

COMMUNITY DEVELOPMENT COMMISSION

Village of Bensenville

VILLAGE HALL

July 17, 2017 6:00 PM

I. Call Meeting to Order

II. Roll Call and Quorum

III. Pledge of Allegiance

IV. Public Comment

V. Approval of Minutes

June 19, 2017 Community Development Commission Minutes

VI. Action Items:

1. Consideration of Variances for the construction of a 4-car garage for the applicant De Asti's Partners, located at 1410 W Irving Park Road.
2. Consideration of a Variance for the construction of a shed (size) for the applicant Holy Trinity Ukrainian Orthodox Church, located at 1009 South Church Road.

VII. Report from Community and Economic Development

VIII. Adjournment

Any individual with a disability requiring a reasonable accommodation in order to participate in a Community Development Commission Meeting should contact the Village Clerk, Village of Bensenville, 12 S. Center Street, Bensenville, Illinois, 60106 (630-350-3404)

TYPE:Minutes**SUBMITTED BY:**Corey Williamsen**DEPARTMENT:**Village Clerk's Office**DATE:**July 17, 2017**DESCRIPTION:**June 19, 2017 Community Development Commission Minutes**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:****REQUEST:****SUMMARY:****RECOMMENDATION:****ATTACHMENTS:**

Description

DRAFT_170619_CDC_Minutes

Upload Date

7/10/2017

Type

Cover Memo

Village of Bensenville
Board Room
12 South Center Street
DuPage and Cook Counties
Bensenville, IL, 60106

MINUTES OF THE COMMUNITY DEVELOPMENT COMMISSION

June 19, 2017

CALL TO ORDER: The meeting was called to order by Chairman Moruzzi at 6:30p.m.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

STAFF PRESENT: K. Pozsgay, S. Viger, C. Williamsen,

JOURNAL OF PROCEEDINGS:

The minutes of the Community Development Commission Meeting of June 5, 2017 were presented.

Motion: Commissioner Rowe made a motion to approve the minutes as presented. Commissioner Pisano seconded the motion.

All were in favor. Motion carried.

Continued Public Hearing: CDC Case Number 2017-04
Petitioner: ABW Automotive
Location: 211 Beeline Drive, Unit 11
Request: Conditional Use Permit to allow Motor Vehicle Repair Major & Minor, Municipal Code Section 10 – 9B - 3

Motion: Commissioner Rowe made a motion to re-open CDC Case No. 2017-04. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi re-opened the Public Hearing at 6:34 p.m.

Chairman Moruzzi swore in Director of Community and Economic Development, Scott Viger and Village Planner, Kurtis Pozsgay.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on March 2, 2017. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on March 3, 2017. Mr. Pozsgay stated on March 3, 2017 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the applicant is requesting a conditional use permit to operate their auto repair shop. Mr. Pozsgay stated the space formerly had a conditional use permit granted solely to Tom's Truck Repair and was not transferable. Mr. Pozsgay stated the property in question is the multiple tenant industrial facility on the north side of Beeline drive east of Meyer Road and is zoned I – 2 Light Industrial.

Marcin Walczyk, owner of ABW Automotive was present and sworn in by Chairman Moruzzi. Mr. Walczyk stated he was seeking a conditional use permit for minor auto repair at 211 Beeline Drive, Unit 11.

Commissioner Rodriguez asked how the petitioner had planned to deal with the stacking of cars on site. Mr. Walczyk stated he has off-site parking in Roselle he will use to stage vehicles. Mr. Walczyk also stated repairs are done by appointments only.

Commission Rodriguez asked if the company works on semi-trucks. Mr. Walczyk stated his company only works on cars and pick-up trucks.

Commissioner Rowe asked how many employees work at the company. Mr. Walczyk stated there are two employees.

Commissioner Rowe asked how many cars could fit inside the unit. Mr. Walczyk states 7-8 cars could fit inside the unit.

Anthony Oddo, Landlord for 211 Beeline Drive, Unit 11 was present and sworn in by Chairman Moruzzi. Mr. Oddo provided information regarding parking on site for each unit. Mr. Oddo stated he has been operating the site for twenty-four years and understands the Village's concerns. Mr. Oddo stated he doesn't see anything else that can operate the unit other than automotive repair. Mr. Oddo stated a triple basin would be installed if the conditional use was approved.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed conditional use consisting of:

1. **Traffic:** The proposed use will not create any adverse impact of types or volumes of traffic flow not otherwise typical of permitted uses in the zoning district has been minimized.

Applicant's Response: There will be two parking spots outside for employees and two parking spots for customers. The rest of the vehicles will be stored inside. We also have an offsite parking.

2. **Environmental Nuisance:** The proposed use will not have negative effects of noise, glare, odor, dust, waste disposal, blockage of light or air or other adverse environmental effects of a type or degree not characteristic of the historic use of the property or permitted uses in the district.

Applicant's Response: There will be no type of effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree.

3. **Neighborhood Character:** The proposed use will fit harmoniously with the existing character of existing permitted uses in its environs. Any adverse effects on environmental quality, property values or neighborhood character beyond those normally associated with permitted uses in the district have been minimized.

Applicant's Response: There will be no affect on neighborhood characters.

- 4. Use of Public Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

Applicant's Response: *The proposed use will not put any type of strain on community facilities or services beyond the normal occurrence for a regular industrial user.*

- 5. Public Necessity:** The proposed use at the particular location requested is necessary to provide a service or a facility, which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community.

Applicant's Response:

- 6. Other Factors:** The use is in harmony with any other elements of compatibility pertinent in the judgment of the commission to the conditional use in its proposed location.

Applicant's Response: *We have a offsite parking to keep cars which parking will be kept to the minimum.*

Mr. Pozsgay stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the Conditional Use Permit for ABW Automotive. Mr. Pozsgay stated if the Commission recommends approval, Staff recommends the following conditions:

1. The Conditional Use Permits be granted solely to ABW Automotive, Inc. and shall be transferred only after a review by the Community Development Commission (CDC) and approval of the Village Board. In the event of the sale or lease of this property, the proprietors shall appear before a public meeting of the CDC. The CDC shall review the request and in its sole discretion, shall either; recommend that the Village Board approve of the transfer of the lease and / or ownership to the new proprietor without amendment to the Conditional Use Permit, or if the CDC deems that the new proprietor contemplates a change in use which is inconsistent with the Conditional Use Permit, the new proprietor shall be required to petition for a new public hearing before the CDC for a new Conditional Use Permit, and
2. A copy of the Conditional Use Permit and associated variance must be kept on the premises of the establishment and be presented to any authorized Village official upon request, and

3. The property shall be developed and utilized in substantial conformance to the plans submitted as part of this application, and
4. There shall be no work performed on vehicles out of doors, all work to be conducted within the fully enclosed building.
5. The owner and applicant shall work with the Village staff to create a functioning property owners/business association to ensure the maintenance, upkeep and harmony of the property and businesses.
6. There shall be no outdoor trash corral. All trash to be kept inside the building.
7. There shall be no outdoor storage or overnight parking of tractors or trailers outside of the subject property.
8. There shall be no trailers left on-site.
9. The property owner and applicant will work with the Village in garnering support for the establishment of a mechanism that provides unified control of the overall property to ensure the proper.
10. The use should be restricted to Minor Vehicle repair only, on vehicles under 8,000 pounds and to strictly prohibit work on tractors, large trucks and trailers.

Commissioner Rodriguez asked if the current business was a conforming use. Mr. Pozsgay stated it was non-conforming.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2017-04. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:07 p.m.

Motion: Commissioner Rowe made a combined motion to deny the Findings of Fact listed above and to deny the proposed conditional use permit. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Continued

Public Hearing: CDC Case Number 2017-08
Petitioner: De Asti's Partners
Location: 1410 West Irving Park Road
Request: Variances for construction of a 4-car garage.

- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

Motion: Commissioner Rowe made a motion to re-open CDC Case No. 2017-08. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 7:10 p.m.

Motion: Commissioner Rowe made a motion to continue CDC Case No. 2017-08 until July 17, 2017. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2017-14
Petitioner: Fernando Lucero
Location: 311 Diana Court
Request: Variances for construction of a fence in a corner side yard.

- Municipal Code Section 10 – 14 – 11

Motion: Commissioner Rowe made a motion to open CDC Case No. 2017-14. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 7:12 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 1, 2017. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 2, 2017. Mr. Pozsgay stated on June 2, 2017 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the applicant is proposing to construct a 6-foot high fence in his corner side yard. Mr. Pozsgay stated the fence will be black chain link. Mr. Pozsgay stated the property in question is zoned RS – 2 Medium Low Density Single Family and is located on the southwest corner of Diana Ct. and Pamela Dr. It is not a reverse corner lot.

Marissa Lucero, property owner, was present and sworn in by Chairman Moruzzi. Ms. Lucero reviewed the proposed plans of the black chain link fence with the Commission.

Commissioner Rodriguez asked why the family was not interested in putting up a privacy fence. Ms. Lucero stated he husband in a Police Officer in another Community and that their house has been robbed in the past. Mr. Lucero stated they believe a chain link fence would provide exposure to ensure another crime does not happen again.

Commissioner Rodriguez asked if there were plans for landscaping along the proposed fence. Ms. Lucero stated they plan to lay mulch along the fence on the inside of their property.

Commissioner Pisano asked what the reason for the fence was. Ms. Lucero stated they have four children and they currently face trash problems from the street.

Commissioner Pisano stated he does not believe the proposed fence material meets the criteria of the surrounding area and suggested the petitioner install a three-foot privacy fence on site. Ms. Lucero stated there are multiple chain link fences in the area and that the family has not considered a different material because of cost.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay stated staff respectfully recommends the approval of the Findings of Fact for the proposed Variance for construction of a fence consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: Special circumstances that exist relate to the property and are specific due to the layout of the property.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Prohibiting a fence in the side yard would result in unnecessary and undue hardship based on the layout of the property and buildings and otherwise inability to properly use the remaining yard.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The special circumstances relate only to the physical character of the land and buildings.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The special circumstances have not resulted from any act of the applicant.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: The variance is necessary for the applicant to enjoy the same property rights and privileges as the interior street properties and does not confer a special privilege.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The grant of the variance is necessary because without the requested variance, the applicant will be deprived of reasonable use from their property limiting their privacy, safety, and use of the yard.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The granting of the variances will not alter the essential character of their locality nor substantially impair environmental quality values, or public safety or welfare in the vicinity.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The requested fencing is consistent with the Village Plan's intent.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The minimum variance has been requested by the applicant in the terms of fence construction.

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the proposed variance with the following conditions:

1. The applicant must get staff approval on final material and design.
2. The fence must be installed a minimum of three feet off the property line.
3. Applicant must work with staff on aesthetics and landscaping.

Motion: Commissioner Rowe made a motion to close CDC Case No. 2017-14. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:36 p.m.

Motion: Commissioner Rowe made a combined motion to approve the Findings of Fact listed above and to approve Variance for construction of a fence in a corner side yard., Municipal Code Section 10 – 14 – 11. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Rodriguez, Rowe

Nays: Pisano

Motion carried.

Public Hearing: CDC Case Number 2017-15

Petitioner: Village of Bensenville

Location: 735 East Jefferson Street

Request: Variances for construction of a wall sign

- Number permitted, Municipal Code Section 10 – 18 – 12 – 3b – 2
- Maximum sign area, Municipal Code Section 10 – 18 – 12 – 3c – 2

Motion: Commissioner Rowe made a motion to open CDC Case No. 2017-15. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 7:38 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 1, 2017. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 2, 2017. Mr. Pozsgay stated on June 2, 2017 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the applicant is proposing to install a Chiefs Hockey Club internally lit cabinet sign on the front elevation. Mr. Pozsgay stated the face-lit channel logo and lettering is roughly 55.7 square feet. Mr. Pozsgay stated it will be mounted on the west end of the Edge Ice Arena roughly 13 feet 6 inches above ground, in line with other signage on the building.

There were no questions from the Commission.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay stated staff respectfully recommends the approval of the Findings of Fact for the proposed Variances for the construction of a wall sign consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: The sign is for an affiliated group using EDGE and is similar to other groups' signs located on the building.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Due to the nature of the EDGE, multiple groups use the ice and require signage.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The circumstances relate only to this property.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The needed variance did not result from any applicant action.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: A variance is necessary to enjoy the rights of the property.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: Without a variance, we will be deprived of reasonable use or enjoyment of the property.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The variance will not alter local character.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The variance will be consistent with the title and plan.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: This is the minimum variance needed.

Mr. Pozsgay stated Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the proposed variance with the following conditions:

1. The plans and aesthetics of the development to be in substantial compliance with the plans dated 04.24.17 by South Water Signs submitted with this application.

Motion: Commissioner Pisano made a motion to close CDC Case No. 2017-15. Commissioner Marcotte seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 7:43 p.m.

Motion: Commissioner Rowe made a combined motion to approve the Findings of Fact listed above and to approve Variances for the construction of a wall sign; Number permitted, Municipal Code Section 10 – 18 – 12 – 3b – 2; Maximum sign area, Municipal Code Section 10 – 18 – 12 – 3c – 2. Chairman Moruzzi seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2017-16
Petitioner: Noelia Hernandez
Location: 434 South Barron Street
Request: Variances for construction of a concrete pad for parking
- Total parking spaces, Municipal Code Section 10 – 11 – 7 – 1C –
2

Motion: Commissioner Rowe made a motion to open CDC Case No. 2017-16. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 7:46 p.m.

Village Planner, Kurtis Pozsgay, was present and previously sworn in by Chairman Moruzzi. Mr. Pozsgay stated a Legal Notice was published in the Bensenville Independent on June 1, 2017. Mr. Pozsgay stated a certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours. Mr. Pozsgay stated Village personnel posted a Notice of Public Hearing sign on the property, visible from the public way on June 2, 2017. Mr. Pozsgay stated on June 2, 2017 Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. Mr. Pozsgay stated an affidavit of mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours. Mr. Pozsgay stated the applicant is proposing to remove and replace an approximately 800 square foot gravel and asphalt driveway off the alley and an approximately 90 square foot concrete walk in the front of the house. Mr. Pozsgay stated she is also proposing to install an approximately 378 square foot asphalt-parking pad to the north of her driveway and approximately 240 square foot of asphalt to the south to of the driveway. Mr. Pozsgay stated the total impervious surface of the lot does not go above the 50% threshold.

Noelia Hernandez, property owner, was present and sworn in by Chairman Moruzzi. Ms. Hernandez stated the family is in need of more parking on site because her kids now have vehicles and everyone leaves at different times. Ms. Hernandez also stated her guests have nowhere to park when they are over.

Commissioner Rodriguez raised concern with the proposed plans relative to the size of the home. Commissioner Rodriguez stated between the two car garage and a driveway that could fit four cars, there was plenty of room on site.

Public Comment:

Chairman Moruzzi asked if there was any member of the Public that would like to speak on behalf of the case. There were none.

Mr. Pozsgay reviewed the approval criteria for the proposed variance consisting of:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: My kid's families live out of town, so when they come over on the weekends they stay over. I would like to provide enough parking space for all of us.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: We would like a well-structured parking pad with enough space for us.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The main reason we want a bigger parking pad is to provide my children space for vehicles and space for solid ground.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: There has not been any action taken, on our part to proceed with construction. We now know that a variance is needed in order to proceed with obtaining the permit for construction to begin.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: I have seen several homes in our area that have had additions added on to them. We would also like to reserve the same right to improve and enhance our living space while residing in Bensenville.

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: Without the variance, we would not be able to have all of our children over comfortably at the same time to provide parking.

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: The extra parking we plan to add to the parking pad will not in any way impair the environmental quality or welfare of the vicinity in which we live.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: If this variance is granted, it will in no way interfere with the General Development Plan adopted by the Village of Bensenville.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: If approved, we will be able to proceed with our plans to obtain permit and begin construction without incurring additional costs.

Mr. Pozsgay stated Staff recommends the Denial of the above Findings of Fact and therefore the Denial of the variance. Mr. Pozsgay stated if the Commission recommends approval, Staff recommends the following conditions:

1. The driveway should have positive drainage pitch without adversely affecting neighboring properties. The proposed improvements can't block off existing drainage.
2. Village inspectors should confirm that the home is not being used as anything other than a single-family residence. This includes no businesses operating out the home requiring the use of outdoor storage and/or parking. This also includes the home being subdivided and rented to multiple tenants against current ordinance.
3. The additional parking area be properly screened.
4. No outdoor storage of vehicles allowed.

Motion:

Commissioner Pisano made a motion to close CDC Case No. 2017-16. Commissioner Rowe seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Chairman Moruzzi closed the Public Hearing at 8:11 p.m.

Motion: Commissioner Rowe made a combined motion to deny the Findings of Fact listed above and to deny the proposed variance. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Public Hearing: CDC Case Number 2017-17
Petitioner: Holy Trinity Ukrainian Orthodox Church
Address: 1009 South Church Road
Request: Variance for construction of a shed (size)
- Municipal Code Section 10 – 14 – 12

Motion: Commissioner Rowe made a motion to open CDC Case No. 2017-17. Commissioner Pisano seconded the motion.

ROLL CALL : Upon roll call the following Commissioners were present:
Moruzzi, Marcotte, Pisano, Rodriguez, Rowe
Absent: Tellez
A quorum was present.

Chairman Moruzzi opened the Public Hearing at 8:13 p.m.

Motion: Commissioner Rowe made a motion to continue CDC Case No. 2017-17 until July 17, 2017. Commissioner Pisano seconded the motion.

ROLL CALL: Ayes: Moruzzi, Marcotte, Pisano, Rodriguez, Rowe

Nays: None

All were in favor. Motion carried.

Report from Community Development

Mr. Pozsgay reviewed both recent CDC cases along with upcoming cases.

Mr. Pozsgay announced CDC meetings will be on the first Tuesday of the month at 6:30 p.m. beginning August 1, 2017.

ADJOURNMENT:

There being no further business before the Community Development Commission, Commissioner Rowe made a motion to adjourn the meeting. Commissioner Marcotte seconded the motion.

All were in favor. Motion carried.

The meeting was adjourned at 8:20 p.m.

Ronald Rowe, Chairman
Community Development Commission

TYPE:Public Hearing**SUBMITTED BY:**Kurtis R Pozsgay**DEPARTMENT:**CED**DATE:**07.17.17**DESCRIPTION:**

Consideration of Variances for the construction of a 4-car garage for the applicant De Asti's Partners, located at 1410 W Irving Park Road.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☐*Enrich the lives of Residents**Major Business/Corporate Center*☒ *Vibrant Major Corridors***REQUEST:**

Variances for construction of a 4-car garage.

- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

SUMMARY:

The applicant is proposing to construct a 4-car detached garage to the rear of their multi-tenant commercial building. The garage is to the south of the vacated alley, partially built on existing parking area with an additional 8 feet built to the south into a current grassy area next to the railroad. The garage measures 42' x 26'. It encroaches into the required side yard by 6 inches at its west rear corner. The garage is roughly 18' tall, which exceeds the maximum mean height of 12'.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for De Asti's Partners with the following conditions:

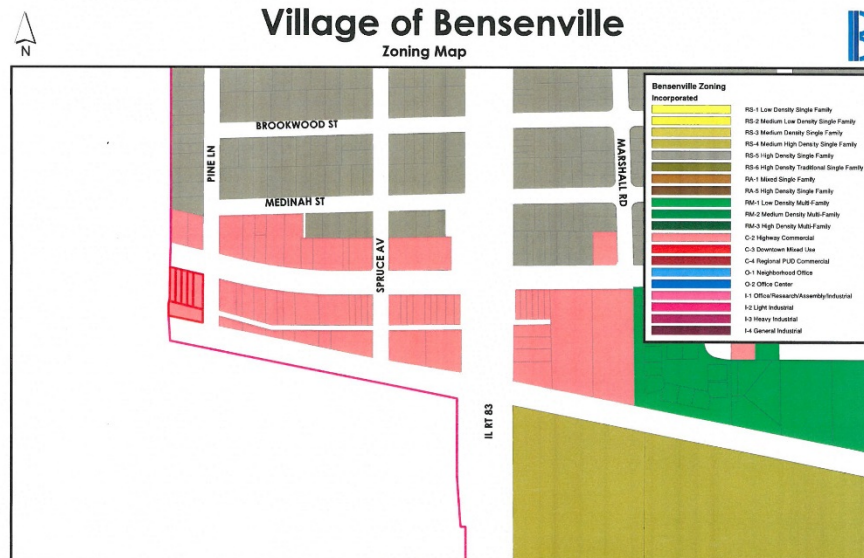
1. The plans and aesthetics of the garage to be in substantial compliance with the plans submitted with this application.
2. Building material should match as closely as possible the main commercial structure.
3. Contractors should maintain clearance of the railroad right of way during construction.

ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	5/31/2017	Backup Material
Legal Notice	5/31/2017	Backup Material
Staff Report	5/31/2017	Executive Summary
Plans	5/31/2017	Backup Material

CDC#2017 - 07

1410 West Irving Park Road
Asti Deli
Variances; Garage



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, May 15, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 08 to consider a request for:

Variances for construction of a 4-car garage:

- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

1410 West Irving Park Road is in a C – 2 Highway Commercial District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

LOTS 1, 2, 3, 4, 5 AND 13 IN BLOCK 48 IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTIONS 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 7, 1926 AS DOCUMENT 213044, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1410 West Irving Park Road, Bensenville, IL 60106.

De Asti's Partners, 123 North Central Street, Wood Dale, IL 60191 is the owner and applicant for the subject property for this CDC Case No. 2017 - 08 and Public Hearing.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through May 15, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
April 27, 2017**



STAFF REPORT

HEARING DATE: May 15, 2017
CASE #: 2017 – 08
PROPERTY: 1410 W. Irving Park Road
PROPERTY OWNER: De Asti's Partners
APPLICANT: Same
SITE SIZE: .64 acres
BUILDING SIZE: 1,092 SF
PIN NUMBERS: 03-15-215-015, 016, 017, 018, 019, and 020
ZONING: C – 2 Highway Commercial
REQUEST: Variances for construction of a 4-car garage.
- Height, Municipal Code Section 10 – 14 – 13A
- Location, Municipal Code Section 10 – 14 – 13B – 1c

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday April 27, 2017. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on Tuesday April 25, 2017.
3. On Friday April 28, 2017, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The applicant is proposing to construct a 4-car detached garage to the rear of their multi-tenant commercial building. The garage is to the south of the vacated alley, partially built on existing parking area with an additional 8 feet built to the south into a current grassy area next to the railroad. The garage measures 42' x 26'. It encroaches into the required side yard by 6 inches at its west rear corner. The garage is roughly 18' tall, which exceeds the maximum mean height of 12'.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	C – 2	Commercial	Local Commercial	Village of Bensenville
North	C – 2	Commercial	Local Commercial	Village of Bensenville
South	RR/R - G	Railroad/Residential	Moderate Density Single Family	City of Wood Dale
East	C – 2	Commercial	Local Commercial	Village of Bensenville
West	C – 3/I - 1	Commercial/Industrial	General Business	City of Wood Dale

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village
<input type="checkbox"/>	Quality Customer Oriented Services
<input type="checkbox"/>	Safe and Beautiful Village
<input type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Major Business/Corporate Center
<input checked="" type="checkbox"/>	Vibrant Major Corridors

Finance:

No issues from finance.

Police:

No police issues.

Engineering and Public Works:

- 1) The garage is not encroaching into the Railroad ROW.
- 2) They do not need any stormwater permits. All the drainage goes to southeast and appears to be maintained with the proposed construction.
- 3) No other comments as long as they stay out of the Railroad ROW during construction.

Community & Economic Development:

Economic Development:

No comments

Code Compliance:

No comments.

Building:

No comments that cannot be addressed at permitting.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Local Commercial” for this property.
- 2) The garage is detached, and does not affect the multi-tenant commercial development.
- 3) The garage is being built south of the alley/drive.
- 4) Approximately 336 SF of pervious area will become impervious.
- 5) The garage encroaches into the required side yard by 6 inches at the west rear corner.
- 6) The garage is 18 feet tall as measured to the mean of the roof as defined by Code (12 foot maximum allowed) to allow for parking of commercial trucks.
- 7) Some concerns over loss of parking for employees. It is unlikely any customers utilize the space, but employees may be forced to park in customer spots.
- 8) Split-face block should be similar material to main commercial building.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature as to make it reasonable and practical to provide a general amendment to this Title to cover them.
2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.
3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.
4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.
5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.
6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.
7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.
8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.
9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Applicant's Response to Approval Criteria:

Pursuant to Bensenville Municipal Code Section 10-3-3.B Approval Criteria for Variances, we at Asti Deli, 1410 Irving Park Road, Bensenville, IL 60106 are applying for a zoning variance for our property in order for us to construct a 3 car garage behind our existing facility. We are seeking a 4-foot height variance (to go up to 12 feet) from the existing norm of 8 feet. This additional height will allow for the secure garaging of our company delivery vans and equipment. This request does not alter in any way the character of the surrounding properties nor can it be readily evidenced from the main (Irving Park Road) street.

As a long-term Bensenville restaurant establishment, we are hoping for your favorable consideration of this request and stand ready to answer any additional questions you may have concerning this matter.

Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for De Asti's Partners with the following conditions:

1. The plans and aesthetics of the garage to be in substantial compliance with the plans submitted with this application.
2. Building material should match as closely as possible the main commercial structure.
3. Contractors should maintain clearance of the railroad right of way during construction.

Respectfully Submitted,
Department of Community
& Economic Development

NEW 4-CARS GARAGE FOR "ASTI-DELI"

1410 W. IRVING PARK RD,
BENSENVILLE IL 60106

ANTONIO FANIZZA ASSOC. LTD

ARCHITECTS
2363 LECNER LANE
DES PLAINES, ILLINOIS 60016
TEL: (847) 823-5664 FAX: (847) 823-5664
Email: antonio.fanizza@comcast.net

© 2016 ANTONIO FANIZZA ASSOC. LTD.
THIS DRAWING AND SPECIFICATIONS ARE
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LTD. THESE DRAWINGS ARE FOR THE
SPECIFIC SITE AND FOR A SPECIFIC DATE
AND SHALL NOT BE COPIED, OR REPRODUCED
IN ANY FORM OR BY ANY MEANS, WITHOUT
WRITTEN AUTHORIZATION.
UNAUTHORIZED USE IS NOT ALLOWED. IT IS
FURTHER ADVISED THAT IF CHANGES
ARE MADE TO THIS DRAWING, THE USER WILL
BE RESPONSIBLE FOR ALL COSTS AND
LEGAL FEES.

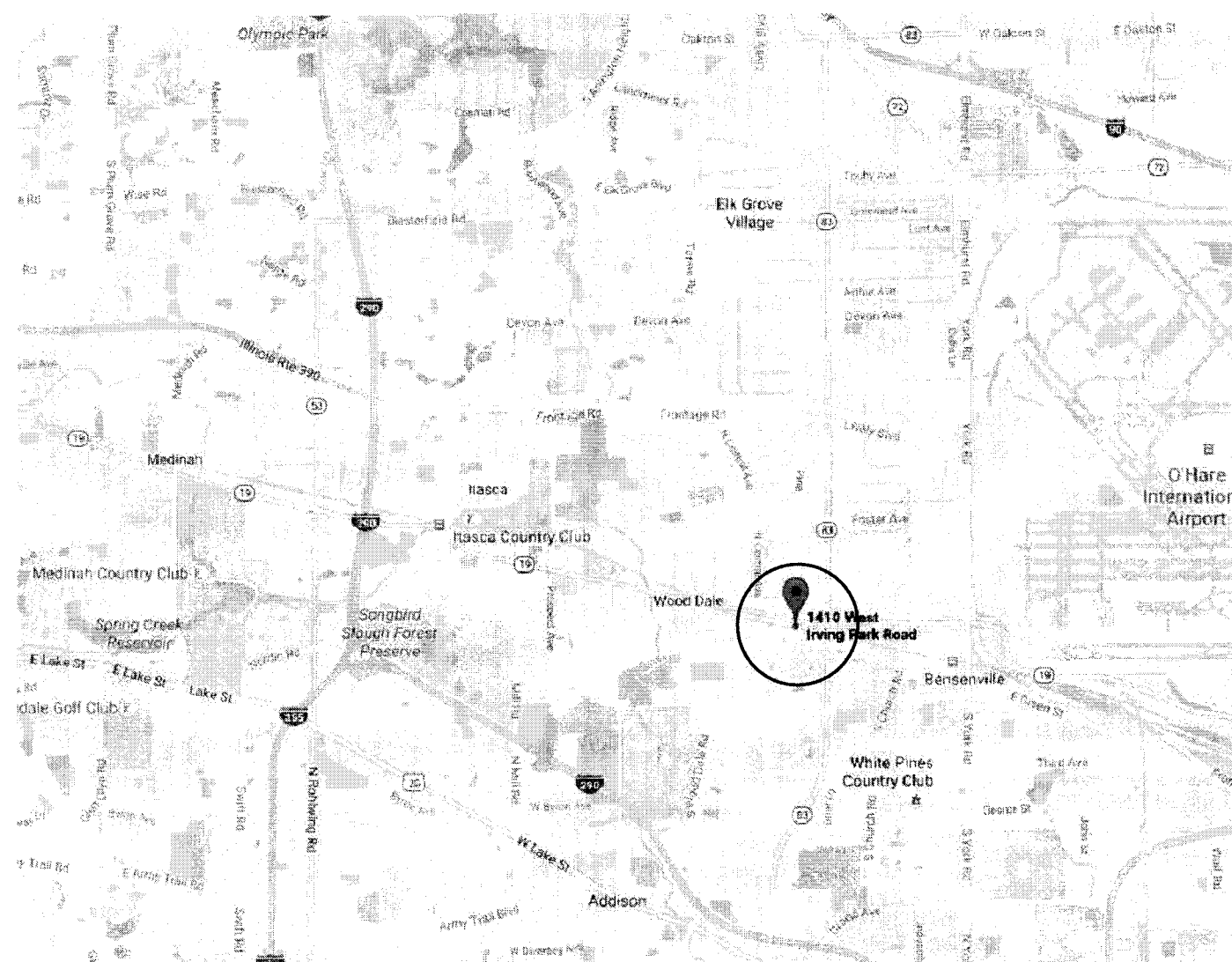
I HEREBY CERTIFY THAT THIS PLAN AND
SPECIFICATION WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED ARCHITECT,
UNDER THE LAWS OF THE STATE OF ILLINOIS
AND THE CITY OF BENSENVILLE CODES AND
ORDINANCES. THEY ARE IN COMPLIANCE
WITH ALL APPLICABLE CODES INCLUDING
THE ENVIRONMENTAL, BUILDING,
ACT (AS-BC) AND THE ILLINOIS
ACCESSIBILITY CODE (ILL. ACC. CODE
CODE 4000) AS ISSUED BY MY HAND
AND SEAL.

NO. REVISION
160302016
STATE OF ILLINOIS
ANTONIO FANIZZA
001-011807
LICENSED ARCHITECT
EXPIRES 1-30-2016
SIGNATURE

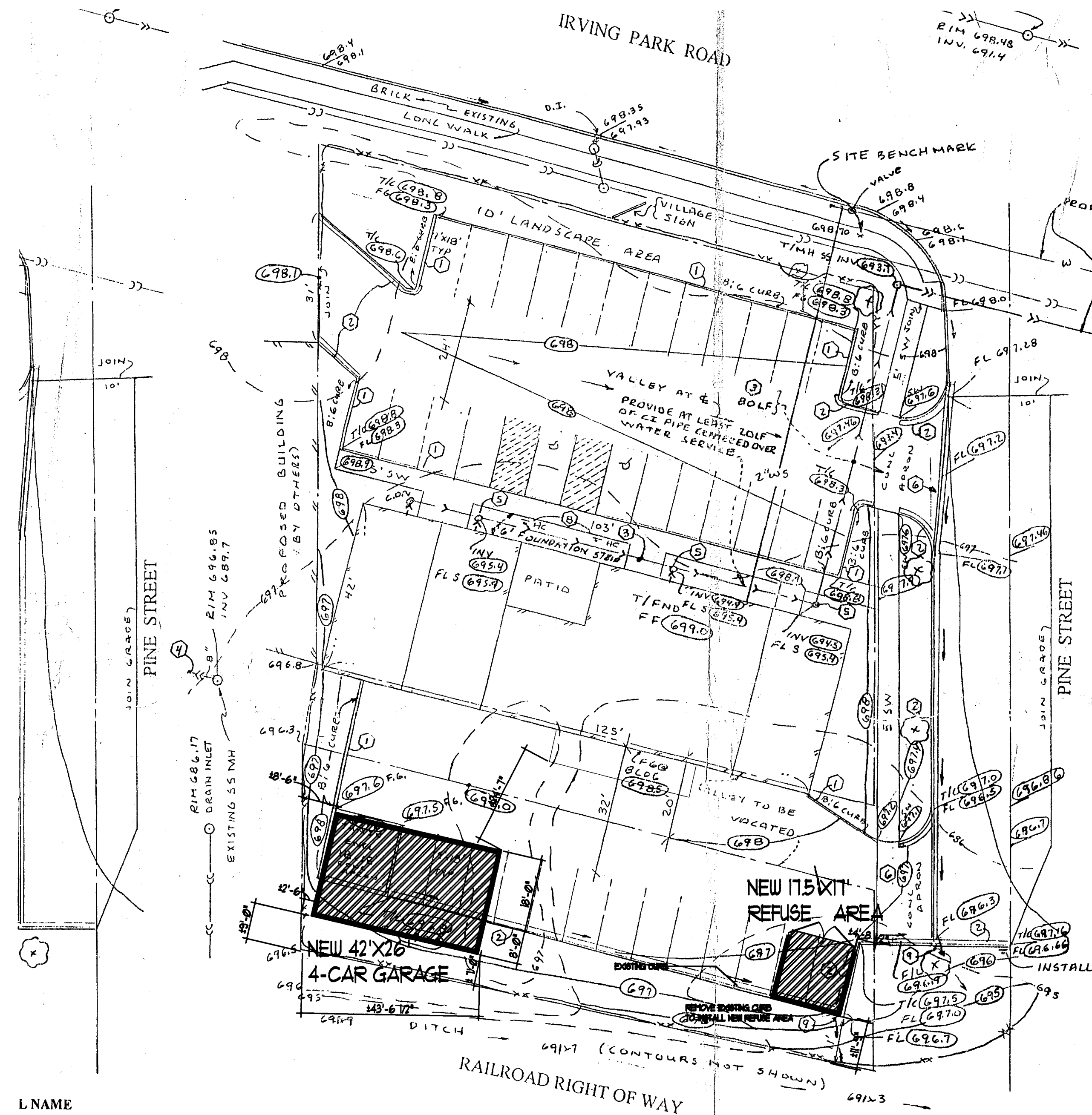
DRAWING NAME:
COVER SHEET/SITE PLAN
PROJECT NAME:
NEW 4-CARS GARAGE FOR "ASTI-DELI"
1410 W. IRVING PARK RD,
BENSENVILLE IL 60106

released
to const.
job no. 1663
scale AS SHOWN
date 11/30/2016
drawn by AB
checked by AF
sheet

T-1



LOCATION MAP
SCALE: N.T.S.



SITE PLAN
SCALE: 1" = 30'-0"

City of Bensenville Adopted Codes & Zoning Ordinance:

- 2015 International Residential Code with local amendments
- 2015 International Building Code with local amendments
- 2015 International Fire Code with local amendments
- 2015 International Mechanical Code with local amendments
- 2015 International Fuel Gas Code with local amendments
- 2015 International Swimming Pool and Spa Code with local amendments
- 2015 International Property Maintenance Code with local amendments
- 2014 National Electric Code with local amendments
- 2014 Illinois Plumbing Code
- 2015 Illinois Energy Conservation Code

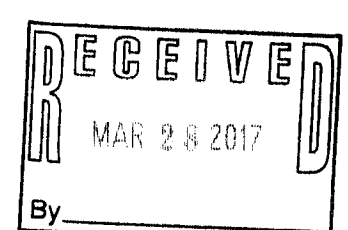
LEGEND SHEET

- T-1 COVER SHEET/SITE PLAN
- T-2 SPECIFICATIONS
- A-1 GARAGE PLANS & ELEVATIONS
- A-2 GARAGE SECTION & REFUSE AREA PLANS & DETAILS

NOTE:
SURVEYOR AND OR CIVIL ENGINEER TO VERIFY
ALL REQUIRED SET BACK BY GOVERNING CODES
AND ORDINANCE PRIOR OF STACKING THE NEW
CONSTRUCTION, ANTONIO FANIZZA ASSOC. DOES
NOT GUARANTEE SET BACKS

CONSTRUCTION TYPE USE V-A

- | ZONING | C-2 |
|---------------------------|-------------------|
| 1. LOT SIZE | EXIST'G TO REMAIN |
| 2. GARAGE FLOOR AREA | 1092 sqft |
| 3. REFUSE AREA | 2915 sqft |
| 4. DRIVEWAYS & SIDEWALKS: | EXIST'G TO REMAIN |
| 5. FRONT YARD ACTUAL | NO CHANGE |
| 6. NEW GARAGE SIDE YARD | 2'-6" |
| 7. NEW GARAGE REAR YARD | 1'-0" |



GENERAL NOTES:

1. CONSTRUCTION FENCING: PROVIDE AND MAINTAIN A 3'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK FILLED AND FIRST FLOOR DECK IS COMPLETED. PROVIDE AND MAINTAIN A 3'-0" HIGH FENCE ALONG THE FULL LENGTH OR INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETED.
2. ALL DUMPPERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OR THE PERMIT.
3. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER IN ACCORDANCE WITH LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
4. ALL PHASES OF CONSTRUCTION TO COMPLY WITH APPLICABLE BUILDING CODES AND ORDINANCES.
5. NO WORK SHALL BE CONSIDERED ACCEPTED UNTIL A FINAL PAYMENT IS MADE AND A WRITTEN RELEASE IS ISSUED TO THE CONTRACTOR BY THE OWNER AND/OR THE ARCHITECT TO ITS AFFECT.
6. THE SUB-CONTRACTOR IS RESPONSIBLE FOR ITS PERFORMANCE UP TO ONE (1) YEAR FROM THE TIME OF ITS COMPLETION, AND TO CORRECT ANY DEFECTS OF THE SUB-CONTRACTOR'S PERFORMANCE.
7. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS AND MUST BE RESPONSIBLE FOR SAME.
8. THE AIA GENERAL CONDITIONS 1989 EDITION DOCUMENT A 201 SHALL BE CONSIDERED AS PART OF THIS CONTRACT. A COPY CAN BE PROVIDED BY THE ARCHITECT IF REQUIRED. THE ARTICLE #13 ON ARBITRATION SHALL BE DELETED.
9. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE.
10. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS. AT THE JOB SITE AND SHALL NOTIFY AFA, LTD. OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
11. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VISIT THE SITE TO EXAMINE THE EXISTING CONDITIONS. ANY DISCREPANCIES ARE TO BE POINTED OUT PRIOR TO SUBMITTING BID OR SHALL BE NOTED IN THE BID FORMS. NO PLEA OF IGNORANCE OF EXISTING CONDITIONS SHALL JUSTIFY REQUESTS FOR ADDITIONAL FUNDS.
12. PLANS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. ANY WORK EXHIBITED IN EITHER OF THEM, WHETHER IN THE OTHER OR NOT, IS TO BE EXECUTED ACCORDING TO THE TRUE INTENT AND MEANING THEREOF THE SAME AS IF SET FORTH IN ALL. PROVIDED, HOWEVER, THAT SHOULD ANY LAW, ORDINANCE OR REGULATION OF STATE, COUNTY, OR CITY IN WHICH THE WORK IS TO BE DONE BE IN VIOLATION OF THE REQUIREMENTS OF SUCH LAWS, ORDINANCES OR REGULATIONS SHALL PREVAIL AND SHALL BE COMPLIED WITH BY CONTRACTOR AS A PART OF HIS WORK CALLED FOR AND NO EXTRA COMPENSATION SHALL BE ALLOWED THEREFOR.
13. THIS SECTION OF THE GENERAL NOTES SHALL BE CONSIDERED A PART OF THE GENERAL SPECIFICATIONS AND DRAWINGS.
14. ALL PERMITS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF BENSenville.
16. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER OR ARCHITECT.
17. EACH CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY HIS WORK.
18. EMERGENCY EGRESS OPENING: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEAN OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- EXCEPTION: GRADE FLOOR WINDOW MAY HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
- EXCAVATION AND CONCRETE:**
1. THE EXCAVATION CONTRACTOR SHALL PROVIDE PUMPING WHERE NECESSARY FOR COMPLETION OF HIS WORK UPON COMPLETION OF EXCAVATION. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING NECESSARY TO THE WORK.
2. THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GENERAL CONTRACTOR FOR THE PLACING OF ALL SLEEVES IN THE CONCRETE WALLS FOR TELEPHONES, PLUMBING, ELECTRICAL, AND MECHANICAL TRADES.
3. THE GENERAL CONTRACTOR SHALL PROVIDE HEATER WHERE REQUIRED TO MAINTAIN PROPER CURE TEMPERATURE OF WORK POURED IN 30 DEGREE OR BELOW WEATHER. USE OF ADDITIVES IS NOT ALLOWED.
4. THE CONCRETE CONTRACTOR SHALL APPLY ONE COAT MEMBRANE DAMPPROOFING AT ALL CRAWL SPACE AND BASEMENT WALLS.
5. SITE EXCAVATING SHALL BE IN ACCORDANCE WITH A LICENSED SOIL ENGINEER AND BE APPROVED BY THE MUNICIPALITY.
6. ALL FOOTING TO BE ON UNDISTURBED SOIL OF 3000 PSF MIN. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF 4'0" BELOW TOP OF FINISHED GRADE OR AS SHOWN ON THE DRAWINGS. ALL FOOTINGS SHALL BE A MINIMUM OF 12" THICK AND THE WIDTH SHALL EXTEND AT LEAST 6" ON EACH SIDE OF FOUNDATION WALL.
7. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 318-T, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ASTM C80. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. POUR ALL CONCRETE USING WALLS MONOLITHICALLY WITH FOUNDATION WALLS. ALL CONCRETE SHALL BE 6 BAG MIX.
8. USE 1/2" A307 BOLT TO THE COLUMNS WITH MIT BEAMS. ALL STEEL BEAM POCKETS MORTARED FULL. ALL STEEL COLUMNS BEARING ON FOUNDATION WALLS SHALL HAVE A STRUCTURAL STEEL BASE PLATE WELDED TO THE COLUMN AND ANCHOR BOLTED TO THE CONCRETE. ALL COLUMN 4 BEAM, STRUCTURAL STEEL CONNECTIONS SHALL BE SECURELY FASTENED WITH STRUCTURAL BOLTS AND WASHERS, TIGHTENED.
9. PROVIDE A CONTINUOUS GALVANIZED WOOD SILL FOR FRAME CONSTRUCTION. SECURED TO THE TOP OF FOUNDATION WALL WITH WASHERS AND NUTS ON THE ANCHOR BOLTS. USE 1/2" DIA. ANCHOR BOLTS x 1'-0" LONG AT 4'-0" O.C. AND 1'-0" FROM EACH CORNER, BOTH DIRECTIONS-2 BOLTS MIN. EMBED MIN OF 1" INTO CONCRETE.
10. PROVIDE GRANULAR FILL MATERIAL COMPACTED TO A DENSITY OF 90% MINIMUM DENSITY ACCORDING TO ASTM SPECIFICATION D 1557-10 95% RELATIVE DENSITY ACCORDING TO ASTM SPECIFICATION D 2049-69

MASONRY:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS-ASTM C 90 WITH MOISTURE CONTENT NOT EXCEEDING 50% OF TOTAL ABSORPTION.
2. PROVIDE CUT STONE SILLS AT WINDOWS, DOOR AND FIREPLACE CHIMNEY UNLESS OTHERWISE NOTED ON PLANS AT MASONRY AREAS.
3. PROVIDE STEEL LINTELS ABOVE ALL MASONRY OPENINGS AS NOTED BELOW OR AS CALLED FOR ON PLANS.
4. MASON CONTRACTOR SHALL CLEAN ALL EXPOSED MASONRY OF ALL MORTAR DROPPINGS AND OTHER DEBRIS AS SOON AS IS PRACTICAL.
5. BEAM POCKETS SHALL BE MORTARED IN SOLID.
6. PROVIDE 2oz COPPER FLASHING UNDER ALL TOW-LOCK SILLS AND WALL CAPS.
7. PROVIDE COPPER FLASHING AT ROOF /BRICK INTERSECTION, CHIMNEY FLASHING AND ANY EXPOSED INTERSECTION VISIBLE ON BUILDING ELEVATIONS.
8. ESTIMATE VENEER FACE BRICK AT 1300.00 PER M² TON FOR STONE, DELIVERED. CUTSTONE SILL SHALL BE STANDARD BUFF OOLITIC LIME- STONE WITH SMOOTH MACHINE FINISH BRICK WORK TO BE LAID UP IN RUNNING BOND, SECURED PROPERLY TO FRAME WALL WITH CORROSION MAX 2.67lbs OF BRICK PER TIE. RESISTANT METAL TIES EVERY 6TH COURSE (NAILING TIES TO SHEATHING WILL NOT BE PERMITTED). BRICK TIES SHALL BE HECKMANN BLDG. ADJUSTABLE VENEER ANCHORS # TIES 915-C # 316. PROVIDE 30P FELT BASE FLASHING WITH WEETHOLES # 4'-0" O.C. # ALL BRICKS VENEER WALLS. EXTEND FLASHING UP 12" MORTAR TYPE N. CONCRETE BLOCKS TO BE LAID IN RUNNING BOND PATTERN. GROUT SOLID UNDER ALL CONCENTRATED LOADS.
9. MASON CONTRACTOR TO BE RESPONSIBLE FOR ALL PRE-CAUTIONARY STEPS REQUIRED TO PROTECT MASONRY WORK FROM WEATHER CONDITIONS.
10. FIREPLACE CHIMNEYS AND FURNACE FLUES 2'-0" MINIMUM ABOVE ANY ROOF PORTION WITHIN 15'-0" HORIZONTALLY.
11. FIREPLACE HEARTHS 18" IN WIDTH FROM BRICK FACE AND 12" WIDER ON EACH SIDE OF FIREPLACE OPENING.
12. FLASH OVER EXTERIOR DOOR ALL WINDOWS, ETC.
13. TOPS OF ALL CHIMNEY FLUES ~~MUST BE FITTED~~ WITH CHIMNEY CAPS (SPARK ARRESTORS)

NOTE THE TOTAL AGGREGATE SHALL BE EQUAL TO NOT LESS THAN 2 1/2" AND NOT MORE THAN 3 1/4" TIME THE SUM OF THE VOLUMES OF THE CEMENT AND LIME USED.

FOR PROJECT USE TYPE N MORTAR

FOR LVL USE : JOIST BEAM
CODE EVALUATION
ICC ES ESR-1387
G = 118,750
E = 1.9 x 10⁶
EM IN = 965,710
Fb = 2,600
Ft = 1555

PROPERTY SPECIFICATION FOR PRE PARED MORTAR			
MORTAR TYPE	MIN COMPRESSIVE STRENGTH PSI # 28	MIN WATER RETENTION	MAX AIR CONTENT %
M DAY	2500	75	12
S	1800	75	12
N	750	75	14
O	350	75	14

FACE BRICK TO MEET ASTM C 216 WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSi

THE MASONRY TO HAVE NET AREA COMPRESSIVE STRENGTH FROM 1000 TO 3000 PSI

DESIGN LOADS:

FLOOR LL = 40 PSF
DL = 10 PSF
PART = 10 PSF
TL = 60 PSF

ROOF LL = 25 PSF
DL = 10 PSF
TL = 35 PSF

DECK PORCHES LL = 100 PSF
DL = 10 PSF
TL = 110 PSF

ALLOW SOIL BEARING PRESSURE P= 3,000 PSF (TO BE VERIFIED BY A QUALIFIED TESTING AGENCY)

MOISTURE AND THERMAL CONTROL:

1. ALL CONCEALING FLASHING SHALL BE A MINIMUM OF 26 GAUGE STEEL METAL. PROVIDE SHEET METAL BABY TIN VALLEY FLASHING.
2. BASE SILL AND FLASHING TO BE EQUAL TO 6 MIL VISQUEEN POLYETHYLENE FILM OR NERVASTRAL FLASHING OR EQUAL.
3. ALL EXTERIOR PERIMETER CAULKING SHALL BE WATER AND WEATHERTIGHT. ELASTIC CAULKING COMPOUND SHALL BE NON-STANDING POLYSULPHIDE, ACRYLIC, OR BUTYL.
4. INSULATION: (NEW CONSTRUCTION TO CONFORM W/ 2015 IECC)
a. PROVIDE WALL INSULATION WITH VAPOR BARRIER TO ROOM SIDE. (R-19 WALL INSULATION IN CHICAGO)
b. PROVIDE INSULATION AT CEILING WITH VAPOR BARRIER TO ROOM SIDE. AT CATHEDRAL CEILING, R-39 INSULATION WITH VAPOR BARRIER AT FLAT CEILING OR AS NOTED ON DRAWINGS. (R-49 INSUL.)
5. PROVIDE ALUMINUM DRIP CAPS OVER ALL DOOR AND WINDOW HEADS AND HORIZONTAL TRIM INCLUDING GARAGE AND PATIO DOORS. USE 4 MIL. PLOYETHELENE FLASHING AT ALL WINDOW AND DOOR JAMBS.
6. ALL WATER PIPING SHALL BE INSULATED IN AREAS WHERE IT IS SUBJECT TO FREEZING SUCH AS OUTSIDE WALLS AND ATTICS ON THE COLD SIDE ONLY. INSULATE PIPING PER IECC R403.42
7. PROVIDE GUTTERS AND DOWNSPOUTS WITH SPLASH BLOCKS.
8. PROVIDE TYVEK BEHIND ALUMINUM SIDING AND 15" BLDG FELT BEHIND BRICK AND STONE VENEERS.
9. ROOF SHINGLES TO BE MIN. 240P MIN. ASPHALT ON 15" FELT WITH 50P FELT ICE DAM. EXTEND MIN 24" BEYOND INSIDE FACE OF EXTERIOR WALLS.

CARPENTRY:

1. USE METAL CONNECTORS FOR CONNECTING JOISTS TO HEADERS. ("TECO" OR APPROVED EQUAL)
2. ALL WALLS TO HAVE 2" SOLID WOOD FIRESTOPPING AND ALL ELECTRICAL AND PLUMBING THROUGH FLOORS ARE TO HAVE SPACE SEALED OFF WITH APPROVED FIBERGLASS OR ROCKWOOL BATT INSULATION. FIRESTOP ALL FURRING PARTITIONS AND STUD WALLS AT BOTH FLOOR AND CEILING OF EACH FLOOR LEVEL AND AT JUNCTURE OF ROOF RAFTERS AND WALL.
3. INSTALL METAL SOFFIT VENTS ON ROOF VENTS AS SHOWN ON BUILDING ELEVATIONS/ WALL SECTIONS.
4. GABLES AND TRUSSES ARE TO BE SHEATHED IN 3/8" SHEATHING BY MANUFACTURER.
5. ALL CLOSETS MARKED LINEN AND PANTRY TO HAVE 5 SHELVES-ENTRY, WARDROBE, AND WALK-IN CLOSETS HAVE ONE HANGER BAR AND ONE SHELF.
6. JAMBS TO ALL CLOSETS AND OPENINGS WITHOUT FREHHING DOORS ARE TO HAVE DRYWALL CORNERS.
7. INSTALL 32"x32" ATTIC ACCESSSES AND FINISHED CEILING PANELS TO ALL ATTICS.
8. PROVIDE 5/8"TH DRYWALL UNDER STAIRWAY IN BASEMENT PER CITY CODE.
9. ALL EXTERIOR FRAMING SHALL BE 2x6 WITH R-19 INSUL PER CITY CODE
10. SILL PLATES ON CONCRETE SHALL BE PRESSURE TREATED AND SET IN SILL SEALER.
11. HEADER SCHEDULE FOR BEARING WALLS UNLESS OTHERWISE NOTED ON PLANS.
- SPANS LESS THAN 4' 2-2x6's
- SPANS 4'-6' 2-2x8's
- SPANS 6'-8' 2-2x10's TWO STORY
- SPANS 8'-10' 2-2x12's
- HEADERED JOISTS SPANNING GREATER THAN 6'-0" REQUIRE JOIST HANGERS. WHENEVER JOIST HANGERS ARE USED, THE JOIST HANGER SHALL BE IN PLACE BEFORE THE LUMBER IS SET, TO INSURE THAT OVERNAILING DOES NOT OCCUR.

12. PROVIDE 1/2" PLYWOOD SHEATHING UNLESS OTHERWISE NOTED
13. UNLESS NOTED ALL HEADERS 3'-0" AND GREATER IN LENGTH SHALL BE SUPPORTED BY DOUBLE 2x8s CRIPPLES.
14. ALL AREAS RECEIVING VINYL OR CERAMIC TILE EXCEPT BATHROOMS SHALL HAVE BASE AND SHOE.
15. ALL SOFFITS, CEILING OPENINGS, FLOOR OPENINGS AND STAIRS SHALL BE FIRESTOPPED ACCORDING TO LOCAL CODES.
16. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
17. CAULK ALL EXTERIOR OPENINGS.
18. VENT CHUTES AT SOFFIT VENTS.

23. ALL LUMBER TO BE NEW DOUGLAS FIR SELECT STRUCTURAL F=1800 PSi. E=1800.000 MIN. OR WHITE PINE #2 STRUCTURAL GRADE F=1800 PSi. FLOOR JOISTS, WALL JOISTS, ROOF RAFTERS - E=1800.000 PSi. EXCEPT WHERE OTHERWISE NOTED.
30. ALL FRAMING SHALL BE DIMENSION LUMBER
31. ALL FRAMING 16" O.C. W/ BRIDGING # 8'-0" O.C.
32. ALL ROOF SHEATHING SHALL BE 5/8" SHEATHING PLYWOOD (PARTICLE WOOD NOT PERMITTED).

36. ROOF RAFTERS DESIGNED FOR 30 PSF LL.
37. FLOOR JOISTS DESIGNED FOR 40 PSF LL. STAIRS, LIVE LOAD = 100 P.S.F. ATTIC, LIVE LOAD = 20 P.S.F. WOOD DECK, LIVE LOAD = 60 P.S.F.

38. MIN. BEARING OF A WOOD JOIST ON WOOD IS 1 1/2". MIN. BEARING OF A WOOD JOIST ON CONCRETE IS 3"
- BORED HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF JOISTS AND THEIR DIAMETER SHALL NOT EXCEED 1/3 THE DEPTH OF JOIST.

41. VENT ALL ATTIC SPACES WITH VENT AREA EQUAL TO 1/300 OF CEILING AREA.
42. ALL PARTITION DIMENSIONS ON PLAN SHEETS ARE FINISHED DIMENSIONS. FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHTUBS, ETC., MUST BE HELD.

DOORS AND WINDOWS:

1. EXTERIOR DOORS ARE TO BE EQUAL TO "FEASE" PREHUNG DOORS WITH STANDARD WOOD FRAME. MANUFACTURER TO PROVIDE ALL HARDWARE INCLUDING LOCKS, WOOD SILL, METAL THRESHOLD AND WEATHERSTRIPPING. MATCH DOOR DESIGN SHOWN ON ELEVATIONS.
2. INTERIOR SOLID CORE DOORS SHALL BE RAISED PANEL OAK.
3. BI-FOLD DOORS SHALL BE RAISED PANEL OAK 6'-8"
4. PROVIDE TINTFERED GLASS IN ALL PATIO DOORS AND ENTRY SIDELIGHTS AND WHERE OTHERWISE REQUIRED BY CODES.
5. DOOR AND WINDOW PERFORMANCE SHALL BE AS SET FORTH BY MUNICIPAL ORDINANCE
6. GARAGE SERVICE DOOR (TO HOUSE) AND FRAME ASSEMBLY SHALL BE "B" LABEL 1 HR RATED AND BE PROVIDED WITH CLOSER, THRESHOLD, AND GASKETS.
7. APPROVED LABELED SAFETY GLAZING UNITS SHALL BE INSTALLED IN THE FOLLOWING APPLICABLE SPECIFIC HAZARDOUS LOCATIONS FOR PURPOSE OF GLAZING.
- a. GLAZING IN INGRESS AND EGRESS DOORS.
- b. GLAZING IN FLEXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
- c. GLAZING IN STORM DOORS.
- d. GLAZING IN SHOWER AND BATHTUB DOORS AND ENCLOSURES.
- e. GLAZING WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF A DOOR AND WHOSE BOTTOM EDGE IS BELOW THE TOP OF THE DOOR.
- f. GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING.

FINISHES:


1. INSTALL U.S. GYPSUM OR EQUAL S&W SYSTEM 5/8" TAPERED WALLBOARD WITH METAL CORNER BEADS. MACHINE TAPE ALL JOINTS. WALLBOARD SHALL BE ATTACHED ACCORDING TO MANUFACTURERS INSTRUCTIONS. PATCH ALL NAIL HEADS AND LEAVE SURFACE FREE FROM WAVES, PITS, AND BUCKLES. USE 5/8" FIRECODE WALLBOARD WHERE REQUIRED FOR FIRE RATING AND PROVIDE 1/2" WATER RESISTANT CEMENT BRO AT ALL BATHTUB AND SHOWER RECESSES.
2. PROVIDE 5/8" DRYWALL WHERE ROOF (RAFTERS OR TRUSS) SPACING EXCEEDS 16" O.C.
3. PROVIDE 5/8" O.C. FC. DRYWALL ON ALL GARAGE CEILINGS. (2 LAYERS WHEN LIVING AREA IS ABOVE)
4. DRYWALL SHEATHING BETWEEN GARAGE AND HOUSE SHALL BE INSTALLED TO BOTTOM OF ROOF
5. CERAMIC/STONE TILE FOR WALLS AND BASES SHALL BE GLAZED TILE. TILE APPLICATION SHALL BE BY ORGANIC MASTIC ADHESIVE FOR WALL. GROUT SHALL BE LATEX PORTLAND CEMENT. CAULK AROUND TUBS WITH SUITABLE CAULKING. CONFIRM WITH OWNER PREFERRED SPECIFICATIONS FOR FINISHES.
6. PAINTING:
a. INTERIOR WALLS TO HAVE TWO COATS FLAT LATEX PAINT.
b. ALL RISERS AND TREADS AT STAIRS TO BE CARPETED BY OTHER EXCEPT AS NOTED AND ALL STRINGERS ARE TO BE STAINED UNLESS OTHERWISE NOTED.
c. INTERIOR DOORS, WINDOWS AND TRIM TO BE 50M1-GL088 OR LATEX ENAMEL, TWO COATS, OR STAINED, SEALED, AND VARNISHED.
d. ALL EXTERIOR WOOD AND PLYWOOD SHALL BE STAINED OR PAINTED AS PER MANUFACTURERS INSTRUCTIONS.
7. ALL INTERIOR FINISHES SHALL HAVE A MINIMUM OF 'CLASS 1' FLAME SPREAD RATING.
8. ALL INTERIOR TRIM (EXCEPT FOR STAIR WAY ENCLOSURE 'CLASS 1') TO BE MINIMUM OF 'CLASS 3'.

ELECTRICAL:

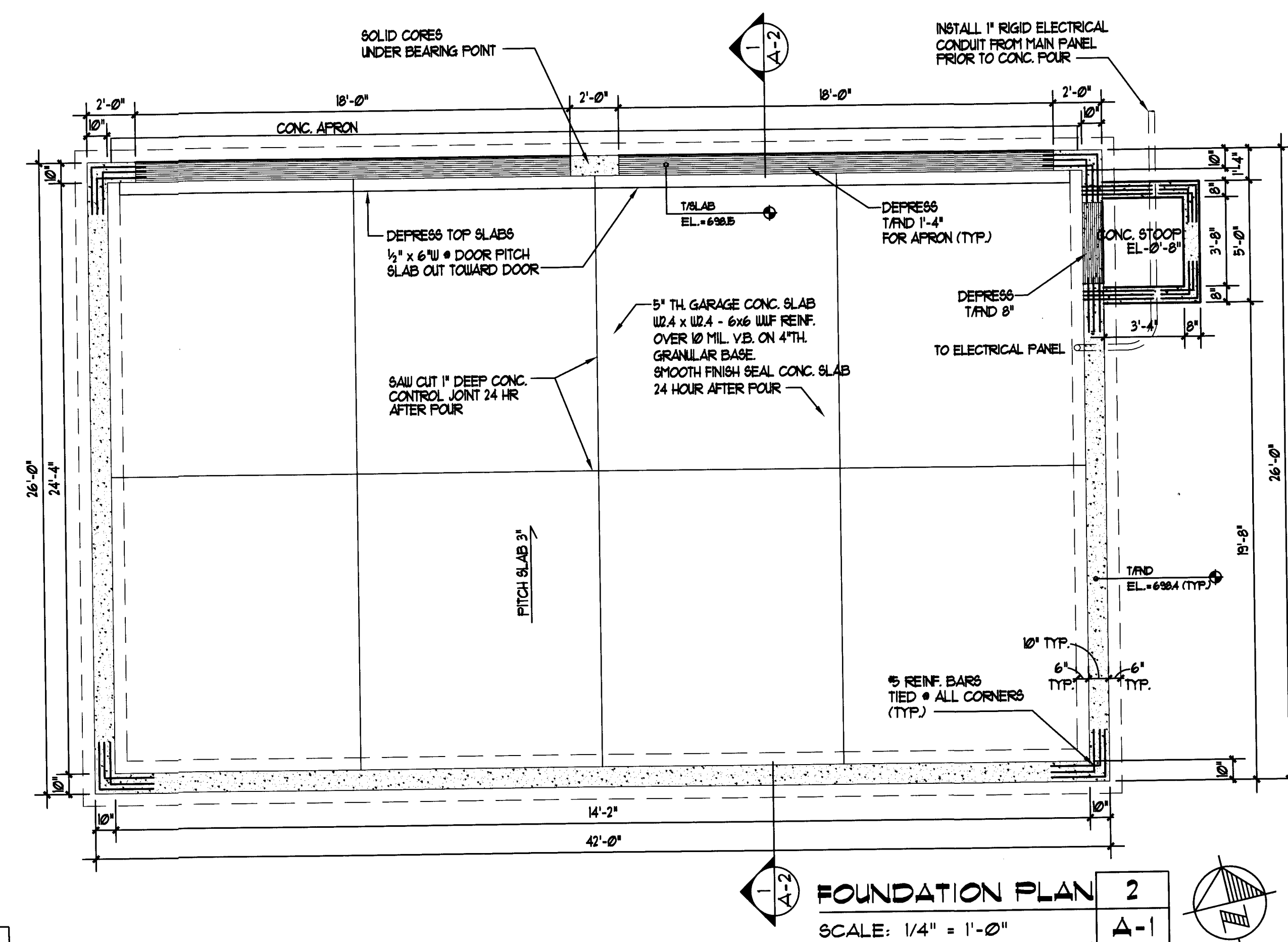
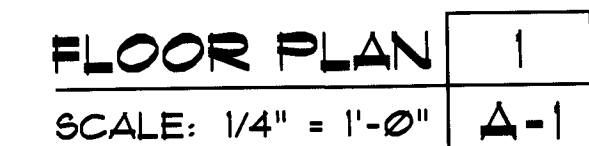
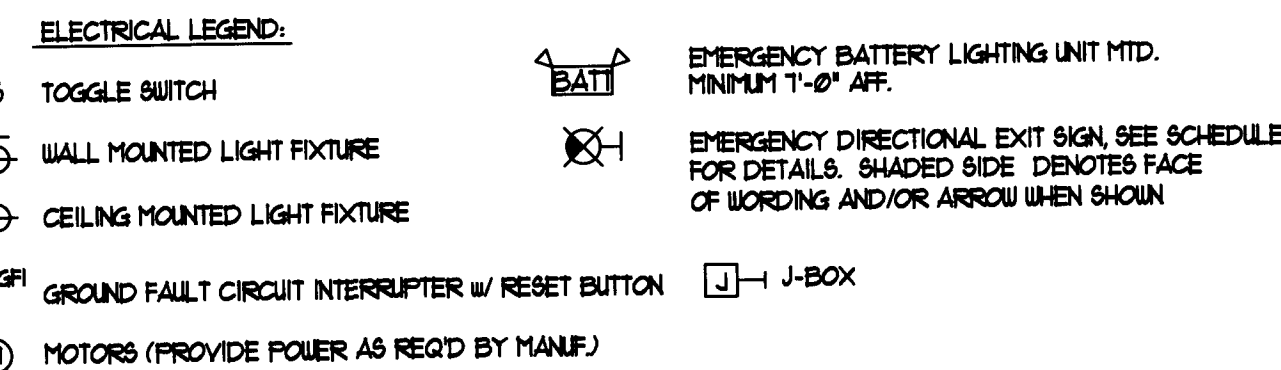
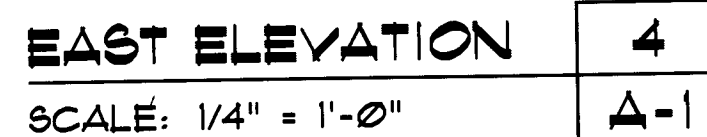
1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIAL, AND EQUIPMENT FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM IN EACH UNITS.
2. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND NATIONAL CODES AND ORDINANCES.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE COPPER WIRE THROUGHOUT, NO.1 AUG. MINIMUM LOW VOLTAGE SIGNAL SYSTEM SHALL BE MINIMUM 2 CONDUCTOR NO.18 IN CONDUIT WHERE REQUIRED BY LOCAL CODE.
4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MINIMUM 200 AMPERE 120/240 VOLT 1 PHASE 3 WIRE SERVICE.
5. DISTRIBUTION PANEL TO BE 200 AMPERE MCB WITH 20 POLE SPACES MINIMUM. PROVIDE BREAKERS AS REQUIRED.
6. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ONE SWITCHED FIXTURE AT ALL ATTICS ABOVE THE ACCESS PANEL.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL BATHROOMS, SHOWER ROOMS, EXTERIOR OUTLETS, GARAGES, AND KITCHENS. SEPARATE RESETS SHALL BE PROVIDED AT EACH FLOOR AREA INTERIOR AND EXTERIOR (GARAGE) APPLICATIONS AS WELL AS KITCHENS SHALL BE CIRCUITED SEPARATELY.
8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AS REQUIRED BY CODE FOR FIXED APPLIANCE INCLUDING FURNACE AND GARBAGE DISPOSAL.
9. ALL CLOSET LIGHTS SHALL BE MOUNTED ON THE CEILING ABOVE THE CLOSET DOOR AND BE A MINIMUM OF 18" AWAY FROM ALL SHELVING.
10. BATTERY BACK-UP SMOKE DETECTORS MUST BE 10V, AND WIRED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN HOUSE.
11. ALL OUTLETS WITHIN 6'-0" ON ANY SINK, EXTERIOR, BASEMENT OR GARAGE OUTLET TO BE A GROUND FAULT INTERCEPTION TYPE.
12. BEDROOM ELECTRICAL OUTLETS TO BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED PER SECTION 210-12
13. ALL CEILING BOXES TO BE FIRE RATED BOXES IN HABITABLE ROOMS AND MINIMUM 1 1/2" DEEP.
14. POWER TO THE SMOKE DETECTORS MUST BE FROM THE BUILDING WIRING WITH BATTERY BACK-UP.
15. FIRESTOP ALL CONCEALED DRAFT OPENINGS WITH 2" NOMINAL LUMBER
16. INSTALL 200 AMP SERVICE WITH CIRCUIT BREAKERS. KITCHEN AND LAUNDRY EACH TO HAVE 2-20 AMP. CIRCUITS MIN. FURNACE TO HAVE SEPARATE 15 AMP. CIRCUIT. SUMP PUMP TO HAVE 20 AMP. CIRCUIT.
17. SWITCHES AND GFCI RECEPTACLES SHALL BE LOCATED AT LEAST 5 FT. MEASURED HORIZONTALLY, FROM THE EDGE OF THE TUB, SHOWER, SPA OR HOT TUB. 2009 NEC 680-41. INSIDE OUTLETS MUST BE EVERY 12'-0" O.C. BEGINNING 6'-0" FROM ENTRY DOOR. ALL HALLWAYS MUST HAVE (MIN) ONE OUTLET AND ONE CEILING LIGHT CONTROLLED BY A WALL SWITCH AT OPPOSITE ENDS (SAME FOR STAIRWAYS).
18. ALL ELECTRICAL CONDUCTORS SHALL BE COPPER (ALUMINUM IS NOT PERMITTED).
19. A SMOKE DETECTOR IS REQUIRED ON EACH LEVEL OF A RESIDENCE INCLUDING THE BASEMENT.
20. PROVIDE A SMOKE DETECTOR AND A CARBON MONOXIDE DETECTOR WITHIN 15 FT. OF ANY BEDROOM.
21. RIGID GALVANIZED CONDUIT MUST BE USED IN, THROUGH OR UNDER ALL INTERIOR CONCRETE SLAB CONSTRUCTION AND THROUGH ALL FOUNDATION WALL PENETRATIONS.
22. EXTERIOR BELOW GROUND CONDUIT MAY BE RIGID GALVANIZED (MIN) 6" DEEP ELECTRICAL GRADE PLASTIC CONDUIT APPROVED FOR DIRECT BURIAL WITH A BARE GROUND CONDUCTOR (MIN) 18" DEEP OR TYPE "UF" CABLE WITH GROUND CONDUCTOR (MIN) 24" DEEP.
23. PROVIDE GROUND FAULT CIRCUIT PROTECTION FOR ALL: GARAGE, BATH-ROOM, AND EXTERIOR ELECTRICAL OUTLET. ALL WIRING INSTALLED PER LOCAL CODES AND ORDINANCES.
24. ALL ELECTRICAL MUST BE IN CONDUIT.
25. ALL OUTLETS, LIGHTS, FANS, ETC. IN BATHROOMS SHALL BE GFI.

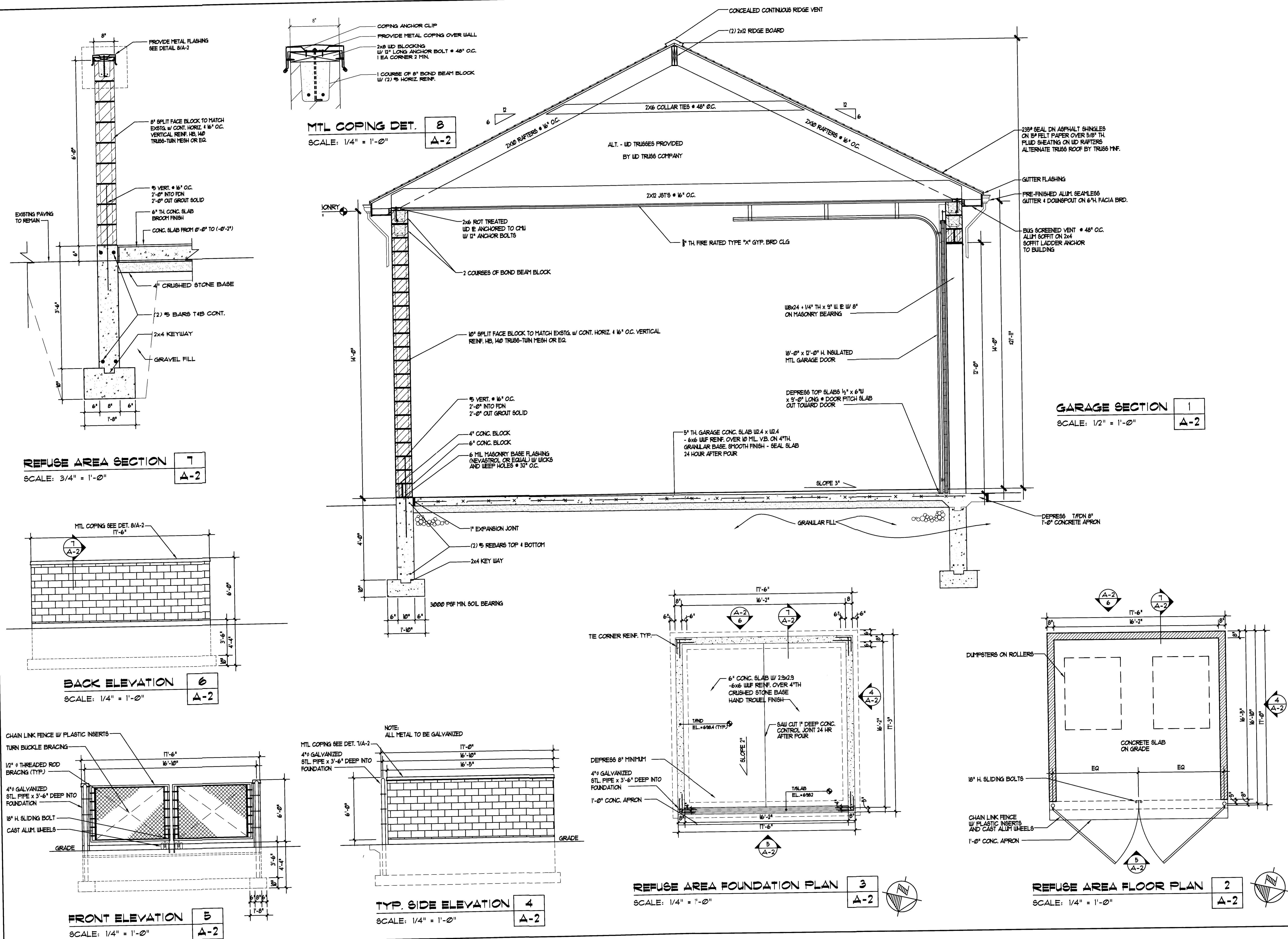
LIABILITY INSURANCE:

1. PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT). THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT:
2. CONTRACTOR AND ANY SUB-CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS ASTI-DELLI OWNERS AND ANTONIO FANIZZA ASSOC. LTD., HEREINAFTER CALLED OWNER AND ARCHITECT AND THEIR PARTNERS, AGENTS AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR BE THE RESULT FROM THE OPERATIONS OR THE CONTRACTOR OR OF THOSE EMPLOYED BY: HIS AGENTS OR SERVANTS INCLUDING HIS SUB-CONTRACTOR, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT. WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENCE ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHO-SO-EVER, AND CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND, PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL ADJUDGMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER.
3. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT" (CH. 48, SEC. 60-69, ILLIN OIS REVISED STATS).
4. EACH AND EVERY CONTRACTOR AND SUB-CONTRACTORS WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE FILED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING)

ANTONIO FANIZZA ASSOC. LTD	
ARCHITECTS	2363 LECHNER LANE DEER PLAINS, ILLINOIS 60006 TEL: (847) 823-5664 FAX: (847) 823-1664 Email: antoniofanizza@comcast.net
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NO.	REVISION
	
EXPIRES 11-30-_____	
SIGNATURE _____	
DRAWING NAME: SPECIFICATIONS	PROJECT NAME: NEW 4-CARS GARAGE FOR "ASTI-DELI" 1400 W IRVING PARK RD, BENSenville IL 60006
released to const	
job no. 1663	
scale AS SHOWN	
date 11.30.2016	
drawn by AB	
checked by AF	
sheet	

T-2





ANTONIO FANIZZA ASSOC. LTD

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DES PLAINES, ILLINOIS 60016
TEL (847) 823-5664 FAX (847) 823-1664
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I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS AND THE CITY OF BENSenville CODES AND ORDINANCES. THEY ARE IN COMPLIANCE WITH ALL APPLICABLE CODES INCLUDING THE ENVIRONMENTAL BARBERS ACT (40B-100) AND THE ILLINOIS ACCESSIBILITY CODE (11 ILCS 12.01 CODE CODE 40B-100) AS SIGNED BY MY HAND AND SEAL.

NO.	REVISION

STATE OF ILLINOIS

ANTONIO FANIZZA
001-011807

REGISTERED ARCHITECT

EXPIRES 11-30-
SIGNATURE: _____

DRAWING NAME:
GARAGE SECTION & REFUSE AREA PLANS & DETAILS

PROJECT NAME:
NEW 4-CARS GARAGE FOR "ASTI-DEL"

1410 W. IRVING PARK RD.
BENSenville IL 60016

released to const.

job no. 1663

scale AS SHOWN

date 11/30/2016

drawn by AB

checked by AF

sheet

A-2

TYPE:Public Hearing**SUBMITTED BY:**K. Pozsgay**DEPARTMENT:**CED**DATE:**07.17.17**DESCRIPTION:**

Consideration of a Variance for the construction of a shed (size) for the applicant Holy Trinity Ukrainian Orthodox Church, located at 1009 South Church Road.

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:**☐*Financially Sound Village**Quality Customer Oriented Services**Safe and Beautiful Village*☒*Enrich the lives of Residents**Major Business/Corporate Center**Vibrant Major Corridors***REQUEST:**

Variance for construction of a shed (size)

- Municipal Code Section 10 – 14 – 12

SUMMARY:

The applicant has constructed a 20'L x 12'W x 8'H shed with a 4-foot roof in the rear of their church property for storage. The shed is in the southeast corner of the property. The shed is a total of 240 square feet, which is above the allowed maximum size of 160 square feet for this size lot.

RECOMMENDATION:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for the Village of Bensenville with the following conditions:

1. The plans and aesthetics of the development to be in substantial compliance with the plans submitted 05.08.17 by the applicant and with this application.
2. Applicant will become current with all outstanding bills due to Village prior to receiving permit.

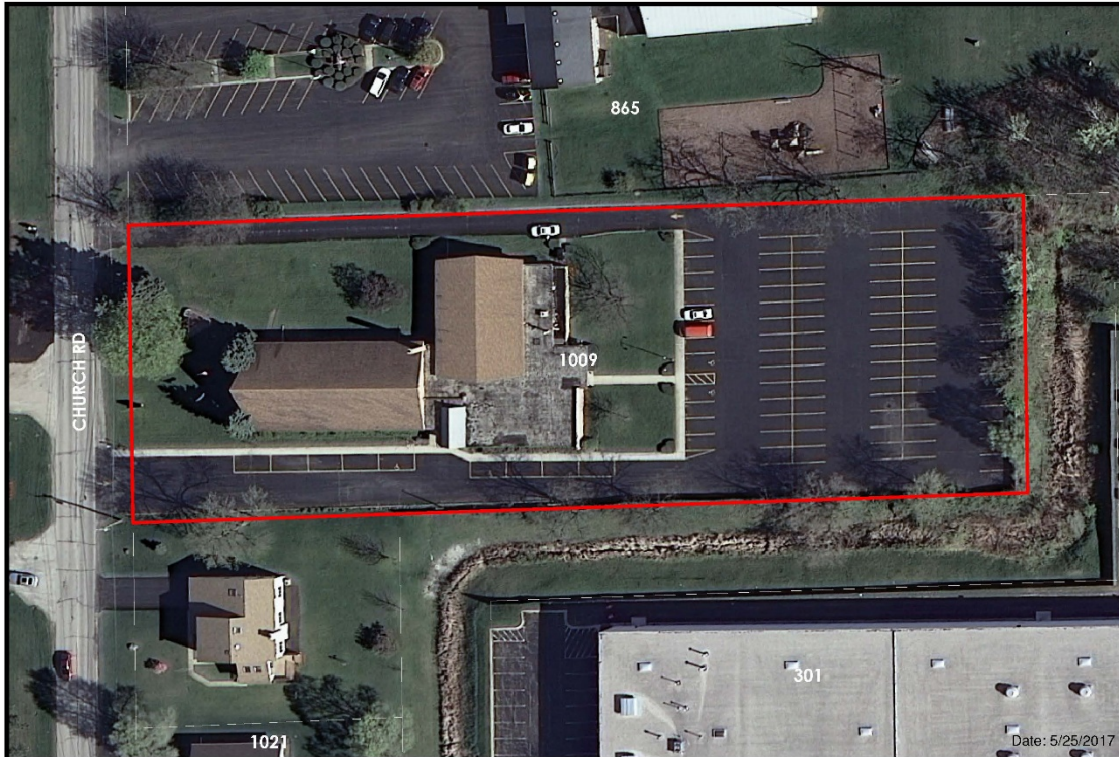
ATTACHMENTS:

Description	Upload Date	Type
Aerial & Zoning Maps	6/13/2017	Backup Material
Legal Notice	6/13/2017	Backup Material
Staff Report	6/13/2017	Executive Summary
Plans	6/13/2017	Backup Material
Built Shed	6/13/2017	Backup Material



Village of Bensenville

1009 S Church



Village of Bensenville

Zoning Map



**LEGAL NOTICE/PUBLIC NOTICE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Monday, June 19, 2017 at 6:30 P.M., the Community Development Commission of the Village of Bensenville, Du Page and Cook Counties, will hold a Public Hearing to review Case No. 2017 – 17 to consider a request for:

Variance for construction of a shed, Municipal Code Section 10 – 14 – 12

1009 South Church Road is in a RS – 4 Medium High Density Single Family District. The Public Hearing will be held in the Village Board Room at Village Hall, 12 S. Center Street, Bensenville, IL.

The Legal Description is as follows:

THAT PART OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CHURCH ROAD WITH THE NORTH LINE OF SAID SECTION 26, THENCE NORTH 88 DEGREES 06 MINUTES 20 SECONDS EAST ON SAID NORTH LINE 528.7 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS WEST 528.7 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 1009 South Church Road, Bensenville, IL 60106.

Holy Trinity Ukrainian Orthodox Church, 1009 South Church Road, Bensenville, IL 60106 is the owner and applicant for the subject property for this CDC Case No. 2017 - 17 and Public Hearing.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Bensenville should contact the Village Clerk, Village of Bensenville, 12 S. Center St., Bensenville, Illinois 60106, (630) 766-8200, at least three (3) days in advance of the meeting.

Applicant's application and supporting documentation may be examined by any interested parties in the office of the Community and Economic Development Department, Monday through Friday, in the Village Hall, 12 South Center Street, Bensenville, IL 60106. All interested parties may attend and will be heard at the Public Hearing. Written comments will be accepted by the Community and Economic Development Department through June 19, 2017 until 5:00 P.M.

Office of the Village Clerk
Village of Bensenville

**TO BE PUBLISHED IN THE BENSENVILLE INDEPENDENT
June 1, 2017**



STAFF REPORT

HEARING DATE: June 19, 2017
CASE #: 2017 – 17
PROPERTY: 1009 South Church Road
PROPERTY OWNER: Holy Trinity Ukrainian Orthodox Church
APPLICANT: Same
SITE SIZE: 1.87 ACRES
BUILDING SIZE: 12,650 SF
PIN NUMBERS: 03-26-102-001
ZONING: RS – 4 Medium High Density Single Family
REQUEST: Variance for construction of a shed (size)
- Municipal Code Section 10 – 14 – 12

PUBLIC NOTICE:

1. A Legal Notice was published in the Bensenville Independent on Thursday June 1, 2017. A Certified copy of the Legal Notice is maintained in the CDC file and is available for viewing and inspection at the Community & Economic Development Department during regular business hours.
2. Village personnel posted two Notice of Public Hearing signs on the property, visible from the public way on Thursday June 1, 2017.
3. On Friday June 2, 2017, Village personnel mailed from the Bensenville Post Office via First Class Mail a Notice of Public Hearing to taxpayers of record within 250' of the property in question. An Affidavit of Mailing executed by C & ED personnel and the list of recipients are maintained in the CDC file and are available for viewing and inspection at the Community & Economic Development department during regular business hours.

SUMMARY:

The applicant has constructed a 20'L x 12'W x 8'H shed with a 4-foot roof in the rear of their church property for storage. The shed is in the southeast corner of the property. The shed is a total of 240 square feet, which is above the allowed maximum size of 160 square feet for this size lot.

SURROUNDING LAND USES:

	Zoning	Land Use	Comprehensive Plan	Jurisdiction
Site	RS – 4	Church	Institutional	Village of Bensenville
North	RS – 4	Church	Institutional	Village of Bensenville
South	RS – 1/I – 2	Residential	Industrial	Village of Bensenville
East	I – 2	Industrial	Industrial	Village of Bensenville
West	R -4	Residential		DuPage County

DEPARTMENT COMMENTS:

SUPPORTS THE FOLLOWING APPLICABLE VILLAGE GOALS:

<input type="checkbox"/>	Financially Sound Village
<input type="checkbox"/>	Quality Customer Oriented Services
<input type="checkbox"/>	Safe and Beautiful Village
<input checked="" type="checkbox"/>	Enrich the lives of Residents
<input type="checkbox"/>	Major Business/Corporate Center
<input type="checkbox"/>	Vibrant Major Corridors

Finance: Utilities balance – all is currently past due as of 06.05.17.

Police: No Comments.

Engineering and Public Works:

Engineering: No Comments.

Public Works: No Comments.

Community & Economic Development:

Economic Development: No Comments.

Fire Safety: No Comments.

Building: No Comments.

Planning:

- 1) The 2015 Comprehensive Plan indicates “Institutional” for this property.
- 2) The shed is a total of 240 square feet, which is above the allowed max size of 160 square feet for this size lot.
- 3) The shed will be used for storage for the church.
- 4) The shed will be located in the rear of the lot.
- 5) The applicant started construction without a permit. A “Stop Work Order” was issued on 06.02.17, after they had submitted this application for variance.
- 6) Although there are concerns with allowing these large sheds in the residential districts, this property is institutional in nature and on a large lot. Staff is less concerned with precedent set.

APPROVAL CRITERIA FOR VARIANCES:

The Community Development Commission shall not recommend nor shall the Village Board grant a variance unless it shall make findings based upon the evidence presented to it in each specific case that:

1. **Special Circumstances:** Special circumstances exist that are peculiar to the property for which the variances are sought and that do not apply generally to other properties in the same zoning district. Also, these circumstances are not of so general or recurrent a nature

as to make it reasonable and practical to provide a general amendment to this Title to cover them.

Response: The special circumstances arise from the need to build a storage building (shed) on the Holy Trinity church property's parking lot behind the main building on the southeast corner of the property. The proposed storage building (shed) will be used to store school materials, landscaping and church equipment. The building is designed per construction budget and is measured 12'x20'.

2. **Hardship or Practical Difficulties:** For reasons set forth in the findings, the literal application of the provisions of this Title would result in unnecessary and undue hardship or practical difficulties for the applicant as distinguished from mere inconvenience.

Response: Without the storage building (shed) the mentioned above articles (school materials, landscaping and church equipment) will be piled up in the main church building and could be a potential fire hazard. In addition, removing the mentioned articles from the main building will enable church to use the space for children's play area.

3. **Circumstances Relate to Property:** The special circumstances and hardship relate only to the physical character of the land or buildings, such as dimensions, topography or soil conditions. They do not concern any business or activity of present or prospective owner or occupant carries on, or seeks to carry on, therein, nor to the personal, business or financial circumstances of any party with interest in the property.

Response: The special circumstances only relate to physical characteristics, specifically, the size and location of the church property in relation to the proposed development.

4. **Not Resulting from Applicant Action:** The special circumstances and practical difficulties or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Title or any applicable amendment thereto, of the applicant or of any other party with a present interest in the property. Knowingly authorizing or proceeding with construction, or development requiring any variance, permit, certificate, or approval hereunder prior to its approval shall be considered such an act.

Response: The requested variance is not the result of any action undertaken by the Petitioner. It is due to the need to free up space in the main church building.

5. **Preserve Rights Conferred by District:** A variance is necessary for the applicant to enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to such other properties.

Response: The variance is essential to make use of the available property space and to allow for the improvement of the church property with the proposed storage building (shed).

6. **Necessary for Use of Property:** The grant of a variance is necessary not because it will increase the applicant's economic return, although it may have this effect, but because without a variance the applicant will be deprived of reasonable use or enjoyment of, or reasonable economic return from, the property.

Response: The granting of the variance is necessary to allow for the building to be built. Without the variance the Petitioner will be deprived of reasonable necessity and use of the proposed construction of the church storage building (shed).

7. **Not Alter Local Character:** The granting of the variance will not alter the essential character of the locality nor substantially impair environmental quality, property values or public safety or welfare in the vicinity.

Response: Granting the variance will not alter the character of the surrounding properties. In addition, the storage building (shed) should improve the property value.

8. **Consistent with Title and Plan:** The granting of a variance will be in harmony with the general purpose and intent of this Title and of the general development plan and other applicable adopted plans of the Village, as viewed in light of any changed conditions since their adoption, and will not serve in effect to substantially invalidate or nullify any part thereof.

Response: The granting of the variance is in harmony with the general purpose and intent.

9. **Minimum Variance Needed:** The variance approved is the minimum required to provide the applicant with relief from undue hardship or practical difficulties and with reasonable use and enjoyment of the property.

Response: The variance approved is the minimum required to provide the Petitioner with the necessary use and purpose for the building storage (shed).

Variances Approval Criteria	Meets Criteria	
	<i>Yes</i>	<i>No</i>
1. Special Circumstances	X	
2. Hardship	X	
3. Circumstances relate to the Property	X	
4. Not Resulting from Applicant Actions	X	
5. Preserve Rights Conferred By District	X	
6. Necessary for the Use of the Property	X	
7. Not Alter Local Character	X	
8. Consistent with Title and Plan	X	
9. Minimum Variance Needed	X	

RECOMMENDATIONS:

Staff recommends the Approval of the above Findings of Fact and therefore the Approval of the Variances for the Village of Bensenville with the following conditions:

1. The plans and aesthetics of the development to be in substantial compliance with the plans submitted 05.08.17 by the applicant and with this application.
2. Applicant will become current with all outstanding bills due to Village prior to receiving permit.

Respectfully Submitted,
Department of Community
& Economic Development

RECEIVED
MAY 08 2017
By _____

BEARINGS ARE ASSUMED

PLAT OF SURVEY

LEGAL DESCRIPTION

THAT PART OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEARING AT THE INTERSECTION OF THE CENTERLINE OF CHURCH ROAD WITH THE NORTH LINE OF SAID SECTION 26, THENCE NORTH 00 DEGREES 36' 42" WEST 168.50 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEGREES 36' 42" WEST 168.50 FEET, THENCE SOUTH 00 DEGREES 36' 42" WEST 168.50 FEET, THENCE SOUTH 00 DEGREES 36' 42" WEST 168.50 FEET, THENCE SOUTH 00 DEGREES 36' 42" WEST 168.50 FEET TO THE CENTERLINE OF CHURCH ROAD, THENCE NORTH 00 DEGREES 36' 42" WEST 168.50 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known as: 1009 S. CHURCH ROAD
BENSENVILLE, ILLINOIS 60106

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I GREGORY L. POWELL, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY OF THE LAND PURSUANT TO THE "MINIMUM STANDARDS OF PRACTICE," 60 IL ADMIN CODE, SECTION 1270.56(b)(6) PERFORMED AT AND UNDER MY DIRECTION. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF FEBRUARY, A.D. 2013. MY LICENSE NO. 03187

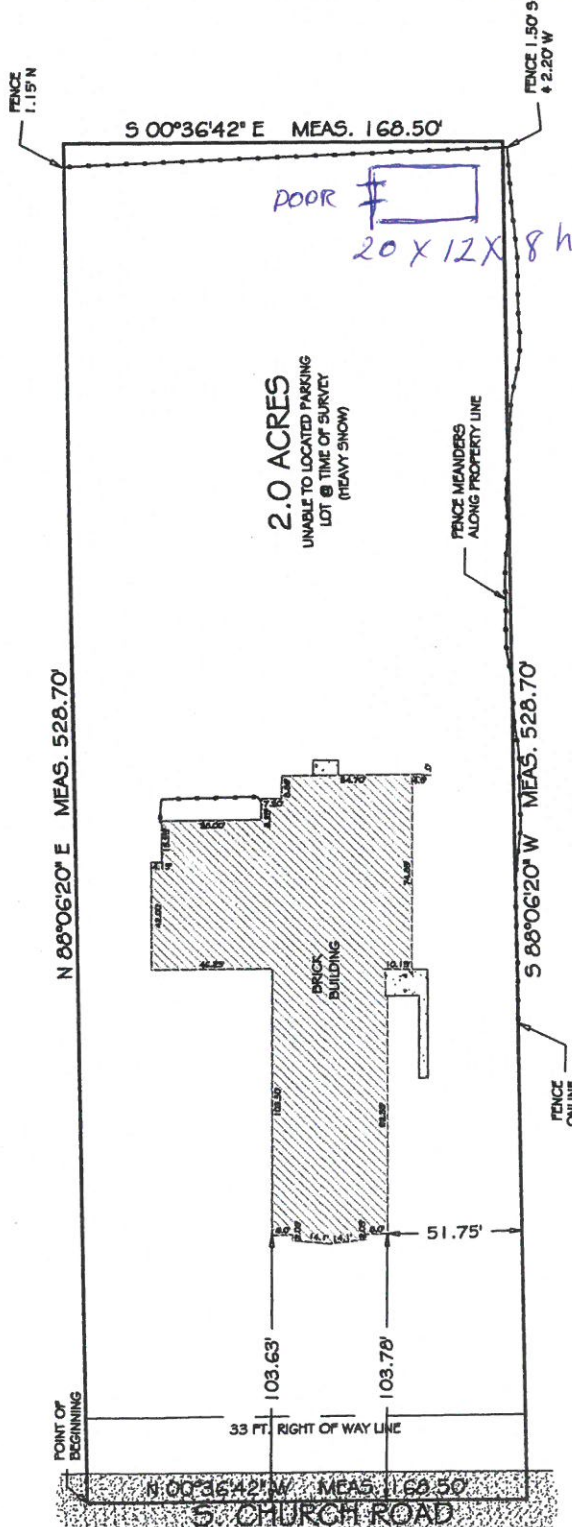


ILLINOIS PROFESSIONAL SURVEYOR NO. 03187

Survey No.	13-426
Drawn by	MDV
Checked	MDV
Approved	GLP
Scale	1" = 50'

HUNT, KAISER, ARANDA
& SUBACH, LTD.
1035 S. YORK ROAD
BENSENVILLE, ILLINOIS 60106

G. Powell
Professional Land
Surveyor
5992 Chatham Court
Harwood Park, Illinois 60135
Phone (630) 540-2537
Fax (630) 540-2536



4 foot Roof

SURVEYOR'S NOTE:
IRON PINS AT ALL PROPERTY CORNERS
UNLESS NOTED OTHERWISE
DUE TO SNOW COVER AT TIME OF SURVEY
SOME IMPROVEMENTS MAY NOT BE SHOWN

On asphalt



WINDOW
TO BE
ADDED



CDC#2017 – 17 1009 South Church Road
Holy Trinity Ukrainian Orthodox Church



View looking to the southeast



View looking due east