

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

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

August 28, 2019
7:00 p.m.

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes – May 22, 2019

4. New Business

- a. **19-ZBA-0003:** A petition seeking 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.

5. Adjournment

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
May 22, 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: Jason Zawila, Planning Manager
Flora Ramirez, Development Planner
Gabriella Baldassari, Development Planner
Devin Kamperschroer, Planning Intern

Also present: Wayne Cerne, 1134 Franklin Street, Downers Grove
James Patterson, 4835 Saratoga Avenue, Downers Grove
Mr. Kevin O'Reilly, 4224 Elm Street, 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 were two petitions before the Board for consideration. He verified with staff that the proper notifications had been made regarding posting of the petitions, 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 sites 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 – January 23, 2019

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

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

DRAFT MINUTES

NAYS: None
The Motion carried 6:0.

19-ZBA-0001: A petition seeking a zoning exception for vertically extending a non-conforming wall. The property is located at the northeast intersection of Saratoga Avenue and Franklin Street, commonly known as 4835 Saratoga Avenue, Downers Grove, IL. (PIN 09-08-107-009) James and Juliana Peterson, Petitioners and Owners.

Staff Presentation:

Ms. Flora Ramirez, Development Planner, stated that the petition is for a zoning exception for property located at 4835 Saratoga Avenue, northeast of Franklin and Saratoga. Ms. Ramirez provided a slide presentation showing the location of the property, as well as photos of the home and elevation drawings. The south elevation is the area of the home to be considered, as it is a nonconformity. She said the proposal only affects a 26' vertical extension to the rear of the home. She outlined the front elevation to provide a better understanding of the portion of the property that is nonconforming. Standards of Approval have all been met, the proposal meets all applicable zoning exception regulations and the horizontal length of the existing nonconforming wall is not being extended. The proposed addition meets goals of the Comprehensive Plan as well.

Ms. Ramirez said that based upon the evidence and analysis of the petition, staff believes the standards for granting the vertical exception have been met as indicated in staff's report dated May 22, 2019. She noted that staff's recommendation for approval is subject to one condition noted on Page four of staff's afore-mentioned report.

Petitioner's Statement:

Mr. James Peterson, owner of the property and petitioner, stated he and his wife purchased the property about 3-1/2 months ago with the intention of adding two bedrooms and a bath. In response to the Chairman, he stated that there was a dormer on the second floor, which they removed. He indicated that no neighbors have objected to their plan.

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

Deliberation:

Ms. Eberhardt said the presentation was clear, and the petition meets the character of the neighborhood. She thought it was a straightforward request.

Ch. McCann said there is a section of the Code passed in 2014 that gives consideration to older housing stock in the Village. He explained that amendment to the Zoning Ordinance, which provides greater discretion to the Zoning Board of Appeals in cases such as this. He commented on the window planned for the addition, noting that it looks over the street and does not look into adjacent homes.

DRAFT MINUTES

Mr. Peterson said the addition would not increase the size of the footprint. The house was built in 1894. He said there is a staircase window that faces the other adjacent house however it is conforming.

Ms. Eberhardt asked whether they had considered doing a full second story, and Mr. Peterson replied that the front portion of the house had a porch at one point, and he doesn't think the front part of the house would sustain a second level. Initially they thought to leave the house exactly as it was, but they soon realized that the existing bedroom space for college-aged children was not sufficient.

There being no further comments, Ch. McCann called for a Motion.

Ms. Eberhardt moved that the Board recommend approval of the requested exception based on Staff's findings and analysis, subject to the following condition listed on page 4 of Staff's report dated May 22, 2019:

- 1. The vertical wall exception shall substantially conform to the Staff Report and architectural drawings prepared by IJM Architects, dated March 27, 2019 except as such plans may be modified to conform to Village Codes and Ordinances.**

Mr. Maier seconded the Motion.

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

NAYS: None

Motion carried 6:0

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19-ZBA-0002 – A petition seeking a zoning exception for vertically extending a non-conforming wall. The property is currently zoned R-4, Residential Detached House 4. The property is located approximately 225 feet south of the intersection of Elm Street and 41st Street, commonly known as 4224 Elm Street, Downers Grove, IL (PIN 09-05-120-013) Kevin O'Reilly, Petitioner and Owner.

Staff's Presentation:

Mr. Devin Kamperschroer, Planning Intern, said that the home is located four houses south of 41st Street on the west side of Elm Street and is a one-story home, which the petitioners are seeking to expand vertically. He showed the plat of survey to indicate where the exception will occur. The owners wish to expand the one-story home into a two-story home. He noted the areas that are nonconforming, stating that no windows will be added to the second story. Standards of Approval have been met and the extension will comply with all building regulations, and the horizontal length of the nonconforming wall will not change. The Comprehensive Plan goals for improvement to existing properties are met. Based on analysis of the petition, staff believes the standards and criteria for granting the horizontal exception have been met, and recommends approval subject to the condition stated in Page 4 of Staff's Report dated May 22, 2019.

Ch. McCann asked about the neighbor to the north and whether they have a similar 5.5' setback. Mr. Kamperschroer said that there is a setback of about 5.5' between the homes. The petition is consistent with the neighborhood.

DRAFT MINUTES

Petitioner's Presentation:

Mr. Kevin O'Reilly, homeowner, said that they have been residents of the Village for over 13 years and did not want to move. They want to increase bedroom and bathroom space for their family. Their neighbors approve of their plans to expand the home. In response to Ch. McCann he said that the neighbors are aware of the tight space of their existing house, and are excited at the prospect of the improvement to the property. He verified that the wall adjacent to neighbors will have no window. He said he thinks the home was built in 1948.

There being no further comments, Ch. McCann moved to deliberation based on voice vote.

Deliberation:

A comment was made as to the initial thought that this addition would dominate the neighborhood; however, no neighbors appeared to oppose the petition.

Ch. McCann said there are several factors that come to mind, one being that the neighboring property is also a two-story home, and the plan is consistent with the wording of the Village Code. He noted that the nonconformity is less than one foot.

Ch. McCann called for a Motion.

Mr. Maier moved to approve the petitioner's request for a vertical wall exception, subject to the following condition shown on Page 4 of Staff's Report dated May 22, 2019:

1. The vertical wall exception shall substantially conform to the Staff Report and architectural drawings prepared by Brian McNichols Architect, dated May 7, 2019, except as such plans may be modified to conform to the Village Codes and Ordinances.

Mr. Foernssler seconded the Motion.

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

NAYS: None

Motion carried 6:0

New Business:

Planning Manager Jason Zawila noted that new Village ID cards were distributed to the Board, and asked if anyone did not receive their card to contact him. He also introduced the recently hired Development Planner, Gabriella Baldassari.

Adjournment

Mr. Frost moved, seconded by Ms. Eberhardt, to adjourn the meeting.

Ch. McCann adjourned the meeting by voice vote at 7:37 PM.

Respectfully submitted,

Tonie Harrington

DRAFT MINUTES

Recording Secretary

(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE ZONING BOARD OF APPEALS
AUGUST 28, 2019 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
19-ZBA-0003 5104 Dewitt Lane	Zoning Exception	Gabriella Baldassari Development Planner

REQUEST

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.

NOTICE

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

GENERAL INFORMATION

OWNER/ APPLICANT: Claire and James Hamelka
5104 Dewitt Lane
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-3, Residential Detached House 3
EXISTING LAND USE: Single Family Detached House
PROPERTY SIZE: 7,800 square feet (0.18 acres)
PINS: 09-07-402-011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-3, Residential Detached House 3	Single Family Residential
SOUTH:	R-3, Residential Detached House 3	Single Family Residential
EAST:	R-3, Residential Detached House 3	Single Family Residential
WEST:	R-3, Residential Detached House 3	Single Family Residential

ANALYSIS

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. Location Map
2. Plat of Survey
3. Site Plan
4. Floor Plans
5. Elevations

6. Project Summary/Narrative

PROJECT DESCRIPTION

The petitioner is requesting a zoning exception to horizontally extend a one story section of an existing house located within the required street setback. The existing southern wall measures at a length of 40 feet. The petitioner is requesting to extend the wall six feet to the west to be used as kitchen space as part of an overall home renovation. The property is located at the northwest corner of the Dewitt Lane cul-de-sac and is zoned R-3, Residential Detached House 3.

The existing single family home is considered a legal non-conforming structure as it was lawfully constructed, but has been deemed non-conforming due to Zoning Ordinance revisions. The southernmost wall of the house is setback 23.14 feet from the south property line where a 28.5 foot street yard setback is required per Sections 2.030 and 14.100.A of the Zoning Ordinance. The petitioner is requesting a zoning exception to allow for the proposed improvements to be constructed as part of the overall home renovation.

The proposed addition will not abut further into the encroachment. The extension includes newly proposed windows which do not overlook an abutting lot. 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. 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, Horizontal extension of existing walls in one required setback

As noted above, the petitioner is requesting an exception from the required street yard setback to extend a primary structure wall six feet where it is prohibited per Section 2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning Exception in Section 12.080.G, and the nonconforming structure alterations criteria in Section 11.040.C.2 of the Zoning Ordinance, must be met.

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 Zoning Board of Appeals 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 extension will not cause harm to the health, safety and general welfare of the community or immediate neighborhood. Additionally, the proposed addition advances the goals of the Comprehensive Plan which includes re-investment in the current housing stock and encourages a variety of housing types, sizes and prices. 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 extension will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed horizontal extension meets all other bulk

requirements of the Zoning Ordinance. The proposed extension faces 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 extension will match the existing southern building wall and continue the existing structure horizontally. The window additions on the proposed expansion do not face an abutting lot occupied by a detached house. The scale of the proposed addition is consistent with the surrounding homes in the vicinity, and with the exception of the requested relief item, meets the bulk requirements of the Zoning Ordinance. 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 and garage extension 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.***

The location of the proposed addition is in a location that is not immediately adjacent to a lot with an existing detached house. The proposed addition meets all other bulk requirements of the R-3 zoning district and mitigates any impacts to the maximum extent. This standard is met.

Section 28.11.040.C.2 Alterations and Expansions

Additionally, extending 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 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 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 setback for the expansion will remain 23.14 feet from the south property line. The horizontal expansion proposed is six feet in length, which is 15% of the existing length of 40 feet. 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.***

Windows are proposed on the extension to south side of the house, but the windows face a public right-of-way and will not abut a detached house. 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 expansion will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed extension will meet all other bulk requirements of the Zoning Ordinance. The proposed horizontal extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

RECOMMENDATION

Based on the analysis above, staff believes the standards and criteria for granting the horizontal exception has been met. Staff recommends **approval** of the requested exception subject to the following conditions:

1. The horizontal wall exception shall substantially conform to the staff report and architectural drawings prepared by A. W. Wendell & Sons, LLC., dated July 28, 2019, except that 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:gb
-att

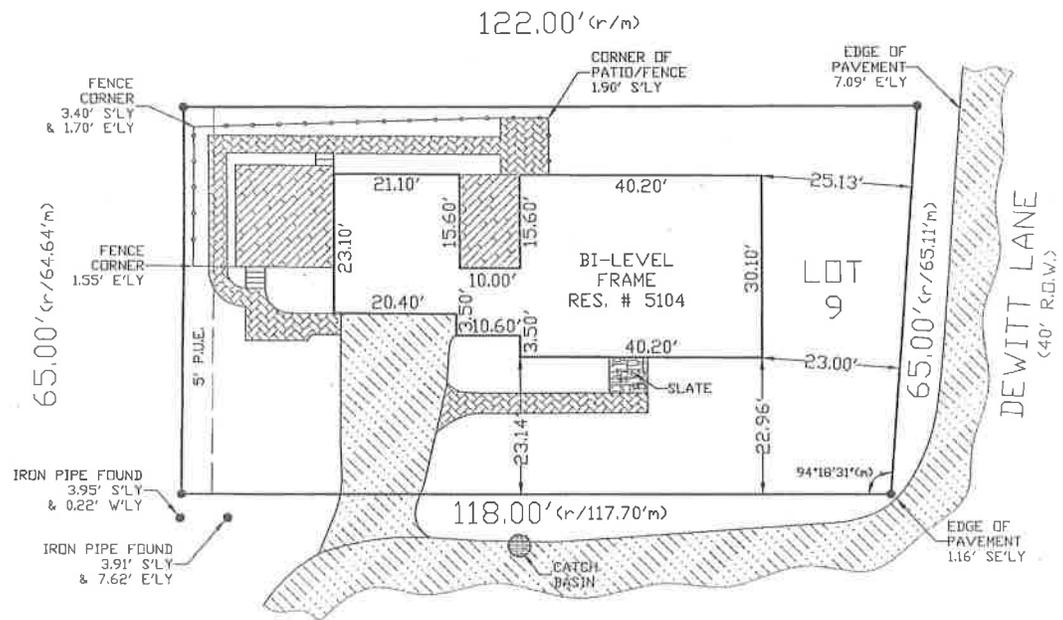
P:\P&CD\PROJECTS\ZONING BOARD OF APPEALS\2019 ZBA Petitions\19-ZBA-0003 - 5104 Dewitt- Zoning Exception\19-ZBA-0003_Staff Report.docx

Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973
 P.O. Box 810 Bolingbrook, IL 60440
 PH: 630-759-0205 FAX: 630-759-9291

PLAT OF SURVEY

LOT 9 IN RE-PLAT OF STANLEY WOODS IN THE SOUTHEASTERLY QUARTER OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1941 AS DOCUMENT 428758 IN DUPAGE COUNTY, ILLINOIS.



State of Illinois }
 County of Will } SS

I, Michael G. Herwy, 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 21st day of AUGUST, A.D., 2009, FIELDWORK DATE: AUGUST 20, 2009
 at Bolingbrook, Illinois

CLIENT: RYAN

Illinois Professional Land Surveyor No: 35-002900
 License Expires: November 30, 2010

JOB NO.: 69089-09

LEGEND:

	ASPHALT		BRICK
	WALL		CONCRETE
	WOOD/ PVC		ENCLOSED COVERED
	IRON PIPE		CROSS NOTCH
	REBAR/ROD		PK NAILS AS NOTCH
	CHAIN LINK FENCE		WOOD FENCE
	ALL OTHER FENCE TYPES		

ABBREVIATIONS:

A = ARC LENGTH	N/LY = NORTHERLY
R = RADIUS	S/LY = SOUTHERLY
CH = CHORD LENGTH	E/LY = EASTERLY
(I) = RECORD VALUE	W/LY = WESTERLY
(M) = MEASURED VALUE	TYP = TYPICAL
P.U.E. = PUBLIC UTILITY EASEMENT	
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	

NOTES:

- COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
- MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
- CURVED LINES DEMOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED.

Hamelka Addition/Remodel

5104 Dewitt Lane
Downers Grove, IL 60515

OWNER:

James and Claire Hamelka
5104 Dewitt Lane
Downers Grove, IL 60515

ARCHITECT:

A.W. WENDELL & SONS, LLC
1121 WARREN AVE, SUITE 140
DOWNERS GROVE, ILLINOIS 60515

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ISSUED FOR PERMIT

Addition/Remodel for:
James and Claire Hamelka
5104 Dewitt Lane,
Downers Grove, Illinois

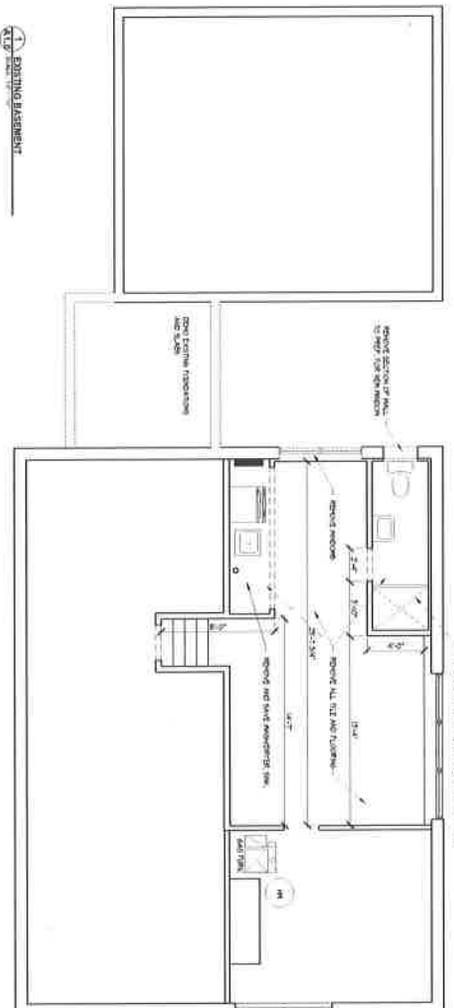


A.W. WENDELL & SONS, LLC
ARCHITECTS/BUILDERS

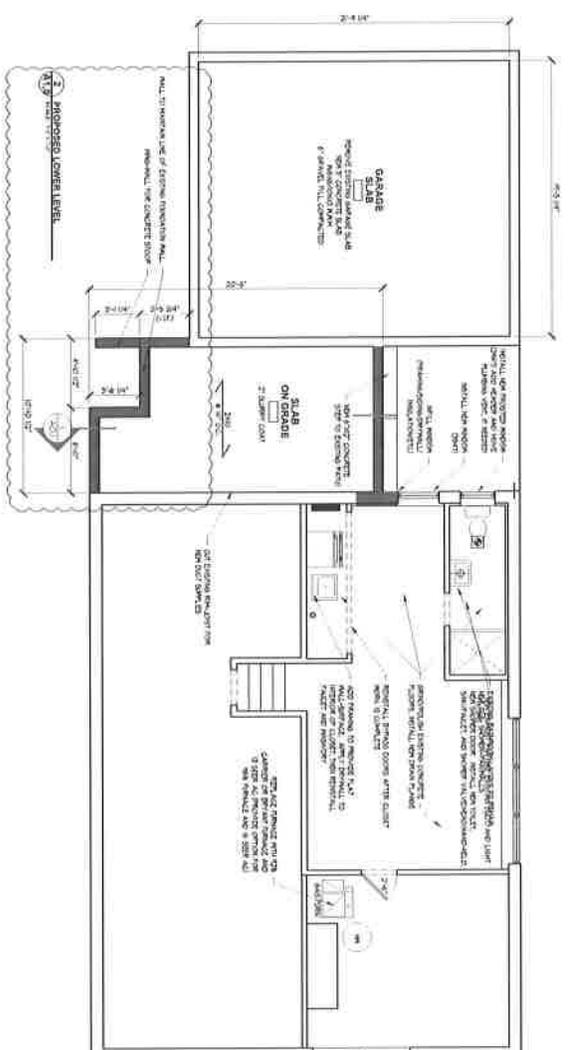
1121 WARREN AVE. DOWNERS GROVE, ILLINOIS 60515 (PAD) 630.248.2241 (PHONE) 630.498.2412

REVISIONS

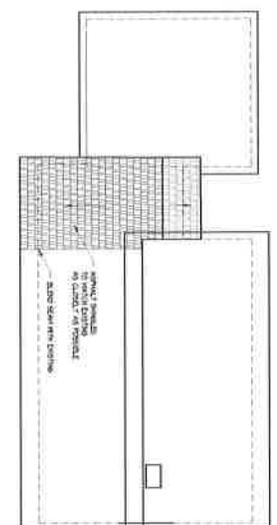
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FINAL:	05/24/2019	07/25/2019
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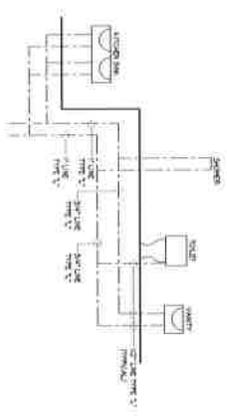
A1.0.1 EXISTING BASEMENT



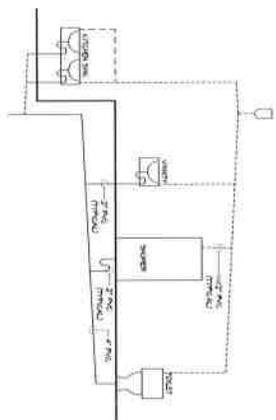
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A1.0.3 ROOF PLAN



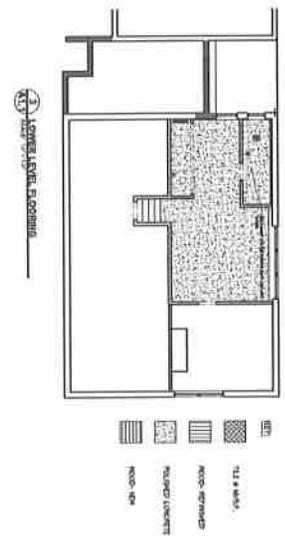
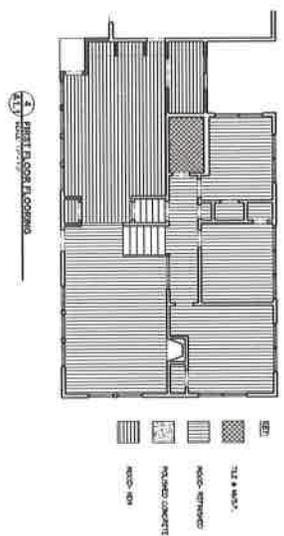
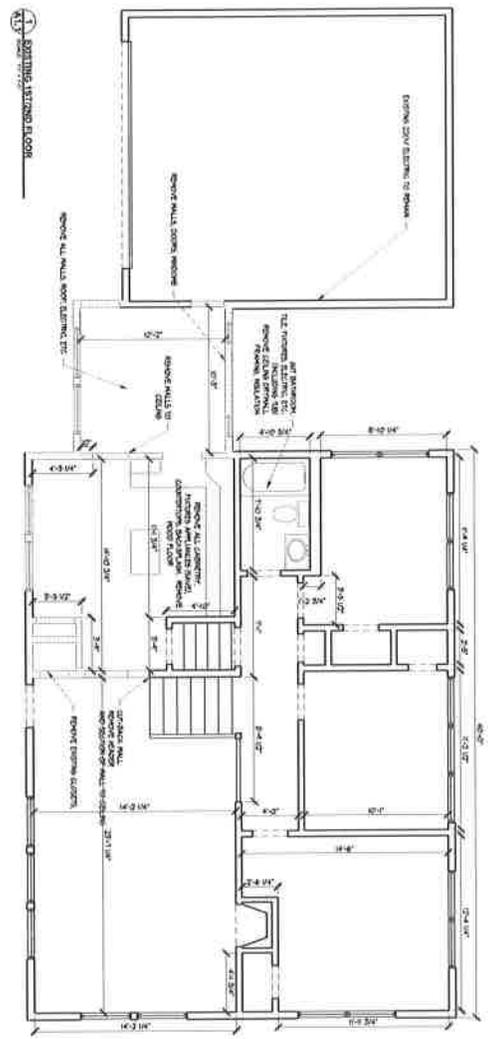
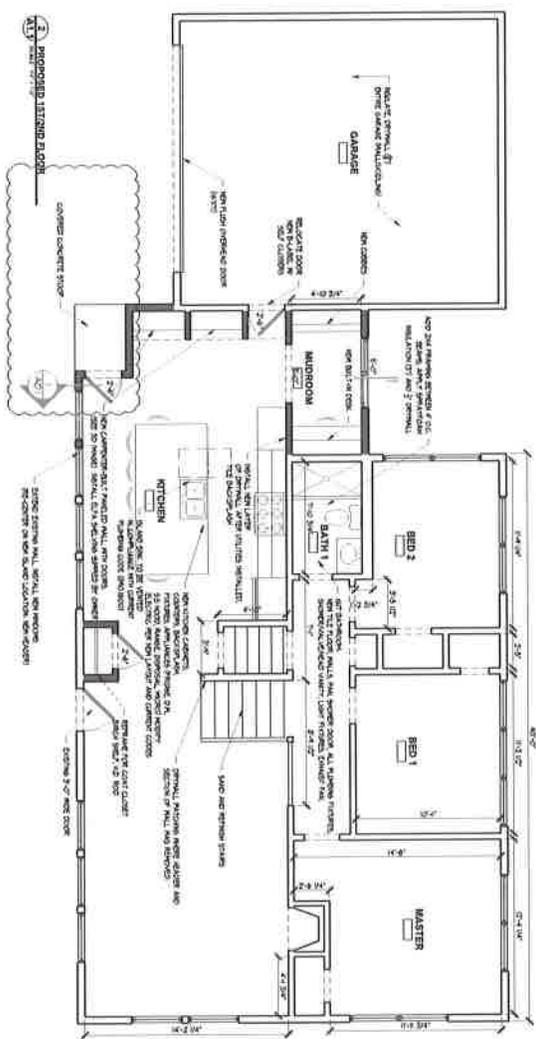
A1.0.4 PLUMBING SUPPLY DIAGRAM



A1.0.5 PLUMBING WASTE DIAGRAM

ISSUED FOR PERMIT

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A1.1

Addition/Remodel for:
James and Claire Hamelka
5104 Dewitt Lane,
Downers Grove, Illinois



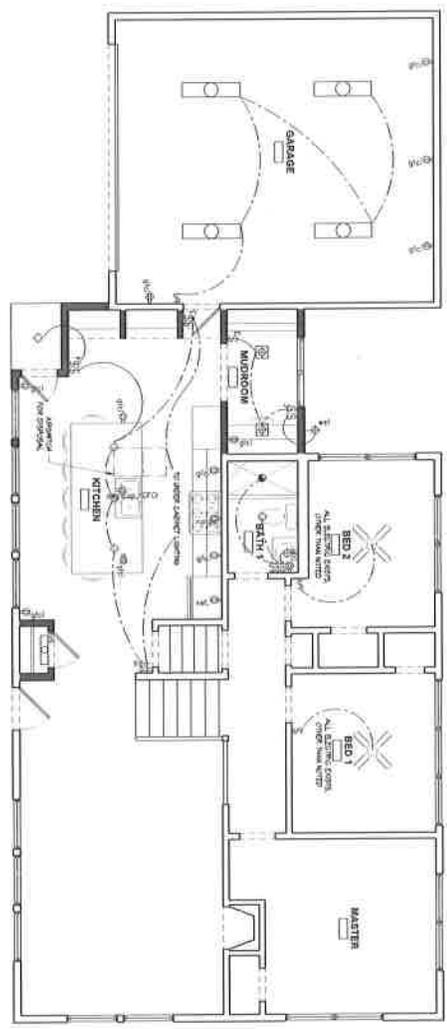
A.W. WENDELL & SONS, LLC
ARCHITECTS/BUILDERS
1121 WARREN AVE. DOWNERS GROVE, ILLINOIS 60415 (P) 630.586.8341 (F) 630.586.8342

REVISIONS	
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FINAL:	06/24/2019 07:25/2019
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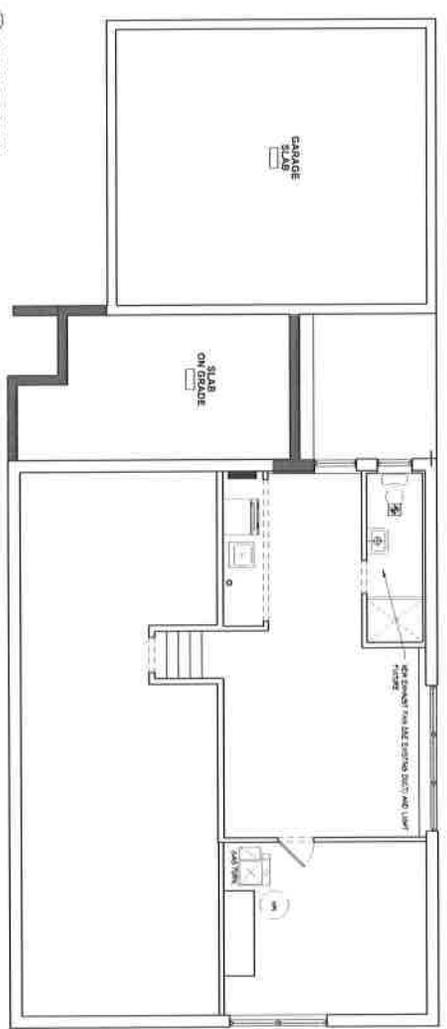
PLANS

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E.1.1 SECOND FLOOR ELECTRICAL



E.1.1 LOWER LEVEL ELECTRICAL



ISSUED FOR PERMIT

E.1.1

Addition/Remodel for:
James and Claire Hamelka
5104 Dewitt Lane,
Downers Grove, Illinois

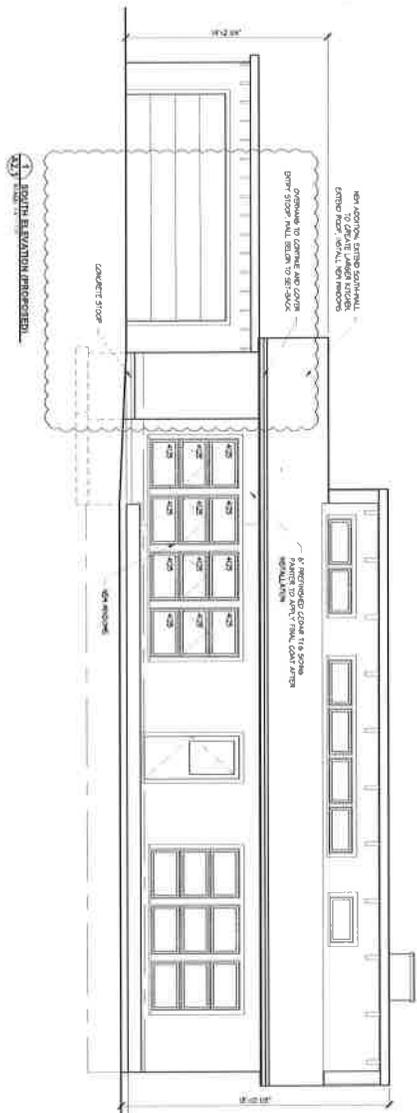


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ARCHITECTS/BUILDERS

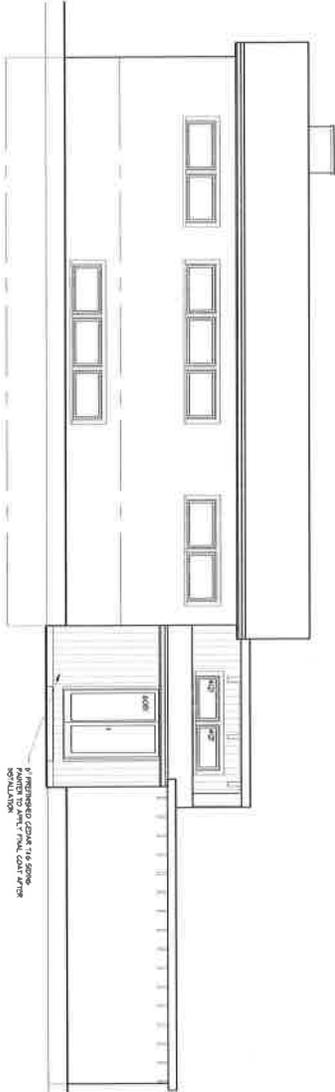
1121 WARDEN AVE. DOWNERS GROVE, ILLINOIS 60130 (P) 630.593.3361 (F) 630.593.3362

REVISIONS	
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DRAWN BY:	EPBC

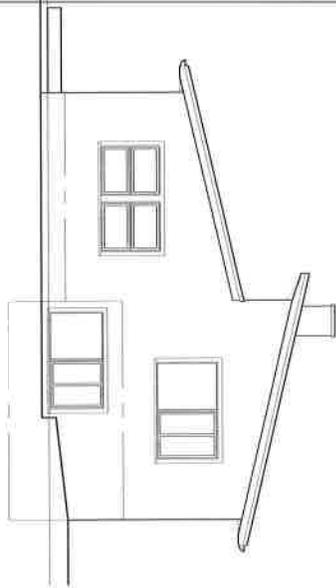
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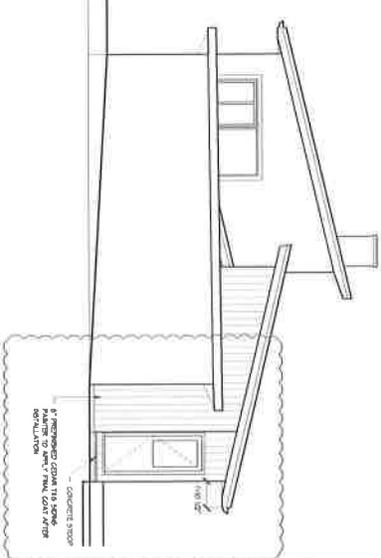
2.1 SOUTH ELEVATION PROPOSED



2.2 NORTH ELEVATION PROPOSED



2.3 EAST ELEVATION PROPOSED



2.4 WEST ELEVATION PROPOSED

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ISSUED FOR PERMIT

A2.1

Addition/Remodel for:
James and Claire Harmelka
5104 Dewitt Lane,
Downers Grove, Illinois



A.W. WENDELL & SONS, LLC
ARCHITECTS/BUILDERS

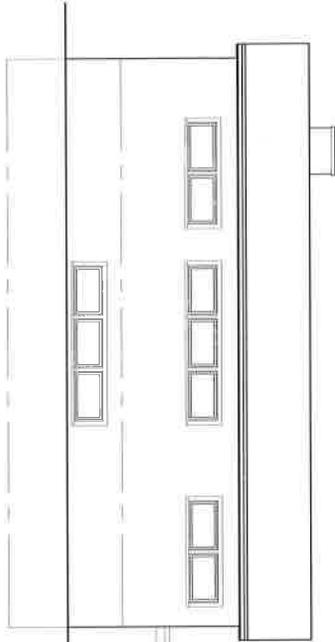
1115 WARREN AVE. DOWNERS GROVE, ILLINOIS 60418 (708) 484-8344 (P) 708 484-8342

REVISIONS		
PRELIMINARY:	06/23/2018	10/11/2018
FINAL:	05/04/2019	06/24/2019
DRAWN BY:	ERIC	

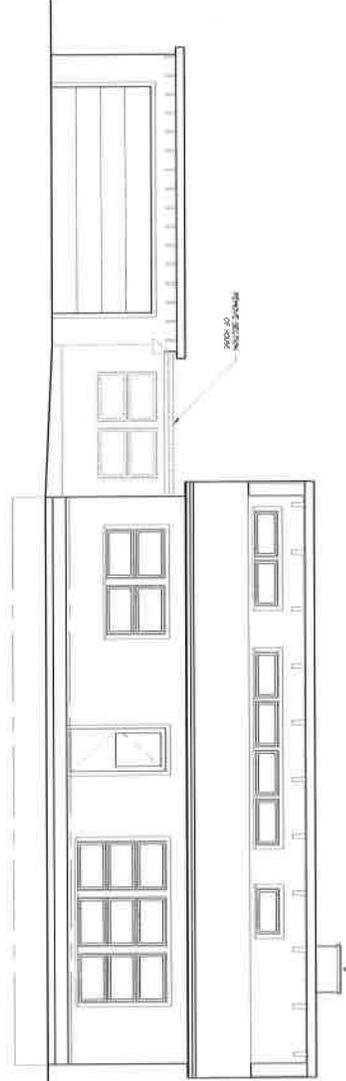
ELEVATIONS

These architectural drawings are prepared under the General Contract Act as well as the Architectural Joint Contract Provision Act. All contents are the property of A.W. Wendell & Sons, LLC. All rights reserved. No part of these drawings or the matter herein may be reproduced or transmitted in any form, by any means (electronic, photographic, recording, or otherwise) without the prior written permission of A.W. Wendell & Sons, LLC.

1 NORTH ELEVATION ELEVATION

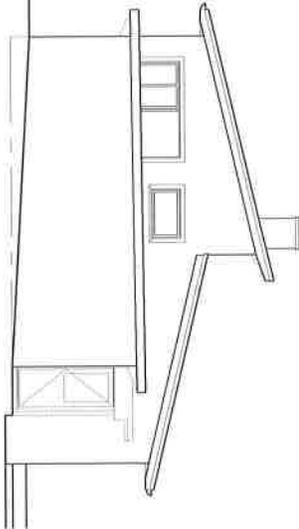


2 SOUTH ELEVATION ELEVATION

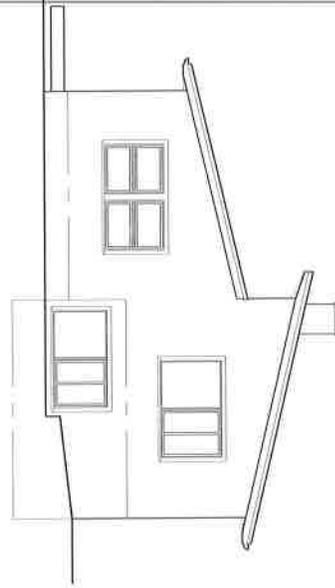


3 ROOF SECTION OF ROOF

4 WEST ELEVATION ELEVATION



5 EAST ELEVATION ELEVATION



ISSUED FOR PERMIT

A2.2

Addition/Remodel for:
James and Claire Hamelka
5104 Dewitt Lane,
Downers Grove, Illinois



A.W. WENDELL & SONS, LLC
ARCHITECTS/BUILDERS

1121 WARREN AVE. 630.954.3412 630.954.3412

REVISIONS	
PRELIMINARY:	08/23/2018 1001/2018
FINAL:	09/04/2018 09/24/2018
DRAWN BY:	ERIC

ELEVATIONS

July 25, 2019

Village of Downers Grove
Zoning Board of Appeals

RE: 5104 Dewitt Lane
Downers Grove, IL 60515



Project Summary

The applicant is requesting a Zoning Exception at the south wall of their home. The reason for the application is to allow for an increase in square footage of their kitchen, which is currently under-sized by today's standards. Please see attached drawings for details.

The applicant is requesting approval to extend the existing south wall by 6'-0" to the west per the Zoning Code in accordance with Sec. 11.040.C.2. The existing south wall is currently non-conforming and is located 23.14' (23'-1-5/8") north of the south property line. 6'-0" is base upon the allowable extension of 15% of the existing wall, which is currently 40.2'.

We believe that this Zoning Exception request satisfies all items listed in Sec. 11.040.C.2

1. the extended wall complies with all other applicable lot and building regulations (other than the nonconforming setback);
2. the extension does not obstruct farther into the required setback than the existing exterior building wall and does not extend the horizontal length of the nonconforming building wall more than 15% of its existing length;
3. the extension includes windows; however, those windows do not allow views onto an abutting lot occupied by a detached house;
4. the appearance of the expansion is compatible with the adjacent property and neighborhood
5. the expansion is not detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

We respectfully ask for your consideration and approval of this Zoning Exception.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Wendell".

Eric Wendell
A.W. Wendell & Sons, LLC

A large, stylized logo consisting of the letters "AWW" in a bold, brown, sans-serif font.

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A.W. Wendell & Sons, LLC

1121 Warren Avenue | Downers Grove, IL 60515