

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS**

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

September 25, 2019  
7:00 p.m.

**AGENDA**

**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes** – August 28, 2019

**4. New Business**

- a. **19-ZBA-0004:** A petition seeking a zoning exception for vertically extending a non-conforming wall. The property is currently zoned R-4, Residential Detached House 4. located at the northwest intersection of Douglas Road and Wilson Street, commonly known as 4820 Douglas, Downers Grove, IL. (PIN 09-08-214-038). Greg Batelli, Petitioner and Owner.

**5. Adjournment**

**THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE**

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS MINUTES  
August 28, 2019**

**CALL TO ORDER:**

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

**ROLL CALL:**

**Present:** Ms. Eberhardt, Mr. Frost, Mr. Maier, Mr. Steffes, Mr. Foernssler,  
Ch. McCann

**Absent:** Mr. Werner

**A quorum was established.**

**Staff:** Gabriella Baldassari, Development Planner  
Stan Popovich, Director, Community Development

**Mr. and Mrs. Hamelka, 5104 Dewitt Lane, 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 before the Board for consideration. He verified with Staff that the proper notifications had been made regarding posting of the petition, and noted that members of the Zoning Board of Appeals have had an opportunity to review the materials provided by Staff and in some cases have visited the site in question. He explained that in order for a requested variation to be approved there must be a majority of four votes in favor of approval. Ch. McCann called upon anyone intending to speak before the Board on the Agenda item to be sworn in, as the public information portion of the meeting is an evidentiary hearing and comments made during this portion of the meeting are considered testimony. He explained that Staff would make its presentation first, followed by comments by the Petitioner. If anyone in the audience wishes to speak either in favor of or in opposition to the petition, they would have the opportunity to do so following the Petitioner's presentation. When the public participation portion of the meeting is closed, the Board will deliberate on the information provided and vote to either approve or deny the petition.

**APPROVAL OF MINUTES – May 22, 2019**

**A Motion was made by Ms. Eberhardt and seconded by Mr. Maier to accept the minutes as presented.**

**AYES:** Ms. Eberhardt, Maier, Mr. Frost, Mr. Steffes, Mr. Foernssler, Ch. McCann

**NAYS:** None

**The Motion carried 6:0.**

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DRAFT MINUTES

**19-ZBA-0003: A petition seeking a zoning exception for horizontally extending a non-conforming wall. The property is currently zoned R-3, Residential Detached House 3. The property is located at the northwest corner of the Dewitt Lane cul-de-sac, commonly known as 5104 Dewitt Lane, Downers Grove, IL. (PIN 09-07-402-011) Claire Hamelka, Petitioner and Owner.**

**Staff Presentation:**

Ms. Gabriella Baldassari, Development Planner, stated that the petitioner is seeking a horizontal zoning exception to allow for a six-foot wall extension for an existing house to be 23.14 feet from the south property line where a 28.5-foot setback is required per Section 2.030 of the Zoning Ordinance. She showed a display of where the addition is intended, and the existing façade. The existing wall is 40' with a maximum extension of six feet being requested. Ms. Baldassari said that the Standards of Approval for granting the horizontal exception have been met, including compliance with the Village's Comprehensive Plan. She noted that based on the criteria presented in the slide presentation and explained in pages 2-4 of Staff's Report dated August 28, 2019, Staff finds that the petition complies with the criteria for zoning exceptions as well as alterations and expansions and therefore recommends that the members of the Zoning Board of Appeals approve the horizontal exception as requested.

In response to Ch. McCann, Ms. Baldassari stated that notifications were sent to the neighbors, as well as signage placed on the property and notification made in the newspapers. No negative comments were received relative to the petition.

Ms. Eberhardt asked about the ruling on the encroaching roofline. Ms. Baldassari said that the roofline is included in the exception, and the eave extension is a permitted encroachment. Stan Popovich, Director of Community Development, added that the front porch to the west of the exception is also a permitted encroachment.

**Petitioner's Statement:**

Mr. Hamelka, owner of the property and petitioner, stated their home is on a cul de sac. He showed elevation drawings of the home and the area where they intend to extend the kitchen. They intend to replace the mudroom as part of the kitchen extension. They will also remodel other interior portions of the home. They are in compliance with the Village's regulations and zoning rules, and have had the addition designed so as not to negatively impact the existing character of the neighborhood. He noted that neighbors have seen the signage in front of their home, and have been supportive of the Hamelkas' plans for their home. He requested a positive response from the Board.

Ch. McCann clarified that the exception is on the south wall, and Mr. Hamelka said that was correct.

There being no further comments, Ch. McCann closed the public portion of the meeting to Board deliberations on a voice vote.

**Deliberation:**

DRAFT MINUTES

Ch. McCann explained that some of the discussion was focused on things not necessarily relevant to the subject petition, but since there are more petitions similar to this coming forward the Board is attempting to assure that its decisions are consistently applied to all requests.

Comments made were that the plan was well thought out, seemed relatively cut and dry, and there were no negative comments.

**Mr. Frost moved that the Board adopt the findings of the Staff and moves to recommend approval of the project. Mr. Foernssler seconded the Motion.**

**AYES: Mr. Frost, Mr. Foernssler, Ms. Eberhardt, Mr. Maier, Mr. Steffes, Ch. McCann.**

**NAYS: None**

**The Motion to approve carried unanimously, 6:0:0.**

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**Adjournment**

**Mr. Frost moved, seconded by Mr. Maier, to adjourn the meeting.**

**Ch. McCann adjourned the meeting by voice vote at 7:26 PM.**

Respectfully submitted,

Tonie Harrington  
Recording Secretary  
(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE ZONING BOARD OF APPEALS  
SEPTEMBER 25, 2019 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
19-ZBA-0004 4820 Douglas Avenue	Zoning Exception	Flora Ramirez Planner

**REQUEST**

The petitioner is seeking a zoning exception to allow for a second story addition to be 11.01 feet from the south property line, where 25 feet is required per Section 2.030 of the Zoning Ordinance.

**NOTICE**

The application has been filed in conformance with applicable procedural and public notice requirements.

**GENERAL INFORMATION**

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**OWNER/ APPLICANT:** Greg Batelli  
P.O. Box 911  
Hillside, IL 60162

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Single Family Detached House  
**PROPERTY SIZE:** 7,813 square feet (.18 acres)  
**PINS:** 09-08-214-038

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>SOUTH:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>EAST:</b>	INP-1, Neighborhood Institutional/Public	Institutional Public
<b>WEST:</b>	R-4, Residential Detached House 4	Single Family Residential

**ANALYSIS**

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**SUBMITTALS**

This report is based on the following documents, which are on file with the Department of Community Development and attached to the report as noted:

1. Application/Petition for Public Hearing
2. Location Map
3. Plat of Survey
4. Site Plan
5. Floor Plans
6. Elevations

## 7. Project Summary/Narrative

### **PROJECT DESCRIPTION**

The petitioner is requesting a zoning exception to vertically extend a portion of the existing wall for a remodeled second story addition. The existing southern wall is located in the required street setback. The property is located at the northwest corner of Douglas Road and Wilson Street and is zoned R-4, Residential Detached House 4.

The building is considered a legal non-conforming structure as it was lawfully constructed, but has been deemed non-conforming due to Zoning Ordinance revisions. A 25-foot street yard setback is required along Wilson Street, and along Douglas Road. On corner lots street setbacks apply along both streets.

In the petitioner's case, the existing two-story house is setback 11.01 feet from the south property line (Wilson Street). As such, the petitioner is requesting an exception to vertically extend the south wall of the house along Wilson Street to allow for a second story addition. The second story will be remodeled from a crossed gabled roof to a single gabled roof addition. The existing bay window on the first floor will remain, but will not be extended up to the second floor.

The exterior material of the proposed addition allows for a cohesive design throughout the entire exterior of the home and is compatible with neighboring single family properties. There are new windows proposed within the proposed vertical extension, which will face the adjacent right-of-way. Aside from the current legal non-conforming street yard setback, the new addition will meet all requirements within the Zoning Ordinance.

### **ANALYSIS**

#### **Exception from the Zoning Ordinance, vertical extension of existing walls in one required setback**

As noted above, the petitioner is requesting an exception from the required street setback to construct a second story addition where it is prohibited per Section 2.030 of the Zoning Ordinance. To grant the exception, the exception must meet the Zoning Exception standards and review criteria in Section 12.080.G and also the nonconforming structure alterations criteria in Section 11.040.C.2 of the Zoning Ordinance.

### **FINDINGS OF FACT**

The petitioner has outlined the request in the attached narrative letter and supplemental documents. The petitioner will further address the proposal and justification to support the requested exception to the board at the public hearing.

#### ***Section 28.12.080.G Standards and Review Criteria***

Zoning Exceptions require evaluation per Section 12.080 of the Zoning Ordinance, *Standards and Review Criteria*: "Zoning exceptions may be approved by the zoning board of appeals only when the board determines that any specific standards associated with the authorized zoning exception and the following general approval criteria have been met:"

#### ***(1) The exception is consistent with all relevant purpose and intent statements of this zoning ordinance and general purpose and intent of the comprehensive plan.***

The purpose of the Zoning Ordinance (Section 1.060) is to protect and promote the public health, safety and general welfare and implement the policies and goals of the comprehensive plan. The proposed addition will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. The proposed addition will meet the Comprehensive Plan recommendations to provide a variety of housing types, re-invest in the current housing stock, and ensure that quality housing stock remains a staple of the community. This standard is met.

**(2) *The exception will not have substantial or undue adverse effect on adjacent properties, character of the area, or public health, safety and general welfare.***

The proposed addition will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed vertical extension meets all other bulk requirements of the Zoning Ordinance. The new single gabled second story addition with windows will face an adjacent right-of-way and will not impact property owners across the right-of-way. The addition would complement the character of the area. This standard is met.

**(3) *The exception will be constructed so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring properties in accordance with district regulations.***

The addition continues the existing structure vertically. The scale of the proposed addition is consistent with the surrounding homes in the vicinity. This standard is met.

**(4) *The exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.***

The proposed addition will be constructed of typical residential construction materials. The overall renovation will lead to a cohesive high-quality design. The structure is compatible with other nearby single family residential properties. This standard is met.

**(5) *Adverse impacts resulting from the exception will be mitigated to the maximum extent feasible.***

While the petitioner has included windows on the southern wall of the second floor, the proposed windows will face the adjacent right-of-way thus minimizing the adverse impacts of the addition. The proposed addition meets all other bulk requirements of the R-4 zoning district and mitigates any impacts to the maximum extent. This standard is met.

***Section 28.11.040.C.2 Alterations and Expansions***

Additionally, extensions of an existing building wall located within a required setback requires conformance with Section 11.040.C.2 of the Zoning Ordinance which states that “a structure with a nonconforming setback may not be expanded horizontally or vertically within the required setback area, except that the zoning board of appeals may approve either a horizontal or vertical extension of the nonconforming exterior walls of a detached house in accordance with the zoning exception procedures of Section 12.080. In order to approve such horizontal or vertical extension, the zoning board of appeals must find that all of the following criteria have been met”:

**a) *The extended wall will comply with all other applicable lot and building regulations (other than the nonconforming setback).***

The proposed addition will comply with all other applicable lot and building regulations as identified in Section 2.030 of the Zoning Ordinance. This standard is met.

**b) *The extension will not obstruct farther into the required setback than the existing exterior building wall and will not extend the horizontal length of the nonconforming building wall more than 15% of its existing length.***

The proposed addition is a vertical extension of an existing wall and will not obstruct farther into the required setback than the existing exterior building wall. The vertical extension will remain 11.01 feet from the south property line at its nearest point. This standard is met.

**c) *The horizontal or vertical wall extension does not include windows that allow views onto an abutting lot occupied by a detached house.***

The proposed vertical extension includes windows that face the adjacent right-of-way. There is no direct view onto abutting properties. This standard is met.

- d) *The appearance of the expansion will be compatible with the adjacent property and neighborhood.*  
The proposed appearance will be compatible with the surrounding homes in the immediate vicinity and neighborhood. This standard is met.
- e) *The expansion will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.*  
The proposed vertical extension will not be detrimental to the existing character or endanger the public health, safety or general welfare. The proposed addition meets all bulk and building regulations, except the nonconforming setback. The proposed two-story home is consistent with the existing character of the neighborhood. This standard is met.

## RECOMMENDATION

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Based on the analysis above, staff believes the standards and criteria for granting the vertical exception have been met. As such, staff recommends **approval** of the requested exception subject to the following conditions:

1. The vertical wall exception shall substantially conform to the staff report and architectural drawings prepared by Dimension Designs, dated September 9, 2019 except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:



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Stanley J. Popovich, AICP  
Director of Community Development

SP:fr  
-att

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Greg Batelli  
P.O. Box 911  
Hillside, IL 60126

8/22/2019

Re: 4820 Douglas Ave.  
Downers Grove, Il.

To whom it may concern:

Request for Exception:

Property Information:  
Zoning District: R-4  
Property Size: 2808 s.f.

We are writing to request an exception for the proposed work at 4820 Douglas Ave. which does not meet the current downers Grove zoning code:

Scope of Work:

We are proposing raising the roof ridge and squaring off the sides and front to height of the current second-story side gable. This proposed work aligns with the existing outside faces of the building and thus encroach on the current south setback requirements of the property. Therefore we are applying for a zoning exception for the vertical extension of the existing buildings non-conforming setbacks along the south/street of the property. The proposed addition will meet all other requirements of the Downers Grove zoning ordinance.

South/ Side setback: the current zoning ordinance setback for the corner side yard on the south is 25'. The existing home is located 11.01' off the property line at its closest location. The proposed addition work will create no further setback than what is existing.

Standards of review:

The following statements are how we feel the proposed construction addresses the standards of review set forth in both zoning code sections 11.040.c.2 and 12.080.g:

1. The proposed addition is consistent with all relevant purpose and intent statements of the zoning ordinance, and the extended wall will comply with all other applicable lot and building regulations.
  - a. The proposed addition will meet all other requirements of the downers grove zoning and ordinance and building codes.

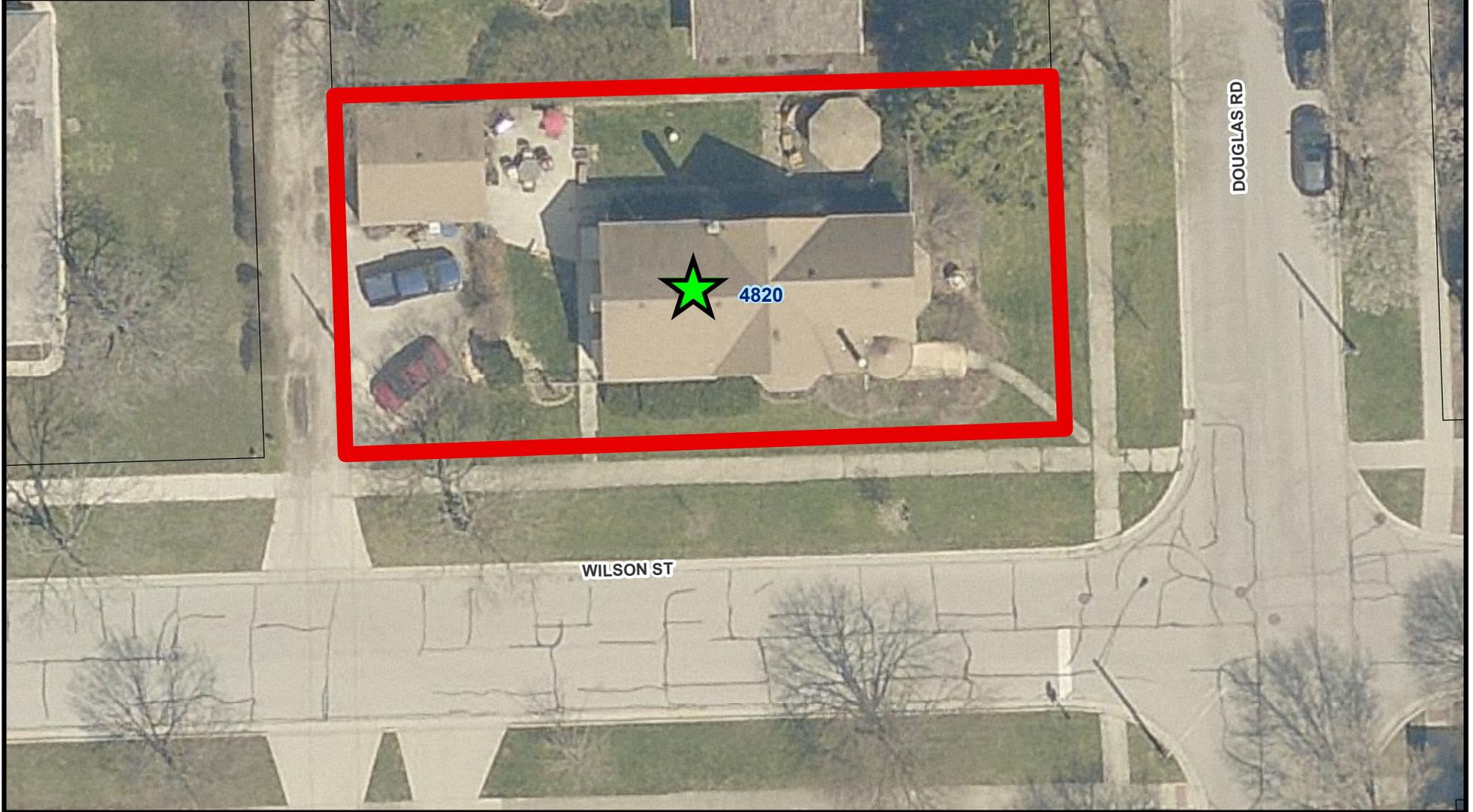
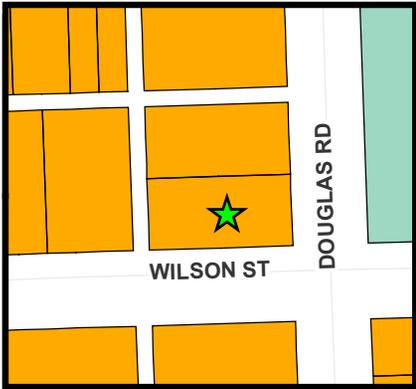
2. The proposed addition will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
  - a. The proposed 2-story home is compatible with the lot, considering the proposed work does not increase the building coverage
  - b. The proposed building is compatible with the neighborhood, as the two-story building is consistent with typical sizes of homes in the neighborhood
3. The proposed zoning exception will be constructed, arranged and operated not to dominate the immediate vicinity or to interfere with the use and development of the neighboring property in accordance with the applicable district regulations.
4. The vertical wall extension is flush with and equal to the existing home, thus not furthering the non-conformity horizontally (only vertical),
5. The proposed zoning exception demonstrates high-quality design and uses construction materials and colors that are compatible with other structures on the property and other properties in the vicinity.
  - a. The proposed addition is intended to enhance/improve the aesthetic of the existing home, and to enhance the neighborhood through its high-quality design and use of quality architectural materials to be compatible with the existing facade.

Thank you for your time to consider this,

Greg Batelli

A handwritten signature in black ink, appearing to read 'Greg Batelli', with a long horizontal flourish extending to the right.

630-802-3642



0 12.5 25 50  
Feet

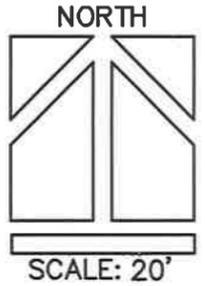
# 4820 Douglas Road - Location Map



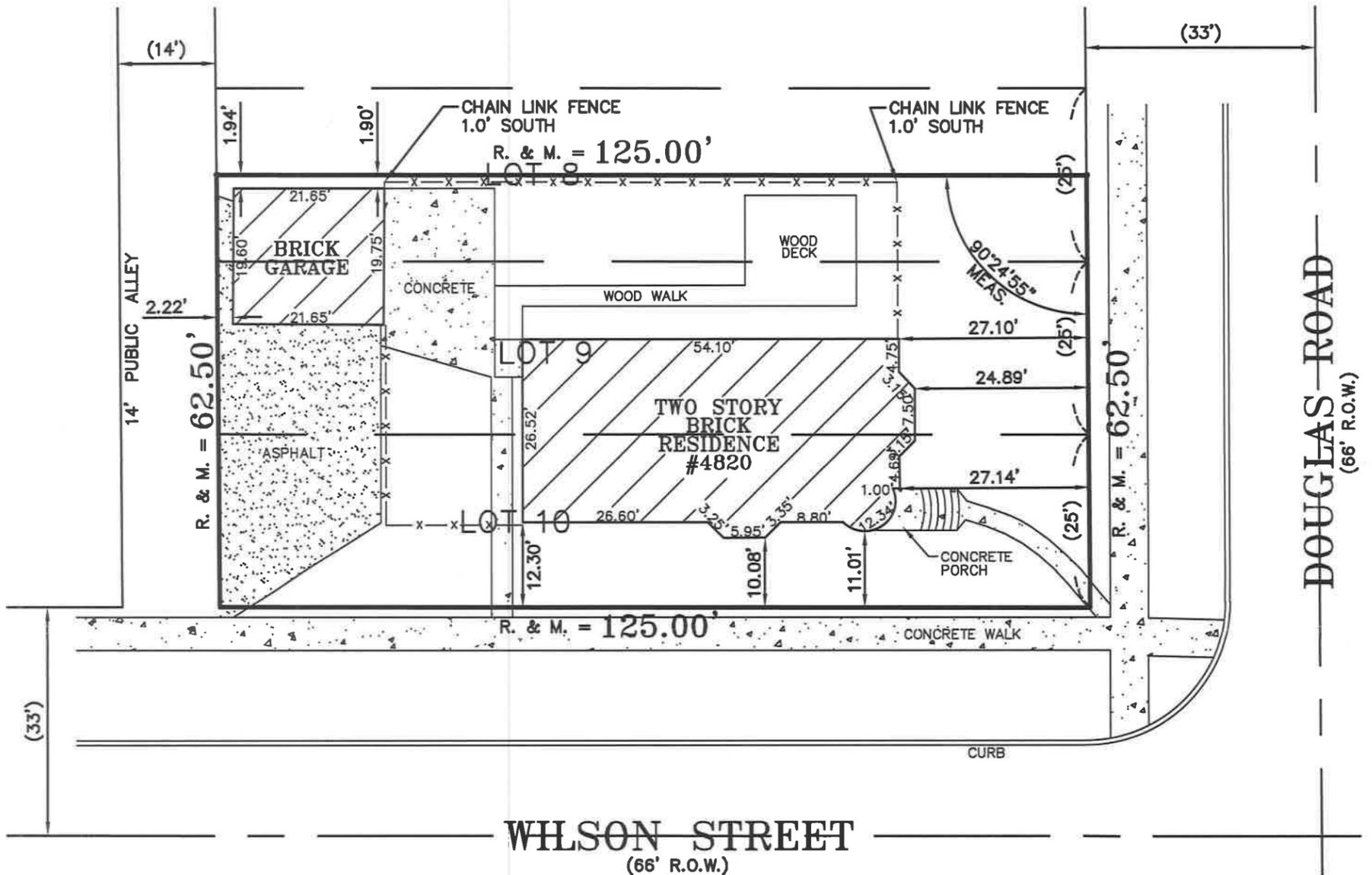
# PLAT OF SURVEY

OF

THE SOUTH HALF OF LOT 8 AND ALL OF LOTS 9 AND 10 IN BLOCK 6 IN GOSTYN BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1889 AS DOCUMENT 41158, IN DUPAGE COUNTY, ILLINOIS.



BEARING SYSTEM:  
ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY  
• DENOTES FOUND IRON PIPE AT PROPERTY CORNER

AREA SURVEYED = 7,813 SQ. FT.

CLIENT: GREG BATELLI  
JOB ADDRESS: 4820 DOUGLAS ROAD, DOWNERS GROVE, IL  
JOB NO: 19-06-021

State of Illinois }  
County of Cook } SS

I, Scott H. Campbell, 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.



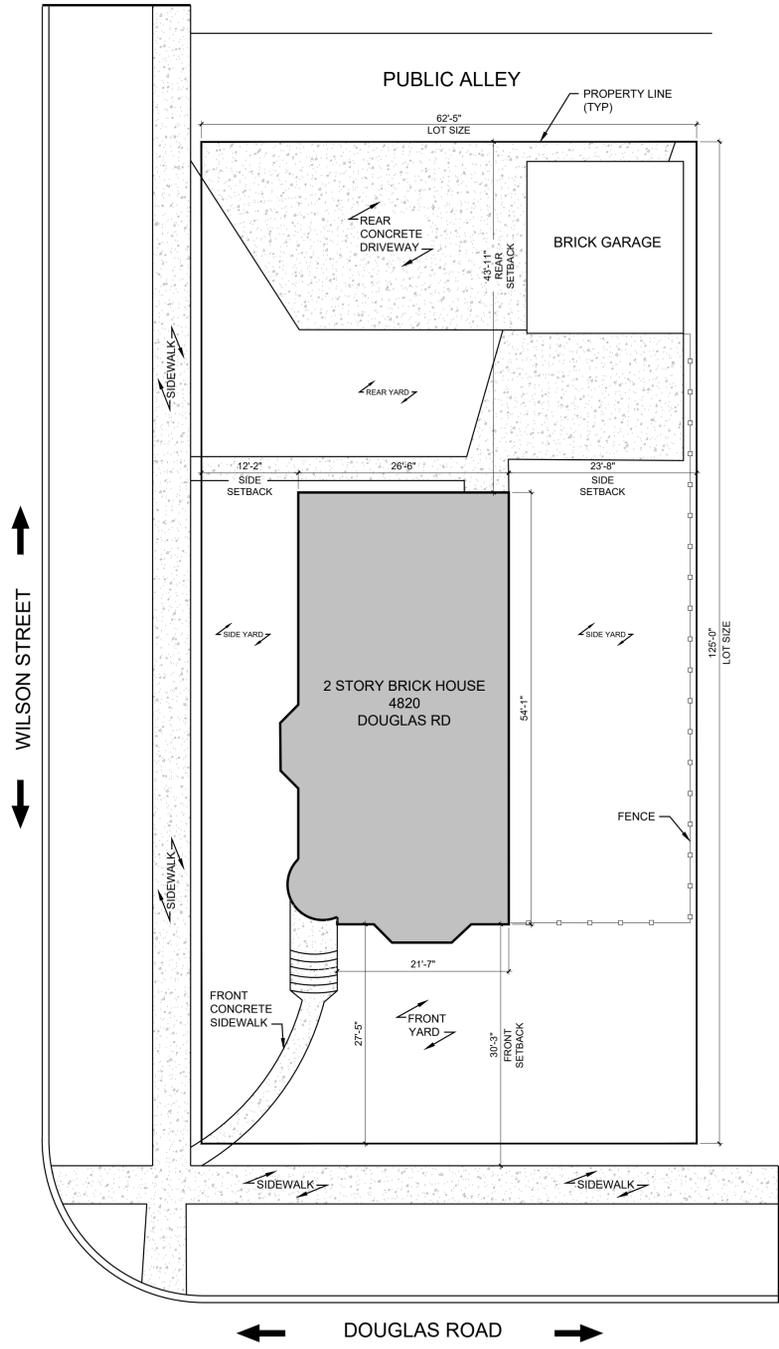
Dated, this 17TH day of JUNE, 2019

Illinois Professional Land Surveyor No. 3132  
License expires November 30, 2020

Date fieldwork performed 6-12-2019

8432 SOUTH 84TH AVENUE TEL: (708) 594-5370  
HICKORY HILLS, IL. 60457 FAX: (708) 594-5369

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



1 SITE PLAN  
A-2 SCALE: 3/32" = 1'-0"

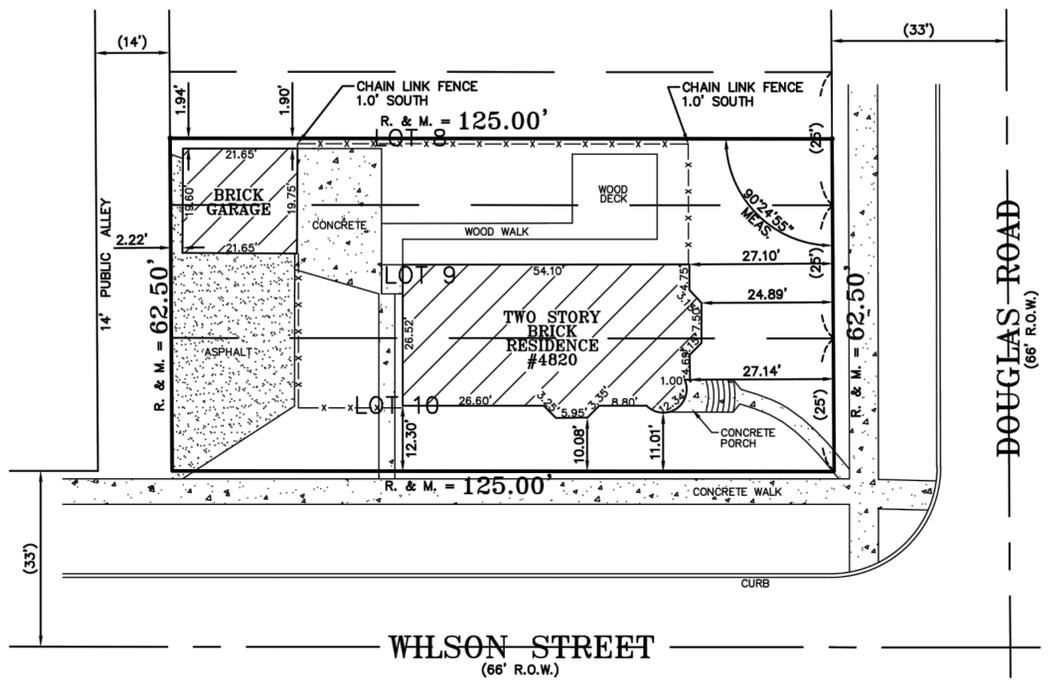


# PLAT OF SURVEY

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SCALE: 20'  
BEARING SYSTEM: ASSUMED



NOTE: R. & M. DENOTES RECORD AND MEASURED DISTANCES RESPECTIVELY  
• DENOTES FOUND IRON PIPE AT PROPERTY CORNER

AREA SURVEYED = 7,813 SQ. FT.

CLIENT: GREG BATELLI  
JOB ADDRESS: 4820 DOUGLAS ROAD, DOWNERS GROVE, IL  
JOB NO: 19-06-021

State of Illinois } SS  
County of Cook }

**S.H. CAMPBELL**  
LAND SURVEYING



I, Scott H. Campbell, 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 17TH day of JUNE, 2019

Illinois Professional Land Surveyor No. 3132  
License expires November 30, 2020

Date fieldwork performed 6-12-2019

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2 SURVEY  
A-2 SCALE: N.T.S.



**SCOPE OF WORK**

- FIRST FLOOR LAYOUT ALTERATIONS
- NEW SECOND ADDITION

**GENERAL NOTES:**

1. IF DISCOVERED BY CONTRACTOR, MAKE ALL STRUCTURAL REPAIRS NECESSARY.

**DEMOLITION NOTES:**

1. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
2. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATION. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACE AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING HOUSE. REMOVE PROTECTION ONCE WORK HAS BEEN COMPLETED AND INSPECTIONS HAVE BEEN PASSED.
3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER. DUMPSTER RENTALS SHALL COMPLY WITH LOCAL CODES.



**SUBMITTALS**

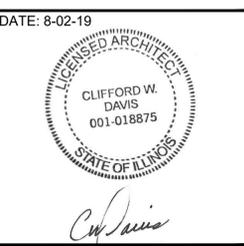
DATE	DESCRIPTION

**PROJECT**

ADDRESS:  
4820 DOUGLAS DOWNERS GROVE, IL.

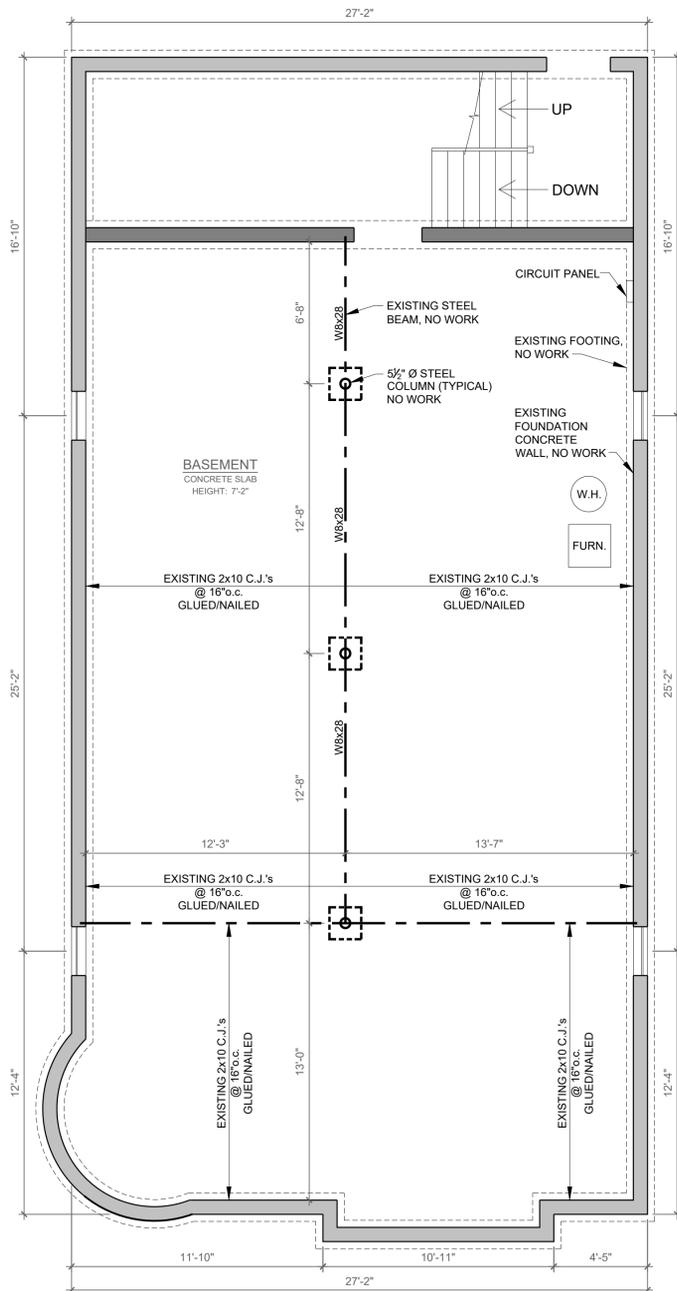
OWNER: GREG BATELLI

DESCRIPTION:  
LAYOUT ALTERATIONS AND ADDITION

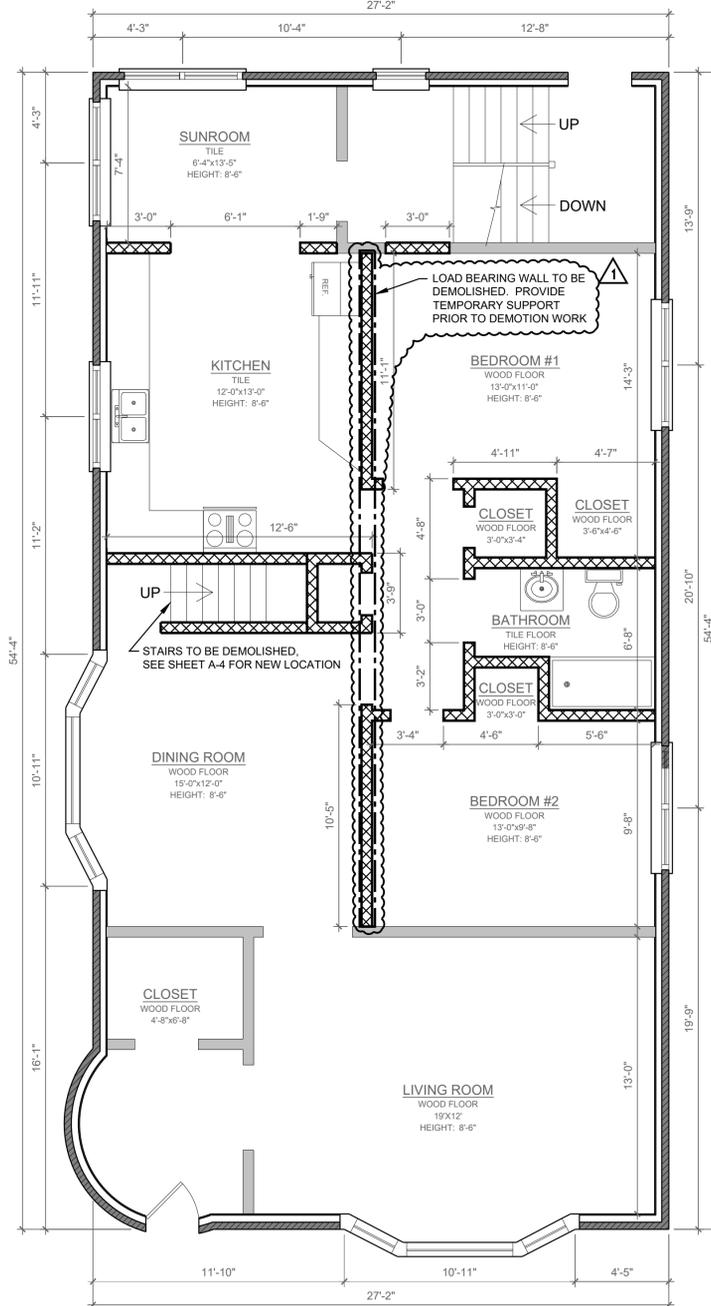


**SITE PLAN AND SURVEY**

SHEET  
**A-2**  
NUMBER

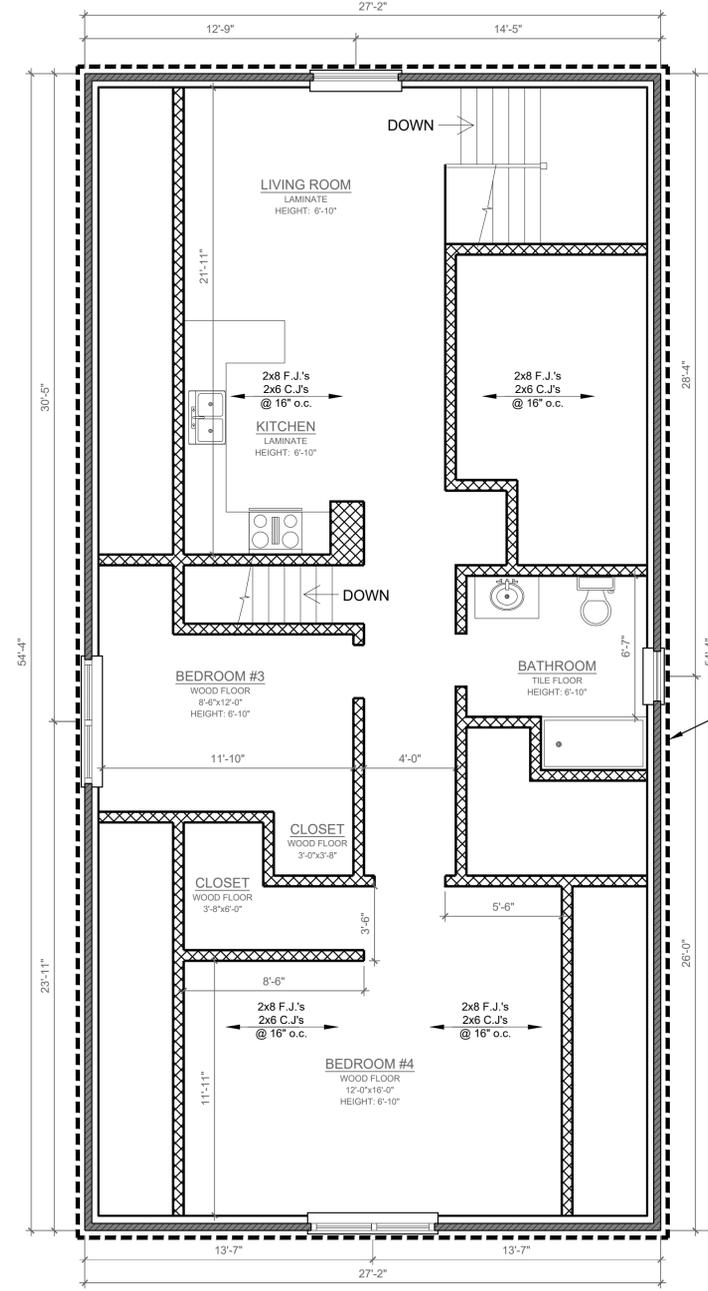


**1** EXISTING/DEMOLITION - BASEMENT  
**A-3** SCALE: 1/4" = 1'-0"



**2** EXISTING/DEMOLITION - FIRST FLOOR PLAN  
**A-3** SCALE: 1/4" = 1'-0"

**EXTENT OF DEMOLITION WORK:**  
**FIRST FLOOR:**  
 1. DEMOLISH ONLY INTERIOR WALLS AS SHOWN ON 2/A-3.  
 2. PROVIDE TEMPORARY SUPPORT FOR LOAD BEARING WALLS.  
 3. EXTERIOR BRICK WALLS TO REMAIN.



**3** EXISTING/DEMOLITION - SECOND FLOOR PLAN  
**A-3** SCALE: 1/4" = 1'-0"

**EXTENT OF DEMOLITION WORK:**  
**SECOND FLOOR:**  
 1. DEMOLISH ONLY INTERIOR WALLS AS SHOWN ON 3/A-3.  
 2. DEMOLISH ROOF FOR EXTENT OF NEW EXTERIOR BRICK WALLS.  
 3. EXTERIOR BRICK WALLS TO REMAIN.

WALL LEGEND	
WALL	DESCRIPTION
	EXISTING FOUNDATION WALL: 12" THICK CONCRETE
	EXISTING EXTERIOR BEARING AND NON BEARING WALL, 2 LAYER BRICK WITH INTERIOR FRAMING
	EXISTING INTERIOR WALL
	INTERIOR WALLS TO BE DEMOLISHED
	AREA TO BE DEMOLISHED

**GENERAL NOTES:**  
 1. IF DISCOVERED BY CONTRACTOR, MAKE ALL STRUCTURAL REPAIRS NECESSARY.

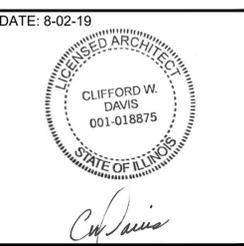
**DEMOLITION NOTES:**  
 1. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.  
 2. PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATION. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACE AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING HOUSE. REMOVE PROTECTION ONCE WORK HAS BEEN COMPLETED AND INSPECTIONS HAVE BEEN PASSED.  
 3. CONTRACTOR MUST DISPOSE OF ALL DEMOLISHED MATERIALS IN A SAFE AND LEGAL MANNER. DUMPSTER RENTALS SHALL COMPLY WITH LOCAL CODES.

AREA TO BE DEMOLISHED FOR EXTENT OF NEW EXTERIOR BRICK WALLS. SEE ELEVATIONS ON SHEET 2.0 FOR EXTENT OF HEIGHT DEMOLITION



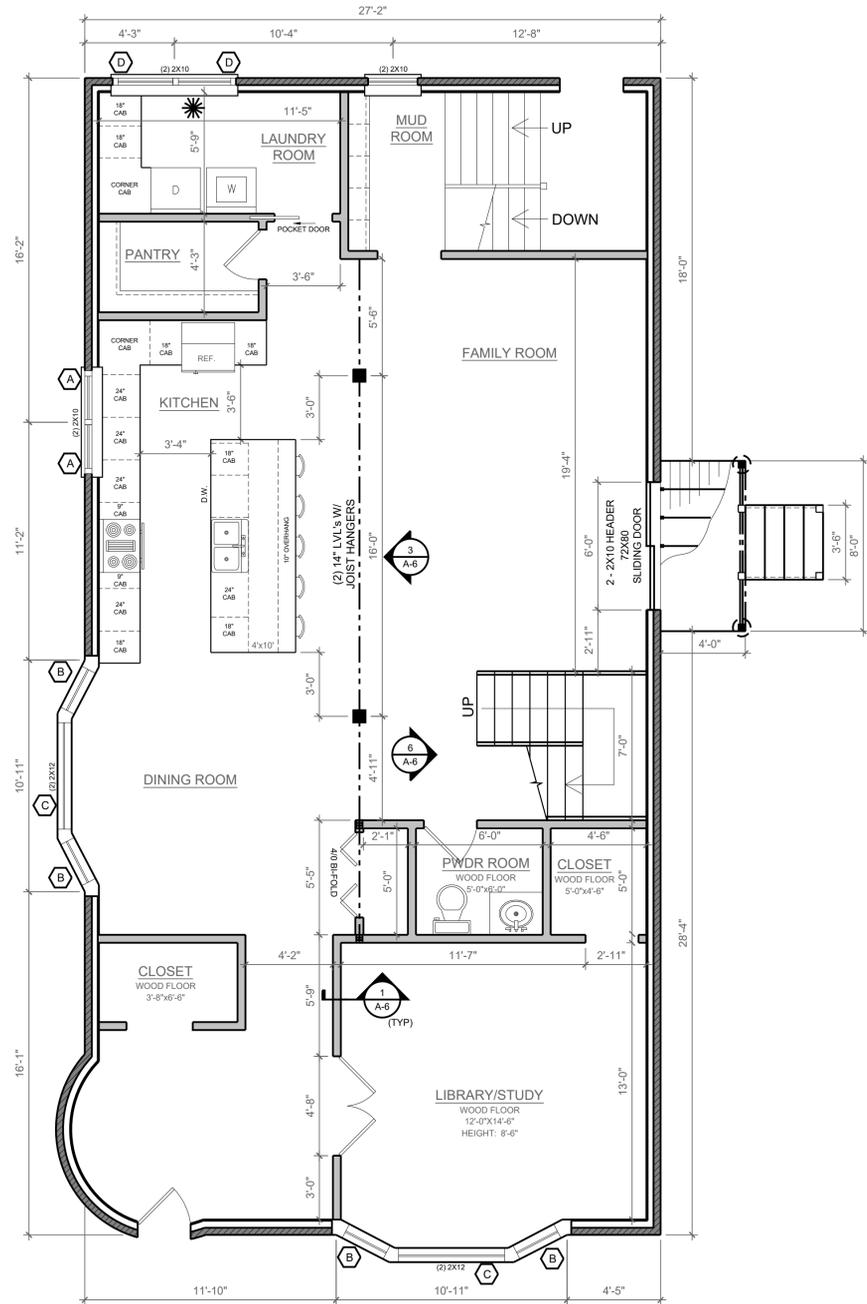
SUBMITTALS	
DATE	DESCRIPTION
9/3/18	REVISION NO.1

**PROJECT**  
 ADDRESS:  
 4820 DOUGLAS  
 DOWNERS GROVE, IL.  
 OWNER: GREG RATELLI  
 DESCRIPTION:  
 LAYOUT ALTERATIONS

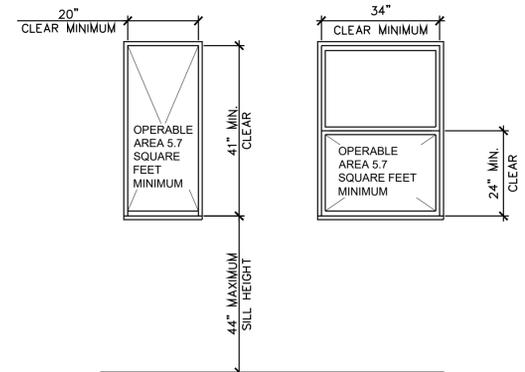


EXISTING  
 DEMOLITION  
 FLOOR PLANS

SHEET  
**A-3**  
 NUMBER



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

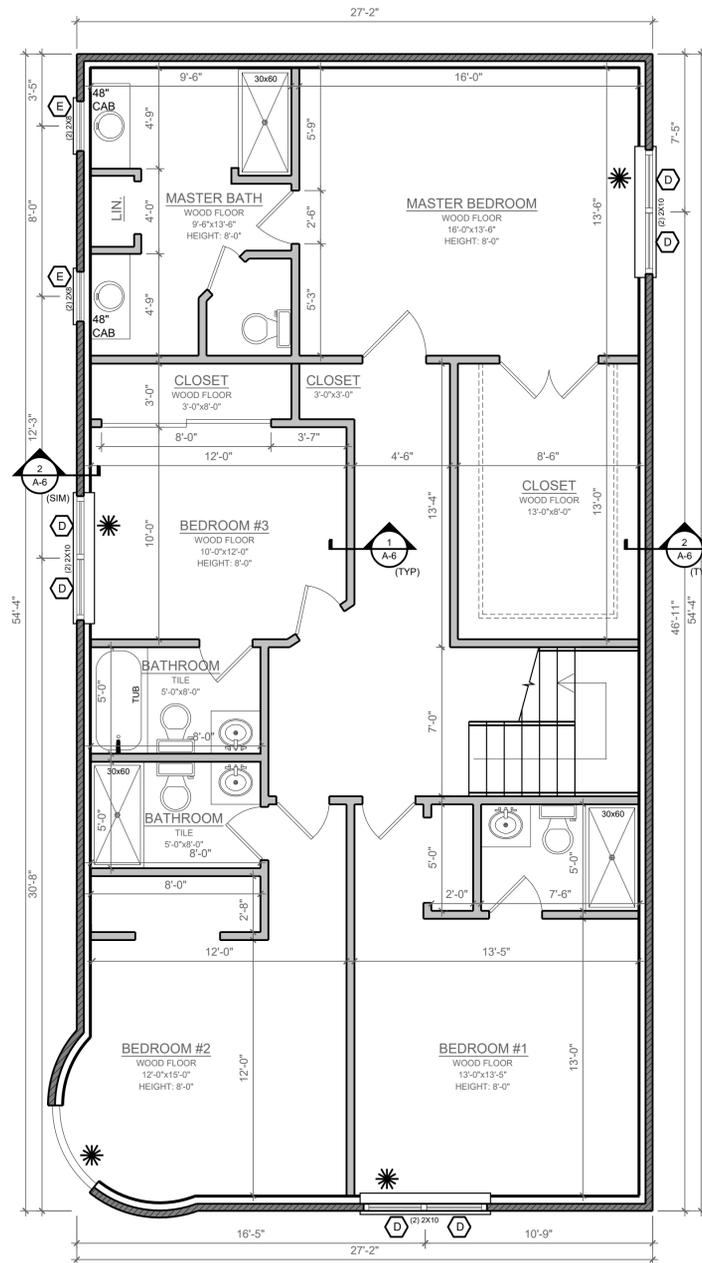


**3 EMERGENCY ESCAPE ELEVATION**  
 SCALE: N.T.S.

**EMERGENCY ESCAPE WINDOW**  
 BASEMENT WITH HABITABLE SPACE AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING THAT COMPLIES WITH ALL OF THE FOLLOWING REQUIREMENTS:

1. RESCUE OPENING SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SF.
2. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
3. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24".
4. A SILL HEIGHT OF LESS THAN 44" ABOVE THE FINISHED FLOOR.
5. EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEY OR TOOLS.
6. EACH SECOND FLOOR SLEEPING ROOM SHALL MEET THE ABOVE REQUIREMENTS.

★ INDICATES REQUIRED WINDOWS TO BE EMERGENCY ESCAPE WINDOWS.



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

WINDOW SCHEDULE							
TYPE	UNIT TYPE	SIZE R.O.	COUNT				TOTAL
			NORTH	EAST	SOUTH	WEST	
A	VERTICAL SLIDERS	22"x38"	2				2
B	CASEMENT	26"x56"	2			2	4
C	FIXED WINDOW	5"x56"	1			1	2
D	CASEMENT	34"x52"	2	2	2		6
E	FIXED WINDOW	28"x12"	2				2

**NOTES**

1. ALL WINDOW AND DOOR DIMENSIONS ARE OVERALL UNIT SIZE. GENERAL CONTRACTOR TO VERIFY ROUGH OPENING REQUIREMENTS.
2. EMERGENCY EGRESS WINDOWS SHALL BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL AND HAVE SILL HEIGHT OF NOT MORE THAN 44". ALL EMERGENCY EGRESS WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20".
3. U-FACTOR FOR NEW WINDOWS AND DOORS SHALL BE 0.32 AS REQUIRED BY 2015 IECC.

**4 WINDOW SCHEDULE**  
 SCALE: N.T.S.

WALL LEGEND	
WALL	DESCRIPTION
	EXTERIOR BEARING AND NON BEARING WALL: 3/4" FIRECODE GYPSUM BOARD ON 2x6 STUDS @ 16" o.c. AND R-19 BATT INSULATION ON 3/4" EXTERIOR SHEATHING AND EXTERIOR CLADDING (BRICK)
	INTERIOR WALL: 3/4" FIRECODE GYPSUM BOARD ON 2x4 STUDS @ 16" o.c. AND R-13 BATT INSULATION OR SOUND BAT INSULATION ONLY ON PARTITIONS

- NOTES**
1. SEE BELOW FOR WINDOW SCHEDULE.
  2. ★ SEE BELOW FOR EMERGENCY WINDOW INFORMATION.

- RADON REQUIREMENTS NOTES:**
1. SOIL-GAS-RETARDER: SHEETING COVERS ENTIRE FLR. AREA W/ SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12". ALL PUNCTURES OR TEARS IN THE MATERIAL SHALL BE SEALED OR COVERED W/ ADDITION SHEETING. OPENING AROUND TUBS, SHOWERS, WATER CLOSETS, PIPES, WIRES OR OTHER FLR. ASSEMBLY SHALL BE FILLED W/ POLYURETHANE CAULK OR EQUAL.
  2. ALL CONTROL JOINTS, ISOLATION JOINTS, CONST. JOINTS OR ANY JOINTS IN CONCRETE SLAB OR BETWEEN THE SLAB AND FOUNDATION WALLS SHALL BE SEALED W/ POLYURETHANE CAULK OR OTHER ELASTOMERIC SEALANT.
  3. CONDENSATE DRAINS SHALL BE TRAPPED OR ROUTED THROUGH NON-PERFORATED PIPE TO DAYLIGHT.
  4. SUMP PITS OPEN TO SOIL OR SERVING AS TERMINATION POINT FOR SUB-SLAB OR EXTERIOR DRAIN TILE LOOPS SHALL BE COVERED W/ A GASKETED OR SEALED LID.
  5. SUMPS USED AS THE SUCTION POINT IN SUB-SLAB DEPRESSURIZATION SYSTEM SHALL HAVE A LID DESIGNED TO ACCOMMODATE THE VENT PIPE.
  6. DUCTWORK PASSING THRU OR BENEATH A SLAB SHALL BE OF SEAMLESS MATERIAL UNLESS THE AIR HANDLING SYSTEM IS DESIGNED TO MAINTAIN CONTINUOUS POSITIVE PRESSURE W/ IN THE DUCTING.
  7. VENT PIPES A MIN. 3"Ø SCHEDULE 40 PVC EMBEDDED VERTICALLY INTO THE SUB-SLAB AGGREGATE OR OTHER PERMEABLE MATERIAL BEFORE THE SLAB IS PLACED.
  8. A "T" FITTING OR EQUIVALENT SHALL BE USED TO ENSURE PIPE OPENINGS REMAIN W/ IN SUB-SLAB PERMEABLE MATERIAL.
  9. THE VENT PIPE SHOULD EXTEND UP THROUGH THE BLDG. FLRS. AND TERMINATE AT LEAST 12" ABOVE THE HIGHEST ROOF IN A LOCATION AT LEAST 10'-0" AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BLDG. THAT IS LESS THAN 2'-0" BELOW THE EXHAUST POINT 10'-0" AWAY FROM ANY OPENINGS IN ADJACENT OR ADJOINING BLDG.
  10. RADON VENT PIPES SHALL BE ACCESSIBLE FOR FUTURE FAN INSTALLATIONS THROUGH AN ATTIC OR OTHER AREA OUTSIDE HABITABLE SPACE.
  11. ALL EXPOSED AND VISIBLE INTERIOR RADON VENT PIPES SHALL BE CONSPICUOUSLY IDENTIFIED W/ AT LEAST ONE LABEL ON EACH FLR. AND IN ACCESSIBLE ATTICS. LABEL READS: "RADON REDUCTION SYSTEM".
  12. PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM. AN ELECTRICAL CIRCUIT TERMINATED TO A SINGLE OUTLET IN AN APPROVED BOX SHALL BE INSTALLED DURING CONST. IN THE ATTIC IN THE ANTICIPATED LOCATION OF VENT PIPE FANS.



**SUBMITTALS**

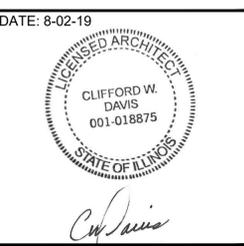
DATE	DESCRIPTION

**PROJECT**

ADDRESS:  
 4820 DOUGLAS DOWNERS GROVE, IL.

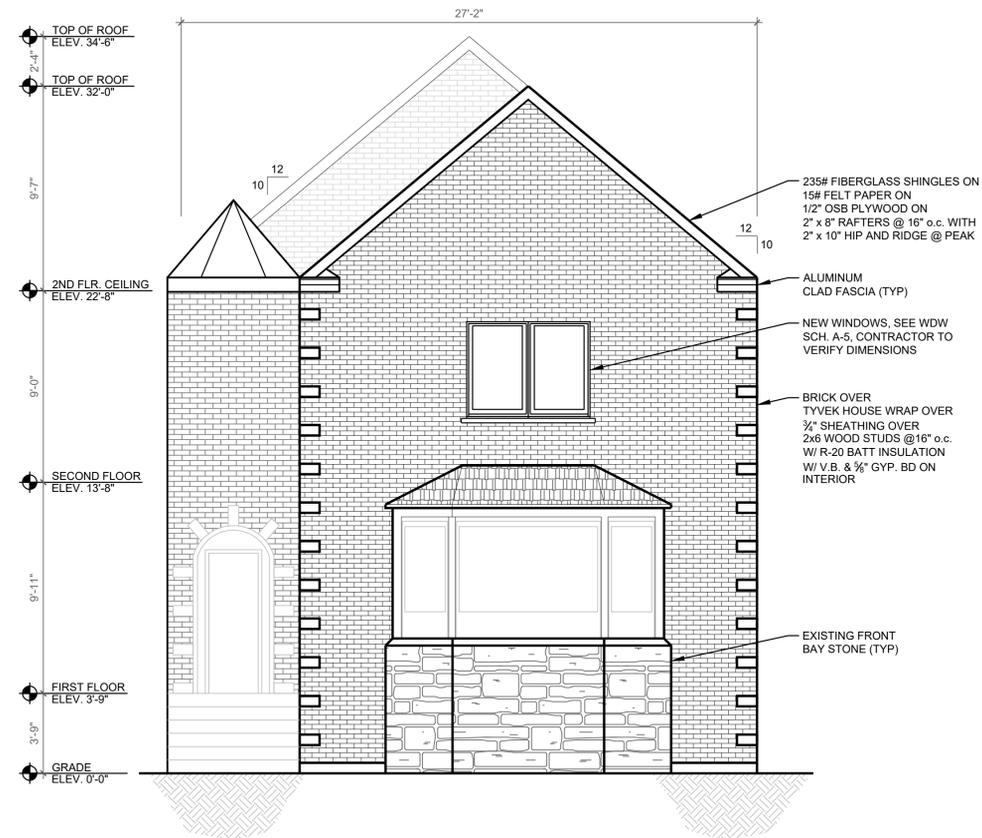
OWNER: GREG BATELLI

DESCRIPTION:  
 LAYOUT ALTERATIONS AND ADDITION

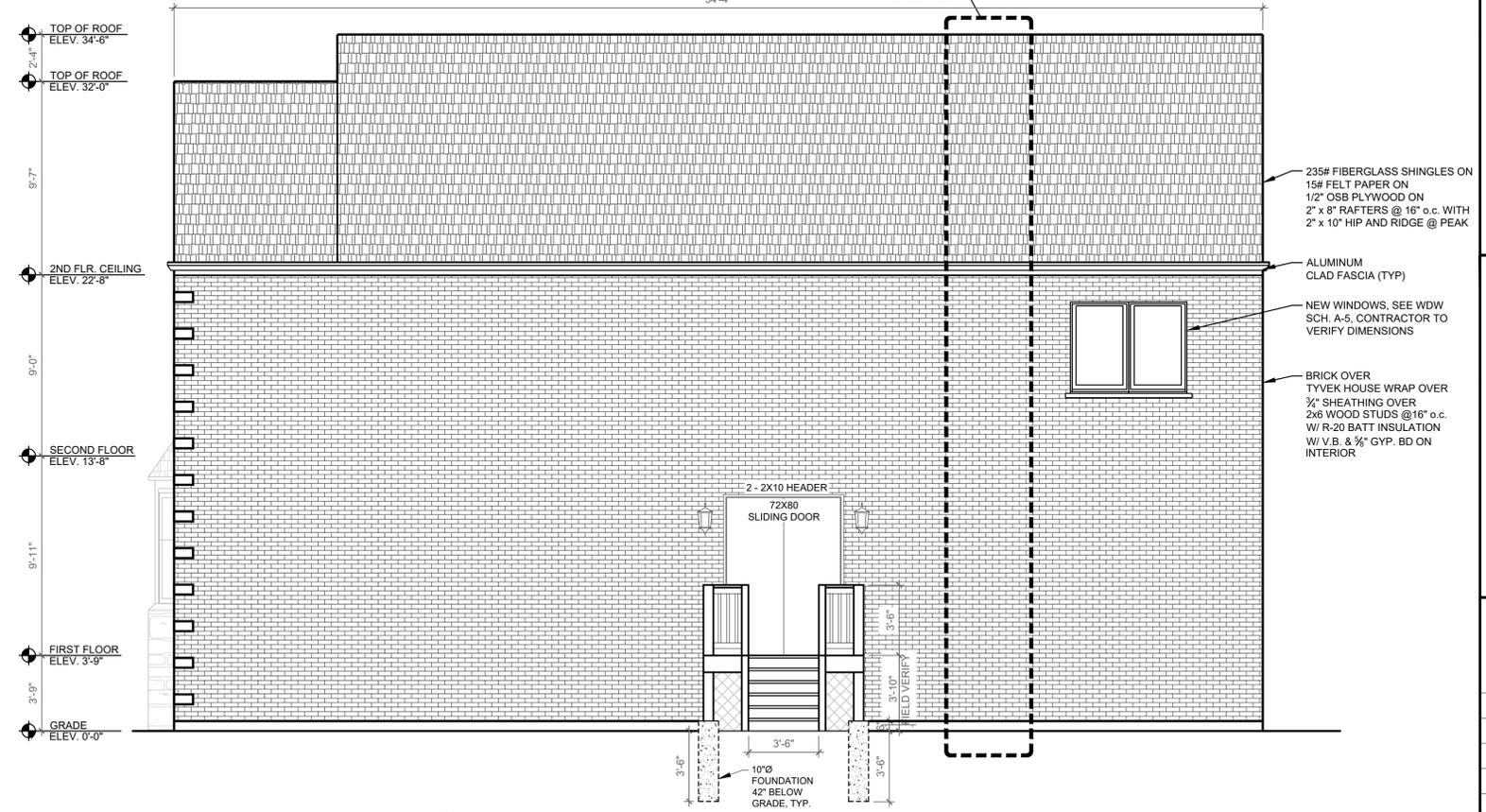


**PROPOSED FLOOR PLANS**

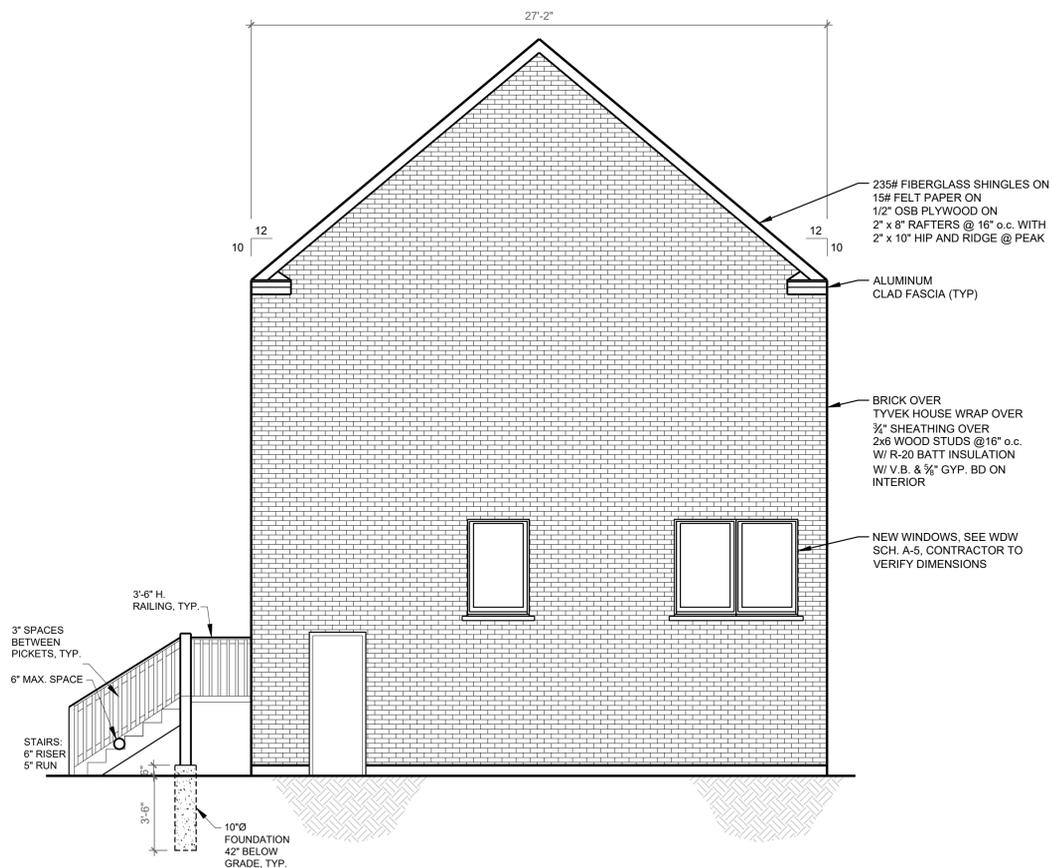
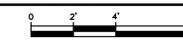
SHEET  
**A-4**  
 NUMBER



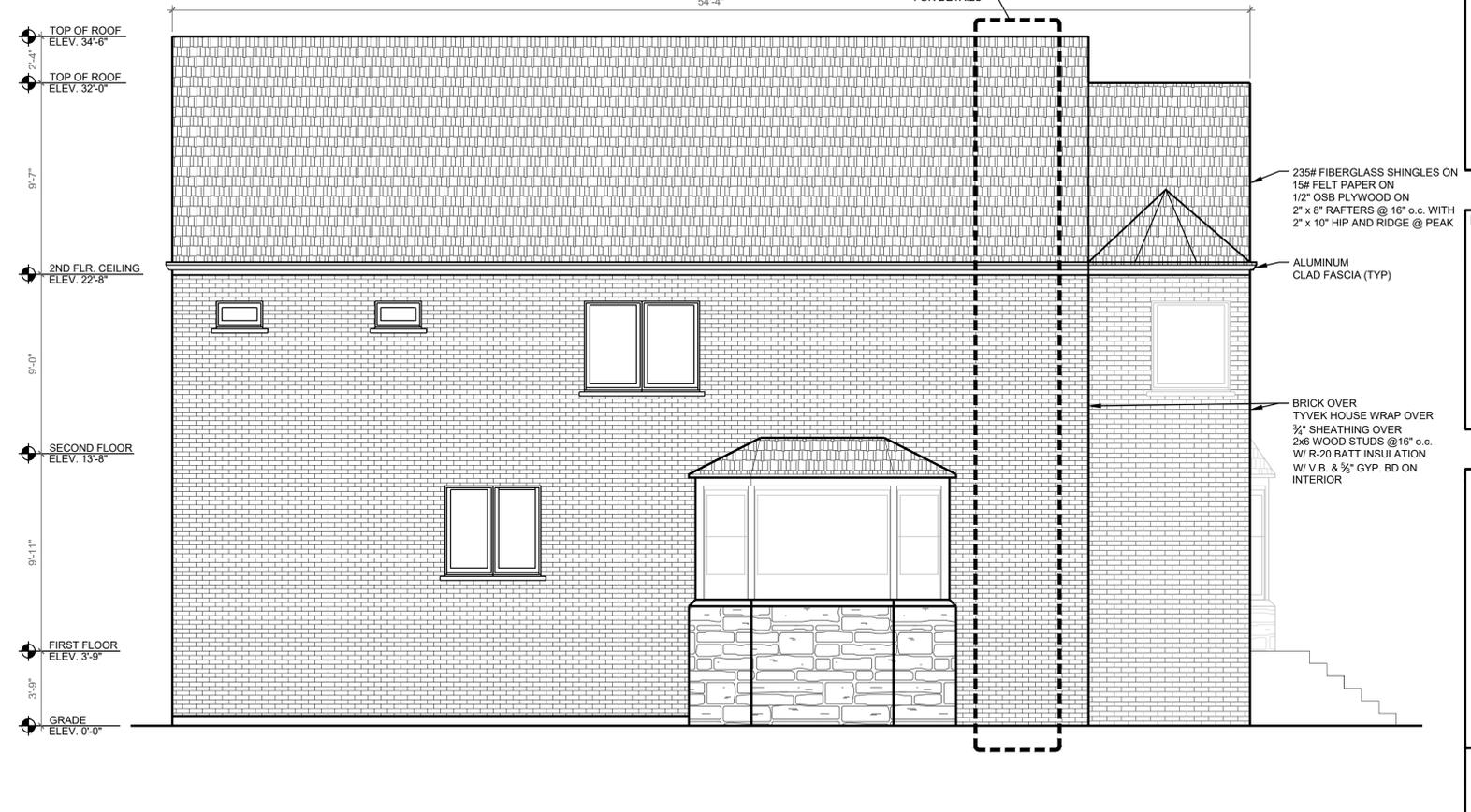
**1 FRONT ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"



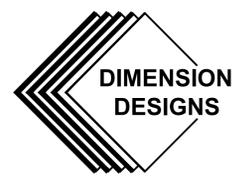
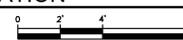
**2 RIGHT SIDE ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"



**3 REAR ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"



**4 LEFT SIDE ELEVATION**  
A-7 SCALE: 1/4" = 1'-0"



**SUBMITTALS**

DATE	DESCRIPTION

**PROJECT**

ADDRESS:  
4820 DOUGLAS  
DOWNERS GROVE, IL.

OWNER: GREG BATELLI

DESCRIPTION:  
LAYOUT ALTERATIONS AND  
ADDITION

DATE: 8-02-19

*Clifford W. Davis*

**ELEVATIONS**

SHEET  
**A-7**  
NUMBER