

APPROVED

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS MINUTES  
August 25, 2021**

**CALL TO ORDER:**

Chairperson (Ch.) Michael McCann called the meeting to order at 7:00 PM.

**ROLL CALL:**

**AYE:** Ms. Eberhardt, Mr. Maier, Mr. Foernssler, Mr. Frost, Ch. McCann  
A quorum was established.

**Staff:** Jason Zawila, Planning Manager  
Flora Ramirez, Senior Planner

**Also Present:** Sean Burns, 5152 Benton, Downers Grove  
Al McCloud, 1431 Opus, Downers Grove  
Ryan Watts, 1323 Grant, Downers Grove

**MEETING PROCEDURES:**

Ch. McCann asked those in attendance to silence their phones for the duration of the meeting. He reviewed the procedures to be followed during the public hearing, noting that there was one petition, and one petition extension before the Board for consideration.

**APPROVAL OF MINUTES – February 21, 2021**

**A Motion was made by Mr. Maier, seconded by Mr. Foernssler to accept the minutes as presented.**

**Ch. McCann called for a Voice Vote. The Motion carried 5:0.**

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**A request to grant a six month extension to the zoning exception approval for 20-ZBA-0002, which the Zoning Board of Appeals originally approved on February 26, 2020; and approved the first extension on February 24, 2021. The property is located at the northwest intersection of Benton Avenue and Randall Street, commonly known as 5152 Benton Avenue (PIN 09-08-403-017). Sean and Andrea Burns, Petitioner and Owner.**

**Staff Presentation:**

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Mr. Jason Zawila, Planning Manager, stated that the Zoning Board of Appeals granted a zoning exception to vertically extend a non-conforming wall last year and the petitioner is here this evening request to grant a six month extension to the zoning exception approval for 20-ZBA-0002, which the Zoning Board of Appeals approved on February 26, 2020; and is now requesting a section extension. He provided a brief overview of the approved extension.

**Petitioner’s Statement:**

Mr. Burns provided a summary of the requested extension to the original zoning exception. Board discussion followed.

**Deliberation:**

**A Motion was made by Mr. Frost seconded by Mr. Maier that based on the petitioner’s submittal and demonstration of good cause, the Zoning Board of Appeals grants approval for a 180 day extension to the expiration period for 20-ZBA-0002; expiration will occur on February 25, 2022 if a building permit has not been issued.**

**AYE: Ms. Eberhardt, Mr. Maier, Mr. Foernssler, Mr. Frost, Ch. McCann  
NAYS; None**

**The Motion to approve carried unanimously, 5:0:0.**

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**21-ZBA-0002: A petition seeking two zoning exceptions for vertically and horizontally extending non-conforming walls. The property is located southeast of the corner of Grant Street and Oakwood Avenue, commonly known as 1323 Grant Street, Downers Grove, IL. (PIN 09-06-413-056) Ryan and Jennifer Watts, Petitioners and Owners.**

**Staff Presentation:**

Ms. Flora Ramirez, Senior Planner, stated that the petition is for a zoning exception to vertically and horizontally extend non-conforming walls. Ms. Ramirez presented slides demonstrating elevations and a site plan depicting the non-conforming walls and their proposed extensions. The proposal includes a vertical zoning exception to allow for a second and third-story addition to be 27.09 feet from the north property line, where 40 feet is required per Section 28.2.030 of the Zoning Ordinance, and also a horizontal zoning exception to allow for a 2.99-foot wall extension of an attached garage within 40-foot street yard setback as required per Section 28.2.030 of the Zoning Ordinance There would be no windows on the proposed extensions. Staff supports the petition and finds that it meets the standards.

**Petitioner’s Statement:**

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Al McCloud of McCloud & Associates Architecture stated that he was hired by the property owner to help make the house fit into the neighborhood with the expansion. He described the petitioner’s intent to use the existing foundation and walls, and to meet all of the standards of the zoning ordinance.

Ms. Eberhardt asked what the other houses in the area were like. General discussion followed regarding the larger colonial homes in the area and that the proposed house would fit in.

Ch. McCann asked if the existing non-conforming windows were facing Grant Street rather than a neighboring property. Mr. McCloud confirmed.

Ms. Eberhardt asked if the east side setback was conforming. Ms. Ramirez confirmed the east side is conforming.

Ch. McCann asked if any neighbors had input. Ryan Watts, petitioner, stated that the neighbors were aware of the proposal and did not have any negative comments. He added that his family was looking forward to the expansion.

**Deliberation:**

Ch. McCann stated he felt the code was slightly ambiguous in describing allowable extensions as vertical *or* horizontal. He felt that this was meant to list the options of exceptions rather than to say that only one or the other is allowed. General discussion and agreement followed.

**A Motion was made by Mr. Frost seconded by Ms. Eberhardt that based on the analysis presented, the Zoning Board recommends approval of the requested exception subject to the following condition: The vertical and horizontal wall exceptions shall substantially conform to the staff report and architectural drawings prepared by McCloud & Associates dated August 16, 2021 except as such plans may be modified to conform to the Village codes and ordinances.**

**AYE: Ms. Eberhardt, Mr. Maier, Mr. Foernssler, Mr. Frost, Ch. McCann**  
**NAYS: None**

**The Motion to approve carried unanimously, 5:0:0.**

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Mr. Zawila stated that there were no scheduled meetings next month and appreciated ZBA attending the meeting this evening.

**Adjournment**

**Ch. McCann adjourned the meeting by voice vote at 7:30 PM.**

Respectfully submitted,  
Community Development Staff  
(Transcribed from mp3 recording)