

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

VILLAGE HALL COUNCIL CHAMBERS  
801 BURLINGTON AVENUE

March 23, 2016  
7:00 p.m.

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes** – November 18, 2015
- 4. Public Hearings**
  - a. **16-ZBA-0003:** A petition seeking a zoning exception to vertically extend a non-conforming wall. The property is currently zoned R-4, Residential Detached House 4. The property is located on Parkway Drive, approximately 100 feet east of Linscott Avenue and is commonly known as 1217 Parkway Drive, Downers Grove, IL (PIN 09-07-217-013). Shannon Clayton, Petitioner and Owner.
- 5. Other Business**
- 6. Adjournment**

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

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS  
NOVEMBER 18, 2015 MINUTES**

**Call to Order**

Chairman Earl called the meeting to order at 7:05 PM.

**Roll Call**

**Present:** Mr. Kulovany, Mr. McCann, Ms. Majauskas, Mr. Werner, Ch. Earl

**Absent:** Mr. Domijan

**A quorum was established.**

**Staff:** Rebecca Leitschuh, Village Senior Planner

**Also Present:** Anthony Passarelli, 215 7<sup>th</sup> St.; Marc Larson 925 Chicago Ave.; Greg Widmar, 19 6<sup>th</sup> St.; James Stefanisin, 18 6<sup>th</sup> St.

**Minutes of October 28, 2015 meeting**

**Mr. Werner moved, seconded by Mr. Kulovany, to approve the minutes of the August 26, 2015 meeting as presented.**

There was discussion to amend the minutes.

**All in favor. The Motion passed unanimously with Ms. Majauskas abstaining.**

**Meeting Procedures**

Chairperson Earl asked those in attendance to silence their phones. She explained the function of the Zoning Board of Appeals, and reviewed the procedures to be followed during the public hearing, verifying with Staff that all proper notices have been published with regard to the cases on the Agenda. She 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. In order for a requested petition to be approved there must be a majority of four votes in favor of approval. Chairperson Earl added that the Zoning Board of Appeals has authority to grant petitions without further recommendations being made to the Village Council. She called upon anyone intending to speak before the Board on the Agenda item to rise and 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. She said that Staff would make its presentation first, followed by comments by the Petitioner. She added that if anyone in the audience wishes to speak either in favor of or in opposition to a petition, they would be able 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.

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**15-ZBA-0012:** A petition seeking an exception to construct a second story addition on the existing house. The property is currently zoned R-4, Residential Detached House 4. The subject property is located on the south side of 6<sup>th</sup> Avenue, approximately 70 feet east of Victor Street

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and is commonly known as 23 6th Street, Downers Grove, IL (PIN 09-09-324-002). Anthony Passarelli, Petitioner and Owner.

**Staff's Presentation:**

Ms. Rebecca Leitschuh, Senior Planner for the Village of Downers Grove, stated that the subject site is located at 23 6<sup>th</sup> Street and is a zoning exception petition. The property is zoned R-4 with R-4 zoning on four adjacent sides. A zoning exception case is something the Village's Ordinance allows for because of existing non-conforming conditions within the Village; however, due to changing standards, this property is nonconforming. The request does not vary from the Code, and if certain criteria are met, the Board has the authority to approve it.

Ms. Leitschuh used overhead displays to describe the property, saying that the required setback is 6.06' from the east property line where 6.77' is required. The Code allows for a vertical extension of an existing nonconformity. She showed the interior floor plan, and the location of the side interior setback line. Ms. Leitschuh then showed the second story floor plan as well as elevation drawings. No windows are being proposed along the eastern line of the construction as that side opens onto private property.

There are two sets of criteria to be considered for this request: 1) for exceptions in general; and 2) nonconformities/expansions. She read the Ordinance requirements regarding those sets of five criteria that have to be considered. She noted that in her Staff report dated November 18, 2015, Staff finds that the Petitioner meets all of the criteria established. In addition, she reviewed the exceptions from the Zoning Ordinance under Section 28.12.080.G. Again, Staff finds that all of those criteria have been met.

**Petitioner's Presentation:**

Mr. Anthony Passarelli of 215 7<sup>th</sup> Street in Downers Grove described the previous renovation work his construction business has completed in the area, and that he too is a neighborhood resident. He expressed an interest in maintaining aesthetic and structural integrity.

Chairperson Earl asked about the existing fence, and Mr. Passarelli said he communicated with the neighbor to upgrade the fence together (technically neighbor's fence).

Mr. Kulovany asked about whether neighbors would be informed during the process. Mr. Passarelli said he handed out business cards to neighbors and would make himself available if concerns were made.

There being no further questions from the Board, Ch. Earl asked for comments from the public. Greg Widmar (19 6<sup>th</sup> Street) asked about any sewer improvements/connections, and was in support of the proposal. James Stefanisin (18 6<sup>th</sup> Street) said he was not for or against the proposal, but concerned "about the cascading effects." Mark Larson (1925 Chicago) owns a home on Elm and was considering a similar addition. With no further comments, Chairperson Earl closed the opportunity for further public comment.

The Board thanked the neighbors for participating, and expressed they were glad the Exception standards exist to enable reinvestment in existing neighborhoods.

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**Board's Deliberation:**

**Mr. Kulovany moved to approve the petition subject to the condition stated in Staff's report, dated November 18, 2015, page 4. Mr. Werner seconded the Motion.**

**All in favor, the Motion passed unanimously.**

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**ADJOURNMENT:**

**Mr. Kulovany moved, seconded by Mr. McCann to adjourn the meeting.**

**All in favor. The Motion carried unanimously.**

Chairperson Earl adjourned the meeting at 7:45 PM.

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**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE ZONING BOARD OF APPEALS  
MARCH 23, 2016 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
16-ZBA-0003 1217 Parkway Drive	Zoning Exception	Swati Pandey Planner

**REQUEST**

The petitioner is seeking a zoning exception to allow the construction of a roof dormer 2.10 feet from the east property line where five 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:** Shannon Clayton  
1217 Parkway Drive  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Detached House  
**PROPERTY SIZE:** 5,350 square feet (0.12 acres)  
**PINS:** 09-07-217-013

**SURROUNDING ZONING AND LAND USES**

	<b>ZONING</b>	<b>FUTURE LAND USE</b>
<b>NORTH:</b>	R-4, Residential Detached House 4	Parks and Open Space
<b>SOUTH:</b>	R-5, Residential Attached House 5	Single Family Residential
<b>WEST:</b>	R-4, Residential Detached House 4	Single Family Residential
<b>EAST:</b>	R-4, Residential Detached House 4 & DT, Downtown Transition	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. Floor Plans
5. Color Rendering of East Elevation
6. Project Summary/Narrative
7. Photos of Existing Structures

### **PROJECT DESCRIPTION**

The petitioner is requesting a zoning exception to vertically extend a section of the east wall located within a required side setback to construct a roof dormer to accommodate a stairwell to a proposed third story attic conversion. The 5,350 square-foot property is located on Parkway Drive, approximately 100 feet east of Linscott Avenue and is zoned R-4, Residential Detached Housing 4. A seven foot wide section of the non-conforming east wall is proposed to extend within the required side (interior) setback. The vertical wall extension for the roof dormer is prohibited per Section 2.030 of the Zoning Ordinance if an exception is not granted.

The existing two-story house has a setback of 2.10 feet from the east property line as opposed to the five feet minimum requirement per the Zoning Ordinance Section 2.030. Any vertical extension of the wall on the east side of the house would extend the non-conforming structure and requires a zoning exception. The building is considered a legal non-conforming structure as it was lawfully constructed to the codes at the time but has been deemed non-conforming due to Zoning Ordinance revisions since. The petitioner is requesting an exception to extend the east wall vertically to add a roof dormer.

An interior remodel of the two-story home and conversion of the attic space into a master bedroom is proposed. The roof dormer is proposed in order to accommodate the stairwell to the third story master bedroom. The dormer would have an inoperable 16 inch shutter for decorative purposes and no window shall be installed. The new dormer wall will not encroach beyond the existing setback of 2.10 feet. Aside from the current non-conforming setback, the new addition will meet all requirements within the Zoning Ordinance.

### **ANALYSIS**

#### **Exception from the Zoning Ordinance, Vertical Extension of an existing wall in a required setback**

As noted above, the petitioner is requesting an exception from the required side (interior) setback to construct a second story roof dormer 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.

As noted below, staff finds that all standards associated with the proposed vertical wall extension have been met. Based on the analysis below, staff recommends approval of the exception.

### **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-investment in the current housing stock and ensure 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 roof dormer addition will not have an adverse impact on adjacent properties, the character of the area or the public health, safety and welfare. The proposed vertical extension meets all other bulk requirements of the Zoning Ordinance, including height. Additionally, no windows will be installed within the non-conforming section of the addition. 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 extends only a seven-foot section of the wall and continues the existing structure vertically. The lack of windows and bump-outs in the non-conforming sections of the structure allows for the continued private uses of the neighboring property. 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 siding, trim and roofing materials will be constructed of typical residential construction materials and will match the existing in size, character and colors. 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.***

The petitioner has not included any bump-outs or windows in the non-conforming sections of the addition which could present an adverse impact. 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 Alterations and Expansions***

Additionally, extensions of an existing building wall located within a required setback also requires conformance with Section 11.040.C.2 of the Zoning Ordinance: "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 non-conforming 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, including building height, as outlined 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 the wall and will not obstruct farther into the required setback than the existing exterior building wall. The vertical extension will remain 2 feet 10 inches from the east 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 does not include any windows and therefore will not provide any direct views on to abutting properties. The extension includes inoperable, decorative shutters only. 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, and does not include any windows on the vertical extensions wall. 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 finds the standards and criteria for granting an exception have been met. As such, staff recommends **approval** of the requested exception subject to the following condition:

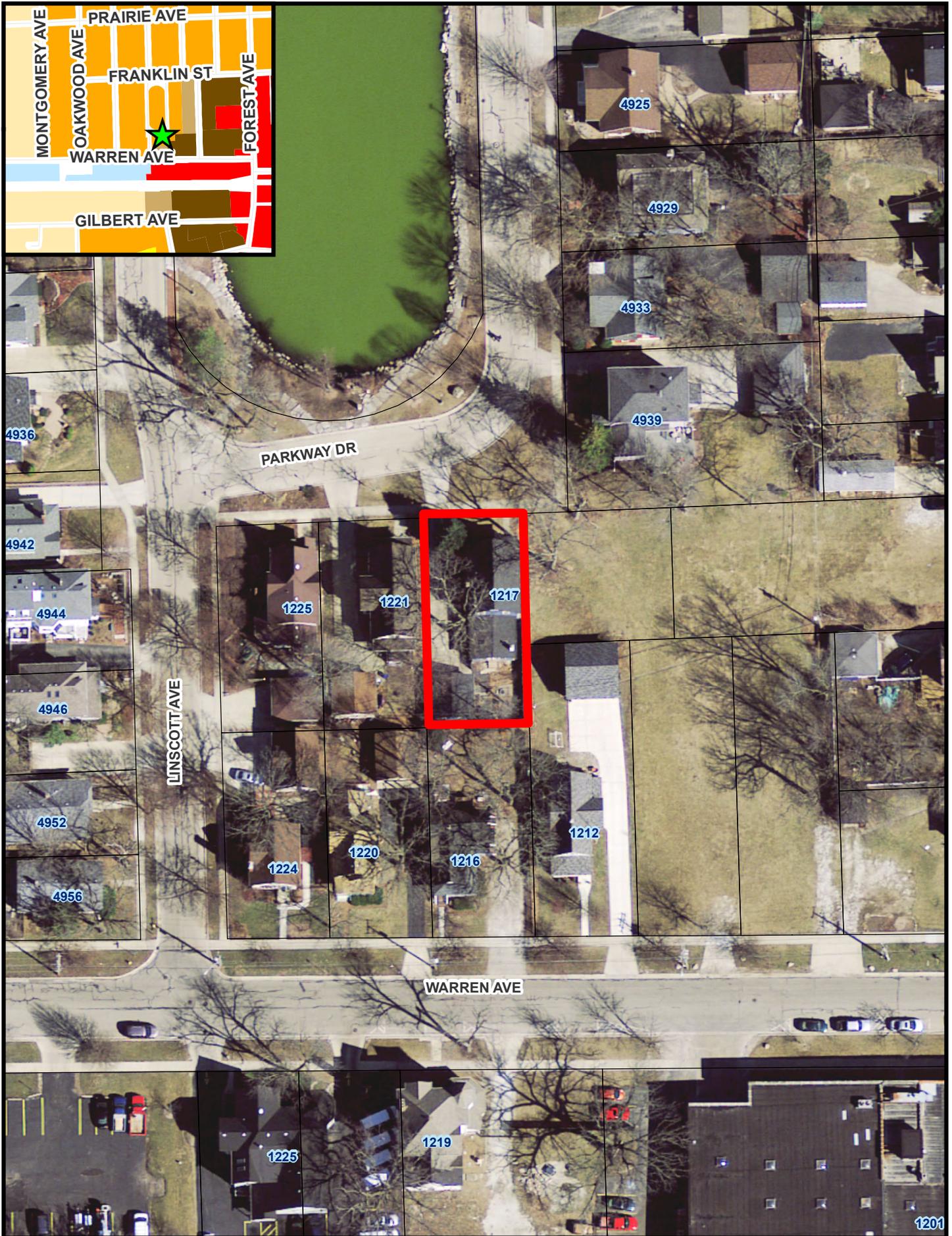
1. The vertical wall exception shall substantially conform to the staff report and architectural drawings prepared by Fiorino Architects, dated December 14, 2015 except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:



Stanley J. Popovich, AICP  
Director of Community Development

SP:sp  
-att



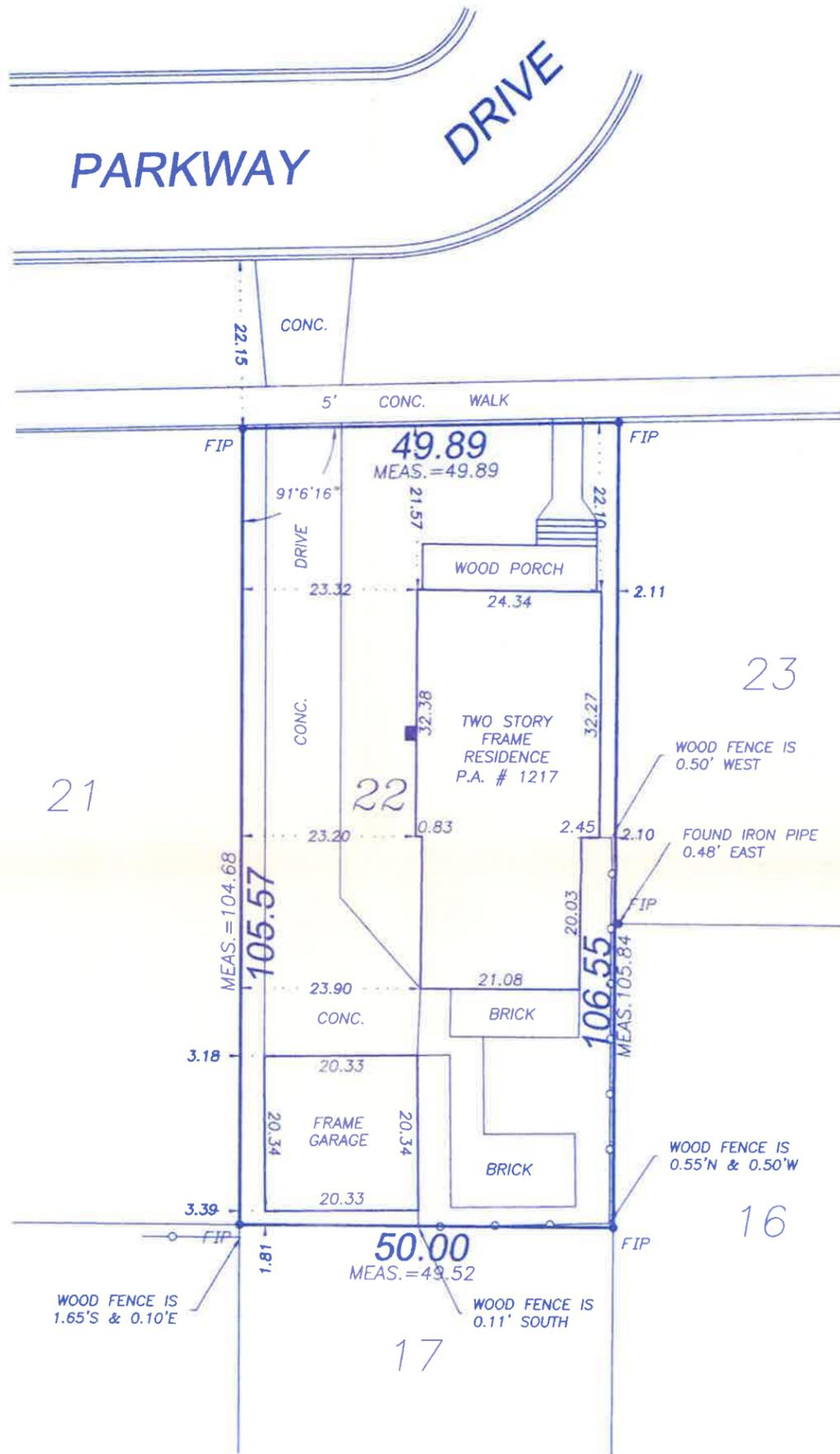
0 25 50 Feet

# 1217 Parkway Drive - Location Map



# PLAT OF SURVEY

LOT 22 IN BLOCK 3 IN E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, BEING A SUBDIVISION IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1890, AS DOCUMENT 43600, IN DUPAGE COUNTY, ILLINOIS.



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

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 23RD DAY OF JULY, A.D., 2007.

*Norbert V. Lambert, Jr.*

ILLINOIS LAND SURVEYOR NO. 1863

REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.  
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

• = FOUND IRON STAKE

ORDERED BY: COSTELLOE, NOREEN ORDER NO. 07 D 173 FILE NO.

**LAMBERT & ASSOCIATES**  
LAND SURVEYORS

320 SOUTH WEBER ST WHEATON, ILL 60187

# Clayton Residence - Alterations

1217 Parkway Drive

Downers Grove, IL

## CODE DATA

VILLAGE OF DOWNERS GROVE  
 2006 INTERNATIONAL RESIDENTIAL CODE AND O.A. AMENDMENTS  
 2006 INTERNATIONAL MECHANICAL CODE AND O.A. AMENDMENTS  
 2006 INTERNATIONAL PLUMBING CODE AND O.A. AMENDMENTS  
 2006 NATIONAL ELECTRICAL CODE AND O.A. AMENDMENTS  
 2006 INTERNATIONAL ENERGY CONSERVATION CODE w/ STATE OF ILLINOIS AND O.A. AMENDMENTS  
 CURRENT STATE OF ILLINOIS PLUMBING CODE AND O.A. AMENDMENTS  
 2006 INTERNATIONAL PROPERTY MAINTENANCE CODE AND O.A. AMENDMENTS  
 DOWNERS GROVE ZONING ORDINANCE  
 DOWNERS GROVE STOP/PLANER AND FLOORPLAN ORDINANCE

IF CONFLICTS OCCUR BETWEEN LOCAL AND NATIONAL CODE REQUIREMENTS, THE MORE RESTRICTIVE SHALL APPLY UNLESS OTHERWISE DIRECTED BY THE LOCAL BUILDING CODE OFFICIAL.  
 IT IS THE RESPONSIBILITY OF EACH CONTRACTOR/SUB-CONTRACTOR TO BECOME FAMILIAR WITH THE CODE REQUIREMENTS THAT AFFECT THEIR TRADE OR ASPECT OF WORK TO BE ACCOMPLISHED.  
 THE WORD APPROVED AS USED IN THESE DOCUMENTS IS TO MEAN AS REVIEWED AND ACCEPTED BY LOCAL BUILDING DEPT., ARCHITECT AND OWNER.  
 THE WORD EQUAL AS USED IN THESE DOCUMENTS IS TO MEAN OF EQUAL QUALITY AND PERFORMANCE OR GREATER THAN THAT SPECIFIED. FINAL USE OF THE SUBSTITUTED PRODUCT IS SUBJECT TO FINAL APPROVAL BY THE ARCHITECT AND OWNER.

## GENERAL DATA

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES AS INDICATED IN CODE DATA SECTION.
- ALL PARTITION DIMENSIONS ON THE PLAN SHEETS ARE ROUGH DIMENSIONS TO THE FACE OF STUDS OR FACE OF SHEATHING FOR EXTERIOR WALLS. NON-BEARING PARTITIONS AND WALLS SHALL BE LINED OUT TO THE FACE OF STUDS OR SHEATHING WITHIN INDICATED DIMENSIONS AND TO TRIM INTO FINISHED DIMENSIONS AT CRITICAL AREAS SUCH AS CLOSETS, BATHROOMS, ETC., MUST BE HELD.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE PLANS AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING WORK.
- PLUMBING, MECHANICAL, HVAC LAYOUTS, SEWER MAINS, ELECTRICAL, OUTLETS, SWITCHES, AND LIGHT LOCATIONS ARE TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY TRADESMEN WHO BY THEIR TRAINING ARE OBLIGED TO PERFORM THE WORK.
- EACH CONTRACTOR SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC. FOR THE COMPLETE CONSTRUCTION OF THE WORK SPECIFIED AND INDICATED ON THE DRAWINGS AND MAY BE REQUIRED TO PRODUCE THE INTENT OF THE DRAWINGS.
- NO MATERIAL SUBSTITUTIONS SHALL BE ALLOWED WITHOUT THE EXPRESS WRITTEN PERMISSION OF OWNER.
- ARCHITECT SHALL NOT HAVE CONTROL NOR RESPONSIBILITY FOR METHODS AND PRACTICES OF CONSTRUCTION, JOB SAFETY OR SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL FROM ARCHITECT ARE NOT PERMITTED.
- ALL MATERIALS SHALL BE INSTALLED PER MOST CURRENT MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS AND INDUSTRY STANDARDS.
- ALL POSSIBLE FIELD CONDITIONS WHICH MAY BE ENCOUNTERED ARE NOT NECESSARILY DESCRIBED BY THESE DOCUMENTS. FIELD CONDITIONS ENCOUNTERED WHICH REQUIRE CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IN A TIMELY MANNER.
- ALL INTERSECTING NON-ORTHOGONAL PARTITIONS ARE IN INCREMENTS OF 45° UNLESS NOTED OTHERWISE.

## SITEWORK

- ALL WORK OUTSIDE THE BUILDING ENVELOPE SUCH AS LANDSCAPING AND PAVING SHALL BE GOVERNED BY THE RESPECTIVE DOCUMENTS FOR SUCH WORK AND ARE NOT TO BE CONSTRUCTED FROM THESE DOCUMENTS.
- FINAL GRADING SHALL FITCH AWAY FROM PERIMETER OF FOUNDATION PER ENGINEERING DOCUMENTS PROVIDED BY OTHERS.

## CONCRETE

- ALL CONCRETE SHALL COMPLY WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
- COMPACTED GRANULAR FILL IN EXCESS OF 8 INCHES SUPPORTING INTERIOR BUILDING SLABS SHALL BE OF APPROVED GRANULAR MATERIAL, PLACED IN LIFTS NOT TO EXCEED 8 INCH THICKNESS AND COMPACTED TO A MINIMUM OF 95% OF NOMINAL DRY DENSITY IN ACCORDANCE WITH ASTM D 1557-70 MODIFIED PROCTOR.
- ALL FOOTINGS SHALL EXTEND A MINIMUM OF 3'-0" BELOW FINISHED GRADE.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL, OR APPROVED COMPACTED FILL, EITHER OF WHICH SHALL HAVE A MINIMUM BEARING CAPACITY OF 3000 P.S.F.
- CONCRETE OPERATIONS PERFORMED IN COLD WEATHER AND/OR SUBJECT TO FREEZING SHALL CONFORM TO STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING (SEE 504-80) AS PUBLISHED BY AMERICAN CONCRETE INSTITUTE. CONCRETE SHALL NOT BE POURED ON SUBGRADE CONTAINING FREE WATER, ADJUSTIVES WITH CHLORIDES OR CHENICALS WHICH ARE CORROSIVE TO REINFORCING STEEL. SHALL NOT BE PERMITTED. ADJUSTIVES WHICH MAY REDUCE THE COMPRESSIVE STRENGTH OF CONCRETE SHALL NOT BE PERMITTED.
- COORDINATE WITH GENERAL CONTRACTOR THE PLACING OF ALL SLEEVES IN THE CONCRETE WALLS THAT MAY BE REQUIRED BY OTHER TRADES.
- ALL CONCRETE MING WALLS SHALL BE POURED MONOLITHICALLY WITH THE FOUNDATION WALLS AND REINFORCED WITH #4 BARS @ 8" TOP AND BOTTOM.
- PROVIDE AND INSTALL FOUNDATION REINFORCING STEEL, ANCHOR BOLTS, ETC. IN CONFORMANCE WITH THE DRAWINGS AND AS MAY BE NECESSARY FOR THE NATURE OF THE WORK.
- PROVIDE FOUNDATION WATERPROOFING AT PERIMETER OF BASEMENT FOUNDATION, 8 INCHES DOWN FROM THE TOP OF FOUNDATION TO OUTSIDE EDGE OF FOOTING. WATERPROOFING MATERIAL SHALL BE APPROVED BY OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- ALL FOOTINGS AND FOUNDATIONS SHALL BE CAST IN PLACE CONCRETE AND ALL CONCRETE SHALL BE A 4-800 P.S.F. AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.F. IN 28 DAYS. USE OF CALCIUM CHLORIDE IS NOT PERMITTED.
- STOOP FLASHING SHALL BE COP-A-TEX BY YORK MANUFACTURING OR APPROVED EQUAL.
- PROVIDE CONTROL JOINTS IN ALL SLABS SO THAT NO PART IS MORE THAN 20'-0" IN ANY DIRECTION AND S.F.A.

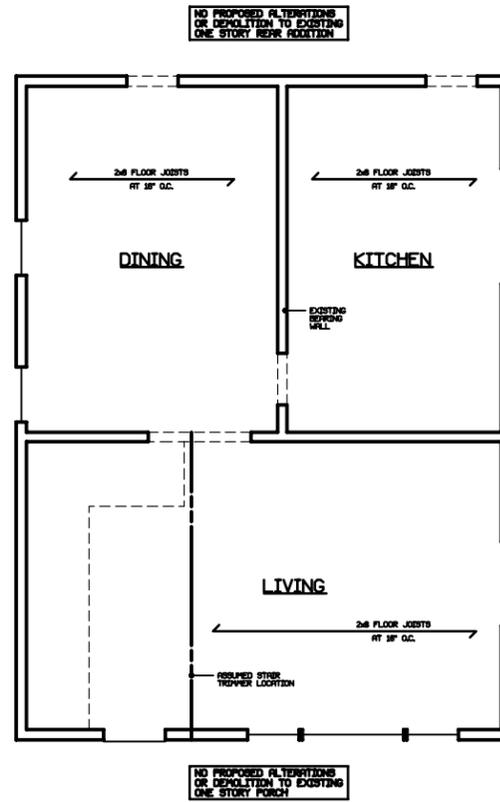
## METALS

- ALL STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS OF A-36 STEEL AND SHALL BE SHOP CUTTED.
- ALL STEEL SHALL BE FABRICATED AND ERECTED IN CONFORMANCE WITH THE SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AISC.

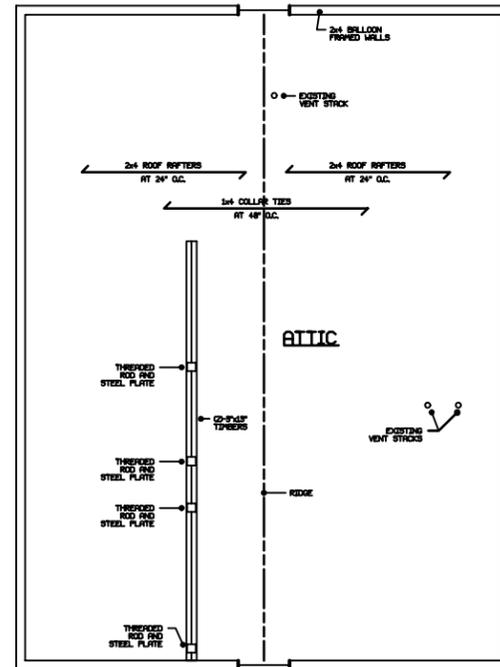
## CARPENTRY

LUMBER MUST HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESS VALUES:

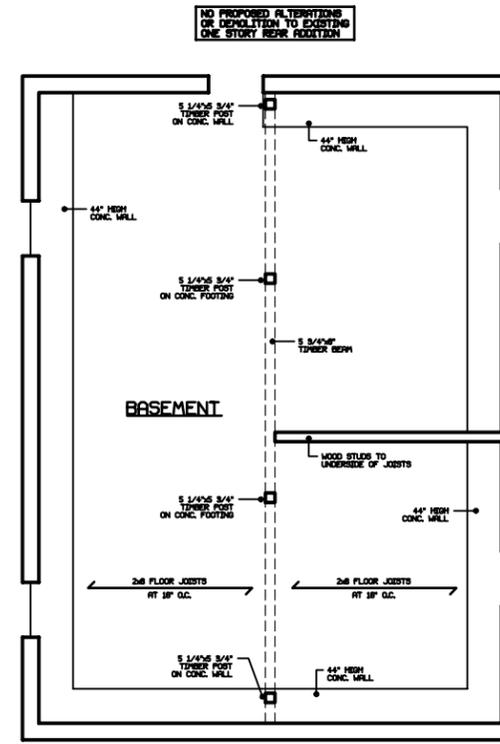
- SPRUCE PINE FUR  
 $F_b = 675 \text{ psi}$   
 $F_t = 70 \text{ psi}$   
 $F_c \text{ parallel} = 425 \text{ psi}$   
 $E = 1,400,000 \text{ psi}$
- PARALLEL (PSL)  
 $F_b = 2800 \text{ psi}$   
 $F_t = 280 \text{ psi}$   
 $F_c \text{ parallel} = 750 \text{ psi}$   
 $E = 2,000,000 \text{ psi}$
- PRE-CUT SFF STUDS  
 $F_b = 655 \text{ psi}$   
 $F_c \text{ parallel} = 480 \text{ psi}$   
 $E = 1,000,000 \text{ psi}$
- PARALLEL COLLAPS  
 $F_b = 2400 \text{ psi}$   
 $F_c \text{ parallel} = 2500 \text{ psi}$   
 $E = 1,800,000 \text{ psi}$



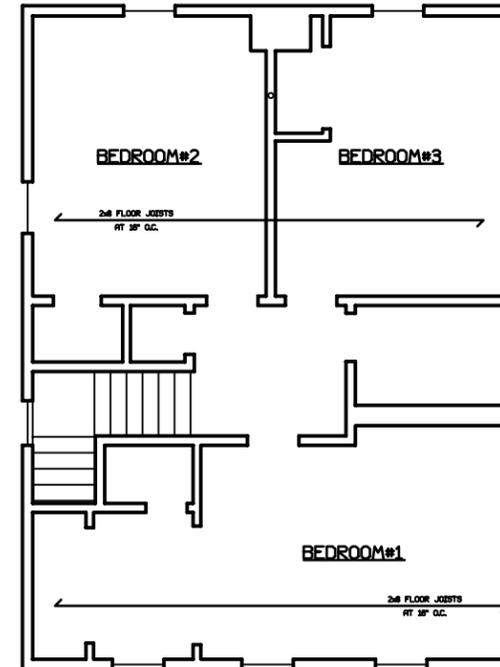
EXISTING - FIRST FLOOR PLAN  
 1/4"=1'-0"



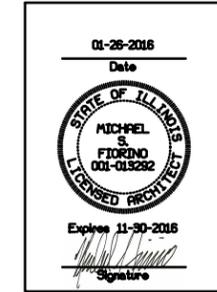
EXISTING - ATTIC PLAN  
 1/4"=1'-0"



EXISTING - BASEMENT PLAN  
 1/4"=1'-0"



EXISTING - SECOND FLOOR PLAN  
 1/4"=1'-0"



I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

## DRAWING INDEX:

- A1.0 EXISTING-FLOOR PLANS GENERAL NOTES
- A2.0 DEMOLITION-FLOOR PLANS GENERAL & ENERGY CODE NOTES
- A3.0 PROPOSED-FLOOR PLANS
- A4.0 PROPOSED-ELECTRIC PLANS
- A5.0 PROPOSED-EXTERIOR ELEVATIONS
- A6.0 PROPOSED-BUILDING SECTIONS

Michael Fiorino  
 Architect  
 221 N. MAPLE STREET  
 ADDISON, IL 60101  
 630-217-8101  
 mdfiorino@gmail.com  
 www.fiorinoarchitects.com

**fa**  
 fiorinoarchitects

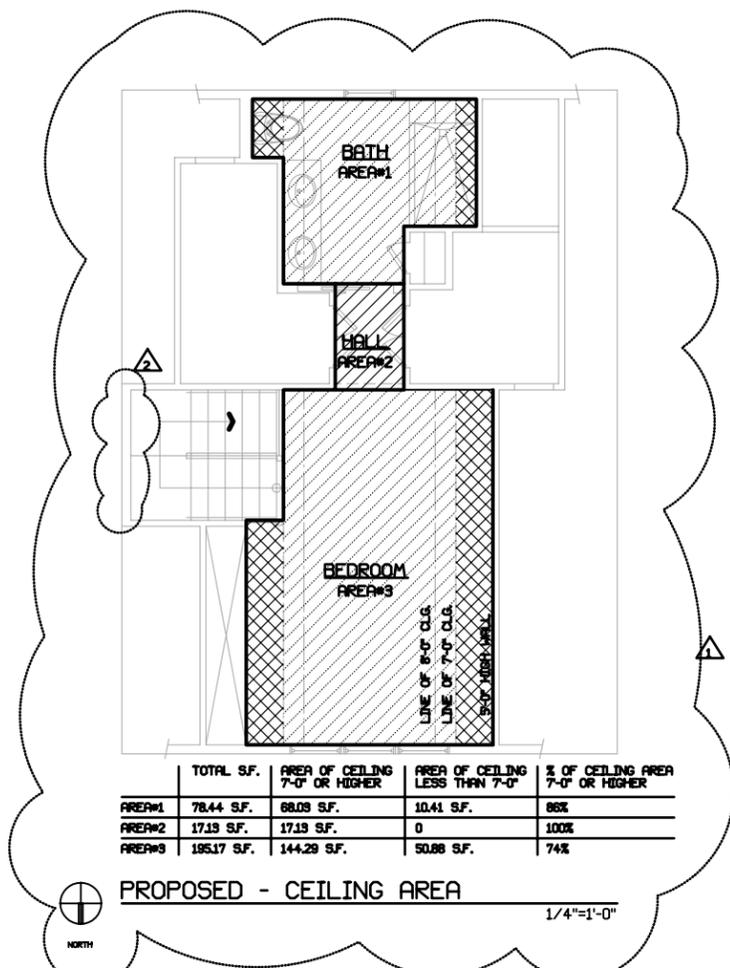
DESIGN FIRM #184.005639

Clayton Residence Alterations  
 1217 Parkway Drive  
 Downers Grove, IL 60515

EXISTING PLANS AND GENERAL NOTES	
V1	12-18-2015 ISSUED FOR PERMIT REVIEW
01	01-20-2016 CODE REVIEW CORRECTIONS
02	02-10-2016 REVISED FOR ZONING DEPARTMENT SUBMITTAL
03	
04	
05	
06	
07	
08	
09	
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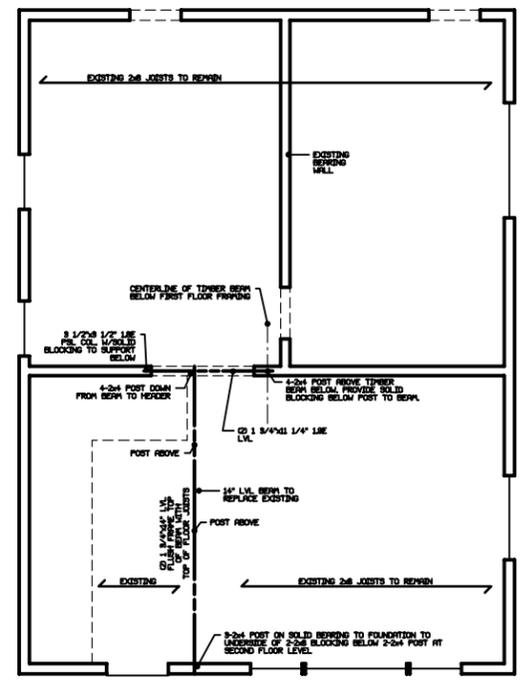
Date: 12-14-2015  
 Job: 051-015-001  
 File: 051-001 R2

A1.0



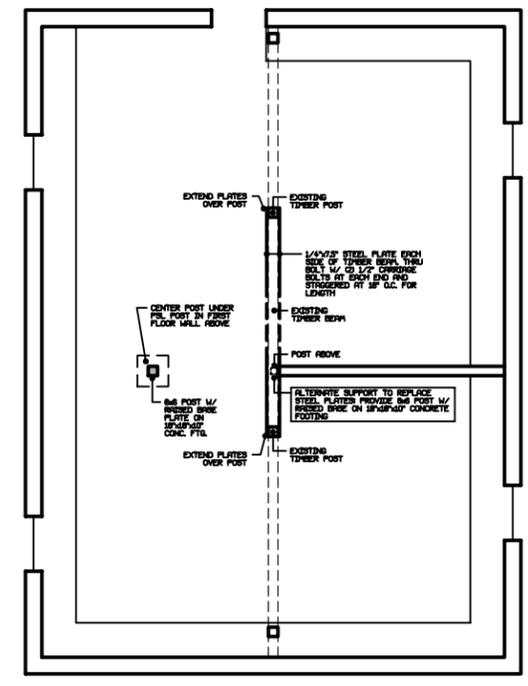
PROPOSED - CEILING AREA

1/4"=1'-0"



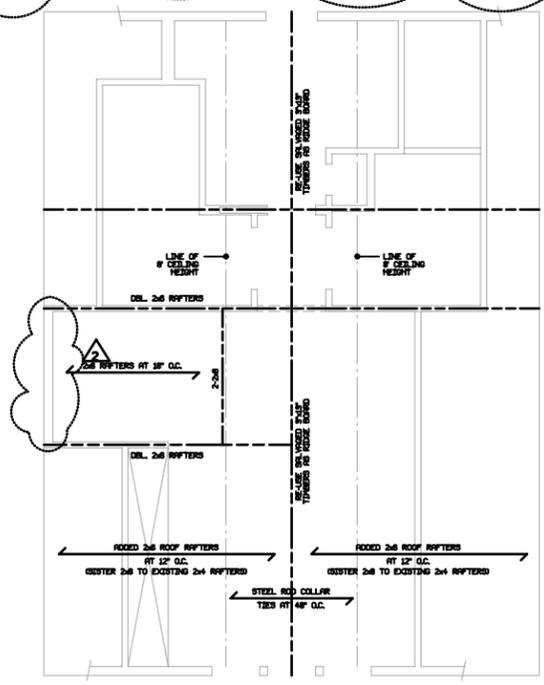
PROPOSED - FIRST FLOOR PLAN

1/4"=1'-0"



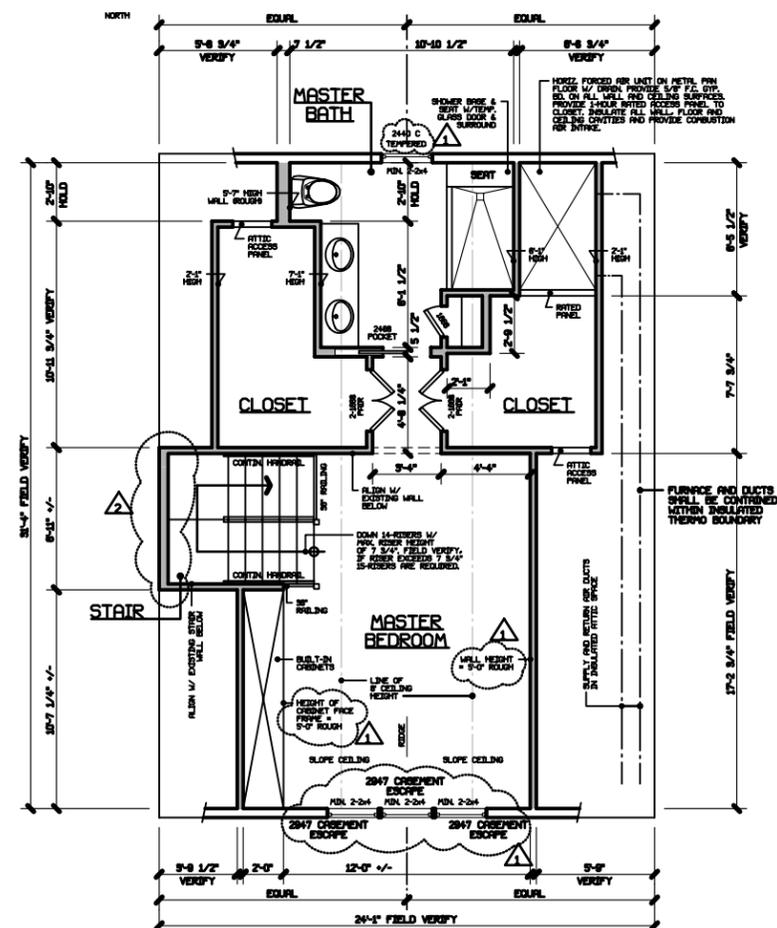
PROPOSED - BASEMENT PLAN

1/4"=1'-0"



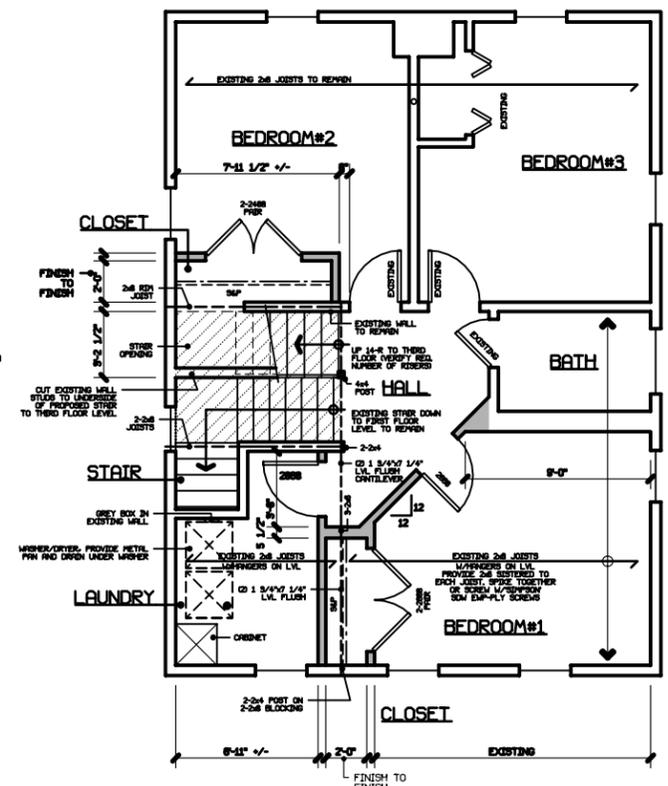
PROPOSED - ROOF FRAMING

1/4"=1'-0"



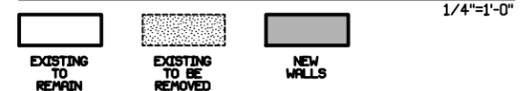
PROPOSED - THIRD FLOOR PLAN

1/4"=1'-0"



PROPOSED - SECOND FLOOR PLAN

1/4"=1'-0"



Michael Fiorino  
Architect  
221 N. MAPLE STREET  
ADDISON, IL 60101  
630-217-8101  
mfiorino@gmail.com  
www.fiorinoarchitects.com

fa · fiorinoarchitects

DESIGN FIRM #184.005639

Clayton Residence Alterations  
1217 Parkway Drive  
Downers Grove, IL 60515

PROPOSED PLANS AND FRAMING

V1	12-18-2015	ISSUED FOR PERMIT REVIEW
01	01-20-2016	CODE REVIEW CORRECTIONS
02	02-10-2016	REVISED FOR SCANS EXISTING STRUCTURE
03		
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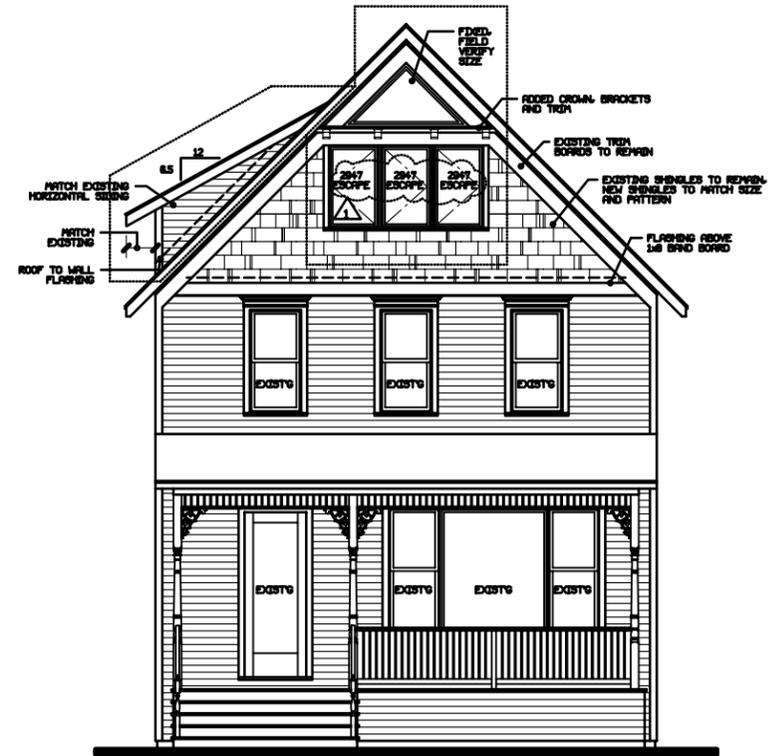
Date 12-14-2015  
Job 051-015-001  
File 051-001 R2



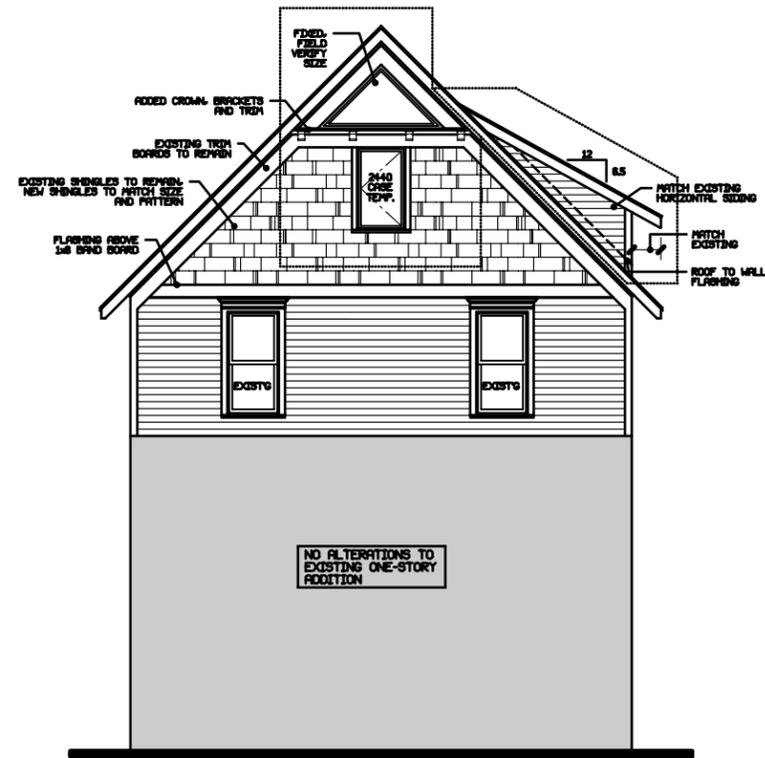
A3.0



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



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



PROPOSED - REAR ELEVATION  
1/4"=1'-0"

Michael Fiorino  
Architect  
221 N. MAPLE STREET  
ADDISON, IL 60101  
630-217-8101  
mfiorino@gmail.com  
www.fiorinoarchitects.com



fa · fiorinoarchitects

DESIGN FIRM #184.005639

Clayton Residence Alterations  
1217 Parkway Drive  
Downers Grove, IL 60515

PROPOSED EXTERIOR ELEVATIONS

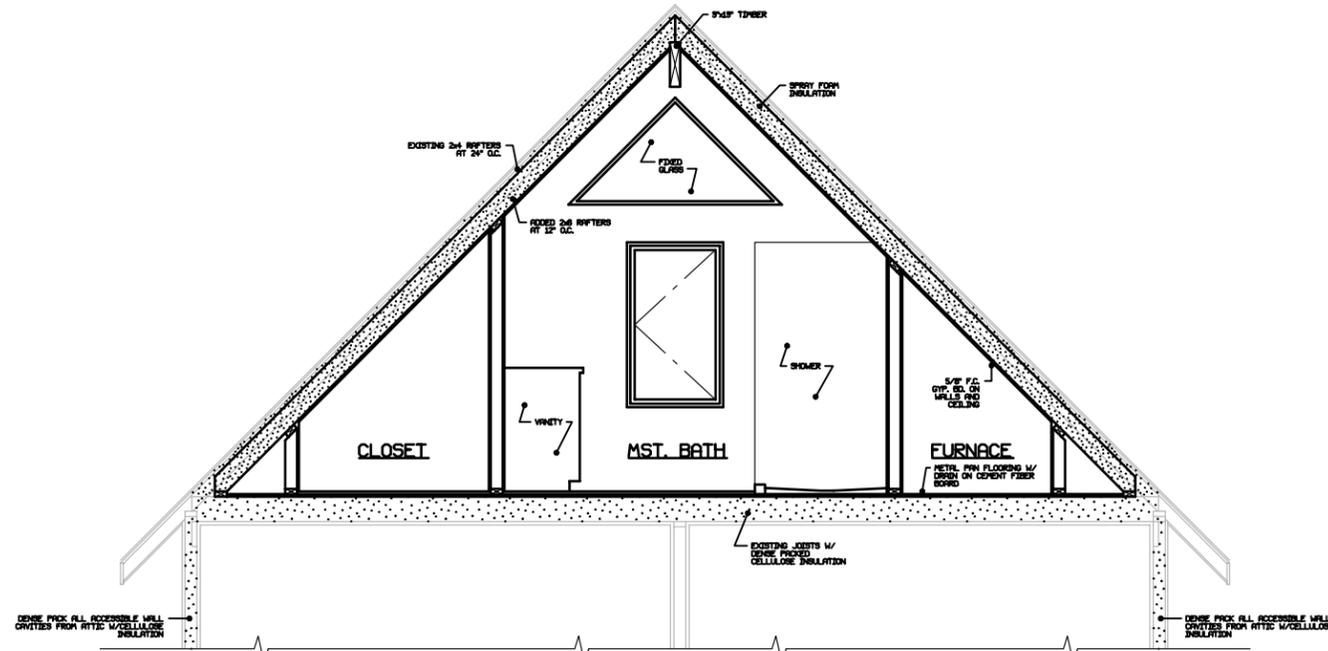
V1	12-14-2015	ISSUED FOR PERMIT REVIEW
01	01-29-2016	CODE REVIEW CORRECTIONS
02	02-18-2016	REVISED FOR SCANS EXISTING STRUCTURE
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Date: 12-14-2015  
Job: 051-015-001  
File: 051-001 R2

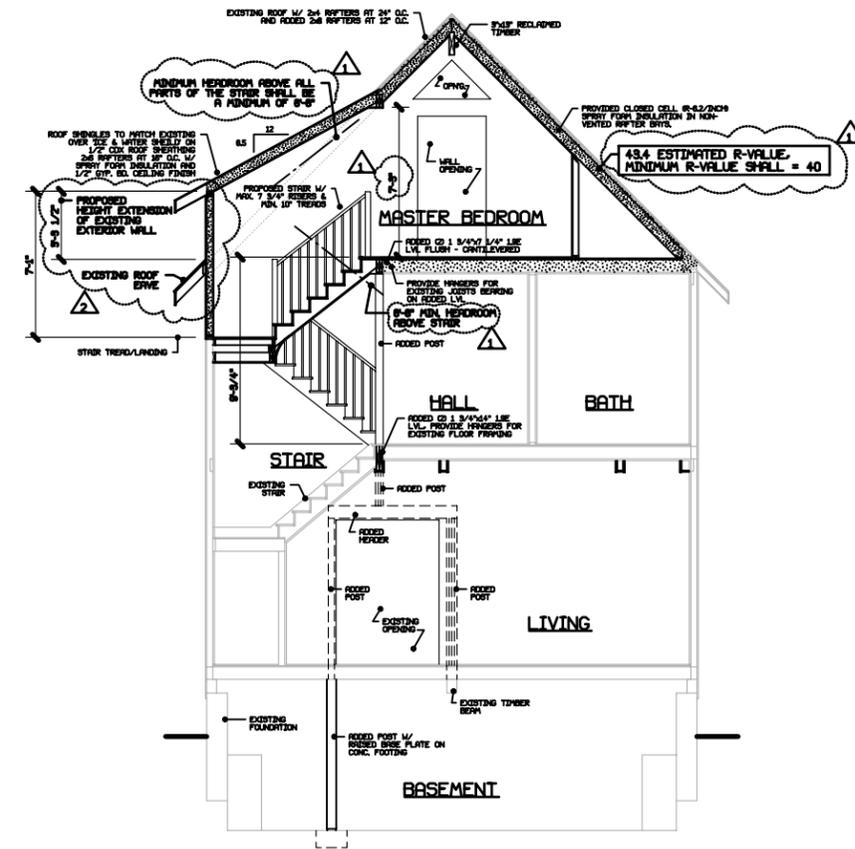


Expires 11-30-2016  
Signature

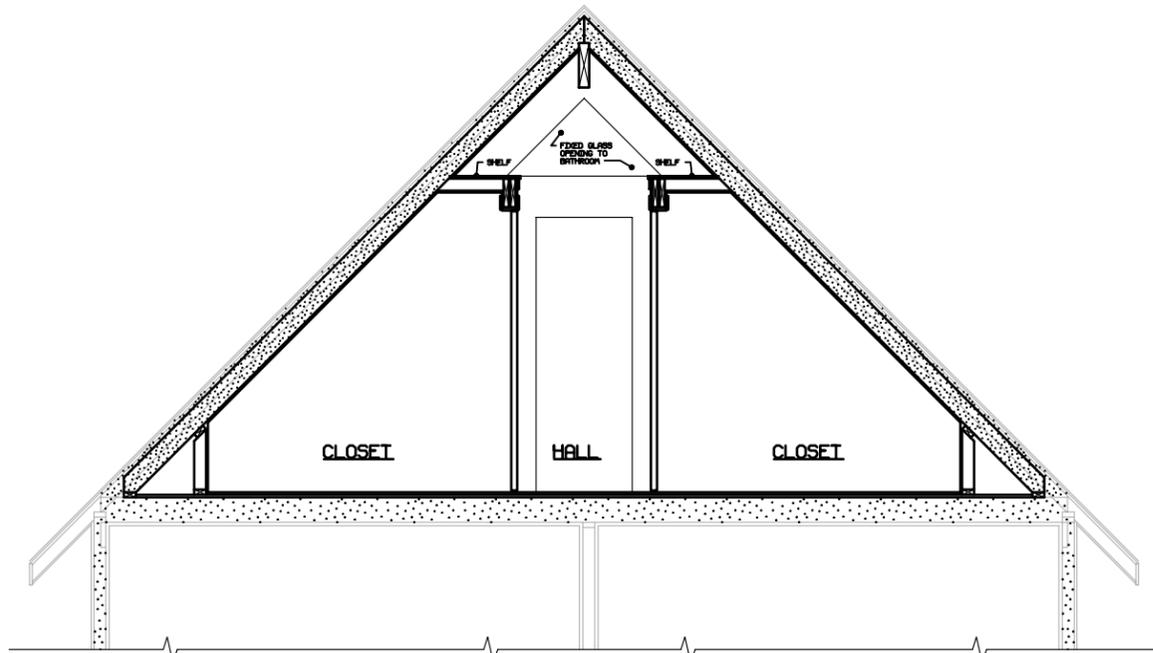
A5.0



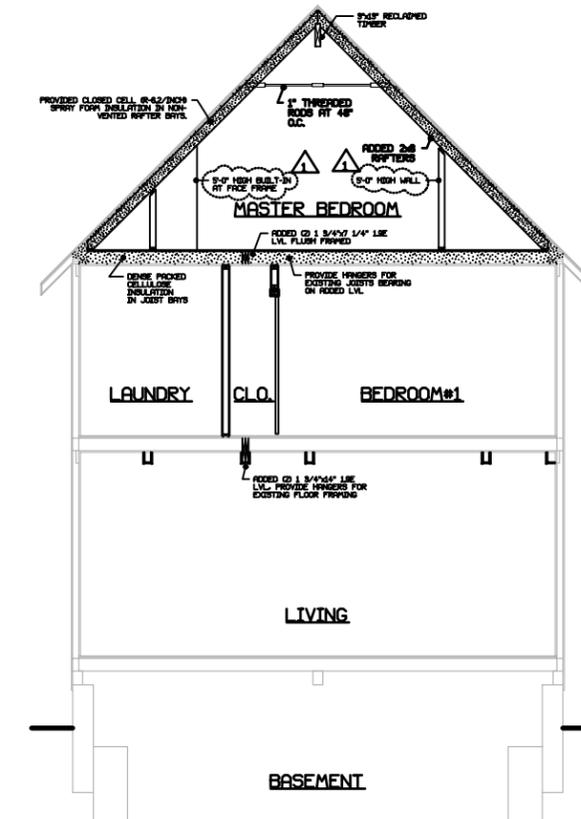
**D** BUILDING SECTION 1/2"=1'-0"



**B** BUILDING SECTION 1/4"=1'-0"



**C** BUILDING SECTION 1/2"=1'-0"



**A** BUILDING SECTION 1/4"=1'-0"

Michael Fiorino  
 Architect  
 221 N. MAPLE STREET  
 ADDISON, IL 60101  
 630-217-8101  
 mdfiorino@gmail.com  
 www.fiorinoarchitects.com



fa · fiorinoarchitects

DESIGN FIRM #184.005639

Clayton Residence Alterations  
 1217 Parkway Drive  
 Downers Grove, IL 60515

PROPOSED BUILDING SECTIONS

V1	12-18-2015	ISSUED FOR PERMIT REVIEW
01	01-20-2016	CODE REVIEW CORRECTIONS
02	02-18-2016	REVISED FOR SCENE EXPOSITION & SCENE
03		
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Date 12-14-2015  
 Job 051-015-001  
 File 051-001 R2



A6.0



LEFT-SIDE (EAST) ELEVATION

February 18, 2016

Zoning Board of Appeals  
Department of Community Development  
Village of Downers Grove  
801 Burlington Ave  
Downers Grove, IL 60515

Re: Zoning Exception Application for:  
Shannon Clayton  
1217 Parkway Drive  
Downers Grove, IL 60515

Dear Board Members,

The above referenced owner requests your review and consideration for exception from Section 2.030 (Lot and Building Regulations) of the Village of Downers Grove Zoning Ordinance. The owner asks relief from the required side yard setback on the east side of the lot for the purpose of adding a roof dormer.

The ordinance requires a minimum 5'-0" side yard setback for the property at 1217 Parkway Drive. The existing non-conforming setback is 2.10'. The owner seeks to have the new dormer wall extend vertically and encroach no further than the encroachment of their existing home.

The exception to be considered is for a 7'-0" wide section of the east facing wall to extend approximately 3'-4" above the existing roof line to form a dormer. The exception would allow for stairway access to a proposed bedroom to be constructed within existing attic floor and volume areas. Construction of a dormer on the east side of the house would allow for a proposed second floor to third floor stair to be contiguous with the existing first floor to second floor stair. The exception would eliminate significant structural and room configuration changes to the existing house.

Based on our preliminary meeting with staff, alternate stair location options were investigated in an attempt to eliminate the need for this exception request. Two options were identified as indicated below. However, these options are not viable for the reasons presented.

Option-1 would have us move the stair and dormer wall 3'-0" west to provide a 5'-0" setback. However, the stair in that location would not allow for a minimum 3'-0" wide access hall between proposed stair and existing bathroom to bedrooms on the second floor. The proposed stair run length was determined by setting the landing height vertically above the existing first to second floor stair to provide headroom; then setting

the required number of risers and treads from that lowest landing position to floor level. It would also reduce useable floor area at the proposed third level above due to required stair headroom requirements. The loss of usable floor area on the third level above stair would not allow for a code compliant link between the north and south portions of the proposed plan. Therefore, this option is not viable.

Option-2 would have the stair move to the west wall of the house. A dormer could be constructed on this side of the house and not violate any setback requirements. However, this option would require significant structural, electrical, plumbing and room configuration changes to the existing house. Therefore, this option is not viable.

In order to grant this exception, the structure must meet the criteria of Section 11.040-C2a-e. The dormer addition will meet all criteria as follows:

- a. The vertical wall extension will comply with all other applicable lot and building regulations other than the existing nonconforming side yard setback.
- b. The vertical wall extension will not obstruct farther into the required side yard setback than the existing wall and will not extend horizontally more than 15% of its existing wall length.
- c. The vertical wall extension will be compatible with the adjacent property, neighborhood and existing structure. The proposed siding, trim and roofing materials will match the existing in size character and color.
- d. The vertical wall extension will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.
- e. The vertical wall extension will not include windows and therefore will not provide any direct views on to abutting properties.

It is our understanding and belief that a dormer addition to the east wall of 1217 Parkway Drive meets the criteria and intent of Zoning Exception Ordinance 28.12.080.

We have provided the necessary documentation and appreciate your time in review and consideration of granting an exception.

Respectfully Submitted on behalf of Ms. Shannon Clayton,  
Michael Fiorino



Fiorino Architects LLC

Fiorino Architects LLC  
221 N. Maple St. – Addison, IL 60101  
630.217.8101 – [msfiorino@gmail.com](mailto:msfiorino@gmail.com)  
[www.fiorinoarchitects.com](http://www.fiorinoarchitects.com)