



Agenda
Village of Glen Ellyn
Zoning Board of Appeals
Regular Meeting
Tuesday, June 12, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board 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. Approval of Draft Minutes from the May 22, 2018 Zoning Board of Appeals Meeting

1. Draft Minutes from the May 22, 2018 Zoning Board of Appeals Meeting

C. Agenda Item - Public Hearing to consider zoning variations for 864 Bemis Road

1. June 12, 2018 - Zoning Board of Appeals Meeting Public Hearing – to consider Zoning Variations to allow a two-story addition and the reconstruction of the front porch on a non-conforming structure at 864 Bemis Road.

D. Village Board Trustee Report

E. Staff Report

1. Next scheduled ZBA meeting(s): No pending applications at this time

F. Adjournment

This note provides you with information regarding what happens to a petition after it has appeared before the Zoning Board of Appeals. After the Board makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.



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

Meeting: 06/12/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3366)

DOC ID: 3366

Draft Minutes from the May 22, 2018 Zoning Board of Appeals Meeting

ATTACHMENTS:

- Draft Minutes from the May 22, 2018 Zoning Board of Appeals Meeting (PDF)

DRAFT MINUTES
ZONING BOARD OF APPEALS
MINUTES
MAY 22, 2018

The meeting was called to order by Chairperson Greg Constantino at 7:02 p.m. ZBA Members Steve Lucchesi, Chip Miller and Reed Panther were present. ZBA Members Matthew Jones, John Micheli, Thomas Whalls and Student ZBA Member Madeleine Greenleaf were excused. Also present were Planner Kelly Purvis, Recording Secretary Debbie Solomon and Recording Secretary Karin Kietzman.

Chairperson Constantino explained the procedures of the Zoning Board of Appeals (ZBA).

MINUTES

ZBA Member Miller moved, seconded by ZBA Member Panther, to approve the minutes of the March 13, 2018 meeting, the minutes of the March 27, 2018 meeting and the minutes of the April 10, 2018 meeting. The motion carried unanimously with a voice vote.

On the agenda was a public hearing regarding the property at 655 Pleasant Avenue.

Chairperson Constantino stated all members of the Zoning Board of Appeals have visited the property and are aware of the proposed plans.

PUBLIC HEARING – 655 PLEASANT AVENUE

TIM AND JENNIFER O'SHEA ARE REQUESTING APPROVAL OF VARIATIONS FROM THE GLEN ELLYN ZONING CODE AS FOLLOWS TO ALLOW ALTERATIONS AND ADDITIONS TO A NON-CONFORMING PRINCIPAL STRUCTURE ON THE PROPERTY LOCATED AT 655 PLEASANT AVENUE: 1. SECTION 10-4-8(D)4 TO ALLOW THE CONSTRUCTION OF AN ADDITION RESULTING IN A CORNER SIDE YARD SETBACK OF 23.97 FEET IN LIEU OF THE REQUIRED 30 FOOT CORNER SIDE YARD SETBACK. 2. SECTION 10-5-5(B)4 - TO ALLOW A CHIMNEY THAT WILL ENCROACH INTO THE CORNER SIDE YARD SETBACK RESULTING IN A SETBACK OF 22 FEET 5-1/2 INCHES IN LIEU OF THE PERMITTED SETBACK OF 28 FEET. 3. SECTION 10-8-6(B)3 TO ALLOW A CLASS II ALTERATION TO A SINGLE FAMILY DWELLING THAT IS NON-CONFORMING DUE TO ZONING BULK CONTROLS, WHERE THE ADDITION TO THE NON-CONFORMING STRUCTURE WILL NOT MEET THE CORNER SIDE YARD SETBACK. 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.

(Tim and Jennifer O'Shea, interested parties in purchasing the property at 655 Pleasant Avenue)

Staff Presentation

Planner Kelly Purvis was present to speak regarding the proposed variation request. Planner Purvis stated petitioners Tim and Jennifer O'Shea are the parties interested in the purchase of 655 Pleasant Avenue, and the current owner of the property is Ray Whalen Builders, Inc. Planner Purvis stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
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.

Planner Purvis stated that the subject property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue, and the land use immediately surrounding the subject property is R2 single-family residential.

Planner Purvis stated notice of the public hearing was published in the May 7, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property. Planner Purvis showed the Certificate which verifies the notice was published in the Daily Herald.

Planner Purvis stated, Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Electrical Service in 1960 and Front Porch Addition in 1964.

Planner Purvis showed an overview picture of the property and stated Tim and Jennifer O'Shea are interested in purchasing the property at 655 Pleasant Avenue and are proposing to update the house with a remodel and an addition for their family to move into. Planner Purvis stated

alterations to the one-story house will include removal of the roof and the addition of a second story (approximately 1505 sf), demolition of the mud room at the rear of the home and the addition of a one-story screened room addition (approximately 231 sf) on the back of the house. Planner Purvis stated the existing detached 2 car garage will be demolished and replaced with a detached 3 car garage (approximately 655 sf), and the existing 12 foot wide front porch/entrance will be removed and a new front porch (approximately 297 sf) will be added, which will span the length of the front of the home (42.5 feet).

Planner Purvis stated the existing structure is non-conforming to the corner side yard setback at 23.97 feet in lieu of the required 30 foot setback. Planner Purvis stated there is also a bay window which encroaches an additional 1.77 feet (which will be removed), and a chimney which encroaches an additional 1.07 feet into the non-conforming side yard. Planner Purvis stated in 1927, when the home was constructed, all side yards (including corner side yards) were only required to be 10% of the lot width (8 feet in this case). Planner Purvis stated today's Code requires a minimum of 30 feet for a corner side yard setback, making the home at 655 Pleasant Avenue a non-conforming structure. Planner Purvis stated the Village Code limits the amount of alteration and addition to non-conforming structures and does not allow additions to non-conforming parts of a structure.

Planner Purvis stated the proposed additions would match the existing wall line of the home, with an added 1.5 foot encroachment of the chimney. Planner Purvis stated chimneys are allowed to encroach up to 2 feet into the required setback (on a conforming structure), but due to the structure's non-conforming setback, the chimney will encroach further than permitted. Planner Purvis stated no part of the new structure will encroach further into the required side yard setback than the existing structure.

Planner Purvis stated since the entire roof of the structure will be removed to add the second story, the project will require a variation for a class II alteration to a nonconforming structure. Planner Purvis stated the demolition of the mud room and bay window is factored into the calculation of the alteration class as well. Planner Purvis stated the addition is a class I and would be a permitted amount of added square footage to a non-conforming structure.

Planner Purvis stated in order to move forward with the project as proposed the petitioners will need to be granted a variation to allow a class II alteration to the nonconforming home, where the additions will not meet the setback requirements of the Code and will be 23.97 feet from the corner side property line in lieu of the 30 foot requirement. Planner Purvis stated a variation for the chimney encroachment to 22 feet 5-1/2 inches in lieu of the 28 feet permitted will also be required.

Planner Purvis showed elevations of all sides of the existing home and the proposed home with the new additions and alterations.

Questions from the Zoning Board of Appeals

ZBA Member Miller questioned if the Lot Coverage Ratio (LCR) is not a problem even though the petitioners are proposing to add an addition? Planner Purvis stated that is correct. ZBA Member Miller stated the corner side yard setback is the same. Planner Purvis stated it is the same or slightly diminished as the bay window will be removed. ZBA Member Miller stated the front yard setback which is also non-compliant is the same. Planner Purvis stated the front yard setback is the same, and the porch encroachment after reconstruction is permitted.

Chairperson Constantino stated the total project will alter beyond 50% of the existing structure, so this pushes the project to a Class II alteration. Planner Purvis stated that is correct, if the structure was not non-conforming, the changes to the home as proposed would be permitted. Chairperson Constantino stated they are not seeking any LCR change to which Planner Purvis stated the LCR will be 17.39%, below the 20% LCR permitted by Code. Chairperson Constantino asked if due to the amount of proposed work, there will be a drainage study done? Planner Purvis stated a drainage study will need to be approved. Chairperson Constantino stated in the packet, there is a copy of a petition from several neighbors to the property giving their approval for this proposed project and asked if any negative comments about this proposed project have come to the Planning and Development Department? Planner Purvis stated there was a woman who came in and asked to see the plans. Planner Purvis stated the woman asked about the parkway trees on the property. Planner Purvis stated that she told the woman that the trees would not be removed as the trees are in the public right-of-way. Planner Purvis stated the woman was also curious about the coverage of the lot which does not require a variation. Planner Purvis stated there has been no other feedback on this project.

ZBA Members Panther and Lucchesi had no questions for Planner Purvis.

Petitioners' Presentation

Jennifer O'Shea, one of the interested persons in purchasing 655 Pleasant Avenue and current resident at 619 Euclid Avenue, stated they currently live in a home about seven doors down from the 655 Pleasant home. Mrs. O'Shea stated they are looking to downsize to this home, but wanted to make some changes to the home and restore the charm of the home. Mrs. O'Shea stated they do not want to tear down the home, and the proposed improvements to the home will last a long time.

Steve Poteracki, architect with Studio 1 Architects in Western Springs, Illinois, stated the property was originally platted in the 1920's, and at that time, this property was a conforming piece of property with conforming setbacks. Mr. Poteracki stated the proposed project will not encroach any further into the non-conforming side yard, and they are proposing to not make the mass of the home too tall. Mr. Poteracki stated they would like to keep the charm of the

home and are proposing to make the home 1 ½ stories from the front with 2 stories on the northeast corner of the home. Mr. Poteracki stated the goal is to keep the setbacks of the home as it was originally platted and to keep the home fitting with the fabric of the neighborhood.

Ray Whalen from Ray Whalen Builders, Inc. was also present as the current owner of 655 Pleasant Avenue, but Mr. Whalen did not speak at the public hearing.

Additional Questions from the Zoning Board of Appeals

ZBA Member Panther asked if any consideration was given to the keeping the screened porch within the setbacks. Mr. Poteracki stated this would make awkward spaces. He stated they did look at orienting the garage differently, but this would impact too many existing trees on the property.

ZBA Member Miller asked, in order to stay compliant with today's code, they would need to tear down half the home or the whole home. Mr. Poteracki stated due to the classifications, once you remove the roof and the porch in the back, you would already be over the alteration numbers. Mr. Poteracki stated the porch in the back needs to be replaced. Mr. Poteracki stated once you remove the roof, the gable ends and the mudroom, you would already be into a variation. ZBA Member Miller stated the petitioners cannot update the home unless it is torn down or get a variation to which Mr. Poteracki stated this is correct.

Chairperson Constantino asked in Mr. Poteracki's professional opinion, if there would be any drainage issues on the property and if these were considered on the plans. Mr. Poteracki stated the lot grades well from west to east and some to the south, and the proposed addition should not impede any water drainage. Planner Purvis stated there will need to be a full stormwater review done for the project, and the project will have to meet DuPage County's Stormwater Ordinance.

Mrs. O'Shea stated she did survey the neighbors surrounding the property as much as possible. Mrs. O'Shea stated once she explained the proposed project, the neighbors were positive and happy about the project as the neighbors were concerned the home would be torn down, or there might be drainage issues. Mrs. O'Shea stated there has been approval from the Village that no sidewalks will ever be installed on the Linden Avenue side of the property.

Persons in Favor of or in Opposition to the Variation Requests

Richard Schowalter, who resides at 645 Pleasant Avenue, was sworn in and stated he lives across the street. Mr. Schowalter stated they were worried about what would happen if the home was torn down or if the home would come closer to the street. Mr. Schowalter stated this proposed project seems it should be fine.

ZBA Member Miller asked how long the home was for sale. Mr. Schowalter stated the home was for sale for a few months last summer.

Findings of Fact

ZBA Member Panther presented that petitioners Tim and Jennifer O'Shea are the parties interested in the purchase of 655 Pleasant Avenue, and the current owner of the property is Ray Whalen Builders, Inc. ZBA Member Panther stated the petitioners are proposing variations from the Glen Ellyn Zoning Code to allow alterations and additions on a non-conforming principal structure as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and
2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
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.

ZBA Member Panther stated that the subject property is a corner lot, located in the R2 Zoning District on the northeast corner of Linden Street and Pleasant Avenue, and the land use immediately surrounding the subject property is R2 single-family residential. ZBA Member Panther stated Village records indicate that there were no prior variations granted for this property, and Village records indicate that the following permits have been issued for this property: Electrical Service in 1960 and Front Porch Addition in 1964.

ZBA Member Panther stated Tim and Jennifer O'Shea are interested in purchasing the property at 655 Pleasant Avenue and are proposing to update the house with a remodel and an addition for their family to move into. ZBA Member Panther stated alterations to the one-story house will include removal of the roof and the addition of a second story, demolition of the mud room at the rear of the home and the addition of a one-story screened room addition on the back of the house. ZBA Member Panther stated the existing detached 2-car garage will be demolished

and replaced with a detached 3 car garage, and the existing 12- foot wide front porch/entrance will be removed and a new front porch will be added, which will span the length of the front of the home. ZBA Member Panther stated no part of the new structure will encroach further into the required side yard setback than the existing structure.

ZBA Member Panther stated since the entire roof of the structure will be removed to add the second story, the project will require a variation for a Class II alteration to a nonconforming structure as the alterations to the home are proposed to be greater than 50% of the structure. ZBA Member Panther stated a drainage study will be required due to the changes to the structure.

ZBA Member Panther stated the ZBA heard from petitioner Jennifer O'Shea and architect Steve Poteracki, and Mrs. O'Shea indicated they are interested in restoring this home. ZBA Member Panther stated Mrs. O'Shea has indicated that in talking with the neighbors, they seem happy the home will not be torn down ZBA Member Panther stated Mrs. O'Shea indicated the Village has approved that no sidewalks will be installed on the Linden side of the property.

ZBA Member Panther stated Mr. Poteracki indicated that the property was conforming when constructed in the 1920's, and they are trying to minimize the addition to the non-conforming portion of the setback by placing a one-story screened porch along that portion of the property. ZBA Member Panther stated Mr. Poteracki indicated it would be difficult to update the home without a variance as removing the roof and mudroom alone would be a Class II alteration.

ZBA Member Panther stated the ZBA heard from Richard Schowalter, of 645 Pleasant Avenue, that he is in favor of the improvements.

Motion

ZBA Member Miller moved, seconded by ZBA Member Lucchesi, that the Zoning Board of Appeals recommended approval of the Findings of Fact.

The motion carried unanimously with a voice vote.

Additional Comments from the Zoning Board of Appeals

ZBA Member Miller stated he was worried about the size of the setback, but it seems the petitioner has done everything to minimize the effect of the smaller setback. ZBA Member Miller stated on the same street, there is another home that would need the same relief from the Zoning Code, as it is non-conforming to the corner side yard setback, but is already a 2-story structure. ZBA Member Miller stated this proposed home will fit in with the neighborhood, and he is fully in favor of this project. ZBA Member Miller stated this is a nice way to save an

older home in Glen Ellyn.

ZBA Member Panther stated he is in favor of this project. ZBA Member Panther stated they have done a good job in keeping with the context of the neighborhood. ZBA Member Panther stated he would rather see the home saved.

Chairperson Constantino stated he is in favor of the variances. Chairperson Constantino stated the situation is not caused by the petitioners. Chairperson Constantino stated the hardship is a Class I alteration could be possible, but given the nature of the roof removal pushes this project to a Class II alteration. Chairperson Constantino stated there is no increased encroachment into the side yards, and there will be no adverse effect to the surrounding neighbors who have signed a petition showing their support of the proposed project. Chairperson Constantino stated the proposal is compatible with the surrounding area, and the plan maintains the character of the neighborhood. Chairperson Constantino stated there appear to be no drainage issues.

ZBA Member Lucchesi stated the petitioners have done their homework, and the proposed home will fit within the surrounding neighborhood. ZBA Member Lucchesi stated the benefit is that the petitioners will be modifying an older home instead of knocking the home down. ZBA Member Lucchesi stated he is concerned about possible drainage issues, but he is ok with it, because this will be checked out before the project is permitted.

Motion

A motion was made by ZBA Member Panther and seconded by ZBA Member Lucchesi to close the public hearing for 655 Pleasant Avenue at 7:38 p.m.

The motion carried unanimously with a voice vote.

A motion was made by ZBA Member Miller and seconded by ZBA Member Panther that the Zoning Board of Approvals recommend approval of the variances as requested by petitioners Tim and Jennifer O'Shea for the property located at 655 Pleasant Avenue to allow alterations and additions on a non-conforming principal structure due to the fact that the initial plat of survey for the home when it was built was conforming and that the petitioners and owner cannot update the home without a variation or tearing the home down and starting over. The recommended variances are as follows:

1. Section 10-4-8(D)4 to allow the construction of an addition resulting in a corner side yard setback of 23.97 feet in lieu of the required 30 foot corner side yard setback; and

2. Section 10-5-5(B)4 to allow a chimney to encroach into the corner side yard setback resulting in a setback of 22 feet 5-1/2 inches in lieu of the permitted setback of 28 feet; and
3. Section 10-8-6(B)3 to allow a Class II alteration to a single family dwelling that is non-conforming due to zoning bulk controls, where the addition to the non-conforming structure will not meet the corner side yard setback; and
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.

The motion carried unanimously with four (4) “yes” votes as follows: ZBA Members Miller, Panther and Lucchesi and Chairperson Constantino voted yes.

Chairperson Constantino stated the ZBA has voted to recommend approval, and this proposed project will go to the Village Board for approval. Planner Purvis stated this should be on the next available agenda for the June 25, 2018 Village Board Meeting.

Village Board Trustee Report

No Village Trustee Report was given.

Staff Report

Planner Purvis stated they will have a ZBA meeting on June 12, 2018, regarding a Public Hearing for 864 Bemis Road.

Planner Purvis stated for a point of clarification, that any case that receives unanimous support from the ZBA may not necessarily go on the Consent Agenda for the Village Board meeting. The Village President and Village Manager select the items that go on the Consent Agenda, and may wish to further discuss a project, even though it received unanimous support. She asked that in the future, if a project receives a unanimous recommendation from the ZBA that it be stated that the project may go on the Consent Agenda. Staff will reach out with further clarification.

Adjournment

At 7:44 p.m., a motion was made by ZBA Member Miller and seconded by ZBA Member Panther to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed by,

Kelly Purvis
Planner



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

Meeting: 06/12/18 07:00 PM
Department: Zoning Board of Appeals
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3365)

DOC ID: 3365

**June 12, 2018 - Zoning Board of Appeals Meeting Public Hearing –
to consider Zoning Variations to allow a two-story addition and the
reconstruction of the front porch on a non-conforming structure at
864 Bemis Road.**

PETITIONERS: The petitioners are Martha and Lance Lambert, owners of the property at 864 Bemis Road.

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

1. Section 10-4-9(D)1(b) - to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 - to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and
3. 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.

ZONING/ USE: The property is an interior lot, located in the R2B zoning district on the north side of Bemis Road at the intersection of Bemis Road and Ridge Road. The land use immediately surrounding the subject property is R2B single-family residential.

PUBLIC NOTICE: Notice of the public hearing was published in the May 24, 2018 edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and a placard was placed on the property.

ZONING HISTORY: Village records indicate that there were no prior variations granted for this property.

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

<u>Date</u>	<u>Permit No.</u>	<u>Type</u>
1987	B9835	Water Hook-Up
1988	B10014	Sewer Hook-Up
2017	20171410	New Shed

PROJECT SUMMARY:

Martha and Lance Lambert, owners of the property at 864 Bemis Road would like to demolish the eastern addition on their home which they have suggested was poorly constructed. In place of the existing two-car garage (below grade) and master suite (on the ground floor of the home), the Lamberts would like to construct a four-car garage on the lower level and a master suite with a sunroom on the second story. In addition, they would like to reconstruct the front porch on the west side of the house.

The property was originally developed in unincorporated DuPage County and was annexed into the Village in 2014 as legally non-conforming. The home is non-conforming to the side yard setback on the west side of the property with a setback of 9.84 feet in lieu of the required 17.79 feet and also non-conforming to the front yard setback with a setback of 35.77 feet which would be Code compliant except that the closest adjacent principal structure on the street has a setback of 45 feet. The proposed addition falls within the permitted amount of alteration and addition to a non-conforming structure.

The proposed addition will extend the footprint of the home easterly, matching the non-conforming wall line of the front façade. The reconstruction of the front porch will also match the existing non-conforming wall of the west side of the home. In order to make these alterations to the home as proposed, the petitioners will need to be granted variations from the front and side yard setbacks of the Zoning Code.

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 additions in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS:

Petitioners' Application
 Plat of Survey
 Photos: Existing Conditions
 Site Plan
 Floor Plan
 Elevations
 Zoning Table
 Zoning & Location Map
 Aerial View
 2' Contour Map
 Public Hearing Notice
 Location Map for Public Hearing Notice
 Mailing List for Public Hearing Notice
 Certificate of Publication

CC:

Staci Hulseberg, Director of Planning & Development
 Steve Witt, Building and Zoning Official
 Paula Moritz, Plan Reviewer
 Martha and Lance Lambert, Property Owners
 Stephen Flint, Architect

ATTACHMENTS:

- Petitioner's Application (PDF)
- Plat of Survey (PDF)
- Photos - Existing Conditions (PDF)
- Site Plan (PDF)
- Floor Plan (PDF)
- Elevations (PDF)
- Zoning Table (PDF)
- Zoning & Location Map (PDF)
- Aerial (PDF)
- 2 Foot Contours Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing List for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)

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

CLEAR PAGE

APPLICATION FOR ADMINISTRATIVE ZONING VARIATION

For the property at 864 Bemis Road _____ Glen Ellyn, IL 60137

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

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

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

I. APPLICANT INFORMATION:

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

Name: _____ Stephen E. Flint - Flint Architects LLC _____

Address: _____ 314 S. Westmore _____

Phone No.: _____ (630) 953-9220 _____

Fax No.: _____ (630) 953-9440 _____

E-mail: _____ seflint@flintarch.com _____

Ownership Interest in the Property in Question:

Architect of Record

Attachment: Petitioner's Application (3365 : 864 Bemis Road - FY & SY Variations to allow the construction of an addition)

CLEAR PAGE

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):

**Martha & Lance Lambert
864 Bemis Road
Glen Ellyn, IL 60137**

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

**Stephen E. Flint
Flint Architects LLC
314 S. Westmore
Lombard, IL 60148**

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (MARK "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? (MARK "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:

CLEAR PAGE

Common address: 864 Bemis RoadPermanent tax index number: 05-24-300-040 & 05-24-300-041
630-670-1800

Legal description:

See AttachedZoning classification: **R2B**Lot size: 177.92 ft. x 242.16 ft.Area: 42,328.58 sq. ft.Present use: **Single Family Residence**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):

Section: 10-4-9(D)1(b) to allow a front yard setback of 35.77 feet in lieu of the required 45 foot front yard setback which would match the front yard setback of the closest adjacent structure on the street; and**Section 10-4-9(D)3 to allow an interior side yard setback of 9.84 feet in lieu of the required setback of 17.79 feet.**Estimated date to begin construction: June 1, 2018

CLEAR PAGE

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

Stephen E. Flint
 Flint Architects LLC
 314 S. Westmore
 Lombard, IL 60148

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

The following items are intended to elicit information to support conclusions by Village staff 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:

See Attached

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):

See Attached

OR

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

See Attached

CLEAR PAGE

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

See Attached

- B. For the purpose of supplementing the above standards, Village staff, in making their decision 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:

See Attached

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:

See Attached

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:

See Attached

CLEAR PAGE

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.

See Attached

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.

See Attached

6. Provide evidence that the proposed variation will not:

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

See Attached

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

See Attached

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

See Attached

CLEAR PAGE

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

See Attached

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

See Attached

- f. Create a nuisance; or

See Attached

- g. Results in an increase in public expenditures.

See Attached

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

See Attached

8. Please add any comments which may assist Village staff in reviewing this application.

See Attached

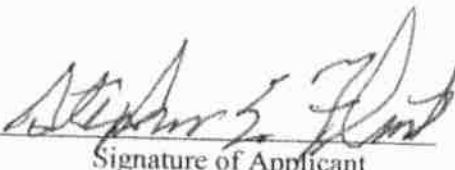
CLEAR PAGE

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 Administrative Variation Application and applicable provisions of the Glen Ellyn Zoning Code.

<u>5/21/18</u>	<u>Stephen E. Flint</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Attachment: Petitioner's Application (3365 : 864 Bemis Road - FY & SY Variations to allow the construction of an addition)

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Martha & Lance Lambert owner of the property described as:

Home Addition and Renovations at 864 Bemis Road

verify that Stephen E. Flint is
duly authorized to apply and represent my interests for approval of an administrative zoning
variation with the Glen Ellyn Village staff. Owner acknowledges that any notice given applicant is
actual notice to owner.

Martha Lambert
Martha Lambert
OWNER SIGNATURE

Subscribed and sworn to before me this

20 day of April, 2018

Deanne Prochnow

Notary Public





April 23, 2018

Standards for Variation
864 Bemis Road
Glen Ellyn, IL 60137
Project No. 17048

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:

There are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code. The owner is demolishing the East two story portion of the existing residence which contains a two-car garage on the ground floor and a master bedroom suite on the second floor and adding a four-car garage on the ground floor and a master bedroom suite and sunroom on the second floor. The new addition will match the front portion of the existing façade and will follow the legal non-conforming existing roof line. The new addition will blend in with the existing residence. This home was built in unincorporated DuPage County in 1953.

2a. 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 existing residence is legal non-conforming as it currently exists today. The Eastern portion of the addition and site is in the flood plain. The section of the house that is recommended for demolition is a poorly-constructed addition. Not as well built as the rest of the house and the planned addition would greatly improve the overall usefulness and value of the house.

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

The existing residence is legal non-conforming as it currently exists today.

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 of the locality of the property. The property will continue to function as a single-family residence. The proposed addition will blend in with the existing residence.



- B. For supplementing the above standards, Village staff, in making their decision 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 proposed addition is in the flood plain. The flood plain cannot be filled in.

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 existing residence is legal non-conforming as it currently exists today. The property will continue to function as a single-family residence. The proposed addition will blend in with the existing residence.

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

The variation is not based exclusively upon a desire to make money out of the property. The homeowner wishes to expand the garage to store a boat and additional vehicle. The Homeowner wishes to make this home their retirement home. Currently, the homeowner has a permit issued to stabilize and improve the adjacent creek to the East.

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.

There is no alleged difficulty or particular hardship being created by any person presently having an interest in the property in question or by the applicant. The homeowner bought the property in July 2016, neither the Lambert's or the LaBudde family, the past owners, knew this cute 1950's ranch that was built before the incorporation was now "non-conforming" to the Village of Glen Ellyn standards.

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 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 property will continue to function as a single-family residence. The proposed addition will blend in with the existing residence.



6. Provide evidence that the proposed variation will not:

6a. Impair and adequate supply of light and air to adjacent property:

The proposed variation will not impair and adequate supply of light and air to adjacent property. The new addition will follow the existing roof line. The current residence was built before the existing residence to the West 856 Bemis.

6b. Substantial increase the hazard from fire or other dangers to the property in question or adjacent property;

The proposed variation will not substantial increase the hazard from fire or other dangers to the property in question or adjacent property.

6c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the village:

The proposed variation will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the village.

6d. Diminish or impair property values within the neighborhood:

The proposed variation will not diminish or impair property values within the neighborhood. In fact, a neighbor was joking that it would be nice to see our place fixed up because the house was in greater disrepair than most of the houses on the street. The homeowner is looking to fixup the home and a variance is required to rise to the neighborhood standards.

6e. Unduly increase traffic congestion in the public streets and highway:

The proposed variation will not unduly increase traffic congestion in the public streets and highway. The homeowner currently has two drivers in the family and the extra garage is for proper housing for family vehicles.

6f. Create a nuisance: or

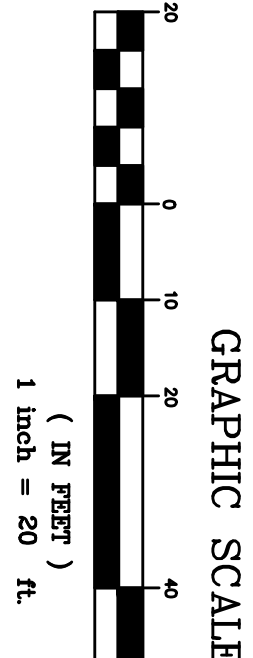
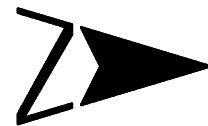
The proposed variation will not create a nuisance.

6g. Results in an increase in public expenditures.

The proposed variation will not result in an increase in public expenditures.

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

The proposed variation is the minimum variation that will make possible the reasonable use of the land, building or structure.



BOUNDARY AND TOPOGRAPHIC SURVEY

BY
GENTILE AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

PARCEL ONE:

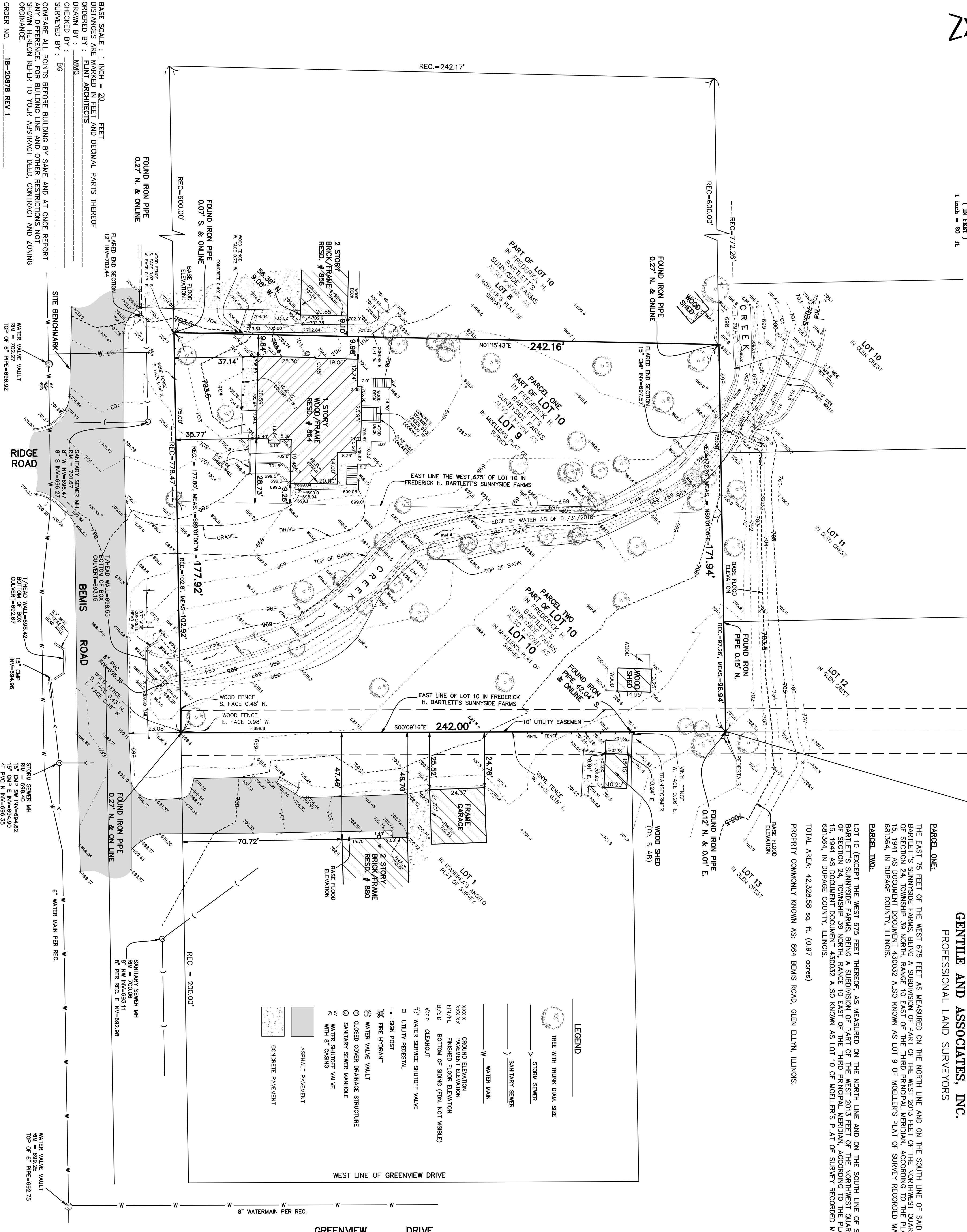
THE EAST 75 FEET OF THE WEST 675 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10 IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT DOCUMENT 4300332 ALSO KNOWN AS LOT 9 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

LOT 10 (EXCEPT THE WEST 675 FEET THEREOF, AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10) IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT DOCUMENT 4300332 ALSO KNOWN AS LOT 10 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 42.32858 sq. ft. (0.97 acres)

PROPERTY COMMONLY KNOWN AS: 864 BEMIS ROAD, GLEN ELLYN, ILLINOIS.



NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE DATA HEREON. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO DETERMINE IF THERE ARE ANY UNRECORDED EASEMENTS OR OTHER INTERESTS WHICH WOULD AFFECT THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO DETERMINE IF THERE ARE ANY UNRECORDED EASEMENTS OR OTHER INTERESTS WHICH WOULD AFFECT THE SURVEY. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY TO DETERMINE IF THERE ARE ANY UNRECORDED EASEMENTS OR OTHER INTERESTS WHICH WOULD AFFECT THE SURVEY.

FLOOD ZONE CERTIFICATE:

UPON INSPECTION OF FLOOD INSURANCE RATE MAP NO. 170430509BH, COMMUNITY NUMBER 702071, EFFECTIVE DATE DECEMBER 16, 2004, SUBJECT PROPERTY LIES WITHIN ZONE "X". THE FLOOD INSURANCE RATE MAP SHOWS A FLOOD HAZARD WITH A 1% ANNUAL CHANCE OF FLOOD MAY LIMIT IS 702.8 FEET TYPICAL CROSS SECTIONS "B" AND "C".

BASIS OF BEARING:

ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE.

BENCHMARK : DUPAGE COUNTY BM # W21002

STATION IS LOCATED ALONG BLANCHARD ROAD JUST SOUTH OF THE INTERSECTION WITH PRESIDENT STREET. STATION IS 80.0 FEET SOUTHWEST OF THE CENTERLINE OF LOT 10. THE MONUMENT IS A 2.0 FEET DIAMETER CONCRETE LIGHT POLE BASE. MONUMENT IS 1.0 FOOT ABOVE STREET SURFACE.

ELEV. = 755.19 (NAD 88 DATUM)

SITE BENCHMARK:

MAG NAIL ON THE SOUTHWEST SIDE OF BEMIS AND RIDGE ROAD.

ELEV. = 702.37

NO.	DATE	DESCRIPTION	BY
1	02/19/2018	ADDITIONAL TPO ON LOT 9 IN MOELLER'S PLAT	MMG

STATE OF ILLINOIS S.S.

COUNTY OF DUPAGE

WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AND THAT THE PLAT HEREON REPRESENTS THE CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

JANUARY 31, A.D. 2018

BY : _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925

MY LICENSE EXPIRES NOVEMBER 30, 2018

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

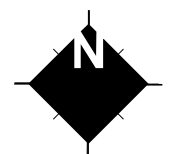
BASE SCALE : 1 INCH = 20 FEET
DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
ORDERED BY : TANT ARCHITECTS
DRAWN BY : MMG
CHECKED BY : BG
SURVEYED BY : BG
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 18-20878 REV.1









NOTE: GRADE AND SEED
DISTURBED AREAS

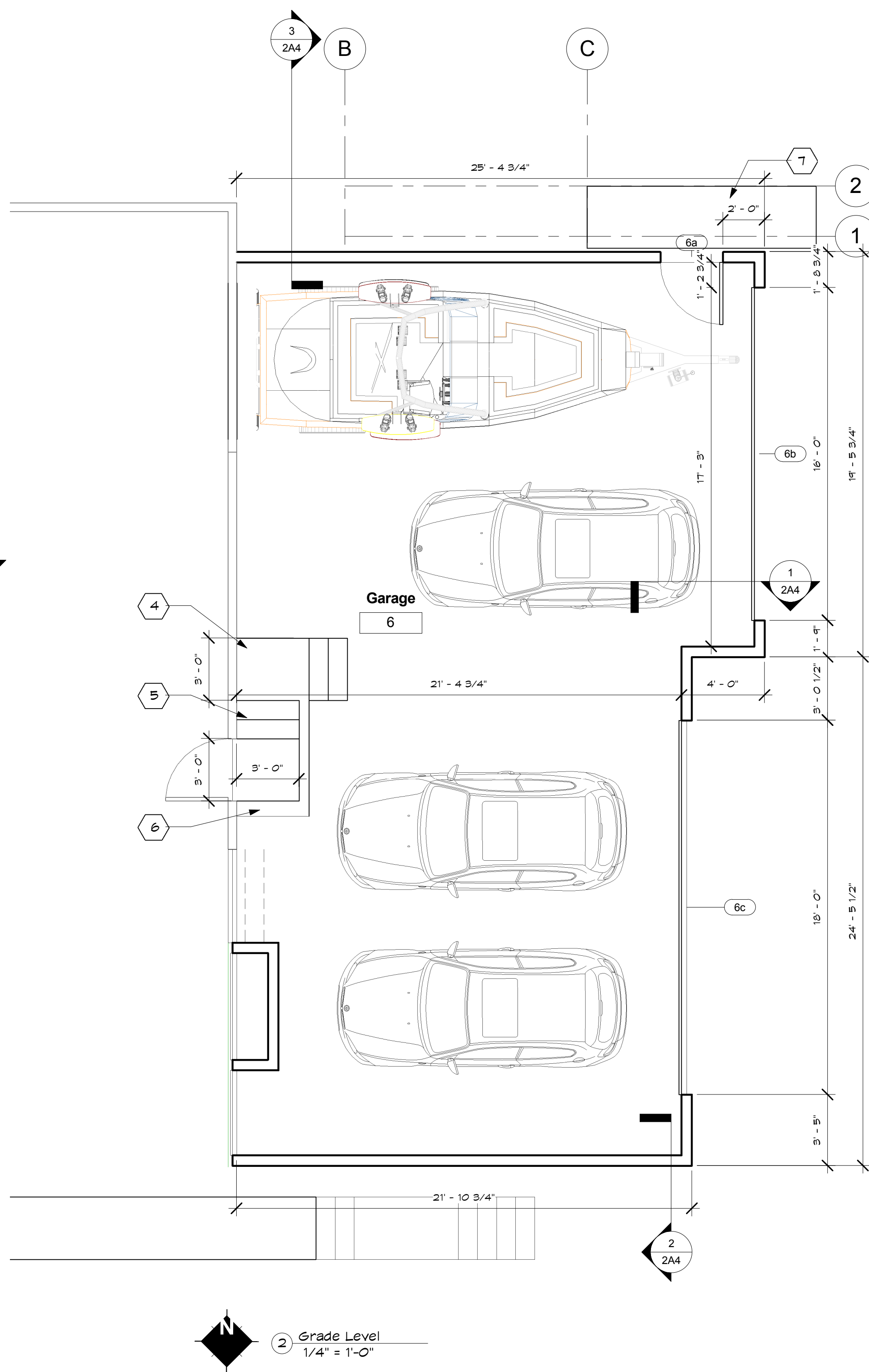
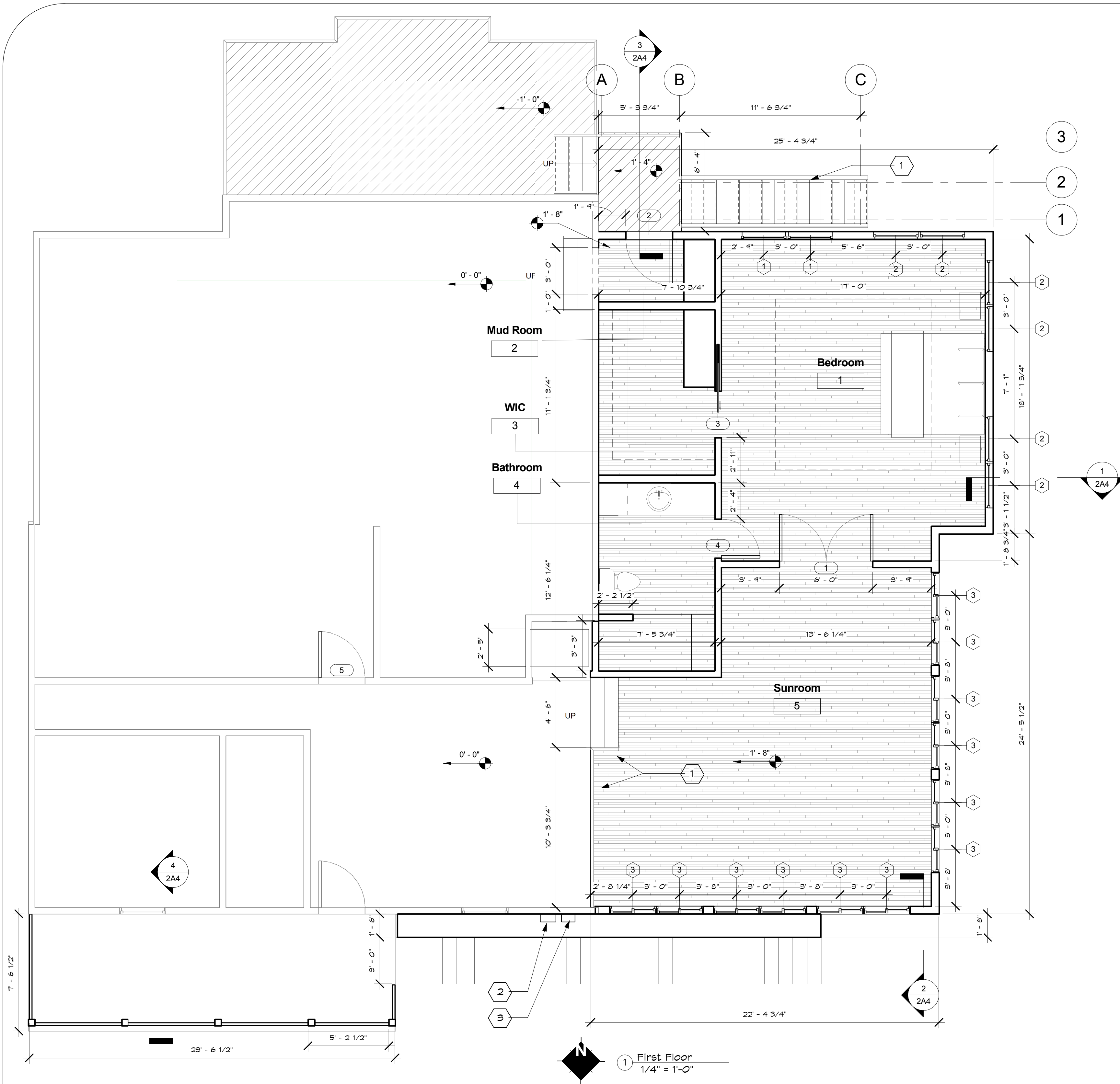
1. THE CONSTRUCTION COVERED BY THIS PERMIT SHALL NOT ALTER THE GRADING OF THE PREMISES OR BLOCK ANY DRAINAGE SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES. ALL EXCAVATED MATERIALS SHALL BE REMOVED FROM THE PREMISES UNLESS PRIOR APPROVAL HAS BEEN GRANTED BY THE VILLAGE ENGINEERING DEPARTMENT.

No.	Revision/Issue	Date
-----	----------------	------



C3

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FLINT ARCHITECTS LLC



WORK NOTES

1. NEW STAIR WITH RAILINGS.
2. NEW ELEC. SERVICE ENTRANCE AND METER
3. RELOCATED GAS METER
4. T/CONG. STOOP (101.5)
5. NEW CONG. STAIR AND PAD
6. CONG. CURB
7. NEW 3'-0" WIDE 5" THICK CONG. SIDEWALK ON COMPACTED GRAVEL

SPECIFICATION NOTES

LUMBER: WALLS SHALL BE NO. 2 GRADE. WOOD JOISTS AND RAFTERS SHALL BE STRUCTURAL GRADE (Fb=1200).
DOORS: DOORS SHALL BE SOLID CORE SIX PANEL (PAINTED) AS MANUFACTURED BY MASTERCRAFT. PROVIDE HARDWARE.
INTERIOR WALLS: PAINTED 1/2" GYP. BD. ON 2 x 4 WOOD STUDS. PROVIDE GREEN MOISTURE RESISTANT BOARD AT ALL WET AREAS.;
WINDOWS: NEW WINDOWS SHALL MATCH EXISTING WINDOWS IN PROFILE AND COLOR. WINDOWS SHALL MEET MINIMUM U-FACTOR OF 0.32 OR LOWER.
ROOFING: NEW ASPHALT SHINGLES SHALL BE ARCHITECTURAL SHADOW SHINGLES. INSTALL SHINGLES PER MANUFACTURERS INSTRUCTIONS. PROVIDE 25 YR. WARRANTY. MATCH EXISTING ROOF IN COLOR AND TEXTURE.

GENERAL NOTES

1. FIRESTOP ALL PIPING, ELECTRICAL CONDUIT & MECHANICAL PENETRATIONS IN STUD, JOIST AND RAFTER SPACES TO MEET CODES REQUIREMENTS. PROVIDE FIRESTOPPING BARRIER @ FLOOR LINES.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO PATCH ALL WALLS, FLOORS, CEILINGS, FINISHES, ETC. (TO MATCH EXISTING) WHICH ARE DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ALL WORK BETWEEN THE OWNER & ALL TRADES, RELATING TO THE SCHEDULE.
4. THE PURPOSE OF ALL WORK NOTES & TAGS IS TO DESCRIBE THE SCOPE OF THE PROJECT. WORK WHICH IS NOT TAGGED, BUT IS CLEARLY THE INTENT OF THE PROJECT, MUST BE PERFORMED BY THE CONTRACTOR & WILL NOT BE CONSIDERED AS ADDITIONAL WORK BY THE OWNER.
5. ALL STAIRWAYS SHALL HAVE 7 3/4" RISERS MAX. AND 10" MIN. TREAD DEPTH. ALL HANDRAILS SHALL BE 1 1/4" DIA. AND 36" HIGH.

General Notes

No.	Revision/Issue	Date
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Firm Name and Address



FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
314 South Westmore • Lombard, IL 60148
p: 630-953-9220 • f: 630-953-9440 • www.flintarch.com

Project Name and Address

Home Addition & Renovation
Dr. & Mrs. Lance Lambert
864 Bemis Road
Glen Ellyn, IL 60137

Project	17048	Sheet	A1
Date	03/09/2018		
Scale	AS NOTED		

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ROOM FINISH LEGEND

FLOORS		WALLS	
PE	PATCH EXISTING FLOOR	PE	PATCH EXISTING WALL
WOOD	WOOD FLOORING	ME	MATCH EXISTING FINISH
CT	CERAMIC TILE	GYP BD	GYPSUM WALLBOARD
CONC.UNF.	CONCRETE SLAB FLOOR UNFINISHED	CTN	CERAMIC TILE WALL
BASE		ETR	EXISTING TO REMAIN
PE	PATCH EXISTING BASE	P-1	PAINT - GLOSSY FINISH
WB	4" HIGH PAINTED WOOD BASE W/ WOOD	P-2	PAINT - ENAMEL FINISH
SHOE		CEILING	
CTB	CERAMIC TILE BASE	PATCH EXISTING CEILING	
ETR	EXISTING TO REMAIN	GYP. BD.	GYPSUM BOARD

PAINTING NOTES

1. INSTALL SEALANT AT ALL LOCATIONS WHERE HOLLOW METAL FRAMES MEET: STEEL MASONRY, CONCRETE, GYPSUM BOARD, ETC.
2. PAINT ALL NEW WOOD FRAMES AND DOORS, GLAZING STOPS, NAILS, ETC. FOR A COMPLETE FINISHED INSTALLATION.
3. SAND AND PAINT ALL EXPOSED PORTIONS OF STEEL LINTELS.

ROOM FINISH SCHEDULE

Number	Name	Floor Finish	Wall Base	Wall Material	Wall Finish	Ceiling Material	Ceiling Finish	Ceiling Height
1	Bedroom	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
2	Mud Room	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
3	NIC	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 6"
4	Bathroom	TILE	TILE	GYP BD	P-1	GYP BD	P-1	8' - 6"
5	Sunroom	WOOD	WB	GYP BD	P-1	GYP BD	P-1	8' - 11 1/2"
6	Garage	CONC UNF	CONC	GYP BD	P-1	GYP BD	P-1	8' - 11 1/2"

LIGHT & VENT SCHEDULE

#	ROOM NAME	AREA	REQUIRED LT.	ACTUAL LT.	REQUIRED VENT	ACTUAL VENT
1	Bedroom	344 sf	28	68	12	34
2	Mud Room	33 sf	N/A	N/A	N/A	N/A
3	NIC	82 sf	N/A	N/A	N/A	N/A
4	Bathroom	93 sf	N/A	N/A	93 CFM	100 CFM
5	Sunroom	414 sf	33	162	15	81
6	Garage	973 sf	N/A	N/A	N/A	N/A

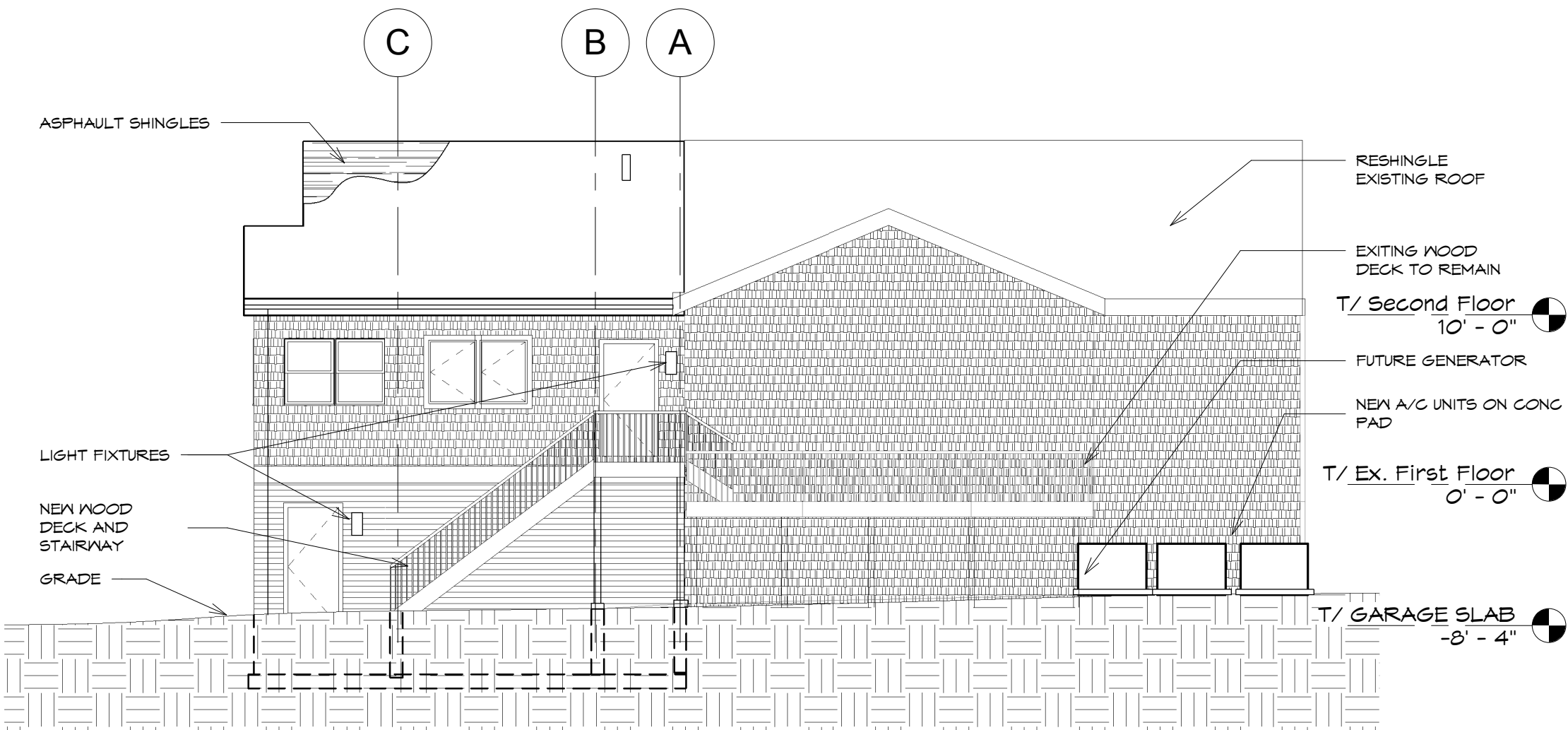
NOTE: ARTIFICIAL LIGHTING & VENTILATION SHALL BE ADDED TO SPACES WHERE NATURAL LIGHTING & VENTILATION REQUIREMENTS ARE NOT MET.

GENERAL NOTES

DO NOT CONNECT DOWNSPOUTS OR SURFACE DRAINAGE TO SEWERS. ALL DOWNSPOUTS SHALL DRAIN FREE-FALL ON TO SPLASH BLOCKS DIRECTED AWAY FROM ADJACENT PROPERTY.

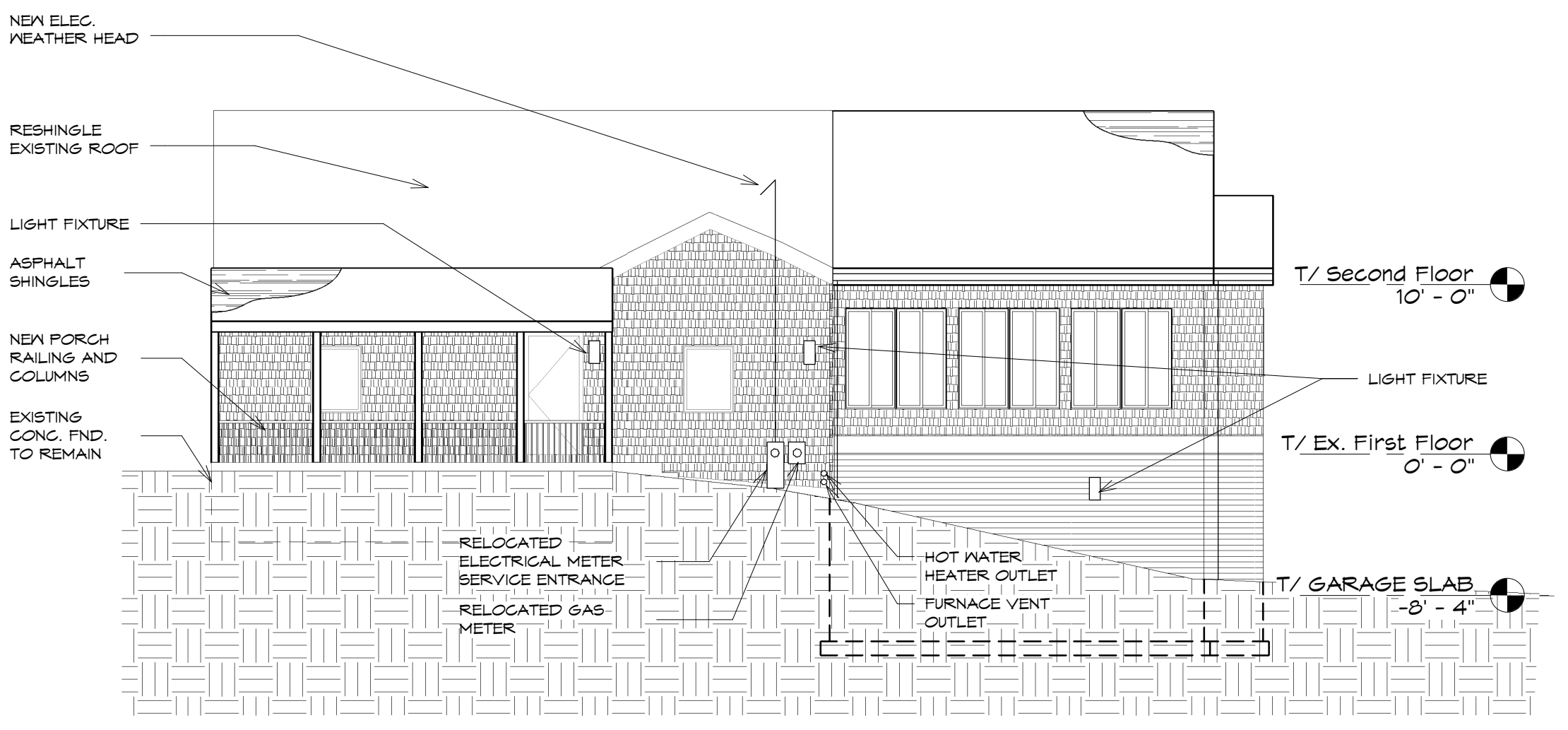
WINDOW GENERAL NOTES

NOTE ALL EGRESS WINDOWS SHALL MEET THE 5.7 SF AREA AND MINIMUM 44" HEIGHT FROM FINISH FLOOR TO BOTTOM OF THE WINDOW OPENING.



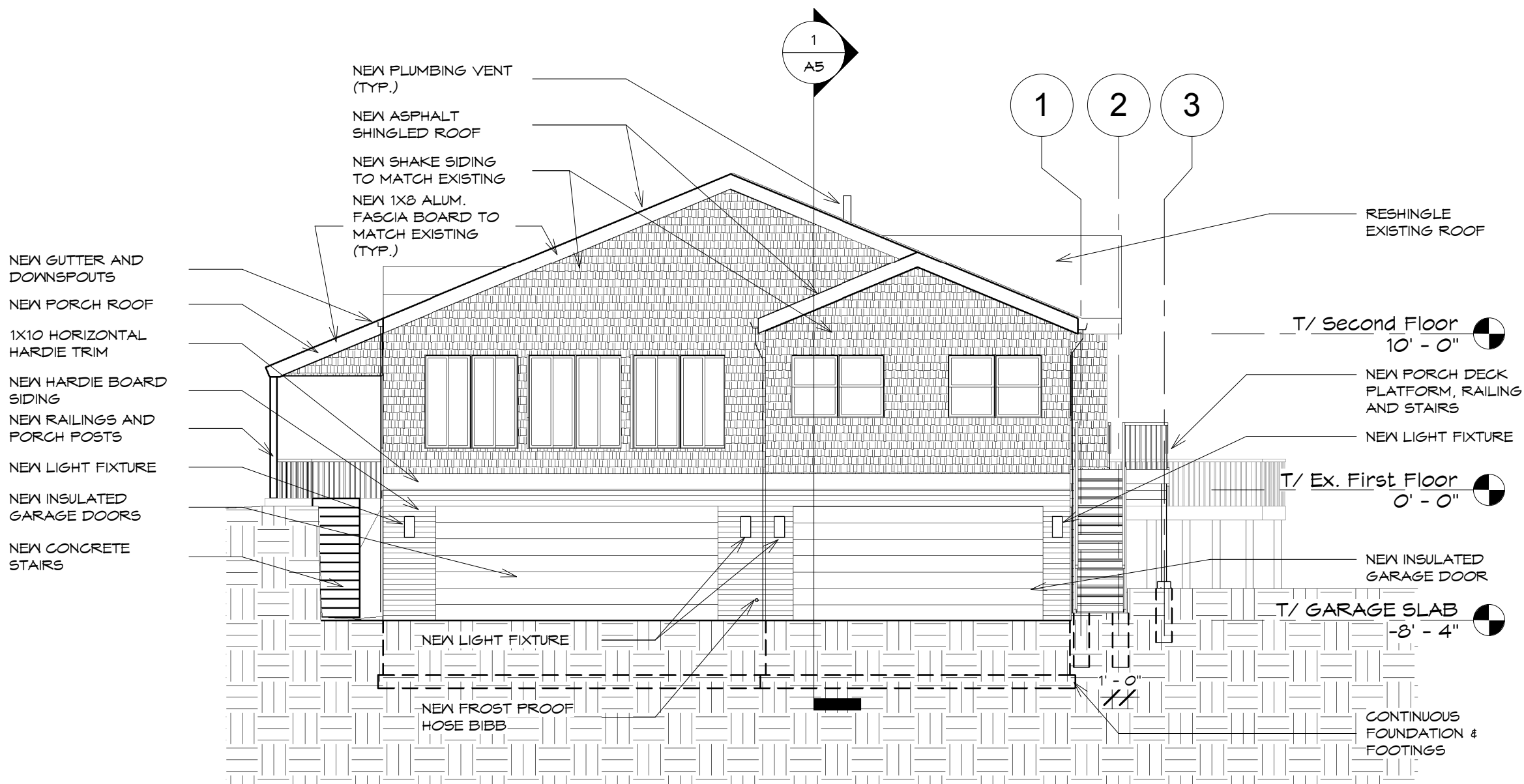
2 North Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS

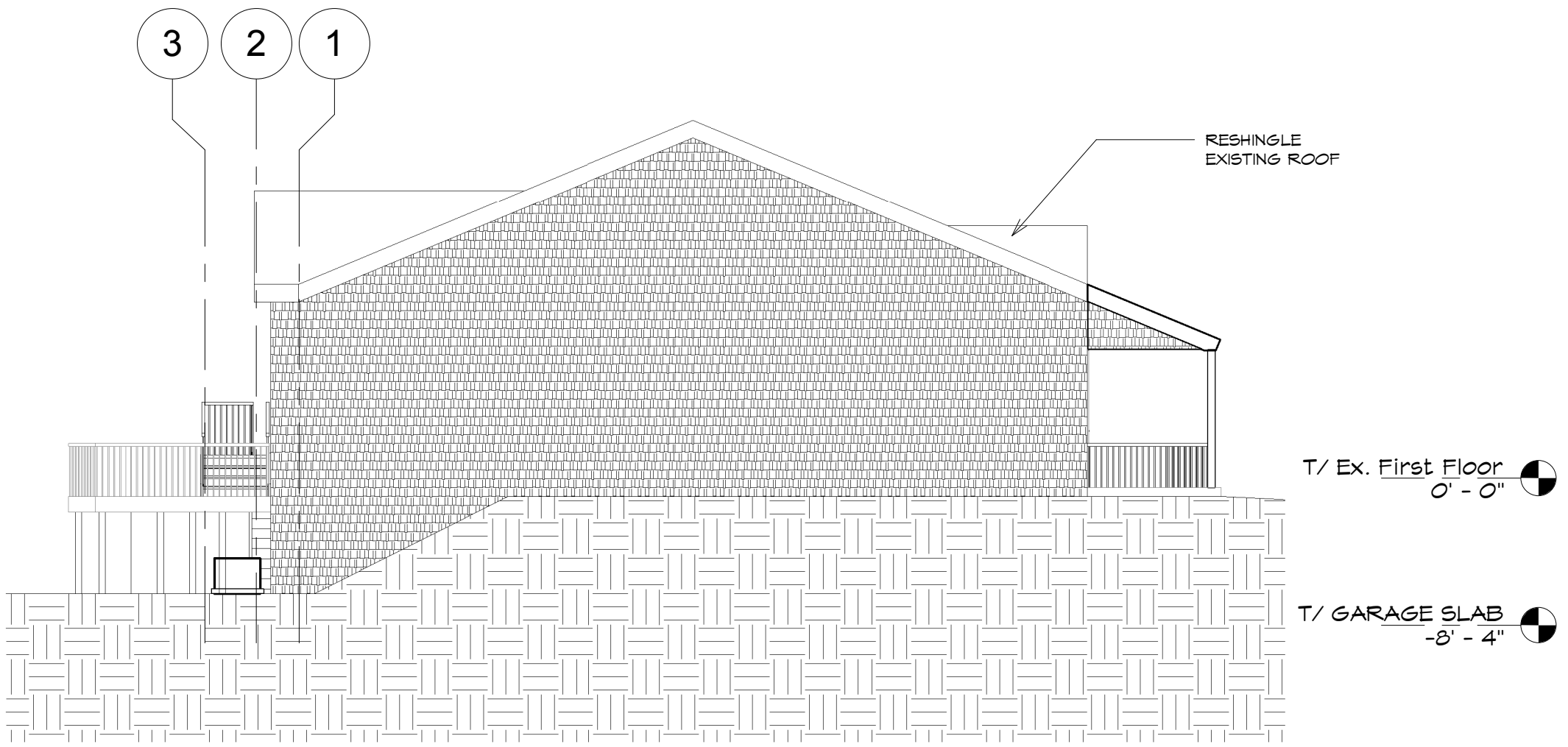


3 South Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS



1 East Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

SEE ELEVATION 1/A2 FOR NOTES AND DIMENSIONS

General Notes

No.	Revision/Issue	Date
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Firm Name and Address

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Project Name and Address

Home Addition & Renovation
Dr. & Mrs. Lance Lambert
864 Bemis Road
Glen Ellyn, IL 60137

Project 17048	Sheet A2
Date 03/09/2018	
Scale AS NOTED	

Zoning Variation Table

Property Description		Date:	5/8/2018
Address:	864 Bemis Road	MAKE SELECTION FROM EACH PULLDOWN BOX AND INSERT INFORMATION INTO EACH YELLOW HIGHLIGHTED CELL	
District:	R2B - Residential District ▼		
Lot Type:	Interior Lot ▼		
Building Type:	Single-Family ▼		
Building Height:	2-Story ▼		
Construction Type:	Addition & Alteration ▼		

Code Section	Lot Regulations	Requirement	Existing	Proposed	Compliant?	
					Yes	No
10-4-9(D)7	Lot Area	10,000 sf min	43,116 sf	43,116 sf	Yes	
10-4-9(D)8(a), (b)	Lot Width	75.00 ft min	178.05 ft	178.05 ft	Yes	
10-4-9(D)9	Lot Depth	110.00 ft min	242.16 ft	242.16 ft	Yes	

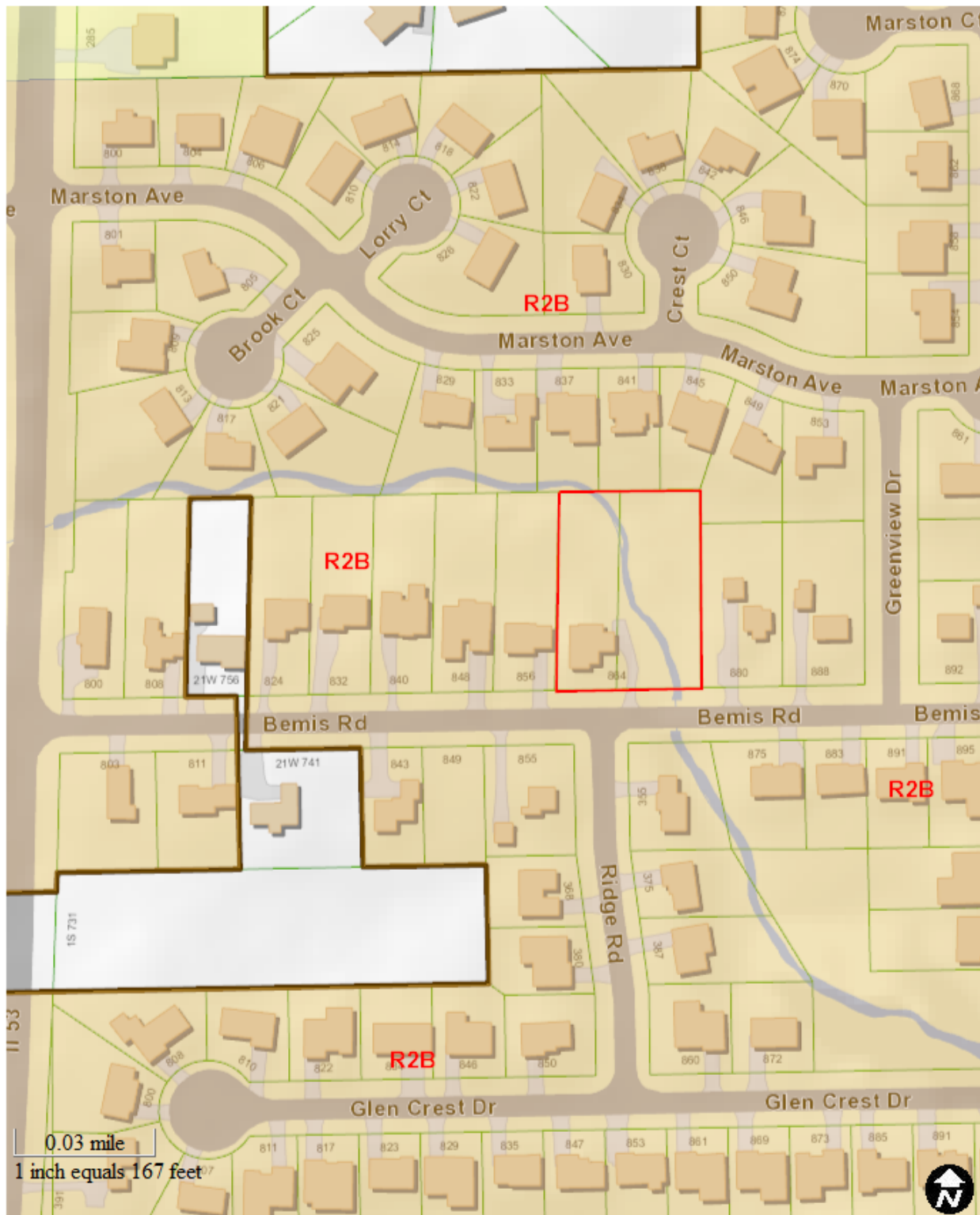
Code Section	Principal Structure Regulations Existing and proposed dimensions to proposed area of construction	Requirement	Existing	Proposed	Compliant?	
					Yes	No
	Existing Front Yard Setback (EXFYS)		35.77 ft	35.77 ft		
	EXFYS of closest adjacent principal structure		45.00 ft	45.00 ft		
10-4-9(D)1(a), (b), (c)	Front Yard Setback	45.00 ft min ⁵	35.77 ft	35.77 ft		No
10-4-9(D)2	Rear Yard Setback	40.00 ft min	160.00 ft	163.00 ft	Yes	
10-4-9(D)3	Interior Side Yard Setback, Left Side	17.81 ft min	9.84 ft	9.84 ft		No
10-4-9(D)3	Interior Side Yard Setback, Right Side	17.81 ft min	92.21 ft	86.21 ft	Yes	
10-4-9(D)4(a), (b)	Corner Side Yard Setback	NA ft min	ft	ft	NA	NA
	Area of Existing Covered/Roofed Structures:					
	• Primary Structure, 1st floor footprint		2760 sf	3375 sf		
10-4-9(E)3(b)	• Porch in Front/Corner Yard - 1 Side Enclosed		0 sf	0 sf		
10-4-9(E)3(b)	• Porch in Front/Corner Yard - min 2 Sides Open		0 sf	0 sf		
10-4-9(E)3(a)	• Accessory Structure - Detached Garage	660 sf max	0 sf	0 sf	NA	NA
	• Accessory Structure - Shed		0 sf	0 sf		
	• Accessory Structure - Other		0 sf	0 sf		
	Lot Coverage Area Bonus applied? Yes ▼		2760.0 sf	3375 sf		
10-4-9(E)1, 2	Lot Coverage Ratio	20.00 % max	6.40 %	7.83 %	Yes	

Code Section	Nonconforming Single-Family Dwelling 5	Change %	Class	Existing	Altered	Permitted?	
						Yes	No
10-8-6(B)3	Alterations: Exterior Surface Areas						
	• Basement Level, if exposed			sf	sf		
	• First Floor Level			sf	sf		
	• Second Floor Level			0 sf	0 sf		
	• Third Floor Level			sf	sf		
	• Roof			sf	sf		
	Total Surface Area			sf	sf		
10-8-6(B)3	Additions: Floor Areas						
	• Basement Level			sf	sf		
	• First Floor Level			4170 sf	1200 sf		
	• Second Floor Level			sf	sf		
	• Third Floor Level			sf	sf		
	Total Floor Area	29	Class I	4170 sf	1200 sf	Yes	
10-8-6(B)4	Existing Nonconforming Lot Coverage						
10-8-6(B)4(e)	Equivalent Lot Coverage Ratio	40.00 % max			%		

Code Section	Accessory Structure Regulations	Requirement			Compliant?	
					Yes	No
	Area of Rear Yard					
10-5-4(A)2(a)	• Total Accessory Structure Area	1000 sf max	sf	sf		
10-5-4(A)2(a)	• Lot Coverage Area Rear Yard	30 % max	%	%		
10-5-4(A)3	Number of Structures on a Lot	3 max	total	total		
10-5-4(A)3	Number of Like Structures	1 max	total	total		
	Distance to Principal Structure					
10-5-4(A)4(a), (b)	• Front Yard Setback	10 ft min	ft	ft		
10-5-4(A)4(b), (c)	• Rear Yard Setback	45 ft min	ft	ft		
10-5-4(A)4(a), (b)	• Corner Side Yard Setback	40 ft min	ft	ft		
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Left Side	NA ft min	ft	ft		
10-5-4(A)4(b), (c)	• Interior Side Yard Setback, Right Side	17.805 ft min	ft	ft		
10-5-4(A)4(d)	• Distance to Other Accessory Structure	17.805 ft min	ft	ft		
	Roofed Over Structures (ROS)					
10-5-5(B)4	• ROS Front Yard Setback	5 ft min	NP ft	NP ft		
10-5-5(B)4	• ROS Rear Yard Setback	8.9025 ft min	ft	ft		
10-5-5(B)4	• ROS Side Yard Setback	8.9025 ft min	ft	ft		
10-5-5(B)4	• ROS Corner Side Yard Setback	18 ft min	ft	ft		
10-4-8(F)1	• Principal Structure Ridge Height Bonus applied? ▼	0 ft max ^{1,3}	ft	ft		
10-4-8(F)1	• Principal Eave, Parapet or LS Roof Bonus applied? ▼	0 ft max ^{2,4}	ft	ft		
10-4-8(F)1	• Detached Garage Ridge Height	22 ft max	ft	ft		
10-4-8(F)1	• Detached Garage Eave/Parapet Height	12 ft max	ft	ft		
10-5-5(C)1	Impervious Surface Setback	NR ft max	ft	ft		

Notes:	
1. Setback Bonus, Ridge:	An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of ridge height up to its maximum.
2. Setback Bonus, Eave:	An increase of both side yard setbacks of 1 foot or more than the required setback allows 1 foot more of eave height up to its maximum.
3. Raised Front Porch Bonus:	A 'raised front porch' of at least 2 feet above grade allows up to 2 feet more ridge height. A 'raised front porch' of at least 3 feet above grade allows up to 3 feet more ridge height.
4. Dormer Bonus, Eave:	The eave height shall not apply to dormer(s) no greater than 8 feet wide and the combined dormer width shall not exceed 25 percent of the length of the building side measured to the outside edges, provided the dormers are separated by a minimum of 5 feet.
5. Front Yard Setback:	The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds Office after March 1, 1999, may be constructed to the minimum required front yard setback for the zoning district.

Comments:

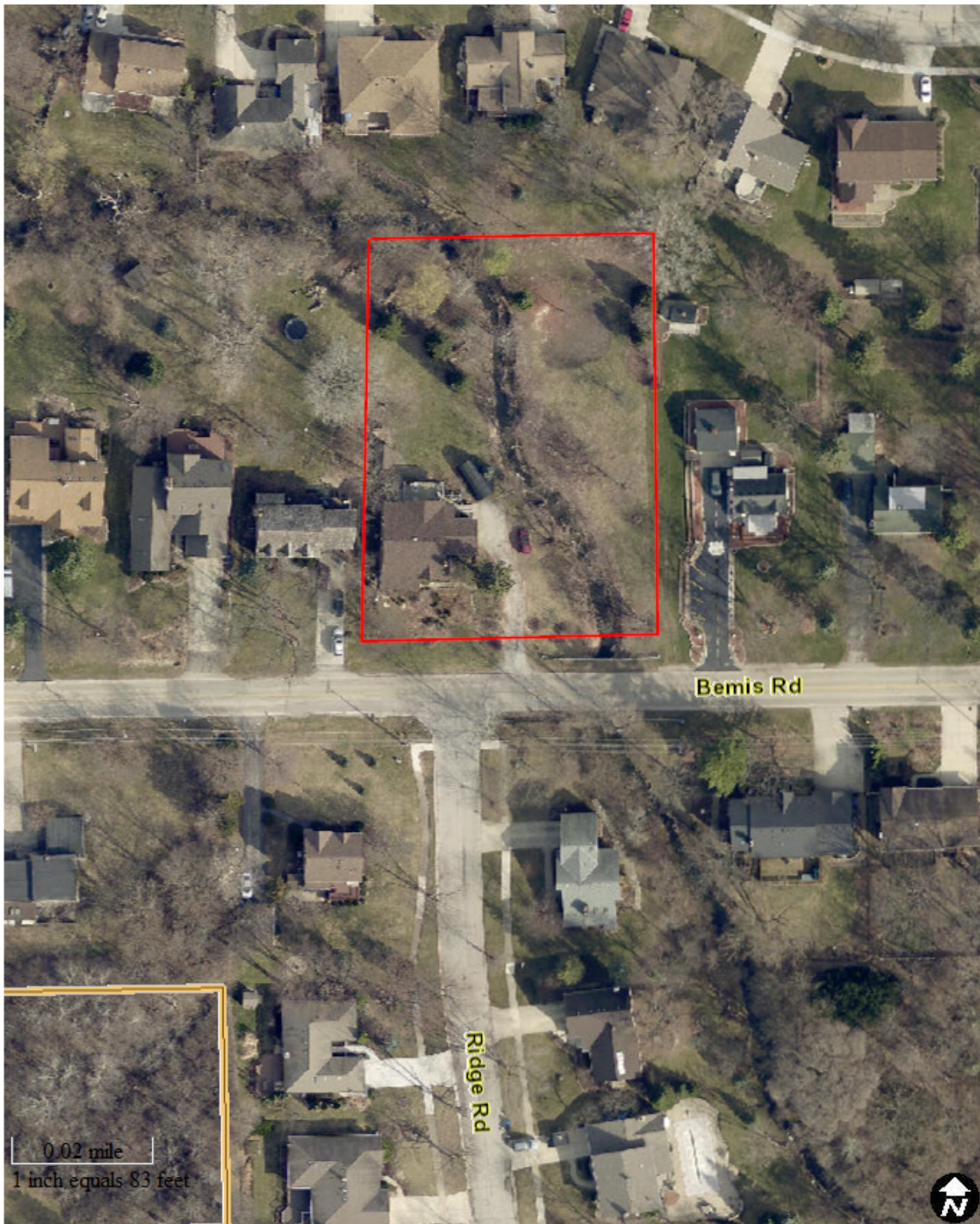


Map created on June 5, 2018.

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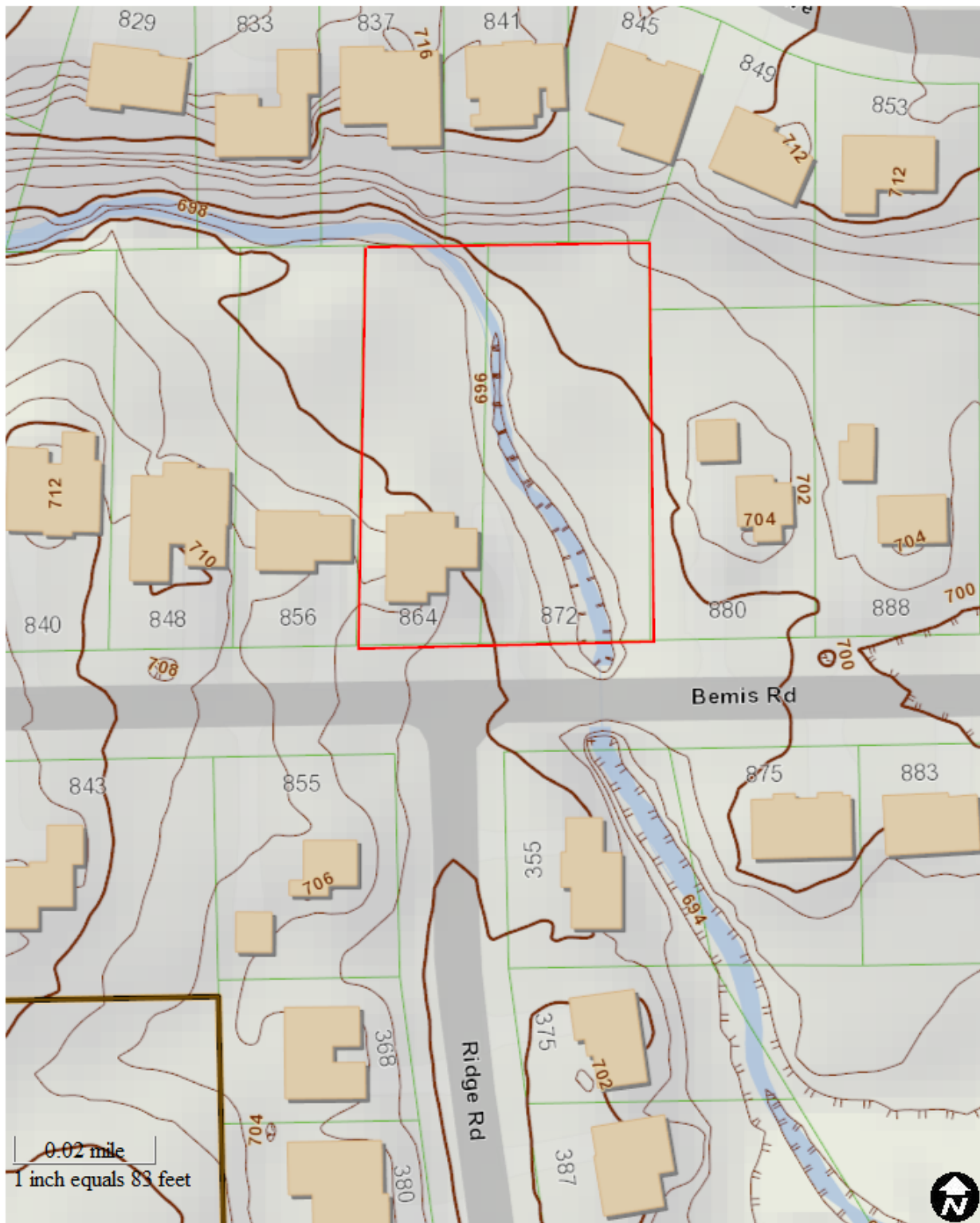
Map created on June 5, 2018.

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Attachment: Aerial (3365 : 864 Bemis Road - FY & SY Variations to allow the construction of an addition)



Map created on June 5, 2018.

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NOTICE OF PUBLIC HEARING

Martha and Lance Lambert, owners of the property at 864 Bemis Road, are requesting a public hearing for variations in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The Glen Ellyn Zoning Board of Appeals will conduct a public hearing to consider these variations on **June 12, 2018** at 7:00 p.m. on the third floor in the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Anyone is welcome to attend.

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

1. Section 10-4-9(D)1(b) – to allow the construction of a two story addition resulting in a front yard setback of 35.77 feet in lieu of the required 45 front yard setback to match the front yard setback of the closest adjacent structure on the street; and
2. Section 10-4-9(D)3 – to allow the construction of a new porch resulting in an interior side yard setback of 9.84 feet in lieu of the required side yard setback of 17.79 feet; and
3. 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.

The property is zoned R2B, Residential District, and is legally described as follows:

PARCEL ONE:

THE EAST 75 FEET OF THE WEST 675 FEET AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10 IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 9 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

LOT 10 (EXCEPT THE WEST 675 FEET THEREOF , AS MEASURED ON THE NORTH LINE AND ON THE SOUTH LINE OF SAID LOT 10) IN FREDERICK H. BARTLETT'S SUNNYSIDE FARMS, BEING A SUBDIVISION OF THE PART OF THE WEST 2013 FEET OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 1941 AS DOCUMENT 430032 ALSO KNOWN AS LOT 10 OF MOELLER'S PLAT OF SURVEY RECORDED MAY 4, 1953 AS DOCUMENT NO. 681364, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-24-300-040 & 05-24-300-041

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



Plans related to the proposed project are available for public review in the Planning and Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. If you have questions, please contact Kelly Purvis at (630) 547-5371. For individuals with disabilities who have questions regarding the accessibility of the meeting or facilities, contact the Village at (630) 469-5000.

X:\Plandev\BUILDING\ZBA\VARIATION BY ADDRESS\BEMIS\864 Bemis\PUBLIC NOTICE.doc

Attachment: Public Hearing Notice (3365 : 864 Bemis Road - FY & SY Variations to allow the construction of an addition)

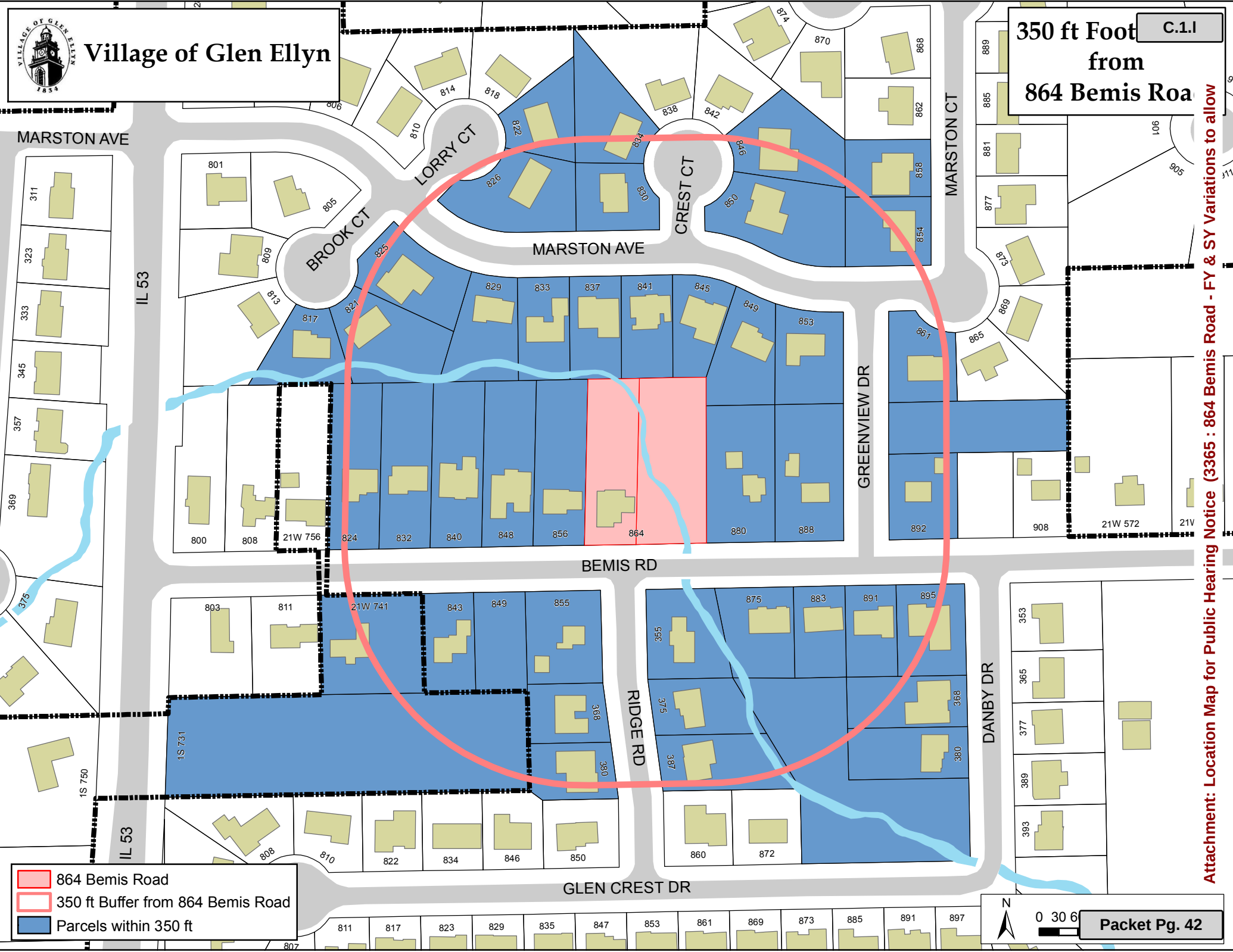


Village of Glen Ellyn

350 ft Foot
from
864 Bemis Road

C.1.1

Attachment: Location Map for Public Hearing Notice (3365 : 864 Bemis Road - FY & SY Variations to allow



IL 53

GREENVIEW DR

DANBY DR

RIDGE RD

GLEN CREST DR

IL 53

- 864 Bemis Road
- 350 ft Buffer from 864 Bemis Road
- Parcels within 350 ft



0 30 6

Packet Pg. 42

CALLARD, CHRISTOPHER & E
OR CURRENT OWNER
824 BEMIS RD
GLEN ELLYN IL 60137

DRURY, IAN E
OR CURRENT OWNER
832 BEMIS RD
GLEN ELLYN IL 60137

KELLY, KEVIN & DEBRA
OR CURRENT OWNER
840 BEMIS RD
GLEN ELLYN IL 60137

SHULMAN, F & I SHAPIRO
OR CURRENT OWNER
848 BEMIS RD
GLEN ELLYN IL 60137

TAYLOR, JAMES
OR CURRENT OWNER
856 BEMIS RD
GLEN ELLYN IL 60137

GALTO, JAMES L
OR CURRENT OWNER
880 BEMIS RD
GLEN ELLYN IL 60137

MURPHY, CHRISTINE M
OR CURRENT OWNER
888 BEMIS RD
GLEN ELLYN IL 60137

KONRATH, DONALD & BARBARA
OR CURRENT OWNER
822 LORRY CT
GLEN ELLYN IL 60137

DEANGELO, JAMES & PAOLA
OR CURRENT OWNER
826 LORRY CT
GLEN ELLYN IL 60137

ERICKSON, C F
OR CURRENT OWNER
830 CREST CT
GLEN ELLYN IL 60137

GRUBE, STEVEN & JULIE
OR CURRENT OWNER
834 CREST CT
GLEN ELLYN IL 60137

MITCHELL, DALE & DEBRA
OR CURRENT OWNER
846 CREST CT
GLEN ELLYN IL 60137

YUDYS, PAUL & MARIA J
OR CURRENT OWNER
850 CREST CT
GLEN ELLYN IL 60137

PISCOPO, EVELYN R
OR CURRENT OWNER
854 MARSTON CT
GLEN ELLYN IL 60137

JOSWICK, MATTHEW & ELAINE
OR CURRENT OWNER
858 MARSTON CT
GLEN ELLYN IL 60137

O'CONNOR, TERRENCE
OR CURRENT OWNER
861 MARSTON CT
GLEN ELLYN IL 60137

MAY JR, JACK L & JOANNE T
OR CURRENT OWNER
817 BROOK CT
GLEN ELLYN IL 60137

FAHRNER, EDWARD & JO ANN
OR CURRENT OWNER
821 BROOK CT
GLEN ELLYN IL 60137

MC DONOUGH, RITA
OR CURRENT OWNER
825 BROOK CT
GLEN ELLYN IL 60137

HOSAIN, MOHAMMAD S
OR CURRENT OWNER
829 MARSTON AVE
GLEN ELLYN IL 60137

AIKENS, ROBERT & ASHLEY
OR CURRENT OWNER
833 MARSTON AVE
GLEN ELLYN IL 60137

FABIS, VINCENT & JUDITH
OR CURRENT OWNER
837 MARSTON AVE
GLEN ELLYN IL 60137

GREEN, ERIC & KELLY
OR CURRENT OWNER
841 MARSTON AVE
GLEN ELLYN IL 60137

LIBBY, CHARLES & BETH
OR CURRENT OWNER
845 MARSTON AVE
GLEN ELLYN IL 60137

MARINI, MELVIN & EMILIE
OR CURRENT OWNER
849 MARSTON AVE
GLEN ELLYN IL 60137

STANKO, GERALD M & JOANNE
OR CURRENT OWNER
853 MARSTON AVE
GLEN ELLYN IL 60137

WIEGEL, RAY & LINDA
OR CURRENT OWNER
892 BEMIS RD
GLEN ELLYN IL 60137

ROSENBAUM, JAMES & TRACY
OR CURRENT OWNER
21W741 BEMIS RD
GLEN ELLYN IL 60137

BOYD, JUAREZ
OR CURRENT OWNER
28W241 FLANDERS LN
WINFIELD IL 60190

MERTES, KATHLEEN
OR CURRENT OWNER
368 RIDGE RD
GLEN ELLYN IL 60137

TENNEKON, SUDESH
OR CURRENT OWNER
380 RIDGE RD
GLEN ELLYN IL 60137

ZAHEER, BADAR & QUDSIA
OR CURRENT OWNER
616 RIDGEWOOD CT
OAK BROOK IL 60523

KOWALCZYK, JACEK & EWA
OR CURRENT OWNER
304 KING LN
DESPLAINES IL 60016

PIERCEY, JANET
OR CURRENT OWNER
5227 W ROSE GARDEN LN
GLENDALE AZ 85308

LONG, CHRISTOPHER
OR CURRENT OWNER
355 RIDGE RD
GLEN ELLYN IL 60137

CAREY, GERALD & TANYA
OR CURRENT OWNER
375 RIDGE RD
GLEN ELLYN IL 60137

LA PONTE, CARL
OR CURRENT OWNER
387 RIDGE RD
GLEN ELLYN IL 60137

WAGNER, BETTE
OR CURRENT OWNER
875 BEMIS RD
GLEN ELLYN IL 60137

DE SIMONE, JOSEPH & CAROL
OR CURRENT OWNER
883 BEMIS RD
GLEN ELLYN IL 60137

VYDRA, FRED J & J WILLS
OR CURRENT OWNER
891 BEMIS RD
GLEN ELLYN IL 60137

LEAVITT, DENISE E
OR CURRENT OWNER
895 BEMIS RD
GLEN ELLYN IL 60137

GILLESPIE, LISA M
OR CURRENT OWNER
368 DANBY DR
GLEN ELLYN IL 60137

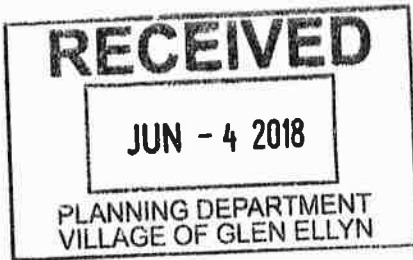
EWALD JR, MICHAEL & MEGAN
OR CURRENT OWNER
380 DANBY DR
GLEN ELLYN IL 60137

VILLAGE OF GLEN ELLYN
OR CURRENT OWNER
535 DUANE ST
GLEN ELLYN IL 60137

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 Published in Daily Herald May 24, 2018 (4501016)



CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published May 24, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY Laurel Baltz
 Designee of the Publisher and Officer of the Daily Herald

Control # 4501016

Attachment: Certificate of Publication (3365 : 864 Bemis Road - FY & SY Variations to allow the construction of an addition)