

LEGEND

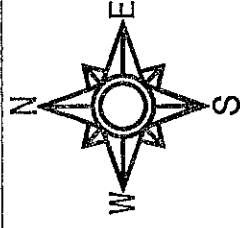
(R) = RECORD
(M) = MEASURED
(D) = DEED
(C) = CALCULATED
(L) = ARC LENGTH
(CH) = CHORD
(F.I.P.) = FOUND IRON PIPE (R.O.W.) = RIGHT OF WAY
(F.I.R.) = FOUND IRON ROD
--X--X--X--X--X-- = CHAIN LINK FENCE
--XX--XX--XX--XX--XX-- = WIRE FENCE
--o--o--o--o--o--o-- = SPLIT RAIL FENCE
--o--o--o--o--o--o-- = WOOD FENCE
--o--o--o--o--o--o-- = METAL FENCE
--o--o--o--o--o--o-- = PUBLIC UTILITY & DRAINAGE EASEMENT
--o--o--o--o--o--o-- = B.S.L.
--o--o--o--o--o--o-- = BUILDING SETBACK LINE



Surveying Service LLC

REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT
ROMEDEVILLE, ILLINOIS 60446
PH:(630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM



SCALE: 1"=20'

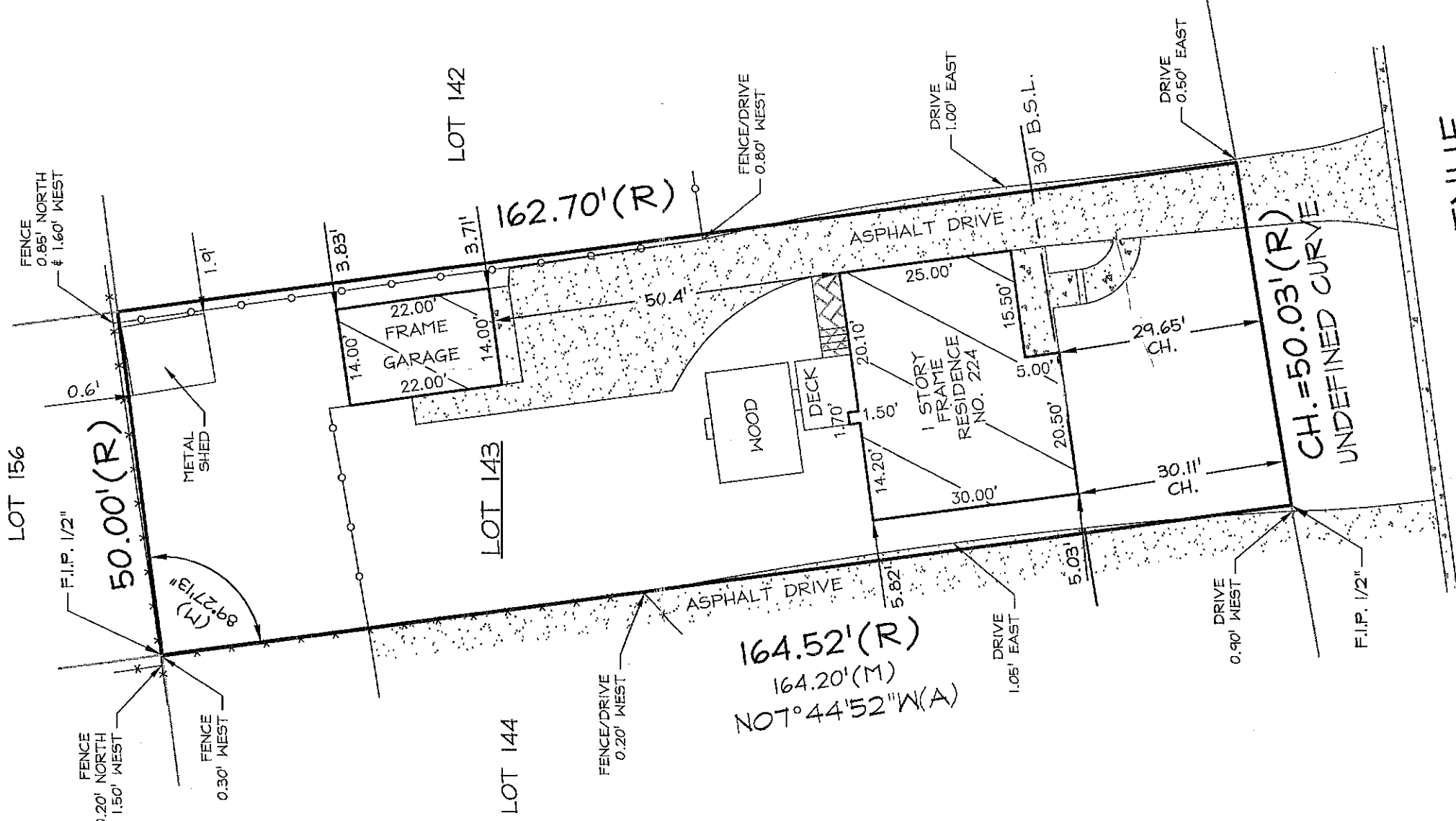
BASIS OF BEARING:

WEST LINE OF LOT 143 AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 07°44'52"W(A)

LOT 143 IN ELMORE'S NORTH VIEW, A SUBDIVISION IN THE NORTH HALF OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1927 AS DOCUMENT 232326, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 8,172 SQ. FT. 0.188 ACRES MORE OR LESS"



STATE OF ILLINOIS

COUNTY OF WILL

JSS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A 'BOUNDARY SURVEY,'" AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF SEPTEMBER, A.D., 2016, AT ROMEDEVILLE, ILLINOIS.

Mark A. Lindstrom

CLIENT FIRINAUSKAS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482

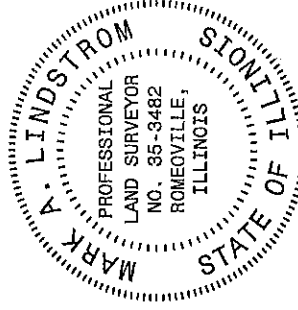
26058-16

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE.

09-09-16

CRYSTAL AVENUE
66' R.O.W.



Sheet 1 of 6
Actual Survey

LICENSE EXPIRES ON NOVEMBER 30, 2016

AREA OF SURVEY:
"CONTAINING 8,172 SQ. FT. 0.188 ACRES MORE OR LESS"

LOT 156

FENCE
0.20' NORTH
1.50' WEST

FENCE
0.30' WEST

50.00'(R)

METAL SHED

FENCE
0.85' NORTH
1.60' WEST

LOT COVERAGE SUMMARY

Lot Area Per Survey	8,172 s.f. (100 %)
1 st Floor Proposed	
30' x 36'	1,080
Covered Front Stoop	40
Mud Room 8'x8'	64
Existing Garage	280
Existing Shed	110
	1,678 s.f. (21%)

Uncovered Front Deck 4'x13' N/A
Uncovered Rear Deck 12' x 16' N/A

FAR 1st & 2nd Floors 2,224 s.f.

LOT 142

LOT 144

LOT 143

Existing Wood
Deck To Remain
"as - is"

Remove Existing
Wood Deck.
Proposed 8' x 8'
Mud Room

FENCE/DRIVE
0.20' WEST

164.52'(R)
164.20'(M)
NOT 144.52'(M)

WOOD

FENCE/DRIVE
0.80' WEST

9'- 0" Required
Side Yard @ East

Existing 8.21' & 9.00'
Side Yard @ East

6'-0" Required
Side Yard @ East

Existing 5.03' & 5.82'
Side Yard @ West

Covered Open Front Stoop
& Open Deck w/ Piers
Projecting 4'-0"

DRIVE
0.90' WEST

DRIVE
1.00' EAST

Addition @ 1st Floor

30' B.S.L.

DRIVE
0.50' EAST

Allowable 25' Front Yard

30' Required Front Yard Setback

Proposed Site Plan 1" = 20'-0"

CH.=50.03'(R)
UNDEFINED CURVE

Rhea / Espinosa Residence
224 W. Crystal Avenue
Lombard, Illinois 60148

CRYSTAL AVENUE
66' R.O.W.

Papke, Anna <PapkeA@villageoflombard.org>

To: Frank Lucchese <franklucchese33@gmail.com>

Cc: Lindsey Rhea Espinosa <RheaLindsey91@gmail.com>, Jim Vlahiotis <edgebrookjim@gmail.com>

Fri, Nov 10, 2023 at 4:42 PM

Frank,

R2 Zoning District
Single Family Residential



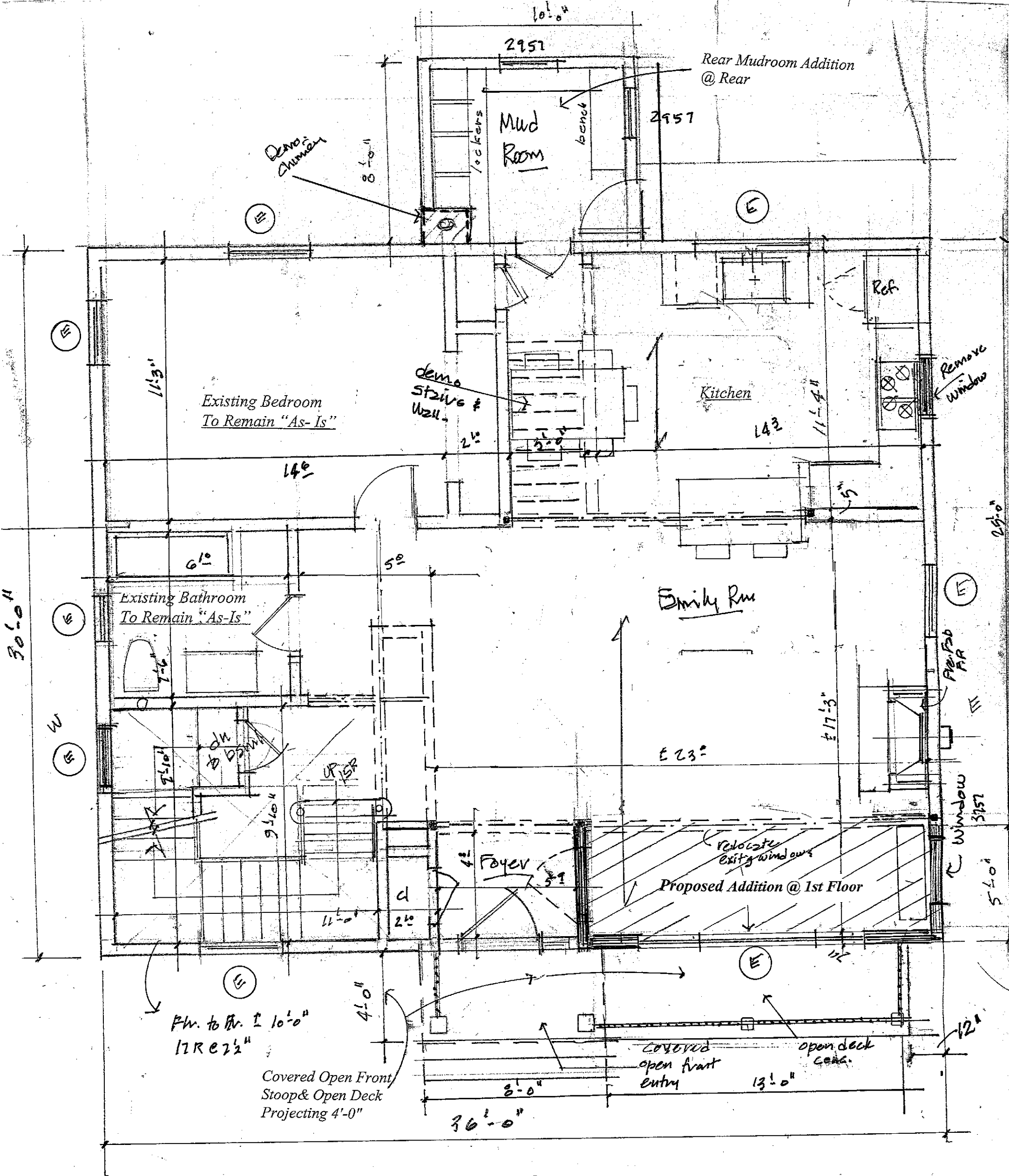
The side yard setbacks noted on the plat are 5.82' and 5.03' on the west side of the house. The required side yard setback on this side of the house is 6'. If you were to build a second story over the footprint of the existing house, and the addition sat over the west wall of the house, you would need a variance to allow an addition not meeting the 6' required side yard setback.

The side yard setback on the east side of the house is not noted but calculates to 8.21 (northeast corner) and 9' (southeast corner). The required side yard setback on this side of the house is 9'. The same issue as noted on the west side of the building would apply to the setback of a second story addition over the east wall of the house; anything less than 9' would require a variance.

The required front yard setback is 30'. Regarding a covered front stoop, the relevant code provisions will depend on the construction details. Code allows for the following obstructions in the front yard:

- Roofed-over porches which are unenclosed, constructed on footings or piers, and projecting not more than seven (7) feet from the front wall of the principal structure, provided that a minimum twenty-five (25) foot front yard setback is maintained.

144

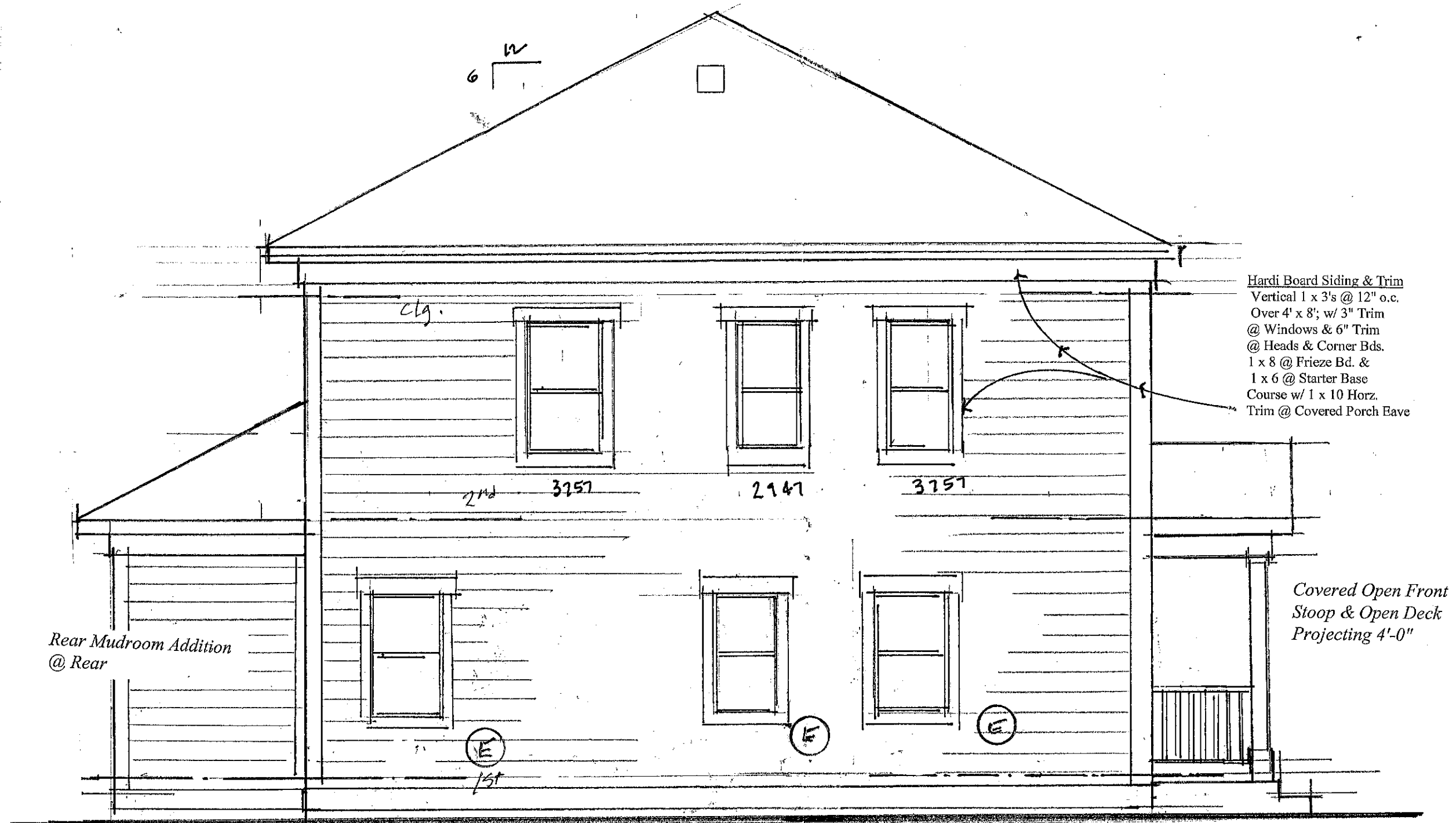


First Floor Renovation @ 1/4" = 1'-0"



Rhea / Espinosa Residence
224 W. Crystal Avenue
Lombard, Illinois 60148

2 of 4

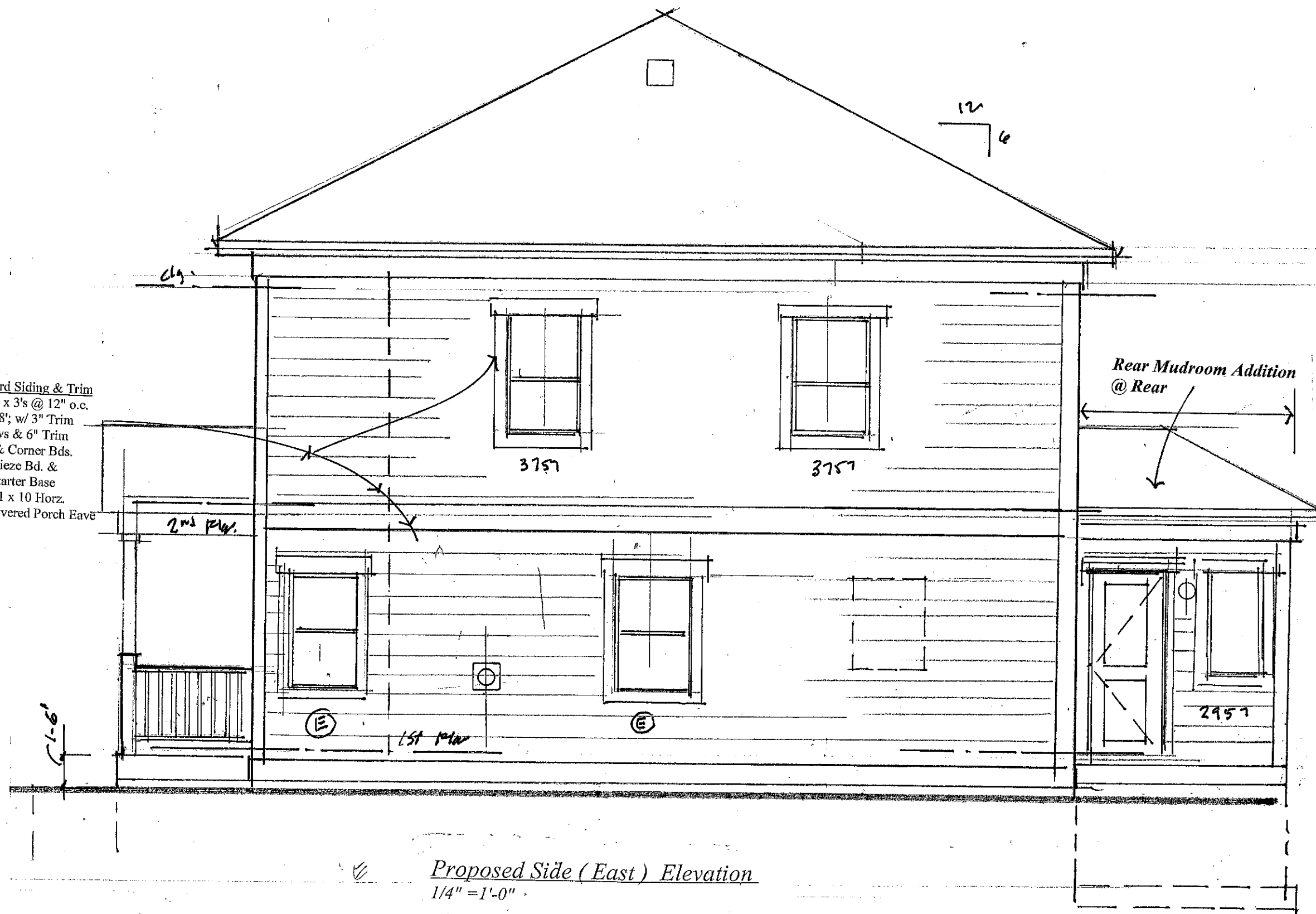


Rear Mudroom Addition
 @ Rear

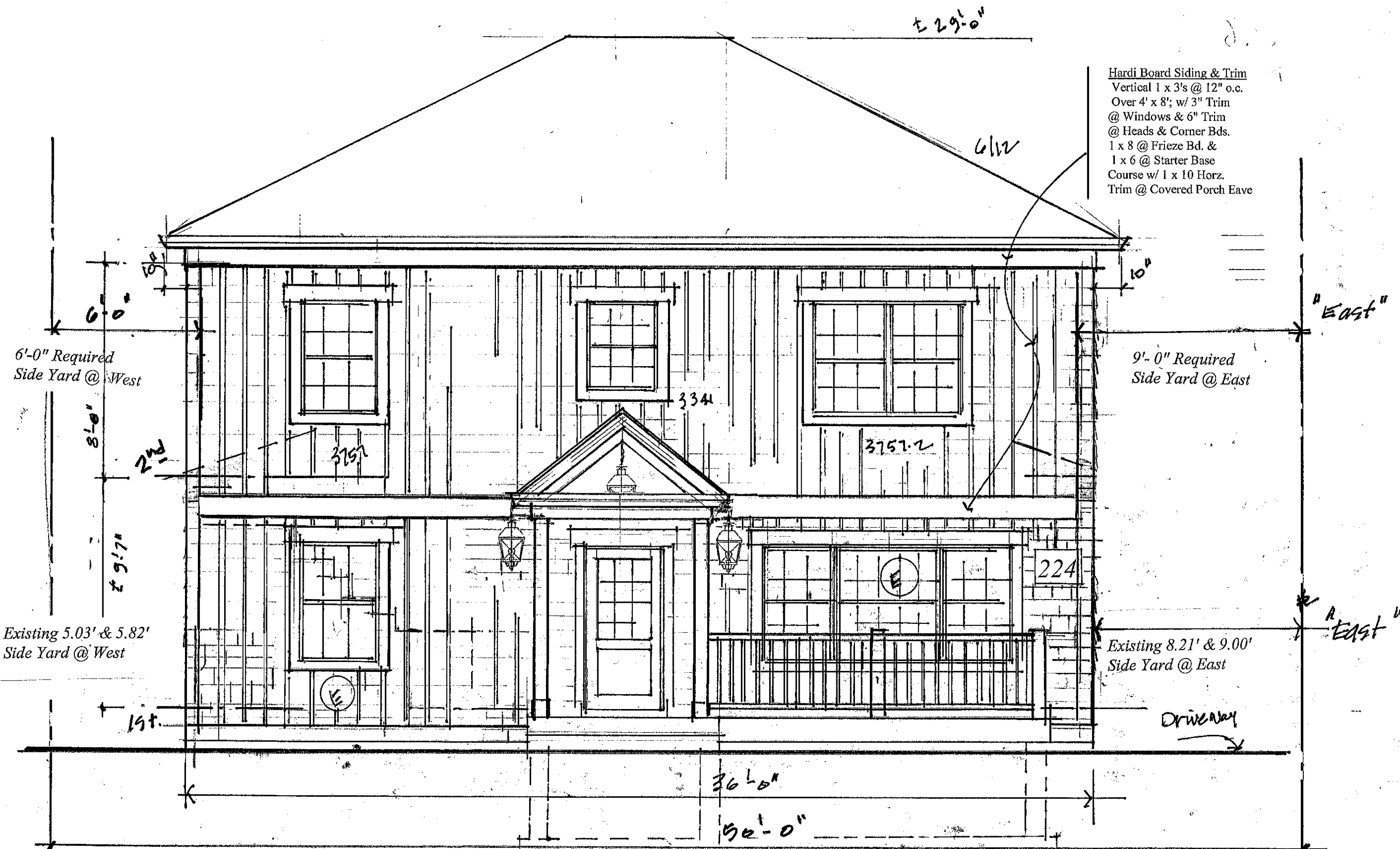
Proposed Rear (West) Elevation
 1/4" = 1'-0"

3/4

Hardi Board Siding & Trim
 Vertical 1 x 3's @ 12" o.c.
 Over 4' x 8'; w/ 3" Trim
 @ Windows & 6" Trim
 @ Heads & Corner Bds.
 1 x 8 @ Frieze Bd. &
 1 x 6 @ Starter Base
 Course w/ 1 x 10 Horz.
 Trim @ Covered Porch Eave



Proposed Side (East) Elevation
 1/4" = 1'-0"



Rhea / Espinosa Residence
 224 W. Crystal Avenue
 Lombard, Illinois 60148

Proposed Front (South) Elevation
 1/4" = 1'-0"