

**VILLAGE OF HUNTLEY  
ZONING BOARD OF APPEALS**

**August 3, 2016**

**6:30 PM**

**AGENDA**



1. Call to Order
2. Roll Call
3. Public Comments
4. Approval of Minutes
  - A. Approval of the June 8, 2016 Zoning Board of Appeals Meeting Minutes
5. Public Hearing(s)
  - A. Petition No. 16-8.1, Daniel and Jina Baggio, 10753 Santa Fe Trail, Simplified Residential Zoning Variance for rear-yard setback relief.
6. Discussion
7. Adjournment

**MEETING LOCATION**

Village Board Room  
10987 Main Street  
Huntley, IL 60142

The Village of Huntley is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding accessibility of the meeting or the facilities, please contact David Johnson, Village Manager at (847) 669-9600. The Village Board Room is handicap accessible.

**VILLAGE OF HUNTLEY  
ZONING BOARD OF APPEALS PUBLIC HEARING  
June 8, 2016  
MINUTES**

DRAFT

5

**CALL TO ORDER**

Chairman Jack Tures called to order the meeting of the Zoning Board of Appeals of the Village of Huntley on Wednesday, June 8, 2016 at 6:31 p.m. in the Municipal Complex Village Board Room at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

10

**ATTENDANCE**

MEMBERS PRESENT: Members Melissa Stocker, Helen Shumate, Paul Belonax, L. Arlen Higgs and Chairman Jack Tures

15

MEMBERS ABSENT: Lee Linnenkohl

ALSO PRESENT: Planner James Williams

20

3. Public Comment

There were no public comments.

25

4. Approval of Minutes

A. Approval of the October 15, 2014 Zoning Board of Appeals Meeting Minutes

Chairman Tures asked if there were any corrections to the minutes. There were none.

30

**A MOTION was made to approve the October 15, 2014 Zoning Board of Appeals Meeting Minutes as presented.**

**MOVED: Member Higgs**

**SECONDED: Member Shumate**

35

**AYES: Members Stocker, Shumate, Belonax, Higgs, and Chairman Tures**

**NAYS: None**

**ABSTAIN: Members**

**MOTION CARRIED 5:0:0**

40

5. Public Hearing(s)

A. Petition No. 16-6.1, Robert and Frances Fry, 12242 Winne Lane, Simplified Residential Zoning Variance for rear yard building setback relief in the “RE-1 (PUD)” Residential Estate – Planned Unit Development.

45

Planner James Williams reviewed a PowerPoint presentation outlining the petitioners’ request.

Development Summary

Planner Williams stated that the petitioners are requesting 10.7-foot relief from the forty (40’) foot minimum rear yard building setback to accommodate the construction of a screen room addition on the north side of the “RE-1 (PUD)” Residential Estate – Planned Unit Development-zoned residence at 12242 Winne Lane.

50

Planner Williams continued, noting that the proposed 11.5-foot x 14.5-foot (166.75 square feet) screen room addition on the rear (north) side of the residence will encroach 10.7 feet into the forty (40') foot rear yard setback established per Village of Huntley Ordinance #2013-09.51. Planner Williams stated that the subject property abuts Outlot A to the north and Outlot F to the east which provide for stormwater detention and a Municipal Utility Easement / Drainage Easement, respectively. Planner Williams pointed out that both Outlots are dedicated to the Talamore Community Association.

Planner Williams stated that the petitioners noted in their application for the relief from the rear setback requirement that their extreme allergies to mosquitos and other outdoor contaminants and that the Talamore developer not offering a model with a screen porch were reasons for wanting the screened addition. Planner Williams also pointed out that the Development Services Department is in receipt of the Talamore Community Association letter approving the proposed screen room addition.

Planner Williams stated the Huntley Zoning Ordinance - Section 156.210 Variations includes item (F) *Standards for Variations* which establishes the following criteria for their review:

- (1) *General Standard.* No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty.
- (2) *Unique Physical Condition.* The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.
- (3) *Not Self-Created.* The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (4) *Denied Substantial Rights.* The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (5) *Not Merely Special Privilege.* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (6) *Code and Plan Purposes.* The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (7) *Essential Character of the Area.* The variation would not result in a use or development on the subject property that:
  - (a) Would be materially detrimental to the public welfare or injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
  - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
  - (c) Would substantially increase congestion in the public streets due to traffic or parking;
  - (d) Would unduly increase the danger of flood or fire;
  - (e) Would unduly tax public utilities and facilities in the area; or
  - (f) Would endanger the public health or safety.
- (8) *No Other Remedy.* There is no means other than the requested variation by which the alleged hardship or

difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

5 Planner Williams concluded the presentation stating that a motion is requested of the Zoning Board of Appeals by the petitioners, to recommend approval of Petition No. 16-6.1, Robert and Frances Fry, 12242 Winne Lane, Simplified Residential Zoning Variance for rear yard building setback relief in the “RE-1 (PUD)” Residential Estate – Planned Unit Development.

10 Staff recommends the following condition be applied should the Zoning Board of Appeals forward a positive recommendation to the Village Board:

1. No building permits or Certificates of Occupancy are approved as part of the Simplified Residential Zoning Variation.

15 Planner Williams further stated that all requirements for public notice of this evening’s Public Hearing were also fulfilled.

**A MOTION was made by the Zoning Board of Appeals to open the public hearing to consider Petition No. 16-6.1.**

20 **MOVED: Member Belonax**  
**SECONDED: Member Higgs**  
**AYES: Members Stocker, Shumate, Belonax, Higgs, and Chairman Tures**  
**NAYS: None**  
**ABSTAIN: None**  
25 **MOTION CARRIED 5:0:0**

Chairman Tures asked that anyone wishing to be heard on this petition step forward to state their name and address for the record. The following people were sworn in under oath:

- 30
1. James Williams, Village of Huntley
  2. Robert and Frances Fry, 12242 Winne Lane, Huntley, IL 60142
  3. Al Betz, Betz Design, 715 Exmoor Terrace, Crystal Lake, IL 60014

35 Chairman Tures asked if the petitioners wanted to offer any additional testimony and they did not.

Member Belonax stated he was in favor of the request.

40 Member Higgs stated that the request for the relief appeared reasonable and given the property abutting the two Outlots would hopefully minimally impact the adjacent residential properties.

Members Stocker stated the proposed request to accommodate the project appeared reasonable.

45 Member Shumate asked the petitioners if the proposed addition was indeed a three season room rather than a structure intended to be used year-round.

Al Betz, the petitioners’ contractor, addressed the Zoning Board of Appeals and confirmed that the proposed addition was a screen room and generally intended to only be used the portion of the year when weather conditions were mild and agreeable.

50 Chairman Tures noted that there were no audience members in attendance to offer additional testimony in favor or opposed to the subject request.

Chairman Tures asked if the Zoning Board of Appeals members had any comments and there were none.

5 A MOTION was made by the Zoning Board of Appeals to close the public hearing to consider Petition No. 16-6.1.

10 MOVED: Member Shumate  
SECONDED: Member Belonax  
AYES: Members Stocker, Shumate, Belonax, Higgs, and Chairman Tures  
NAYS: None  
ABSTAIN: None  
MOTION CARRIED 5:0:0

15 A MOTION was made to recommend approval of Petition No. 16-6.1, Robert and Frances Fry, 12242 Winne Lane, Simplified Residential Zoning Variance for rear yard building setback relief in the “RE-1 (PUD)” Residential Estate – Planned Unit Development subject to the following condition:

- 20 1. No building permits or Certificates of Occupancy are approved as part of the Simplified Residential Zoning Variation.

25 MOVED: Member Belonax  
SECONDED: Member Stocker  
AYES: Members Stocker, Shumate, Belonax, Higgs, and Chairman Tures  
NAYS: None  
ABSTAIN: None  
MOTION CARRIED 5:0:0

6. Discussion

30 Planner Williams noted that Zoning Board of Appeals Member Don Bond had tendered his resignation and that this evening’s Zoning Board of Appeals public hearing was Chairman Tures’ last meeting after twenty-six years of service.

7. Adjournment

35 At 6:46 pm, a MOTION was made to adjourn the June 8, 2016 Zoning Board of Appeals meeting.

40 MOVED: Member Stocker  
SECONDED: Member Belonax  
AYES: Members Stocker, Shumate, Belonax, Higgs, and Chairman Tures  
NAYS: None  
ABSTAIN: None  
MOTION CARRIED 5:0:0

45 Respectfully submitted,  
*James Williams*  
Planner  
Village of Huntley

*Subject to approval at the next meeting.*

*Village of Huntley*  
**REQUEST FOR ZONING BOARD OF APPEALS ACTION**  
**PUBLIC HEARING**

**MEETING DATE:** August 3, 2016

**SUBJECT:** Petition No. 16-8.1, Daniel and Jina Baggio, 10753 Santa Fe Trail, Simplified Residential Zoning Variance for rear yard building setback relief in the “RE-1 (PUD)” Residential Estate – Planned Unit Development.

**BACKGROUND INFORMATION**

**Petitioner/Owner:** Daniel and Jina Baggio  
 10753 Santa Fe Trail  
 Huntley, IL 60142

**Subject Location:** 10753 Santa Fe Trail, Lot 68, Georgian Place - Phase 3; PIN: 18-27-306-006

**Request:** The petitioners are requesting approval of a Simplified Residential Zoning Variation for rear yard building setback relief in the “RE-1 (PUD)” Residential Estate – Planned Unit Development

**Zoning, Land Use and Comprehensive Plan:**

<b>LOCATION</b>	<b>ZONING</b>	<b>USE</b>	<b>COMPREHENSIVE PLAN</b>
Property in Question	“RE-1 (PUD)” Residential Estate – Planned Unit Development	Residential	Single Family (12,600 SF+)
North	“RE-1 (PUD)”	Residential	Single Family (12,600 SF+)
South	“RE-1 (PUD)”	Open Space	Single Family (12,600 SF+)
East	“RE-1 (PUD)”	Residential	Single Family (12,600 SF+)
West	“RE-1 (PUD)”	Residential	Single Family (12,600 SF+)

**DEVELOPMENT SUMMARY**

The petitioners are requesting 1.18-foot relief from the forty (40’) foot minimum rear yard building setback to accommodate the construction of a sunroom addition on the south side of the “RE-1 (PUD)” Residential Estate – Planned Unit Development-zoned residence at 10753 Santa Fe Trail.

The approximately 229 square foot sunroom addition on the rear (south) side of the residence will be setback 38.82 feet from the rear lot line, thereby encroaching 1.18-foot into the forty (40’) foot rear yard setback established in Village of Ordinance #2002-07.37.

The petitioners note that their property is unique because it backs to the open space corridor. Additionally, the Development Services Department has confirmed that the Georgian Place Homeowners Association does not require review and approval of building additions such as the sunroom proposed by the petitioners.

**CRITERIA FOR REVIEWING A PROPOSED VARIATION**

The Huntley Zoning Ordinance - Section 156.210 Variations, (F) Standards for Variations establishes the following criteria for their review:

- (1) *General Standard.* No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty.
- (2) *Unique Physical Condition.* The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.
- (3) *Not Self-Created.* The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (4) *Denied Substantial Rights.* The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (5) *Not Merely Special Privilege.* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (6) *Code and Plan Purposes.* The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (7) *Essential Character of the Area.* The variation would not result in a use or development on the subject property that:
  - (a) Would be materially detrimental to the public welfare or injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;
  - (b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
  - (c) Would substantially increase congestion in the public streets due to traffic or parking;
  - (d) Would unduly increase the danger of flood or fire;
  - (e) Would unduly tax public utilities and facilities in the area; or
  - (f) Would endanger the public health or safety.
- (8) *No Other Remedy.* There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

The petitioners' *Responses to the Criteria for Reviewing a Proposed Variation* are including as an exhibit.

### **REQUEST FOR MOTION**

A motion is requested of the Zoning Board of Appeals by the petitioners, to recommend approval of Petition No. 16-8.1, Daniel and Jina Baggio, 10753 Santa Fe Trail, Simplified Residential Zoning Variation for 1.18 feet relief from the forty (40') foot rear-yard building setback.

Staff recommends the following condition be applied should the Zoning Board of Appeals forward a positive recommendation to the Village Board:

1. No building permits or Certificates of Occupancy are approved as part of the Simplified Residential Zoning Variation.

### **EXHIBITS**

- Baggio residence - 10753 Santa Fe Trail – Arial
- 10753 Santa Fe Trail - Responses to Criteria For Reviewing Variation
- 10753 Santa Fe Trail - Plat of Survey with sunroom addition
- 10753 Santa Fe Trail - sunroom addition plans and color exhibit



**Baggio Residence - SRZV**

10753 Santa Fe Trail / PIN: 18-27-306-006

DISCLAIMER: The Village of Huntley Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1" = 100'



**VILLAGE OF HUNTLEY**

10987 Main Street  
Huntley, IL 60142  
(847)669-9600

Print Date: 7/28/2016

**- 10753 SANTA FE TRAIL -**

**CRITERIA FOR REVIEWING A PROPOSED VARIATION - Responses**

The Huntley Zoning Ordinance - Section 156.210 Variations, (F) Standards for Variations establishes the following criteria for their review:

- (1) *General Standard.* No variation shall be granted pursuant to this Section unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty.

**Response:** *Unless relief is granted the Addition cannot be built as-proposed.*

- (2) *Unique Physical Condition.* The subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.

**Response:** *The subject lot is not significantly different compared with other lots in the neighborhood however it does back-up to open space rather than another residence.*

- (3) *Not Self-Created.* The aforesaid unique physical condition is not the result of any action or inaction of the owner or his predecessors in title and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.

**Response:** *The configuration of the lot was created when the residential subdivision was approved.*

- (4) *Denied Substantial Rights.* The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

**Response:** *Strict interpretation of the rear-yard setback zoning provision would prevent the Addition from being built as proposed.*

- (5) *Not Merely Special Privilege.* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the sale of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.

**Response:** *The hope is that the proposed Addition will increase the value of the property.*

- (6) *Code and Plan Purposes.* The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

**Response:** *We believe despite the requested setback relief, the proposed addition will be in harmony with the general and specific purposes within the Village's Zoning Code. We also believe the proposed Addition will advance the Village's Comprehensive Plan - Residential Goal - encouraging distinctive and aesthetically pleasing residential design.*

(7) *Essential Character of the Area.* The variation would not result in a use or development on the subject property that:

(a) Would be materially detrimental to the public welfare or injurious to the enjoyment, use, development value of property or improvements permitted in the vicinity;

***Response:*** *We believe the proposed addition will not have a negative impact upon adjacent properties.*

(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;

***Response:*** *We believe the proposed addition will not impair the supply of light or air to the neighboring properties.*

(c) Would substantially increase congestion in the public streets due to traffic or parking;

***Response:*** *The proposed addition will not negatively impact traffic congestion in the neighborhood.*

(d) Would unduly increase the danger of flood or fire;

***Response:*** *We believe the proposed addition will not increase the likelihood of fire or flooding in the area.*

(e) Would unduly tax public utilities and facilities in the area; or

***Response:*** *We believe the proposed addition will not negatively impact public utilities/facilities.*

(f) Would endanger the public health or safety.

***Response:*** *We believe the proposed addition will not negatively impact the public's health or the safety of our neighbors.*

(8) *No Other Remedy.* There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.

***Response:*** *In order to avoid building the addition without the proposed relief would require significant complications with the proposed addition building plans.*

# PLAT OF SURVEY

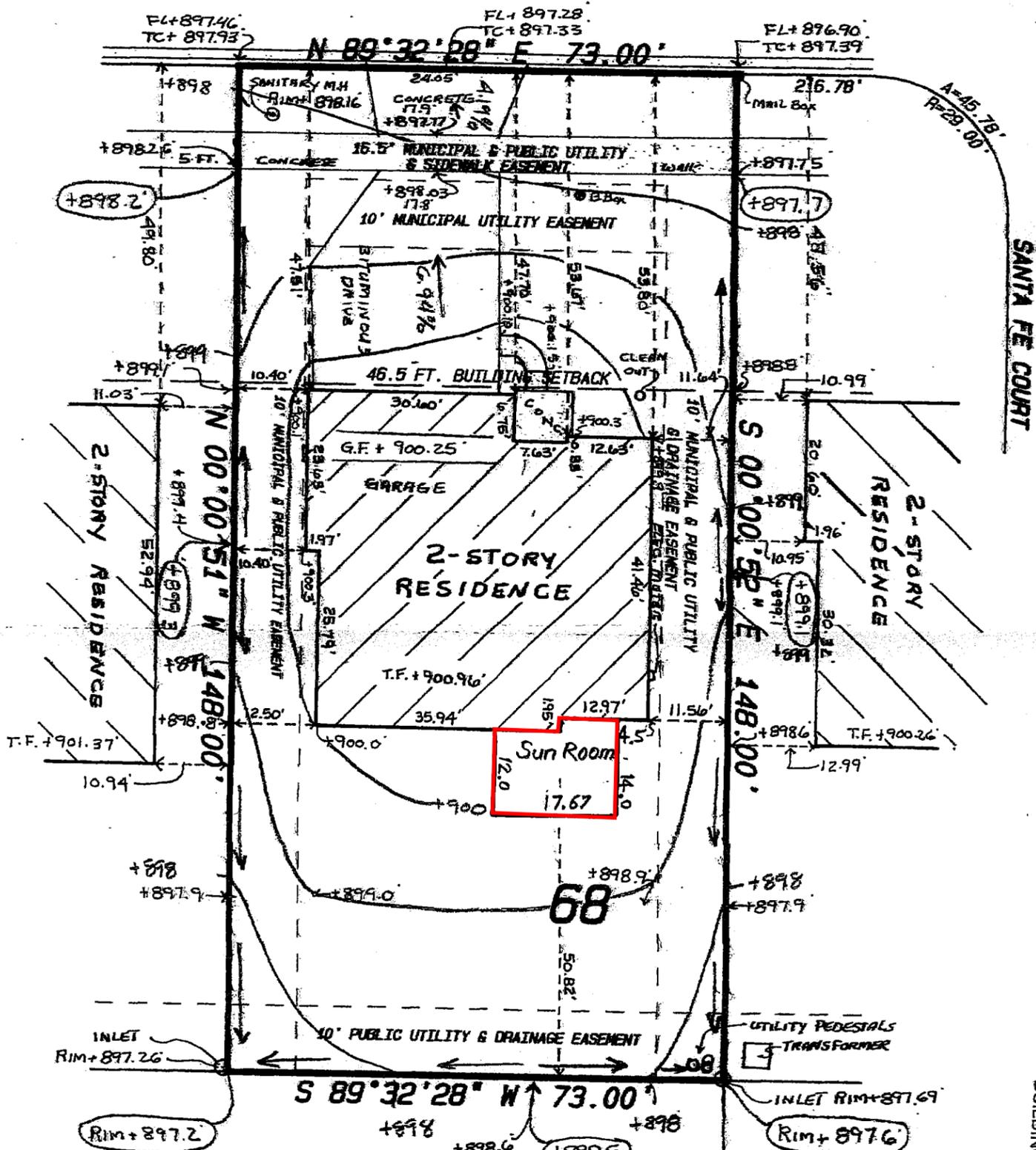
ORDERED BY:  
 THE KRAM CORPORATION  
 ORDER NO. 19087  
 COMMON ADDRESS:  
 10753 SANTA FE TRAIL  
 HUNTLEY, IL

BY  
 DUDA SURVEYING  
 PROFESSIONAL ILLINOIS DESIGN FIRM  
 LICENSE NO. 184-002985  
 327 VILLAGE DRIVE  
 CAROL STREAM, ILLINOIS 60188-1828  
 (630) 665-0001 FAX (630) 665-1135  
 OF

LOT 68 IN GEORGIAN PLACE - PHASE 3, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF HUNTLEY, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 11, 2003 AS DOCUMENT NUMBER 2003RD108498, IN McHENRY COUNTY, ILLINOIS.

FINAL AS-BUILT SURVEY

## SANTA FE TRAIL



AS-BUILT  
 GROUND ELEVATIONS TAKEN ON BLACK DIRT.  
 CENTER LINE ELEVATION TAKEN ON BINDER COURSE,  
 (+900) = PROPOSED ELEVATION.  
 +900 = AS-BUILT ELEVATION.  
 T/F = 900.96

LOT AREA: 10,804 SQ. FT.

STATE OF ILLINOIS  
 J.S.S.  
 COUNTY OF DU PAGE

BENCH MARKS: FROM MACKIE CONSULTANTS, LLC ENGINEERING JOB NO. 875, DATED 6-17-2002.  
 NO. 1: RAILROAD SPIKE IN THE NORTH FACE OF THE SIXTH POWER POLE EAST OF HALIGUS ROAD ON THE SOUTH SIDE OF ALBORGAIN ROAD. ELEVATION = +884.63'  
 NO. 2: FIRE HYDRANT NEAR THE NORTHEAST CORNER OF BAKLEY'S 14TH ADDITION APPROXIMATELY 18 FEET WEST OF RUTH ROAD AND 15 FEET SOUTH OF KILEY DRIVE. ELEVATION = +901.07'

I, FRANK J. DUDA, JR., A PROFESSIONAL ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT.  
 DATED AT CAROL STREAM, ILLINOIS, THIS 24 TH. DAY OF MARCH A.D. 2005.

NOTES:  
 1. PLEASE CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.  
 2. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCIES AT ONCE.  
 3. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT.  
 4. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.  
 5. LOT CORNERS TO BE MONUMENTED BY MACKIE CONSULTANTS, LLC.

*Frank J. Duda, Jr.*

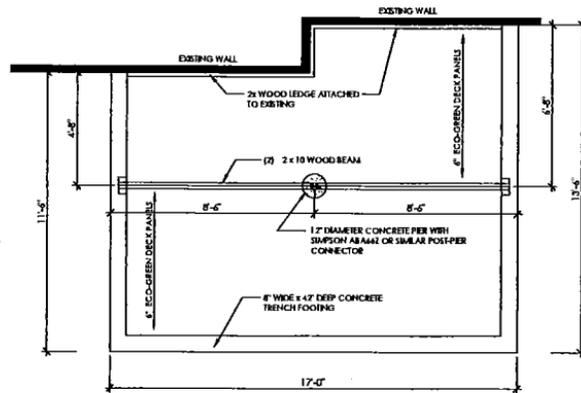
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2124  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 LICENSE EXPIRES 11-30-2006 VALID ONLY WITH EMBOSSED SEAL

LOCATED CONCRETE FOUNDATION APRIL 26, 2005.  
 RESURVEYED AUGUST 8, 2005. ADDED AS-BUILT ELEVATION AUGUST 11, 2005.

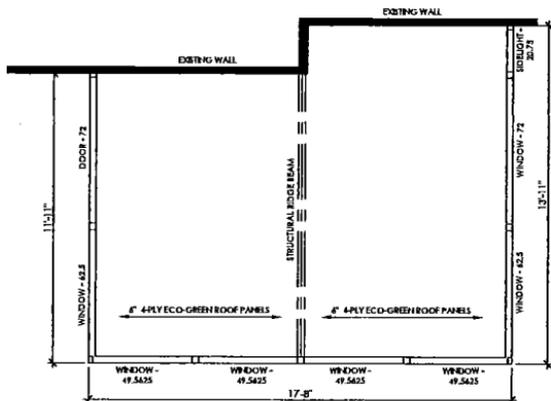


RECEIVED  
 AUG 17 2005  
 VILLAGE OF HUNTLEY  
 BUILDING DEPARTMENT

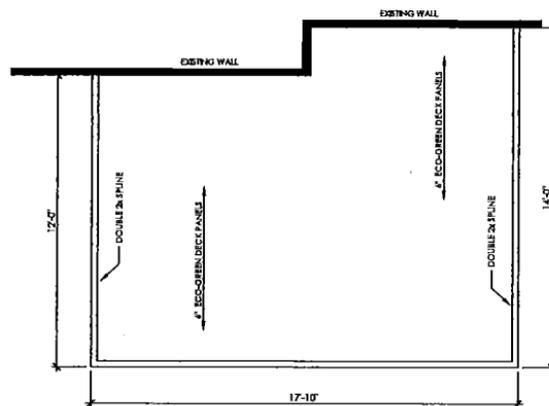
MAP - 6E068S



**3 FOUNDATION PLAN**  
 $1/4" = 1'-0"$



**1 LAYOUT PLAN**  
 $1/4" = 1'-0"$



**2 DECK PLAN**  
 $1/4" = 1'-0"$

**TAMARACK GROVE**  
 ENGINEERING  
 812 S. LA CASSIA DRIVE, BOISE, IDAHO 83705  
 PHONE: 208.348.8941 FAX: 208.348.8948  
 EMAIL: [info@tamarackgrove.com](mailto:info@tamarackgrove.com)  
 PRM REGISTRATION #: 5113628

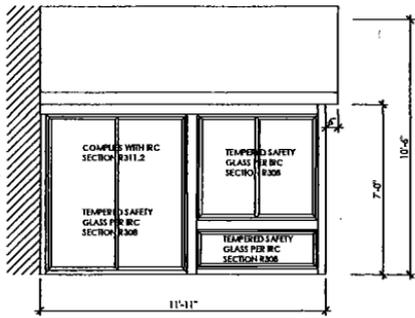


**core engineering consultants, inc.**  
 10763 Santa Fe Trail  
 Huntley, IL 60142  
 P: 815.486.4300  
 F: 815.486.4800  
[www.coreengineering.com](http://www.coreengineering.com)

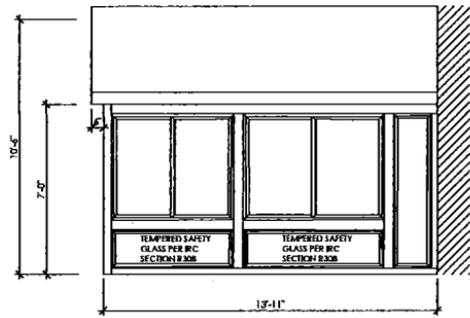
**LIVINGSACE SUNROOM™**  
 1380 Grand Avenue NW  
 Township, OH 43081  
 P: 614.881.7000  
 F: 614.881.2683  
[www.livingspace.com](http://www.livingspace.com)

BAGGIO RESIDENCE  
 10763 SANTA FE TRAIL  
 HUNTLEY, IL 60142

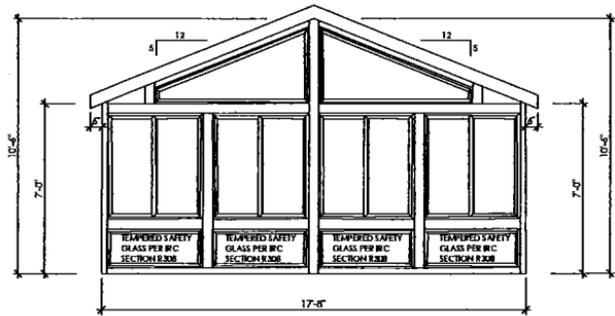
DATE: 06/24/16
BY: [Signature]
DESIGN: [Signature]
PROJECT: 16010231
DESCRIPTION: SUN ROOM - BAY
SHEET TITLE: PLAN VIEWS
SHEET NO: 1



2 LEFT SIDE ELEVATION  
1/4" = 1'-0"



3 RIGHT SIDE ELEVATION  
1/4" = 1'-0"

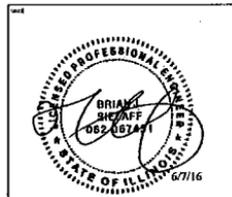


1 FRONT ELEVATION  
1/4" = 1'-0"

**Contract Information:**  
 This document is the property of LivingSpace Technology, Inc. It is to be used only for the project and location specified herein. It is not to be reproduced, copied, or distributed without the written consent of LivingSpace Technology, Inc. The user of this document is bound by the terms and conditions of the license agreement located at the end of this document. If you are not the intended user, you should not use this document. If you are the intended user, you should accept the terms and conditions of the license agreement. If you do not accept the terms and conditions, you should not use this document. If you have any questions, please contact LivingSpace Technology, Inc. at 815.386.7320.

**Project Information:**  
 Project Name: Baggio Residence  
 Project Address: 10753 Santa Fe Trail, Huntley, IL 60142  
 Project Date: 6/7/16

BAGGIO RESIDENCE  
 10753 SANTA FE TRAIL  
 HUNTLEY, IL 60142



DATE: 6/8/16  
 REV:  
 DRAWN BY:  
 CHECKED BY:  
 LIVINGSPACE NO. 1-2107  
 SHEET TITLE:  
 ELEVATIONS

