBC speaking of Metra Station commemorative plaquing.

Application for Glow Salon, looking to move locations. Primarily a wedding and special event boutique.

Preapplication with Plan Commission for Dutch Bros. Drive thru Coffee at side of Danby Station, have received first full package which is in review, maybe be seeing in May.

I. Adjournment

Member Kelly made a motion to adjourn the meeting. Member Buckton seconded the motion and the motion passed by voice vote at 8:10 PM

Respectfully submitted,
Adriana Ohl-Zamora



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

Meeting 4/14/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-266)**

DOC ID: 2026-266

Public Hearing - 718 N. Main Street

Statement of the Issue:

Beth and Thomas Coronelli, the petitioners and owners of the property at 718 N. Main Street, have applied for two zoning variations to accommodate a proposed detached garage that would be nine hundred and forty six (946) square feet in lieu of the maximum allowed six hundred and sixty (660) square feet for detached garages and have a maximum parapet height of twenty feet and nine inches (20'-9") in lieu of the maximum allowed parapet height of twelve feet (12'-0") for detached garages.

Analysis:

REQUEST: The petitioners request approval of the following variation from the Glen Ellyn Zoning Code:

1. Section 10-4-8(F) to allow a maximum parapet height of twenty feet and nine inches (20'-9") in lieu of the maximum allowed parapet height of twelve feet (12'-0") for detached garages.
2. Section 10-5-5(B)(4) to allow a maximum detached garage area of nine hundred and forty-six square feet (946) in lieu of the maximum allowed area for detached garages of six hundred and sixty (660) square feet.

ZONING/USE: The subject property is zoned R2 Residential District and improved with an existing two-story single-family home.

PUBLIC NOTICE: Notice of the public hearing was published in the March 27, 2026, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: The property is zoned R2 Residential District.

PERMIT HISTORY:

Year	Permit No.	Type
2022	20221103	Addition and Interior Remodel
2021	20211921	New Water Service Connection

1992	B12985	Rear Deck and Gazebo
1962	8723	Addition
1942	718	Detached Garage

ANALYSIS: In order to proceed with the project as proposed, the petitioner will need to be granted the following variation from the Zoning Code:

1. Section 10-4-8(F) to allow a maximum parapet height of twenty feet and nine inches (20'-9") in lieu of the maximum allowed parapet height of twelve feet (12'-0") for detached garages.
2. Section 10-5-5(B)(4) to allow a maximum detached garage area of nine hundred and forty-six square feet (946) in lieu of the maximum allowed area for detached garages of six hundred and sixty (660) square feet.

The applicants are proposing an approximately nine hundred and forty-six (946) square foot detached garage in the rear yard of the residential property. The proposed garage is a tandem design and would be twenty-two feet (22'-0") by twenty-five feet (25'-0") in dimension with a tandem extension in the rear that is twenty-two feet (22'-0) by eighteen feet (18'-0"). The proposed garage would be located further behind the home than the existing detached garage and would be located approximately one-hundred and sixty-four feet and three inches (164'-3") from the front property line.

The applicants are also proposing a maximum parapet height of twenty feet and nine inches (20'-9") in lieu of the maximum allowed parapet height of twelve feet (12'-0") for detached garages to accommodate a flat roof design above the tandem structure to be utilized as an outdoor amenity.

The proposed garage would meet all other zoning requirements regarding setbacks and yard and lot coverage. The proposed garage is setback six feet and five inches (6'-5") from the side property line and sixty-six feet and four inches (66'-4") from the rear property line. The proposed total lot coverage on the 32,839 square foot property is approximately 17.4% and the proposed garage is not located in the required rear yard area.

Due to the scale of the proposed garage, the building permit would require a Site Development Grading plan and a drywell would likely be needed to offset stormwater requirements.

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. Application - Zoning Variation
2. Aerial Map
3. Zoning Map
4. Plat of Survey
5. Site Plan and Elevation Plan



VILLAGE OF GLEN ELLYN

Zoning Variation Application Packet

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

APPLICATION FOR ZONING VARIATION

Date Filed: 3/13/2026

Application No: 2026-0010

Name of Applicant: Elizabeth Coronelli

Address of Applicant: 718 N Main Street Glen Ellyn, IL 60137

Phone: (630) 726-2626

Email: beth@coronelliadvisors.com

Property Interest of Applicant: Owner

Name of Owner: Thomas & Eliza Coronelli

Address of Owner: 718 N Main St Glen Ellyn, IL 60137

Type	Name	Address	Phone	Email
Petitioner	Elizabeth Coronelli	718 N Main Street Glen Ellyn, IL 60137		
Web Administrator	Elizabeth Coronelli	718 N Main Street Glen Ellyn, IL 60137		
Parcel Owner	Thomas & Eliza Coronelli	718 N Main St Glen Ellyn, IL 60137		

Property Address: 718 N Main St

Project Name: Web Project

Project Description: The project consists of removing the existing garage structure and constructing a new detached garage. The new garage is designed to better match the architectural character of the home and improve the overall aesthetics of the property and surrounding neighborhood.

Legal Description of Property:

718 North Main Street in Glen Ellyn, IL 60137, is a residential property situated in Milton Township, featuring a 128' x 260' lot (approximately 0.50–0.99 acres) with a 2-story, detached single-family home built in 1910. It is located in DuPage County and features municipal water and sewer services.

Legal 1: GL ELLYN ADD

Legal 2: PROSPECT PK Lot: 002 Blk:020

Zoning: R2, Single Family Residential District
Lot Dimensions: 125 x 277.1 x 128.7 x 248.4
Lot Area: 33330
: 05111100160000

Present Use:

Residential

Estimated Date to Begin New Use/Construction: 4/15/2026

Narrative Statement:

We are requesting a variance of 10-4-8(F), maximum detached garage eave, parapet or low sloped roof height. We are requesting parapet heights of 15'-0" and 20'-9" in the rear of the garage. We are requesting a variance of 10-5-4 Table 10-5-5(B), garage detached maximum area. We are requesting a total area of 946 SF for a detached garage.

EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

Due to the location of the back and two side doors, we are not able to attach the garage to the house. We are requesting a variance, allowing a larger detached garage, to improve the aesthetics of the property and neighborhood and to accommodate our vehicles, while still remaining well under the maximum lot coverage.

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

The existing garage is beyond repair and in need of replacement to support reasonable return.

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 addition of the new garage will enhance the character of the property and adjacent properties. The current garage is not attractive and takes away from the character of the area. In our overall renovation, we have worked hard to preserve elements (i.e. original architectural features preserved) and character from the existing 1910 home. The garage design and placement supports this effort, and the goal is to improve the aesthetics of the property and neighborhood. We are also committed to preserving a 100+ year old tree.

4. 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 existing curb cut access to the property is on the north side of the site. The existing entrance to the basement and first floor of the home is also on the north side. An attached garage is not possible with the existing conditions. Also, a detached garage and the placement further back on the property supports the aesthetics from the street view and for the neighbors (not directly outside their windows).

5. 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 existing home was built in 1910 prior to the current zoning code and standards.

6. 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:

This is our “labor of love” home remodel and the building of the garage is to support that and is designed to fit the needs of our family vs. making money on the property. We don't have plans to sell. A variance on the detached garage height and area would allow proper storage of the family's vehicles (which include a van).

7. 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 (the location of the existing basement stairs) existed before the homeowners purchased the property.

8. 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 granting of the variation will not be detrimental as the structure will be set back on the property, not affecting others, and replacing the current garage will be an asset to the aesthetics. The new one will look so much better and will be consistent with the character of the home. If the variance is approved, the lot coverage will only be 13%.

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

It is set back from other structures and will be on it's own, so will not impair the supply of light - see provided drawings. Removing the current structure/new placement improves the neighbor's view/access to light.

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

It will be a detached structure and will be designed and built in line with all codes to ensure safety and no danger to the property or adjacent properties.

11. Provide evidence that the proposed variation will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

12. This will be designed and built within all codes to support the welfare of the inhabitants of the Village.

13. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

It will support property values, as it will add to the character of the neighborhood, replacing a current structure that is not as attractive. We are investing a substantial amount to ensure the design, landscaping and hardscape (driveway included) strengthens the value of the neighborhood and supports the character of the Village. We are also committed to preserving a 100+ year old tree.

14. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highways.

It is set back on the property, so it will not impact traffic.

15. Provide evidence that the proposed variation will not: Create a nuisance.

Aesthetically it will look better than the current structure and won't impact others given the placement on the lot.

16. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

No increase in public expenditure.

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

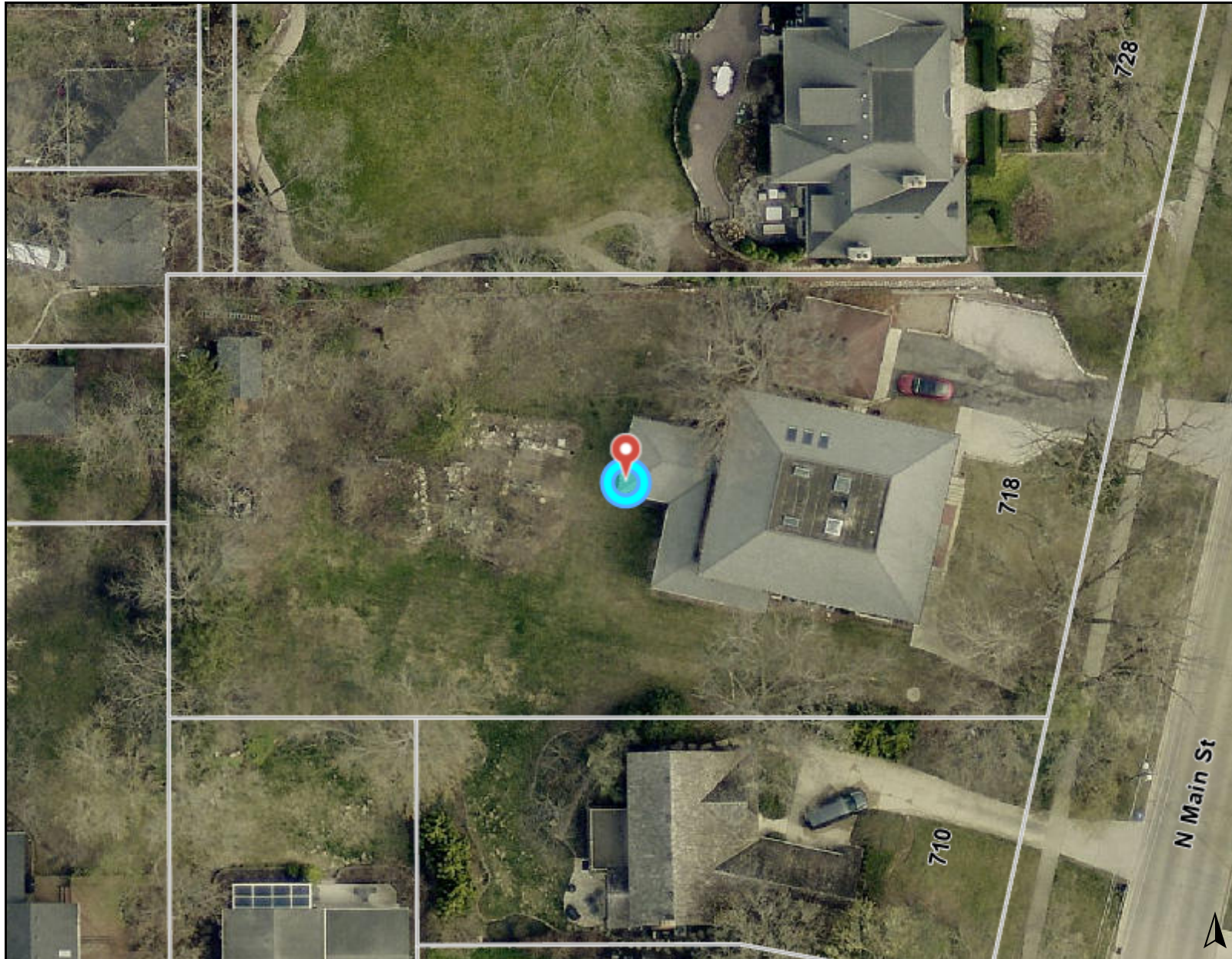
We have spent a significant amount of time working with our architect on the design and have come to the current design for reasonable use. This design also provides for ability for future handicap accommodation (i.e. ramps, handicap van access etc.) to support plan to age in place.

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

Thank you for considering our application. In the reconstruction of our home, we have worked hard to maintain the character of this 1910 property, including preserving existing historic features and the stately trees. Our goal has been to ensure that the home remains a beautiful addition to the neighborhood and the Village. We plan to take the same thoughtful approach as we build the new garage, driveway, and supporting hardscape.

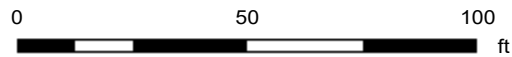
It is time for the existing garage to be retired and replaced with a structure that better matches the style and needs of the updated home and is more aesthetically pleasing for our neighbors. We have worked closely with our architect to incorporate a consistent and cohesive design. The proposed garage includes aesthetically appropriate features and supports our long-term goal of aging in place, as we intend for this to be our forever home.

The new garage is designed to accommodate our existing vehicles, while complementing the architectural character of the home. Thank you for your consideration.



Legend

Notes



Print Date: 4/6/2026

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

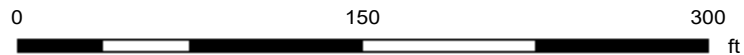


Legend

Zoning and Development

Zoning

 R2: Single Family Residential District



Print Date: 4/6/2026

Notes

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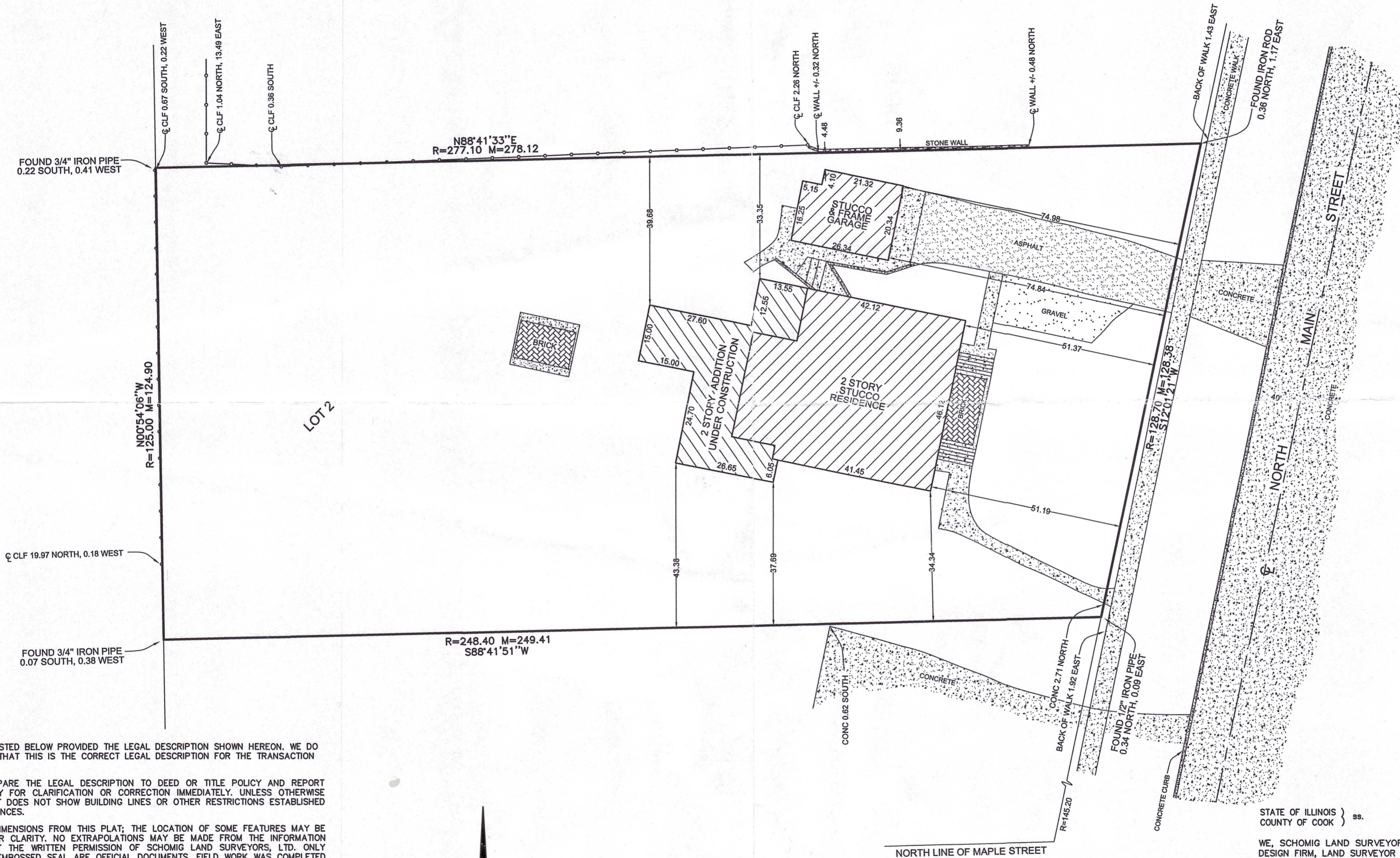
• BOUNDARY • TOPOGRAPHICAL • SUBDIVISIONS • ALTA/ACSM • CONDOMINIUMS • SITE PLANS • CONSTRUCTION • FEMA CERTIFICATES •

SCHOMIG LAND SURVEYORS, LTD. Plat of Survey

909 EAST 31ST STREET
LA GRANGE PARK, ILLINOIS 60526
SCHOMIG-SURVEY@SBCGLOBAL.NET
WWW.LAND-SURVEY-NOW.COM
PHONE: 708-352-1452
FAX: 708-352-1454

LOT 2 IN BLOCK 20 IN GLEN ELLYN ADDITION TO PROSPECT PARK, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1890 AS DOCUMENT 42867, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 718 NORTH MAIN STREET, GLEN ELLYN.



THE CUSTOMER LISTED BELOW PROVIDED THE LEGAL DESCRIPTION SHOWN HEREON. WE DO NOT GUARANTEE THAT THIS IS THE CORRECT LEGAL DESCRIPTION FOR THE TRANSACTION INTENDED.

IMPORTANT: COMPARE THE LEGAL DESCRIPTION TO DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY FOR CLARIFICATION OR CORRECTION IMMEDIATELY. UNLESS OTHERWISE NOTED, THIS PLAT DOES NOT SHOW BUILDING LINES OR OTHER RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES.

DO NOT SCALE DIMENSIONS FROM THIS PLAT; THE LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN WITH OUT THE WRITTEN PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. ONLY PLATS WITH AN EMBOSSED SEAL ARE OFFICIAL DOCUMENTS. FIELD WORK WAS COMPLETED PER SURVEY DATE LISTED BELOW. © COPYRIGHT, ALL RIGHTS RESERVED.

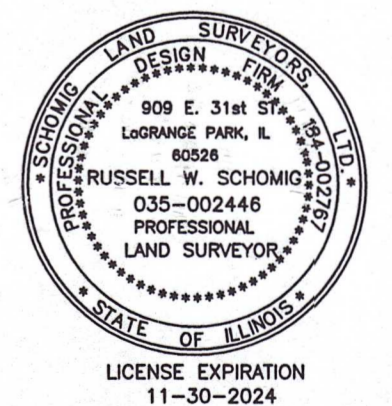
SURVEY DATE: MAY 10TH, 2022.
BUILDING LOCATED: MAY 10TH, 2022.
SPOT FOUNDATION: MAY 17TH, 2023.
ORDERED BY: TOM CORONELLI
PLAT NUMBER: 210924-2 & H26-125

FILE: 182325.CRD
SCALE: 1" = 20'



LEGEND
M. = MEASURED DIMENSION
R. = RECORDED DIMENSION
CLF = CENTER LINE
C.L.F. = CHAIN LINK FENCE

RECEIVED
JUL 05 2023
VILLAGE OF GLEN ELLYN



STATE OF ILLINOIS } ss.
COUNTY OF COOK }
LOT AREA: 32,946 Sq. Ft.

WE, SCHOMIG LAND SURVEYORS, LTD. AS AN ILLINOIS PROFESSIONAL DESIGN FIRM, LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION AFFIXED TO THIS PLAT.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS. THE BASIS OF BEARINGS, IF SHOWN AND UNLESS OTHERWISE NOTED, ARE ASSUMED, AND SHOWN TO INDICATE ANGULAR RELATIONSHIP OF LOT LINES.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BY: Russell W. Schomig
PROFESSIONAL ILLINOIS LAND SURVEYOR LICENSE # 035-002446

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ADPTOD BUILDING CODES & REGULATIONS

- ICC 2018 INTERNATIONAL BUILDING CODE
ICC 2018 INTERNATIONAL RESIDENTIAL CODE
ICC 2018 INTERNATIONAL FIRE CODE
ICC 2018 INTERNATIONAL MECHANICAL CODE
ICC 2018 INTERNATIONAL FUEL GAS CODE
NATIONAL ELECTRICAL CODE, NFPA 70-2017
DURAGE COUNTY COUNTRHWIDE STORMWATER FLOORPLAN ORDINANCE, 2019
ILLINOIS STATE PLUMBING CODE, 2014

OTHER APPLICABLE REGULATIONS & ORDINANCES

- VILLAGE CODE - TITLE 2, CHAPTER 8 - APPEARANCE GUIDELINES ORDINANCE 0506VC
VILLAGE CODE - TITLE 4, CHAPTER 1 - CONTRACTOR REGISTRATION REQUIREMENTS
VILLAGE CODE - TITLE 4, CHAPTER 5 - SIGN CODE
VILLAGE CODE - TITLE 4, CHAPTER 7 - STORMWATER AND FLOORPLAN REGULATIONS
VILLAGE CODE - TITLE 4, CHAPTER 8 - TREE PRESERVATION REGULATIONS
VILLAGE CODE - TITLE 7, CHAPTER 9 - SEWER USE REGULATIONS
VILLAGE CODE - TITLE 7, CHAPTER 10 - WATER SYSTEM REGULATIONS
VILLAGE CODE - TITLE 8, CHAPTER 1 - STREETS AND SIDEWALKS
VILLAGE CODE - TITLE 8, CHAPTER 4 - FORESTRY MANAGEMENT
VILLAGE CODE - TITLE 8, CHAPTER 4 - PUBLIC UTILITY CONSTRUCTION REGULATIONS
VILLAGE CODE - TITLE 10, CHAPTER 1 - ZONING CODE
VILLAGE CODE - TITLE 10, CHAPTER 2 - SUBDIVISIONS REGULATIONS
VILLAGE CODE - TITLE 10, CHAPTER 4 - ANNEXATION REGULATIONS
DURAGE COUNTY FOOD SERVICE DESIGN CONSTRUCTION MANUAL
DURAGE COUNTY PRIVATE WATER SUPPLY ORDINANCE
DURAGE COUNTY PRIVATE SEWERAGE DISPOSAL ORDINANCE
ILLINOIS ACCESSIBILITY CODE, 2018
ILLINOIS ENERGY CONSERVATION CODE (IECC) 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
ILLINOIS UTILITY LOCATION ACT 200 ILCS 90 (ULU)
ILLINOIS ASHRAE ENERGY STANDARD 90.1-2013
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY ASBESTOS ABATEMENT
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY RADON RESISTANT CONSTRUCTION ACT
ILLINOIS STATE FIRE MARSHALL BOLLER REGULATIONS
ILLINOIS STATE FIRE MARSHALL UNDERGROUND STORAGE TANK REGULATIONS
ILLINOIS STATE FIRE MARSHALL ELEVATOR REGULATIONS
USPBA, RENOVATION, REPAIR AND PAINTING PROGRAM RULE (LEAD)
APPLICABLE REGULATIONS OF OTHER STATE AND LOCAL AGENCIES AND PUBLIC UTILITY SERVICE PROVIDERS.

DRAWING LIST
A0-0 PROJECT INFORMATION, SITE PLAN
A1-0 FLOOR PLANS
A2-0 ELEVATIONS / SECTIONS
E1-0 ELECTRICAL

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES.

JULIA SMITH ARCHITECTURE INTERIORS
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DATE: 01.08.2026
ISSUED FOR: VARIANCE

Table with 2 columns: DATE, ISSUED FOR. Row 1: 01.08.2026, VARIANCE.

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718 NORTH MAIN STREET
GLEN ELLYN, IL 60137

S I T E P L A N

A0-0

THE CORONELLI RESIDENCE
718 N. MAIN STREET, GLEN ELLYN, IL 60137

GENERAL NOTES

PLUMBING

- 1. LICENSED PLUMBING CONTRACTOR TO DESIGN AND INSTALL PLUMBING SYSTEMS PER APPLICABLE CODE. PROVIDE K COPPER FOR UNDERGROUND SUPPLY. TYPE L COPPER FOR ABOVE GROUND SUPPLY AND SCHEDULE 40 PIPE WASTE AND VENT PIPING AT REQUIRED SIZE. SOLDER SHALL BE LEAD-FREE. WATER METER (1" MINIMUM SERVICE PER MUNICIPALITY) SHALL BE IN AN ACCESSIBLE LOCATION. A STACK TEST SHALL BE DONE ON THE WASTE AND VENT SYSTEM AND A 7.6L AIR TEST SHALL BE DONE ON THE SUPPLY FOR ROUGH INSPECTION. VERIFY WATER, SEWER, AND GAS SERVICE AND SLUMP DISCHARGE LOCATIONS WITH UTILITY / MUNICIPALITY AND CIVIL ENGINEER DRAWINGS. PROVIDE MINIMUM 10' HORIZONTAL OR 18" VERTICAL SEPARATION (OR PER LOCAL REQUIREMENTS) BETWEEN WATER AND SEWER SERVICE. ELECTRICIAN TO PROVIDE 2" CONDUIT FROM THE WATER HEATER LOCATION PRESCRIBED BY THE MUNICIPALITY WITH 3 CONDUCTOR, 18 GAUGE COPPER LOW-VOLTAGE WIRING. MUNICIPAL WATER DEPARTMENT SHALL MAKE FINAL CONNECTIONS. PROVIDE SHUT OFF VALVES AT BOTH SIDES OF THE METER AND AT ALL FIXTURES. CLEAN-OUTS SHALL BE INSTALLED AT THE SEWER SERVICE ENTRY AND WHEREVER SEWER BRANCH LINES MAKE A 90 DEGREE TURN. PROVIDE MINIMUM 1/2" AIR GAP AT ALL FIXTURES. PROVIDE MINIMUM R-3 PIPE INSULATION HOT WATER PIPES. SHOWER HEAD HEIGHT SHALL BE 82" A.F.F. UNLESS OTHERWISE NOTED. WATER TEMPERATURE SHALL BE REGULATED AT FIXTURES TO BE NON-SCALDING 110 DEGREES MAX. LAUNDRY AND WATER HEATER EQUIPMENT LOCATIONS OVER DRYWALLED SPACE SHALL HAVE AN OVERTFLOW PAN WITH 2" DRAIN WITH VENTED TRAP. WHIRLPOOL TUBS TO HAVE REMOVAL ACCESS PANEL TO MOTOR. SLUMP PIT SHALL HAVE A 2" LIP AND BE COVERED AND SEALED. PROVIDE PASSIVE RADON VENT IN SLUMP PIT TO ROOM 5' AND ABOVE. PROVIDE GAS SUPPLY WITH VALVE AT FURNACE, WATER HEATER, LAUNDRY, RANGE AND COOKTOP LOCATIONS. ROUGH-IN PLUMBING SHALL INCLUDE VENTED BELOW SLAB WASTE LINES ONLY. NO SURVEY DEAR ENDS OF 24" OR GREATER ALLOWED. A 25 PSIAIR TEST IS REQUIRED ON ANY NEW GAS PIPING AT THE TIME OF THE ROUGH INSPECTION. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND VILLAGE OF GLEN ELLYN ORDINANCES. ALL NEW PLUMBING FIXTURES MUST BEAR THE WATER SENSE LABEL. LABELS ARE NOTE TO BE REMOVED PRIOR TO PASSING THE FINAL INSPECTION. FIXTURE CUT SHEETS MUST BE ONSITE FOR FINAL INSPECTION. IN ACCORDANCE WITH THE 2014 ILLINOIS PLUMBING CODE, A SHOWER STALL REQUIRES A 2" TRAP AND DRAIN LINE. IN ACCORDANCE WITH THE 2014 ILLINOIS PLUMBING CODE, A 2" WASTE FOR THE KITCHEN SINK AND DISHWASHER IS REQUIRED. PROVIDE A FIRE SPRINKLER HEAD WITHIN 5 FEET OF ANY BOILER, FURNACE OR CLOTHES DRYER. THE SPRINKLER HEAD SHALL BE CONNECTED TO THE DOMESTIC WATER LINE AND SHALL BE LOOPED IN SO THAT IT DOES NOT CREATE A DEAD END OF MORE THAN 24" PER THE ILLINOIS PLUMBING CODE.

GENERAL NOTES

MECHANICAL

- 1. MECHANICAL CONTRACTOR TO DESIGN HVAC SYSTEM PER APPLICABLE CODE. PROVIDE MINIMUM 92% AFUE FURNACE AND 13 SEER AIR-CONDITIONER. PROVIDE HURDLE FILTER AND THE ABILITY TO INSTALL OPTIONAL ELECTRICHEAT AND AIR CLEANER. PROVIDE FOR OUTSIDE AIR EXCHANGER. INSTALL PROGRAMMABLE THERMOSTAT PER 2021 IECC. DUCTWORK SHALL BE COMPLETELY WITHIN CONDITIONED SPACE OR BE SUBJECT TO A DUCT TIGHTNESS TEST. ALL SUPPLIES AND RETURNS SHALL BE IN DUCTWORK. NO OPEN STUD OR JOIST FLENUMS. OUTSIDE COMBUSTION AIR FOR FUELING BURNING APPLIANCES SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. THE ENDS SHALL BE WITHIN 12" OF THE CEILING EACH WITH AN AREA OF 1 S.I. PER 4000 BTUS. THESE DUCTS MUST BE PROVIDED WITH MECHANICAL DAMPERS PROVIDE DRIP EDGE AT ROOF EAVES AND MEETS. PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS, WINDOW AND EXTERIOR DOOR HEADS, AND WHEREVER WATER PENETRATIONS MAY OCCUR. PROVIDE THRESHOLDS WITH FLASHING AT EXTERIOR DOORS. SLIP-RESISTANT DOORS SHALL HAVE THE OPERABLE LEAF TOWARDS THE INTERIOR. PROVIDE AIR INFILTRATION BARRIER AT ALL EXTERIOR WALLS. OVERLAP AND TAPE PER MANUFACTURERS RECOMMENDATION. REPAIR ANY RISERS OR BREAKS IN THE DRAINAGE PLANE PRIOR TO INSTALLING EXTERIOR TRIM, SIDING, BRICK AND / OR STONE VENEER. PROVIDE A MINIMUM 1" AIR SPACE BETWEEN BRICK AND WALL SHEATHING WITH BASE FLASHING AND WEEP HOLES FOR DRAINAGE BEHIND BRICK. BRICK VENEER SHALL BE TIED TO WALL STRUCTURE AT 24" HORIZONTALLY AND VERTICALLY WITH EACH THE SUPPORTING NOT MORE THAN 24" S.I. OF WALL AREA. MORTAR JOINTS SHALL BE STRUCK TO THAT WATER WILL DRAIN OUT OF ANY JOINTS. BRICK SHALL BE SUPPORTED BY BRICK LEDGE IN FOUNDATION OR BY 6X18X16" MESH STEEL ANGLE BOLTED TO STRUCTURE WITH 1/2" BOLTS AT 16" O.C. INSULATION SHALL BE INSTALLED PER 2021 IECC REQUIREMENTS. INSULATION THAT PENETRATES THROUGH ROOF FLASHINGS SHALL HAVE A MAXIMUM SMOKE INDEX OF 450. ENERGY CERTIFICATE SHALL BE PERMANENTLY POSTED ON ELECTRICAL PANEL. INSULATION SHALL HAVE A TIGHT FIT WITHOUT BEING CRUSHED TO PROVIDE A CONTINUOUS THERMAL BARRIER BETWEEN INTERIOR AND EXTERIOR SPACES. INSULATE BEHIND TUBS AND OTHER INACCESSIBLE SPACES PRIOR TO ROUGH MECHANICALS WHEN NECESSARY AND COVER WITH THERMOPLASTIC OR OTHER INSULATED AREAS SHALL BE LEFT OPEN PRIOR TO INSULATION INSPECTION. PER 2021 IECC TABLE R602.1.2. MAXIMUM UNVALUED AND MINIMUM R-VALUES FOR EXTERIOR COMPONENTS SHALL BE:

ELECTRICAL

- 1. ELECTRICAL CONTRACTOR TO DESIGN ELECTRICAL SYSTEM PER APPLICABLE CODE. VERIFY ELECTRICAL SERVICE LOCATION WITH UTILITY / MUNICIPALITY AND CIVIL ENGINEER DRAWINGS. PROVIDE MINIMUM 200 AMP, 40 CIRCUIT SERVICE PANEL. WIRING TO BE MINIMUM 14 GAUGE COPPER WITH 12 GAUGE MINIMUM FOR EACH CIRCUIT FROM BREAKER. PROVIDE A 30" DEEP BY 36" HIGH WORKING SPACE IN FRONT OF THE SERVICE PANEL. PROVIDE DEDICATED CIRCUITS FOR REFRIGERATOR, DISHWASHER, SLUMP PUMP, EJECTOR PUMP, FURNACE, AIR CONDITIONER AND SIMILAR EQUIPMENT. BATHROOMS TO BE ON INDIVIDUAL CIRCUITS. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE BATHROOM RECEPTACLES AND LIGHTS. PROVIDE TWO DEDICATED 20 AMP BRANCH CIRCUITS MUST BE PROVIDED TO SERVE CONVENIENCE RECEPTACLES IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, AND AT THE KITCHEN COUNTERTOPS. SWITCHES SHALL BE SWITCHED TO THE INTERIOR. PROVIDE 20 AMP BRANCH OUTLET. SEE ELECTRICAL NOTES IN DRAWINGS FOR OUTLETS, SWITCHES AND FIXTURE LOCATIONS. AN OUTLET SHALL BE PROVIDED WITHIN 6' AT ANY BASEMENT INSULATION THAT IS PRONE TO MOISTURE DEGRADATION SHALL BE ALLOWED TO BREATHE TO THE INTERIOR. INSULATION AT ATTIC ACCESS SHALL EQUAL THAT OF THE SURROUNDING SURFACES. ONLY CONNECTIONS AND GAPS BETWEEN EXTERIOR LOCATIONS, BASEMENTS AND AT COUNTERS, CORNERS, SILL AND TOP PLATES, WINDOW AND DOOR FRAMES, AND WHEREVER AIR OR WATER INFILTRATION MAY OCCUR. PROVIDE SILL SEALER BETWEEN CONCRETE AND SILL PLATES. PROVIDE WEATHER STRAPPING AT ALL OPENINGS IN THE ENVELOPE INCLUDING DOORS, WINDOWS, FIREPLACE DOORS, AND ATTIC ACCESSSES. LIGHT FIXTURES SHALL BE LOCATED ON THE LANDINGS OR ABOVE THE HOUSE TO GARAGE DOORS TO BE METAL 30 MINUTE B-I LABEL WITH SELF-CLOSER AND LATCH. ALL EXISTING WALLS WHICH ARE TO BECOME LOAD BEARING WALLS SHALL BE EXPLODED TO ENSURE THAT THEY MEET THE REQUIREMENTS FOR CUTTING AND NOTCHING OF LOAD BEARING WALLS. EXTERIOR CAVITIES EXPOSED DURING CONSTRUCTION MUST BE INSULATED IN COMPLIANCE WITH THE 2021 IECC. INSULATION IN EXTERIOR WALLS ABOVE GRADE MUST BE R-30 MINIMUM OR THE CAVITY FILLED TO THE EXTENT POSSIBLE. THE BASEMENT WALLS BELOW GRADE MUST BE INSULATED TO R-10 MINIMUM (GATT) OR R-15 CONTINUOUS OR OTHERWISE MEET THE 2021 IECC REQUIREMENTS. INSULATION IN FLOOR CAVITIES MUST BE R-30 OR THE CAVITY FILLED TO THE EXTENT POSSIBLE. INSULATION IN EXPOSED CEILING CAVITIES MUST BE R-60 MINIMUM OR THE CAVITY FILLED TO THE EXTENT POSSIBLE. ALL NEW WINDOWS AND GLAZED DOORS MUST BEAR THE MANUFACTURERS STOCKERS SO COMPLIANCE CAN BE CONFIRMED BY INSPECTORS. STOCKERS NOT TO BE REMOVED PRIOR TO INSPECTION.

GENERAL NOTES

ENVELOPE

- 1. SEE PLANS FOR TYPICAL ROOFING, SIDING AND TRIM SPECIFICATIONS. PROVIDE 1#F FELT PAPER UNDER ROOF SHINGLES WITH ICE AND WATER SHIELD AT EAVES TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. AT VALLEYS AND AT SADDLES, WEAR RESISTANT ROOF SHINGLES SHALL BE ATTACHED VZ HAND NAILING TO PREVENT NAIL / STAPLE SHINGLE PENETRATION. PROVIDE ATTIC VENTILATION WITH BAFFLES AND INSECT SCREENING WITH A NET FREE AREA OF 1.000TH OF THE ATTIC SPACE. HALF OF THE REQUIRED VENTILATION SHALL BE AT THE EAVE AND HALF OF THE REQUIRED VENTILATION SHALL BE AT THE RIDGE. THE ENDS SHALL BE CONTINUOUSLY VENTED PREFINISHED ALUMINUM AND RIDGE VENT AREA SHALL BE BALANCED WITH EAVE VENT AREA. PROVIDE DRIP EDGE AT ROOF EAVES AND MEETS. PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONNECTIONS, WINDOW AND EXTERIOR DOOR HEADS, AND WHEREVER WATER PENETRATIONS MAY OCCUR. PROVIDE THRESHOLDS WITH FLASHING AT EXTERIOR DOORS. SLIP-RESISTANT DOORS SHALL HAVE THE OPERABLE LEAF TOWARDS THE INTERIOR. PROVIDE AIR INFILTRATION BARRIER AT ALL EXTERIOR WALLS. OVERLAP AND TAPE PER MANUFACTURERS RECOMMENDATION. REPAIR ANY RISERS OR BREAKS IN THE DRAINAGE PLANE PRIOR TO INSTALLING EXTERIOR TRIM, SIDING, BRICK AND / OR STONE VENEER. PROVIDE A MINIMUM 1" AIR SPACE BETWEEN BRICK AND WALL SHEATHING WITH BASE FLASHING AND WEEP HOLES FOR DRAINAGE BEHIND BRICK. BRICK VENEER SHALL BE TIED TO WALL STRUCTURE AT 24" HORIZONTALLY AND VERTICALLY WITH EACH THE SUPPORTING NOT MORE THAN 24" S.I. OF WALL AREA. MORTAR JOINTS SHALL BE STRUCK TO THAT WATER WILL DRAIN OUT OF ANY JOINTS. BRICK SHALL BE SUPPORTED BY BRICK LEDGE IN FOUNDATION OR BY 6X18X16" MESH STEEL ANGLE BOLTED TO STRUCTURE WITH 1/2" BOLTS AT 16" O.C. INSULATION SHALL BE INSTALLED PER 2021 IECC REQUIREMENTS. INSULATION THAT PENETRATES THROUGH ROOF FLASHINGS SHALL HAVE A MAXIMUM SMOKE INDEX OF 450. ENERGY CERTIFICATE SHALL BE PERMANENTLY POSTED ON ELECTRICAL PANEL. INSULATION SHALL HAVE A TIGHT FIT WITHOUT BEING CRUSHED TO PROVIDE A CONTINUOUS THERMAL BARRIER BETWEEN INTERIOR AND EXTERIOR SPACES. INSULATE BEHIND TUBS AND OTHER INACCESSIBLE SPACES PRIOR TO ROUGH MECHANICALS WHEN NECESSARY AND COVER WITH THERMOPLASTIC OR OTHER INSULATED AREAS SHALL BE LEFT OPEN PRIOR TO INSULATION INSPECTION. PER 2021 IECC TABLE R602.1.2. MAXIMUM UNVALUED AND MINIMUM R-VALUES FOR EXTERIOR COMPONENTS SHALL BE:

- fenestration U <= .30
skylights U <= .55
ceiling R >= 60
wood frame wall R >= 30
mass walls R >= 13/17
floors R >= 23
basement walls R >= 15/19
crawl R >= 15
slab R >= 10 .4 FT

INTERIOR FINISH

- 1. WALLS WITH 16" O.C. FRAMING TO HAVE 1/2" GYPSUM DRYWALL AND WALLS WITH 24" O.C. FRAMING TO HAVE 5/8" DRYWALL UNLESS OTHERWISE NOTED. GARAGE WALLS COMMON TO THE HOUSE AND FURNACE ROOMS SHALL HAVE 5/8" TYPE X GYPSUM DRYWALL TAPED AND FINISHED. ALL CEILING TO HAVE 5/8" GYPSUM DRYWALL. PROVIDE 1/2" GYPSUM DRYWALL COVERAGE AT ACCESSIBLE SPACES UNDER STAIRS. GLASS MAT GYPSUM FIBER-REINFORCED GYPSUM, NONASBESTOS FIBER CEMENT BACKERBOARD OR NONASBESTOS FIBER MAT-REINFORCEDCEMENTITLUS BACKER UNITS SHALL BE USED IN WET LOCATIONS SUCH AS BEHIND CERAMIC TILED SHOWER AND TUB WALLS. CEMENTBOARD SHALL BE USED UNDER ANY HORIZONTAL TILED SURFACES IN WET LOCATIONS (EXCEPT FOR TYPICAL FLOORS). SHOWERS AND TUBS ON EXTERIOR WALLS SHALL HAVE INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL. STAIR AND GUARD RAILING SHALL BE HARDWOOD WITH BALLUSTERS SUCH THAT A 4" SPHERE CAN NOT PASS. PROVIDE A WOOD HANDRAIL 36" ABOVE NOSING AT STAIRS WITH MORE THAN 2 RISERS. DOOR AND BATHROOM HARDWARE SHALL BE PER SPECIFICATION. PROVIDE TOILET PAPER HOLDER, TOWEL BARS, MIRRORS, MEDICINE CABINET, AND OTHER ACCESSORIES WITH ADEQUATE BACKING / SUPPORT. ALL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURERS INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.

STAIR

- 1. 36" HIGH MINIMUM GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING PORCHES AND LANDINGS THAT ARE LOCATED MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. REQUIRED GUARDS SHALL NOT ALLOW PASSAGE OF 4" SPHERE. A GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF 4 TREADS OR FLIGHT WITH FOUR OR MORE RISERS. HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" MEASURED AT THE NOSING. REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. STAIRS TO HAVE A MINIMUM TREAD DEPTH OF 10" MEASURED NOSING TO NOSING AND ALL TREADS SHALL BE EQUAL. STAIRS TO HAVE A MAXIMUM STEP RISER HEIGHT OF 7.34" AND THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND THE SMALLEST RISER SHALL NOT BE GREATER THAN 3/8".

GENERAL NOTES

GENERAL CONDITIONS

- 1. ALL WORK PERFORMED SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ZONING ORDINANCES, AND ANY OTHER REGULATIONS FOR ALL AUTHORITIES HAVING JURISDICTION. CONTRACTORS SHALL VERIFY CODE RESTRICTIONS APPLICABLE TO THEIR TRADE. JULIA SMITH ARCHITECTURE SPECIFICATIONS SUPERSEDE NOTES AND CONDITIONS HEREIN BUT MAY NOT BE LESS THAN CODE REQUIREMENTS. STRUCTURAL SPECIFICATIONS LISTED IN THESE NOTES AND MEMBER SIZES SHOWN IN DRAWINGS ARE MINIMUM SPECIFICATIONS AND MAY NOT BE DIMINISHED. LARGEST MEMBERS OR CONSTRUCTION MATERIALS WITH STRONGER DESIGN VALUES MAY BE USED DUE TO AVAILABILITY OR EASE OF CONSTRUCTION. DO NOT SCALE DRAWINGS. DRAWINGS PRINTED ON 11X17 PAPER ARE NOT TO SCALE. ANY DISCREPANCIES IN SITE CONDITIONS, FIELD MEASUREMENTS OR DRAWING ERRORS / OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNAUTHORIZED DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS. CONTRACTORS SHALL VERIFY CONDITIONS AND CONFER WITH BUILDERS AND OTHER TRADES THAT MAY AFFECT THEIR WORK INCLUDING MEP, STRUCTURAL AND / OR FINISHES CONFLICTS.

CONCRETE

- 1. A SOIL TEST APPROVED BY A GEO-TECHNICAL ENGINEER SHALL BE MADE PRIOR TO CONSTRUCTION. ALL FOOTINGS ARE DESIGNED TO BEAR ON UNDISTURBED SOIL WITH A MINIMUM 1500 P.S.F. BEARING. FOOTINGS SHALL BE A MINIMUM OF 5'-6" BELOW FINISH GRADE OR FROST DEPTH PER LOCAL CODE. FOUNDATION DESIGNS MAY VARY WITH SOIL CONDITIONAL ON INDIVIDUAL LOTS. SPECIAL OR ADDITIONAL STRUCTURAL DESIGN DUE TO INADEQUATE SOILS OR LOCAL CODES MAY BE REQUIRED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING SUCH DESIGNS INCLUDING BUT NOT LIMITED TO MODIFIED SIZE OR LOCATION OF CONCRETE AND OR STEEL REINFORCEMENT. THE ARCHITECT DOES NOT WARRANT FOUNDATION DESIGN WHERE THERE ARE INADEQUATE SOILS. ALL CONCRETE FOR FOOTINGS, FOUNDATIONS, AND BASEMENT SLABS SHALL ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. OR GREATER. CONCRETE EXPOSED TO THE WEATHER INCLUDING GARAGE SLABS, PORCHES, AND EXTERIOR STEPS SHALL BE AIR ENTRAINED AND ATTAIN A 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. CONCRETE SHALL BE PROTECTED FROM FREEZING. TEMPERATURE SHALL BE 40 DEGREES AND RISING. SLAB ON GRADE CONCRETE SHALL BE A MINIMUM DEPTH WITH 4" MINIMUM CLEAN COMPACTED GRANULAR FILL BASE. REMOVE VEGETATION, TOPSOIL, AND FOREIGN MATERIAL FROM BELOW BASE. GARAGE EXCAVATION SHALL BE BACKFILLED WITH COMPACTED GRANULAR FILL, NO SPILLS. PROVIDE MINIMUM 4" COVER OVER UTILITIES UNDER CONCRETE SLAB. SLAB THICKNESS MAY BE INCREASED WHERE UTILITY IS ENCASED IN CONCRETE. PROVIDE 6 MIL VAPOR BARRIER UNDER INTERIOR SLAB ON GRADE CONCRETE CONSTRUCTION INCLUDING ATTACHED GARAGE SLABS. GARAGE AND PATIO SLABS SHALL BE REINFORCED WITH 6#x1 W1 4XW1 4 WIRE WELDED FABRIC. PROVIDE 1-1/2" MINIMUM COVER. UTILITY SLEEVES IN FOUNDATION WALLS SHALL BE GROUTED SOLID AND WATERPROOFED TO PREVENT MOISTURE PENETRATION. PROVIDE 12X12" ANCHOR BOLTS WITH 2" RIGHT ANGLE BEND @ 90° O.C. EMBEDDED 7" MINIMUM INTO CONCRETE. PROVIDE 2 BOLTS MINIMUM PER PLATE EXCEPT WHERE WALL IS 24" OR LESS. BOLTS SHALL BE WITHIN 12" OF THE END OF EACH PLATE. PROVIDE ASPHALT IMPREGNATED ISOLATION JOINT (OR EQUAL) BETWEEN PATIO, PORCH, AND SIDEWALK SLABS. PROVIDE TOILET AND SINK SHUT CONTROL JOINTS AT 22" STRIPS IN SLABS TO DIVIDE CONCRETE INTO 200 S.F. MAXIMUM SECTIONS. PROVIDE GROUNDING CONDUIT FOR EMBEDDED REBAR PER 2017 NEC SECTION 250.50.

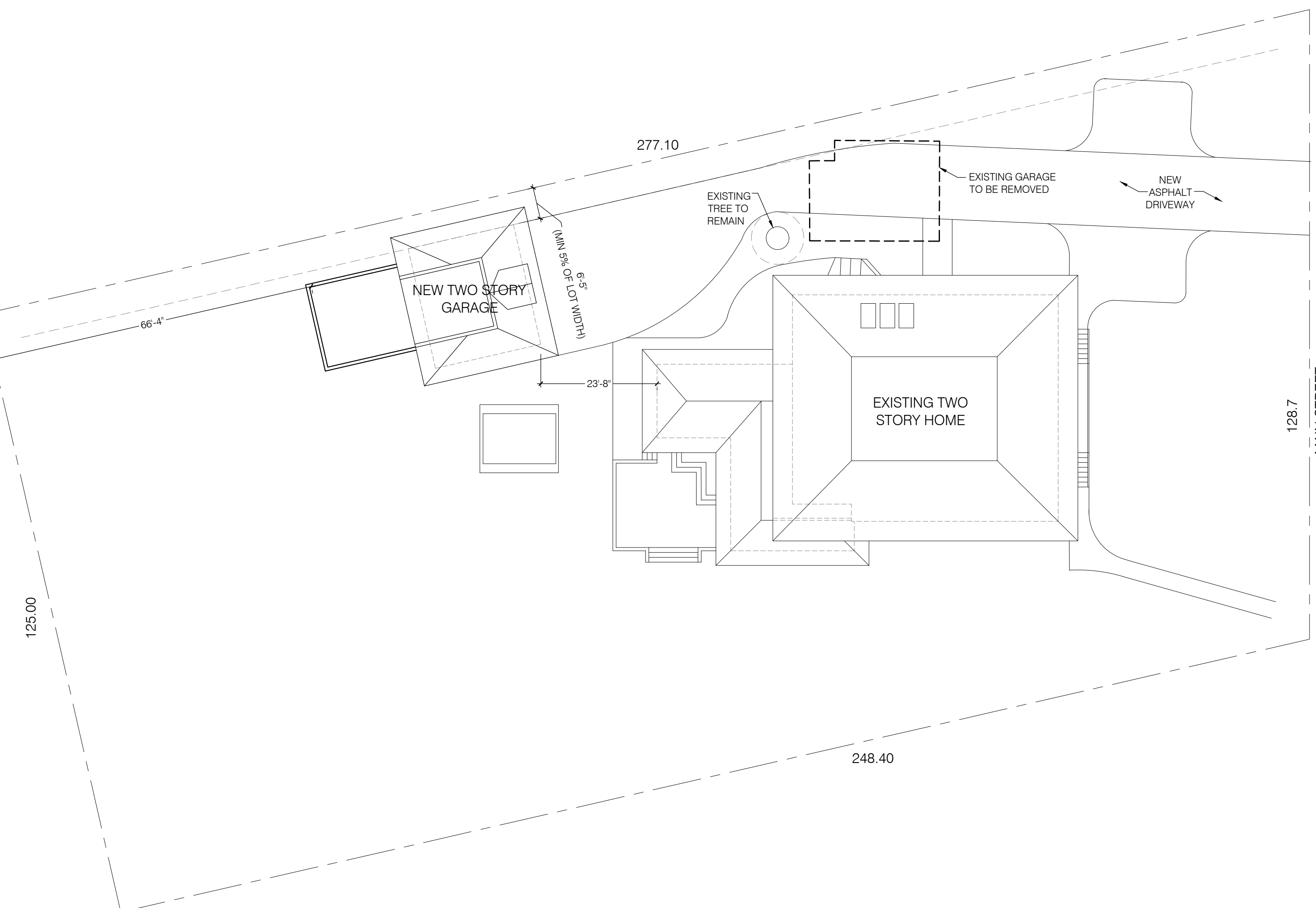
STEEL

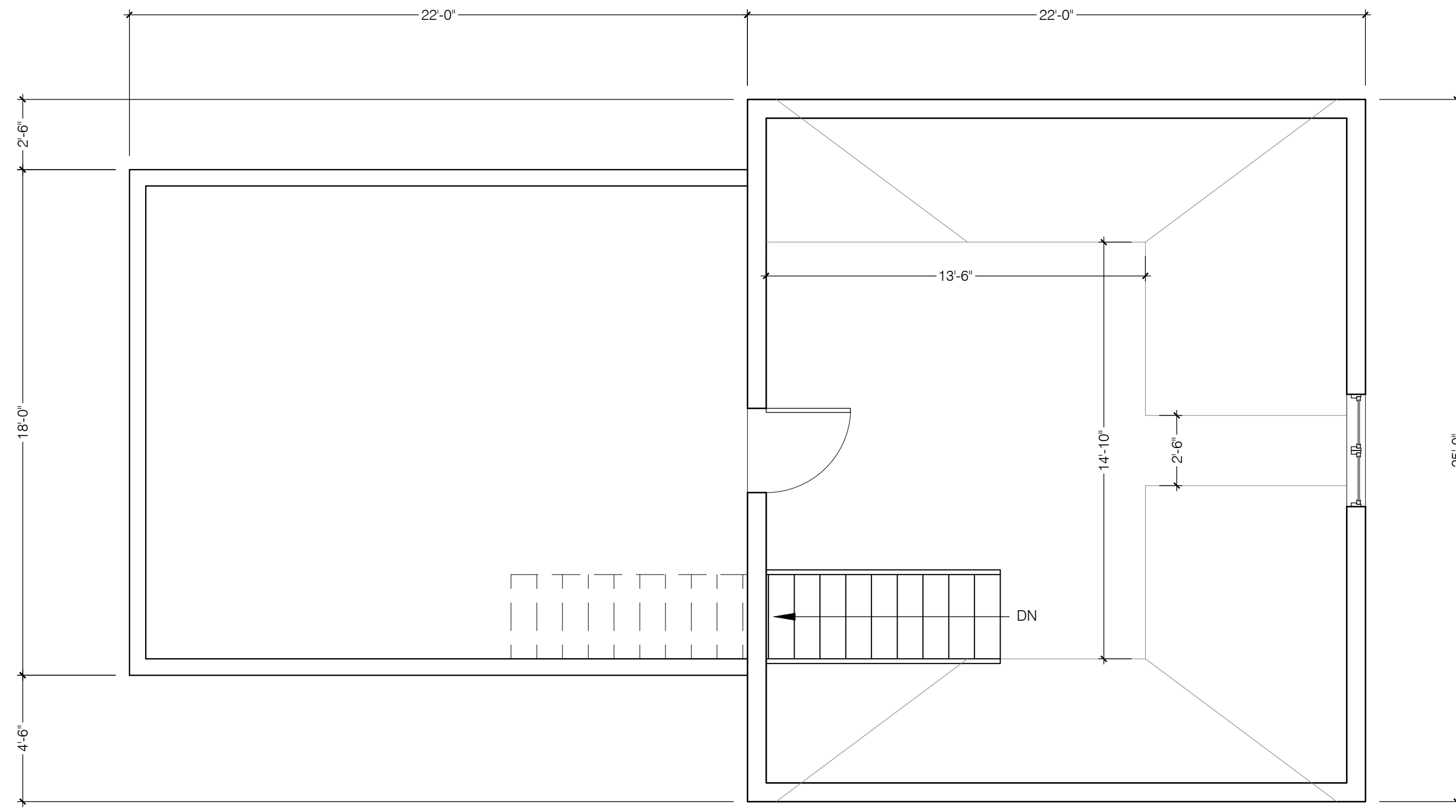
- 1. ALL STEEL BEAMS TO BE A88 MINIMUM. ALL STEEL COLUMNS TO BE A83 MINIMUM. STRUCTURAL STEEL DETAIL, FABRICATION, AND ERECTION SHALL CONFORM TO THE AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION. STEEL COLUMNS SUPPORTING STEEL BEAMS TO HAVE 1/2" THICK 4X8" WELDED STEEL CAP PLATE WITH 4" BOLTS FOR LATERAL SUPPORT. STEEL COLUMNS SUPPORTING WOOD BEAMS TO HAVE SIMPSON STEEL COLUMN CAP OR EQUAL SADDLE. PROVIDE 4X30X16" STEEL LINTEL AT MASONRY VENEER OPENINGS 8'-4" OR LESS. PROVIDE 4X30X16" STEEL LINTEL AT MASONRY VENEER OPENINGS GREATER THAN 8'-4". LINTELS TO BEAR ON ADJACENT MASONRY A MINIMUM OR THE VERTICAL LEG (4" OR 6").

FRAMING

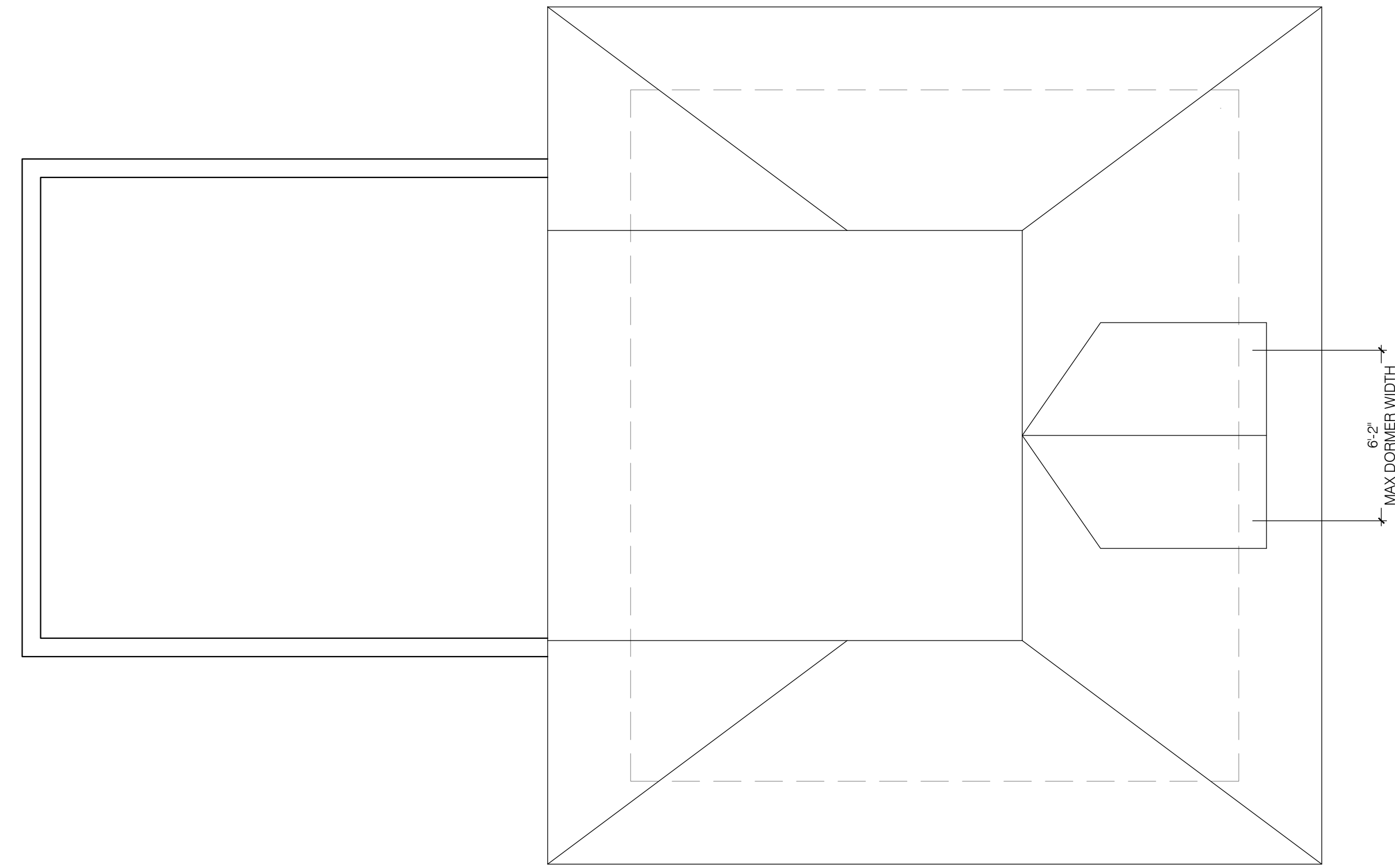
- 1. JOISTS, BEAMS, AND STUDS MAY BE DRILLED OR NOTCHED ONLY PER CODE. FOLLOW MANUFACTURERS RECOMMENDATION FOR ENGINEERED LUMBER. TRUSSES SHALL NOT BE CUT, DRILLED OR NOTCHED UNDER ANY CIRCUMSTANCES. FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA 24 / 32 RATED OSB SUBFLOOR GLUED AND NAILED TO JOISTS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL BE 1/2" MINIMUM APA 24 / 5 EXPOSURE 1 RATED OSB WITH SEALED EDGES AND 4" CLIPS. NAIL TO TRUSSES OR RAFTERS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. STRUCTURAL WALL SHEAR PANEL SHALL BE 1/2" MINIMUM APA 16 / 10 RATED OSB WITH SEALED EDGES. NAIL TO STUDS 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. PROVIDE CHIMNELS, POSTS, AND KING STUDS PER PLAN. MINIMUM SINGLE CRIPPLE AT ALL HEADERS. MINIMUM SINGLE KING STUD AT HEADERS UNDER 6" IN LENGTH, DOUBLE KING STUDS AT HEADERS 6" TO 12" IN LENGTH, AND TRIPLE KING STUDS AT HEADERS GREATER THAN 12" IN LENGTH. PROVIDE MINIMUM DOUBLE HEADERS AND TRIMMERS AT FLOOR OPENINGS PER PLAN. DOUBLE JOISTS UNDER PARALLEL PARTITIONS OR PROVIDE LADDER BETWEEN JOISTS WHERE REQUIRED FOR MEP PENETRATION. BALLOON FRAME TWO STORY WALLS WITH 2X6 STUDS AT 16" O.C. MINIMUM. PROVIDE FIRESTOP AT 9'0" HEIGHT WITH FLAT 2X6S. PROVIDE 2X6 OR DOUBLE 2X6 AT FLOORING WALLS. ATTACHMENT SHALL BE PER FASTENER SCHEDULES IN IRC TABLES 602.3(1), 602.3(2), AND / OR 602.3(3). PROVIDE M1 1/2 DRYWALL 5/8" O.S.B. OR 2X FIREBLOCKING AT CONCEALED SPACES AT FLOOR AND CEILING LEVELS, FURRED WALL AREAS, AND INTERCONNECTIONS OF VERTICAL AND HORIZONTAL INTERSTITIAL SPACES INCLUDING SOFFITS, STAIR FRAMING, CHIMNEYS AND FLEES, AS WELL AS DUCT, PIPE, AND CABLE PENETRATIONS. HOLES THROUGH WALL PLATES TO BE SEALED TO PREVENT DRAFTING OF FIRE AND HOT GAS. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TE 16 GAUGE AND 1 1/2 INCHES (1 1/2") WIDE FASTENED TO EACH PLATE. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE. STRUCTURAL DIMENSIONAL WOOD FRAMING FOR JOISTS, BEAMS AND HEADERS SHALL BE SPF NORTHERN #2 OR BETTER OR MEET THE FOLLOWING DESIGN VALUES: 875 P.F.S.I. BENDING FL, 125 PSI SHEAR F.V, 425 PSI PERPENDICULAR COMPRESSION Fcp, 1,400,000 PSI MODULUS OF ELASTICITY E. STRUCTURAL DIMENSIONAL WOOD FRAMING FOR STUDS AND COLUMNS SHALL BE SPF NORTHERN #2 OR BETTER OR MEET THE FOLLOWING DESIGN VALUES: 875 P.S.I. MODULUS OF ELASTICITY Fp, 1,100 PSI PARALLEL COMPRESSION Fcp, 1,400,000 PSI MODULUS OF ELASTICITY. DIMENSIONAL LUMBER FOR SILL PLATES, EXTERIOR DECK FRAMING, AND OTHER WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO THE ELEMENTS SHALL BE PRESURE TREATED SOUTHERN YELLOW PNE #2 OR BETTER OR MEET THE FOLLOWING DESIGN VALUES: 975 PSI BENDING FL, 175 PSI SHEAR F.V, 445 PSI PERPENDICULAR COMPRESSION Fcp, 1450 PSI PARALLEL COMPRESSION Fc, 1,600,000 PSI MODULUS OF ELASTICITY. JOISTS SHALL BE PROVIDED WITH LATERAL RESTRAINT TO PREVENT ROTATION. THIS MAY BE PROVIDED BY USE OF JOIST HANGERS OR BLOCCING BETWEEN JOISTS. ANY EXISTING EXPOSED COMBUSTIBLE LIGHTHEIGHT FRAMING MEMBERS SHALL BE COVERED WITH A MINIMUM OF 5/8" TYPE-X GYPSUM BOARD. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY AND ARE LESS THAN 4 INCHES FROM EXPOSED GROUND SHALL BE PRESERVATIVE TREATED AGAINST DECAY. JOISTS ARE REQUIRED TO BE BLOCKED TO PREVENT ROTATION WHERE THEY LAND ON A BEAM OR GIRDER. ALL EXISTING EXPOSED FRAMING MEMBERS WHICH MAY BE CUT, NOTCHED, OR DAMAGED SHALL BE REPAIRED OR REPLACED AT TIME OF INSPECTION.

1 SITE PLAN NTS

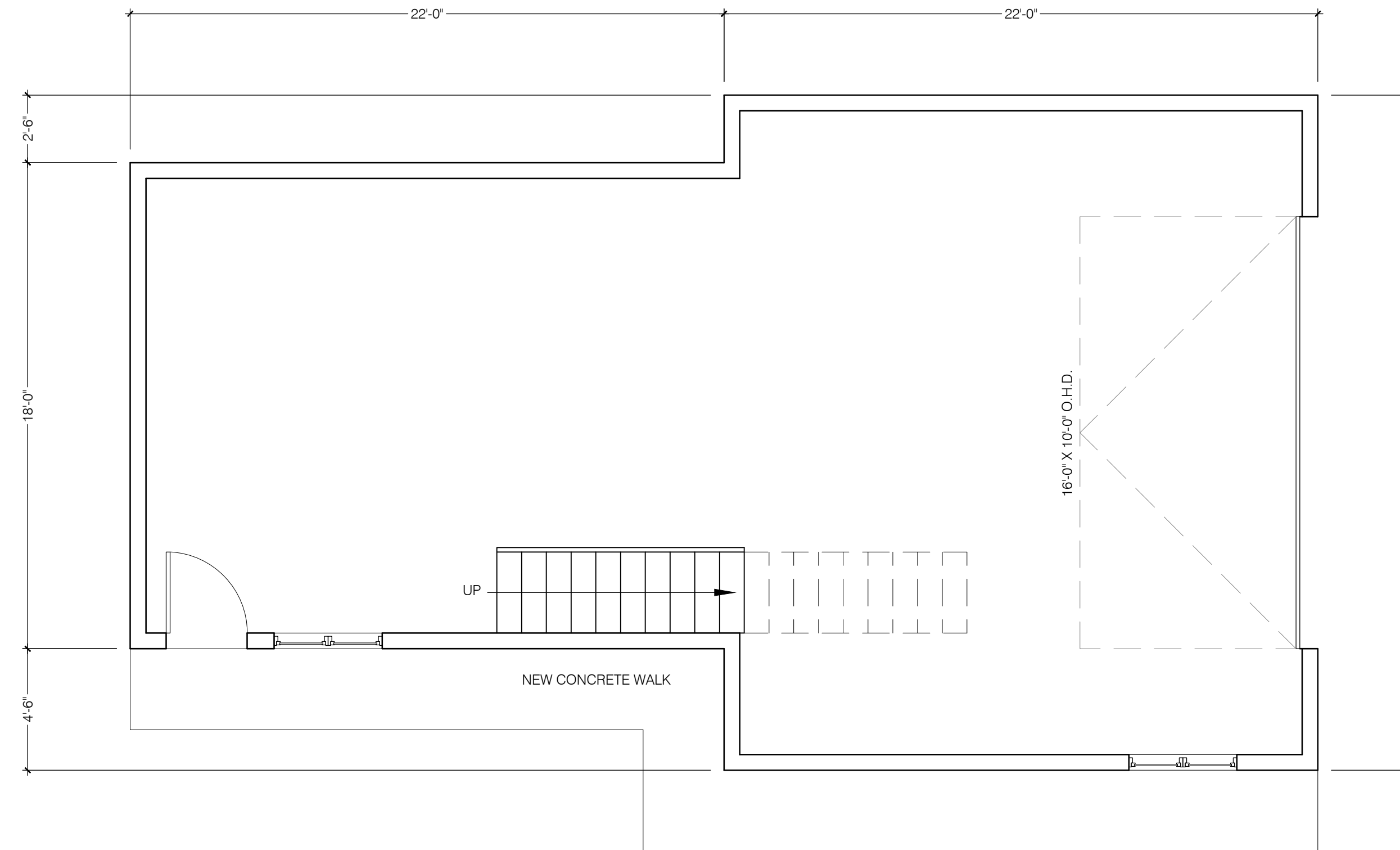




3 SECOND FLOOR PLAN
1/4" = 1'-0"



4 ROOF PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"

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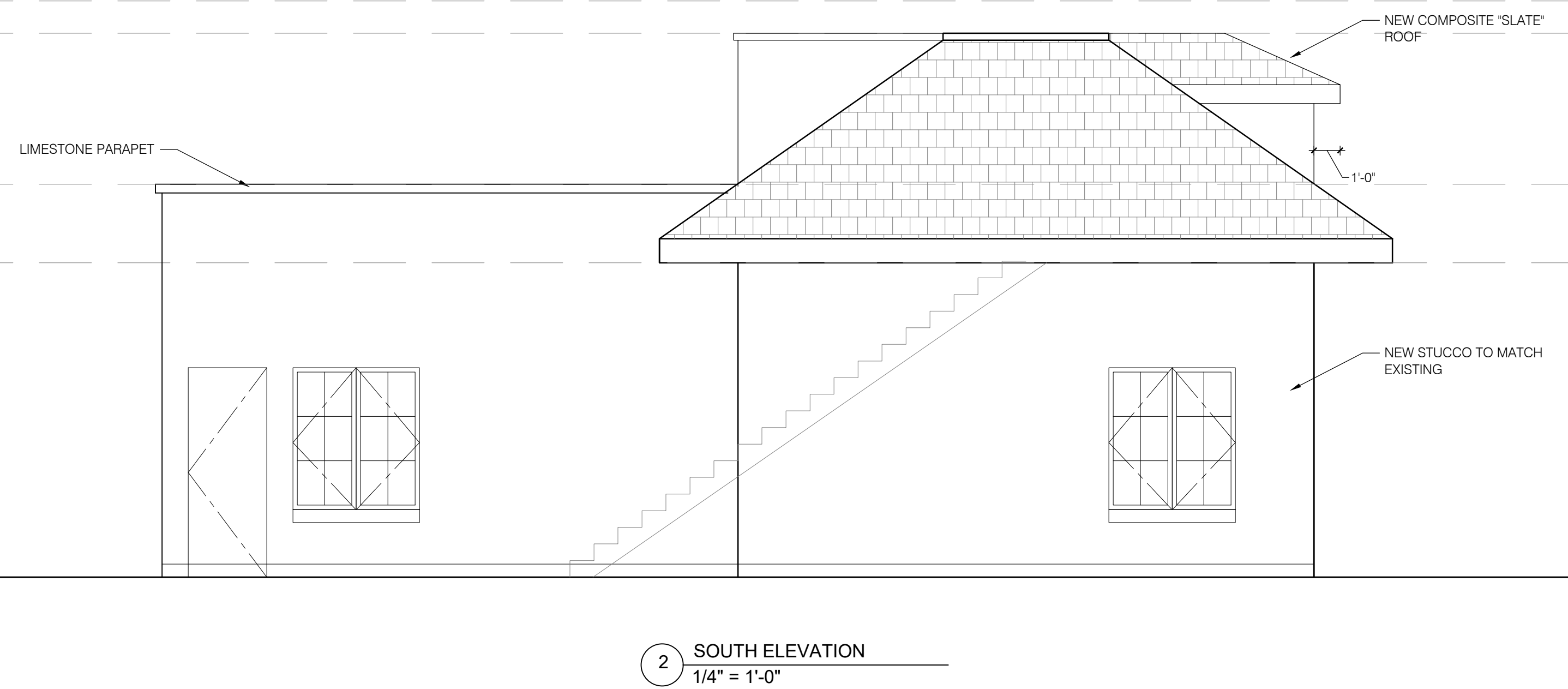
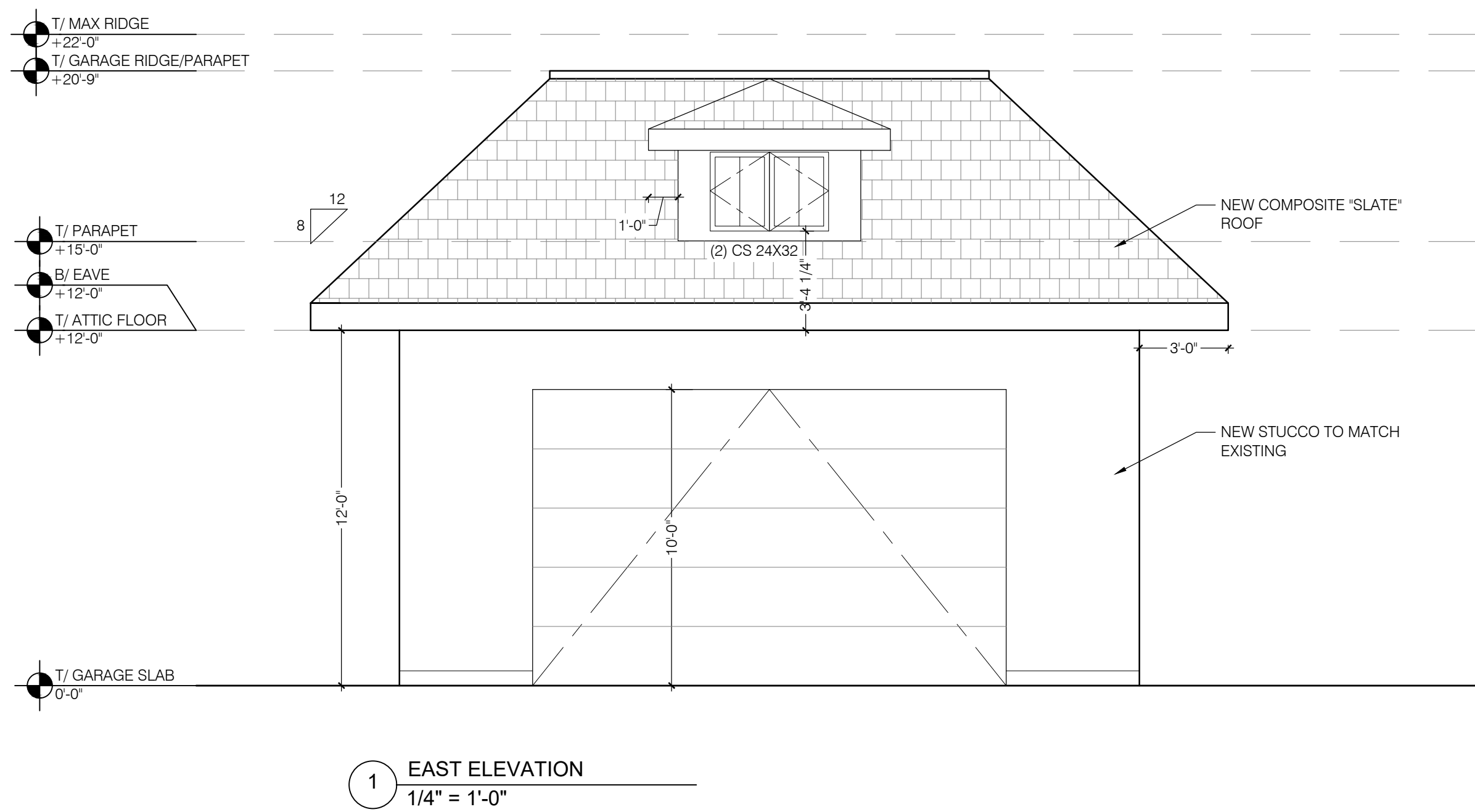
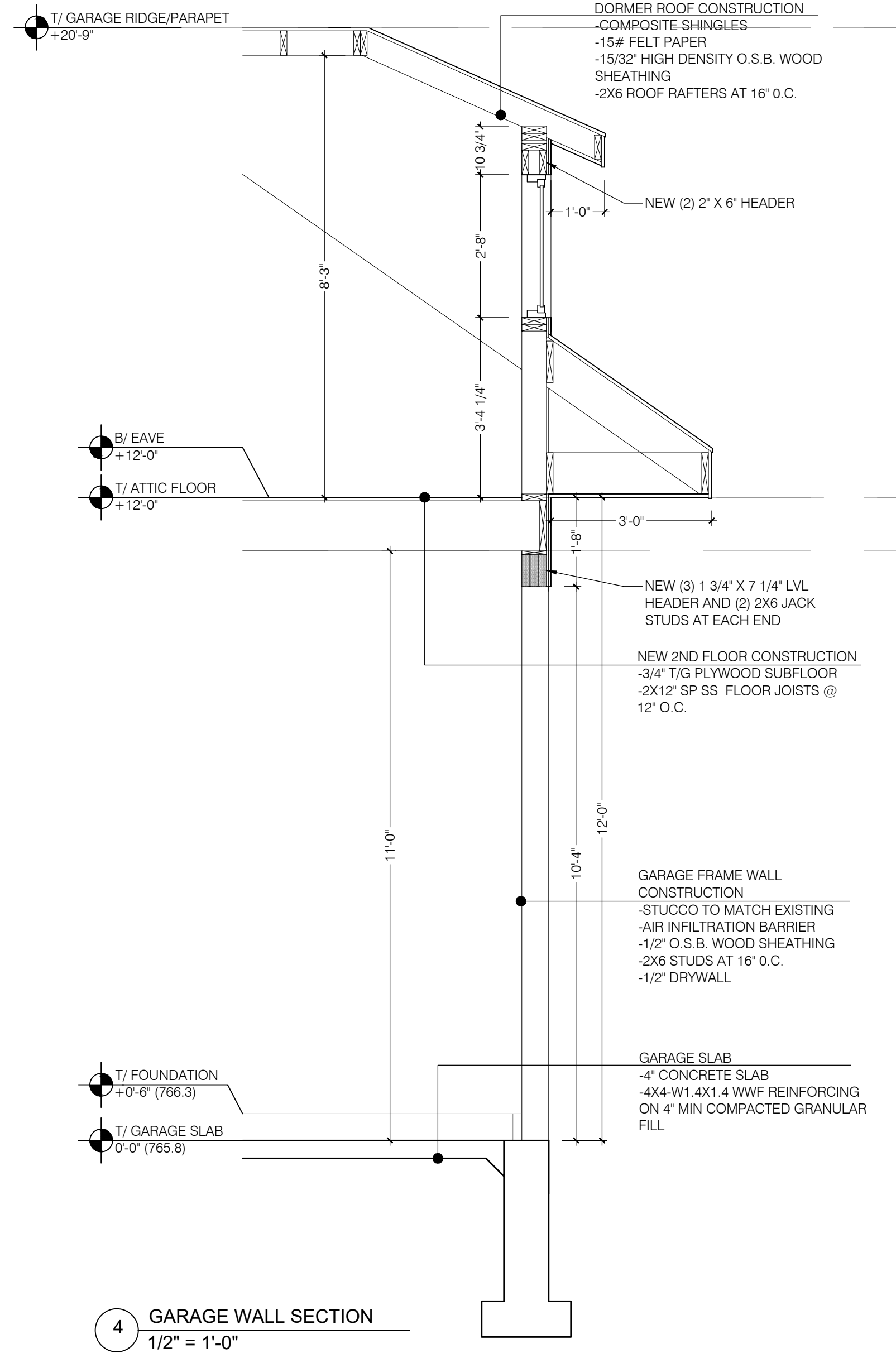
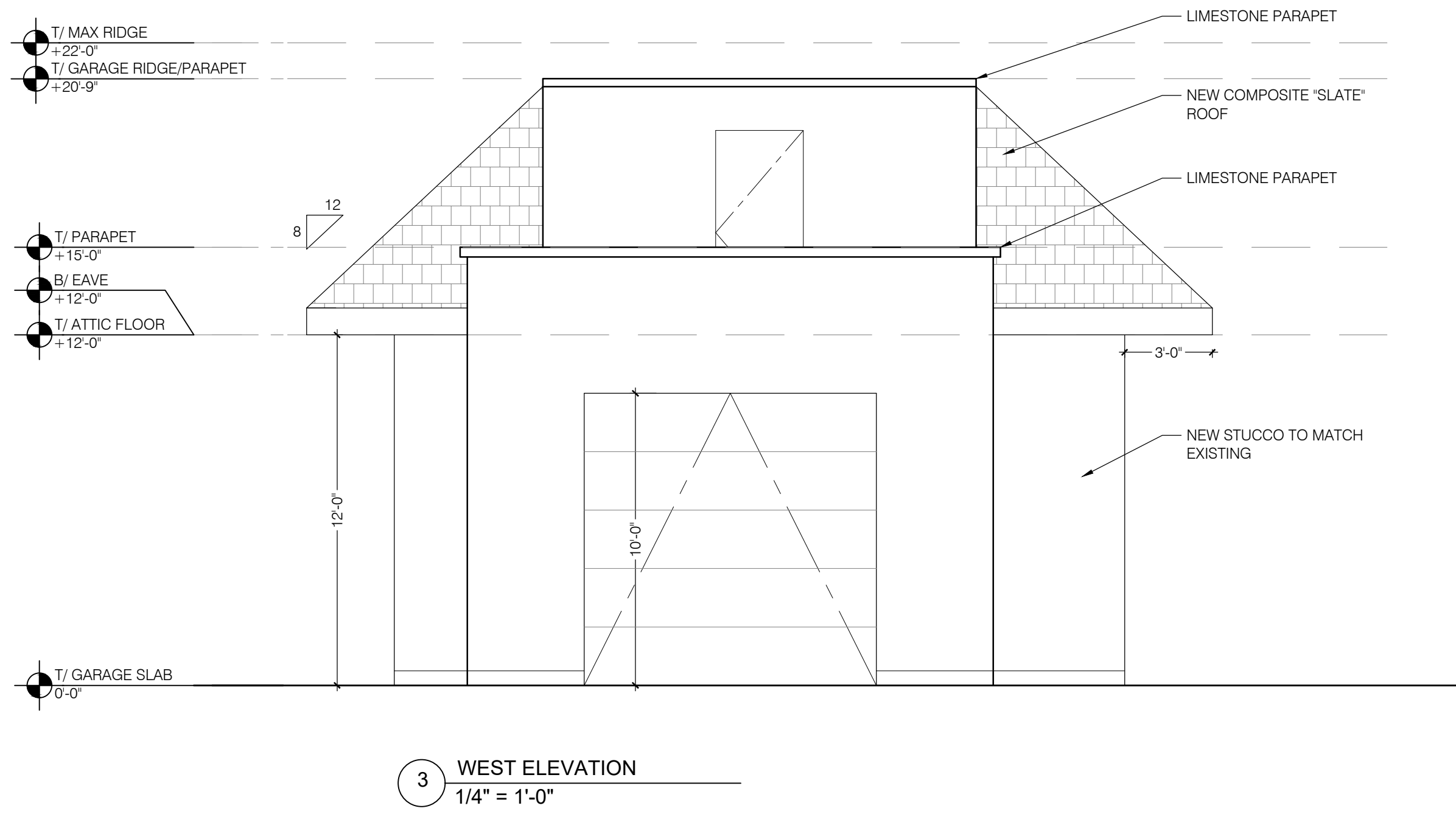
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THE CORONELLI RESIDENCE
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FLOOR PLANS

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ELEVATIONS

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