

# Village of Glen Ellyn

## 1&2 - Family Dwelling Building & Zoning Worksheet



1. **Property Address:** \_\_\_\_\_ Zoning District: \_\_\_\_\_

Describe the Project: \_\_\_\_\_

2. **Lot Coverage Ratio (LCR):** District Maximum **R0, R1, R2, R3** = 20% for 2-story or 35% for 1-story structures. All roofed over areas of the principal and accessory structures on the zoning lot must be included unless the area of a detached garage or open front porch is excluded by exception in Zoning Code Chapter 4 District Regulations. Lot coverage area calculations:

Existing \_\_\_\_\_ sq ft + New \_\_\_\_\_ sq ft – Garage \_\_\_\_\_ sq ft – Porch \_\_\_\_\_ sq ft = Total \_\_\_\_\_ sq ft

Total lot coverage area \_\_\_\_\_ sq ft ÷ lot area \_\_\_\_\_ sq ft x 100 = \_\_\_\_\_ % LCR

3. **Front Yard Setback:** District Minimums: **R0** = 50 ft, **R1** = 40 ft, **R2** = 30 ft

Min. required front yard setback: no closer than the closest enclosed portion of the principal structure on either adjacent lot

1. Address (Left Side) \_\_\_\_\_ Existing Setback: \_\_\_\_\_ ft

2. Address (Right Side) \_\_\_\_\_ Existing Setback: \_\_\_\_\_ ft

Required Front Yard Setback (lesser of number 1 or 2 above – 50 ft maximum) \_\_\_\_\_ ft

Front Yard Setback (existing structure): \_\_\_\_\_ ft Proposed Front Yard Setback: \_\_\_\_\_ ft

Permitted Open Front Porch Setback (Required Front Yard setback from above x 0.75) = \_\_\_\_\_ ft

Proposed Open Front Porch Setback: \_\_\_\_\_ ft

4. **Side Yard Setback:** District Minimums: **R0**=15% of lot width, **R1**=10% of lot width, **R2**=Greater of 6.5 ft or 10% of lot width

Lot width \_\_\_\_\_ ft x 0.1 for **R1** and **R2**; or x .15 for **R0** = \_\_\_\_\_ ft

Interior Side Yard Setback (existing structure): Left: \_\_\_\_\_ ft Right: \_\_\_\_\_ ft

Proposed Interior Side Yard Setback: Left: \_\_\_\_\_ ft Right: \_\_\_\_\_ ft

5. **Corner Side Yard Setback:** District Minimums: **R0** = 40 ft, **R1** = 40 ft, **R2** = 30 ft

Corner Side Yard Setback (existing structure): \_\_\_\_\_ ft Proposed Corner Side Yard Setback: \_\_\_\_\_ ft

**Corner Side Yard Setback for lots less than 80 feet wide in the R2 District complete this section below:**

Lot width \_\_\_\_\_ x .30 = \_\_\_\_\_ ft Minimum allowable corner side yard setback

Permitted Open Porch Setback (Required Corner Side Yard Setback from above) x 0.75 \_\_\_\_\_ ft

Proposed Open Porch Setback: \_\_\_\_\_ ft

6. **Rear Yard Setback:** Minimums: **R0** = 60 ft, **R1** = 50 ft, **R2** = 40 ft

Rear Yard setback (existing structure): \_\_\_\_\_ ft

Proposed Rear Yard setback: \_\_\_\_\_ ft

7. **Impervious Surface Setback:** Minimum based on lot width = 2% (<66'), 3% (66'-<90'), 4% (90'-100'), 5% (>100')

Lot Width \_\_\_\_\_ x \_\_\_\_\_ Percentage Required = \_\_\_\_\_ Required Setback (ft)

8. **Building Height:** The maximum eave and ridge heights and permitted height bonuses are specified in Zoning Code Section 10-4-8(F)1. Roof height is determined at the highest eave and at the highest ridge from average existing grade at four (4) corners where an imaginary line parallel to the front and rear yard setback lines and touching the proposed structure intersects the required side yard setback lines. Grade elevations at all four points shall be shown on Plat of Survey/Site Development Plan.

A. Front Left Point Grade Elevation: \_\_\_\_\_ B. Front Right Point Grade Elevation: \_\_\_\_\_

C. Rear Left Point Grade Elevation: \_\_\_\_\_ D. Rear Right Point Grade Elevation: \_\_\_\_\_

Grade Elevation Total (A + B + C + D) = \_\_\_\_\_ ÷ 4 = \_\_\_\_\_ Average existing grade

Max Ridge Height \_\_\_\_\_ ft + Porch Bonus or Setback Bonus \_\_\_\_\_ ft = Permitted Ridge Height \_\_\_\_\_ ft

Max Eave Height \_\_\_\_\_ ft + Setback Bonus \_\_\_\_\_ ft = Permitted Eave Height \_\_\_\_\_ ft

Proposed Heights Measured From Average Existing Grade:

Top of Foundation \_\_\_\_\_ ft Highest Eave \_\_\_\_\_ ft Highest Ridge \_\_\_\_\_ ft

9. **Building Classification:**

Any change to an existing building is assigned a classification based on a new use or the proposed work. Village Code 4-1-10 (D) requires certain building improvements be completed for each classification.

**A. Alteration:** Any change to the exterior structure or part thereof (excluding exterior finishes) of a building.  
 Walls: the square footage of all outside wall surfaces from a point 8" above the adjacent grade to the soffit or eave.  
 Roof: the square footage of the horizontal plane(s) formed by the outside top edge of the perimeter walls.

Existing Roof Area: \_\_\_\_\_ sq ft + Existing Wall Area: \_\_\_\_\_ sq ft = Total Exterior Surface \_\_\_\_\_ sq ft

Area of Roof Altered: \_\_\_\_\_ sq ft + Area of Walls Altered: \_\_\_\_\_ sq ft = Total Area Altered \_\_\_\_\_ sq ft

Total Area Altered: \_\_\_\_\_ sq ft ÷ Total Exterior Surface: \_\_\_\_\_ sq ft x 100 = \_\_\_\_\_ %

Alteration Classifications: (circle one) Class I = Under 50%, Class II = 50% - 75%, Class III = above 75%

**B. Addition:** Any change to a structure or part thereof that increases the finished floor area of the building

Floor Area of Addition: \_\_\_\_\_ sq ft ÷ Floor Area of Existing Building: \_\_\_\_\_ sq ft x 100 = \_\_\_\_\_ %

Addition Classifications: (circle one) Class I = Under 75%, Class II = 75% - 150%, Class III = above 150%

**C. Remodeling:** Any change to the interior or part thereof of a building. The hard cost is the total value of interior improvements (except interior finishes and fixtures). Remodeling Classifications: (circle one)

Class I = under \$15,000 hard cost Class II = \$15,000-\$200,000 hard cost Class III = over \$200,000 hard cost

**D. Change of Use:** Any change in the purpose or activity within a building or part thereof. See Village Code 4-1-10 (E) Hazard Index Table for index number. Change of Use Classifications: (circle one)

Class I = 0 to 1 increase in index number Class II = 2 or more increase in index number

I do certify that to the best of my knowledge and belief, the Zoning worksheet has been completed substantially in accordance with the building plans. I further agree that if this certification is in error, the permit issued and erection commenced on the strength of said certification, that I will assume full responsibility for any and all changes in the exterior shape and/or design of said residence required to make it comply with the Village of Glen Ellyn Zoning Ordinances.

\_\_\_\_\_  
**Authorized Agent (Signature)**

\_\_\_\_\_  
**Print Name**

\_\_\_\_\_  
**Date**