

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

VILLAGE HALL COUNCIL CHAMBERS
801 BURLINGTON AVENUE

September 26, 2018
7:00 p.m.

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes – May 23, 2018**
- 4. Other Business**
 - a. **18-ZBA-0005:** A petition seeking zoning exceptions to vertically extend two non-conforming walls for a second story addition. The property is currently zoned R-2, Residential Detached House 2. The property is located 70 feet to the south of the intersection of Blodgett Avenue and Summit Street, commonly known as 5335 Blodgett Avenue, Downers Grove, IL (09-08-417-011) . Michael and Michelle Faust, Petitioner and Owner.
- 5. Adjournment**

THIS TENTATIVE REGULAR AGENDA MAY BE SUBJECT TO CHANGE

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
May 23, 2018**

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. Werner,
Ch. McCann

A quorum was established.

Staff: Rebecca Leitschuh, Planning Manager
Scott Williams, Sr. Village Planner

APPROVAL OF MINUTES – February 22, 2017

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

AYES: Ms. Eberhardt, Mr. Werner, Mr. Frost, Mr. Maier, Ch. McCann

NAYS: None

ABSTAIN: Mr. Steffes

The Motion carried 5:0:1.

MEETING PROCEDURES:

Ch. McCann asked those in attendance to silence their phones for the duration of the meeting. He then 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. 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 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. 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.

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18-ZBA-0003: A petition seeking a zoning exception to vertically extend a non-conforming wall. The property is currently zoned R-2, Residential Detached House 2. The property is located to the south of the intersection of Turvey Lane and Turvey Court, commonly known as 5312 Turvey Court, Downers Grove, IL (PIN 09-07-405-020). Leigh and Steve Buehler, Petitioner and Owner.

Sr. Planner Rebecca Leitschuh explained to the new members of the Zoning Board of Appeals that all petitions that come before this Board and all other Boards or Commissions are published in local newspapers to meet State requirements of proper notification of the petition. In addition, a direct mailing is sent to property owners living within 250' of the subject property that includes a description of the petition before the Board or Commission, as well as a map depicting the location of the property. Finally, a sign is placed in the front of the subject property so that it is visible from the roadway and serves as notification that the property will be the subject of a meeting with a Board or Commission of the Village.

Staff Presentation:

Sr. Planner Scott Williams stated that the 25,470 square foot parcel under consideration is located south of the intersection of Turvey Lane and Turvey Court, and is zoned R-2, Residential Detached House 2. He displayed a zoning map showing that the surrounding residential properties are also zoned R-2 Residential Detached House 2. To the west of the property is Avery Coonley School, and further west is property owned by the Forest Preserve District. Mr. Williams explained that the Forest Preserve acknowledged receipt of notification of this petition and responded by letter that they had no comments regarding the subject petition.

Referencing the Plat of Survey for the site, Mr. Williams noted that the house is at an angle on a uniquely shaped lot with six property lines. He pointed out which line establishes the setback area. The footprint of the second story addition is 318 square feet. He showed the required location of the setback line, noting that there is a picture window on the east wall that was set to stay outside of the required side setback, showing that a lot of care was taken with the design. He also pointed out the location of the transom windows in relation to the required setback. Mr. Williams used elevation drawings to give a better perspective on how the property fits on the site, and the planned second story addition's relationship to the existing structure and setback.

Mr. Williams explained that there are specific criteria established for a vertical extension with a nonconforming setback. The windows of the subject addition are recessed in order to meet the required side setback. The transom windows have been raised so as not to allow for the direct view of adjacent residential properties. The addition does not increase the degree of nonconformity. The appearance of the structure is compatible with the surrounding neighborhood. The proposed two-story home is consistent with the existing character of the neighborhood and all other requirements of the Zoning Ordinance have been met.

A guiding document that Staff also takes into consideration when reviewing petitions is the Village's Comprehensive Plan, which was updated and adopted in the summer of 2017 and emphasizes that single-family homes are the dominant land use in the Downers Grove community. It approves modernization across the board, and encourages improvements to existing properties. He then reviewed the criteria for all zoning exceptions saying that Staff has found that this proposal meets the Comprehensive Plan and other bulk requirements, does not negatively impact the adjacent properties, will not dominate the surrounding vicinity, is

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appropriately scaled, will match the existing building materials on the structure, and all adverse impacts will be mitigated.

Based on the analysis in Staff's Report dated May 23, 2018, 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 Bryan Associates Inc. Architects, dated May 7, 2018, except as such plans may be modified to conform to the Village codes and ordinances.

Mr. Steffes asked if there is a house east of the property. Mr. Williams said there is and those owners have no objection, as the house is not encroaching any more than the first story already encroaches.

Ms. Eberhardt asked about the age of the home and number of additions made to the house. Mr. Williams said the petitioner would address that in their presentation.

Staff was asked to explain the significance of the design features for the picture window and transom windows. Mr. Williams replied that there is explicit criteria that states you cannot allow for the direct view of adjacent residential uses in the non-conforming section of the addition. The windows have been designed so as to comply with the setback requirements.

Petitioner's Presentation

Steve and Leigh Buehler, owners of the property, made their presentation. Mr. Buehler said that the main part of the house was built in 1946. He described the A-frame one-story room that is used as an office that was built by the prior owners. Mr. Buehler said that their bedroom is on the second floor and is dated. They wanted to complete a master suite on the second story of their home to modernize that area. They view this home as their "stay forever" home and have lived in the Village for 14 years.

Mr. Buehler explained that as they talked about extending their home, they found that there were problems that had to be addressed and so they worked with Staff and their architect to meet the requirements regarding the setback and still maintain the character of the house and the Denburn Woods neighborhood.

It was noted by a Board member that there are no neighbors objecting to this request, no additional incursion is taking place, and the owners are improving and modernizing the building.

There being no further questions for the Petitioners or Staff, Ch. McCann closed the public portion of the hearing.

Board's Deliberation

There was consensus among the Board members that the petition met all of the requirements as stated in Staff's report. It was again pointed out that no neighbors are objecting to this petition, no additional incursion is taking place, the property is being improved and modernized, and it is consistent with the Comprehensive Plan.

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Ms. Eberhardt said this was an example of how good the Village's Zoning Ordinance and provisions that exist for nonconforming uses are. This petition complies with the Village's requirements and meets the objectives of the Comprehensive Plan.

Ch. McCann commented about the history of the Village's Zoning Ordinance, which some years back failed to grant discretion in cases that would create a circumstance of encroachment into the setback. When that Zoning Ordinance was modified it then granted the Board discretion as stated in Section 28.11.040C of the Zoning Ordinance regarding vertical or horizontal extensions. It is helpful that the Ordinance was changed thereby allowing the owners in this case the ability to modernize and improve their property.

Ms. Eberhardt moved in case 18-ZBA-0003 that the Board approves the request for an exception as recommended by Staff with the following condition:

The vertical wall exception shall substantially conform to the staff report and architectural drawings prepared by Bryan Associates Inc. Architects, dated May 7, 2018, except as such plans may be modified to conform to the Village codes and ordinances.

Mr. Werner seconded the Motion.

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

NAYS: None

The Motion passed unanimously.

Ms. Leitschuh said the owners can come into the office tomorrow to begin the permitting process.

Ms. Leitschuh then announced that Scott Williams has been promoted and will be serving as liaison to the Zoning Board of Appeals. She noted that there are many new faces on the Board and asked them to introduce themselves.

There being no further questions or comments Ch. McCann called for a Motion to Adjourn.

Adjournment

**Mr. Frost moved, seconded by Mr. Werner to adjourn the meeting.
All in favor. The Motion passed unanimously by voice vote.**

Ch. McCann adjourned the meeting at 7:40 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary
(transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE ZONING BOARD OF APPEALS
SEPTEMBER 26, 2015 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
18-ZBA-0005 5335 Blodgett	Zoning Exception	Flora Ramirez Planner

REQUEST

The petitioner is seeking two vertical zoning exceptions to allow for the construction of a second story addition. 4.81 feet from the north property line where 7 feet is required and 33.44 feet from the west property line where 35 feet is required.

NOTICE

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

GENERAL INFORMATION

OWNER/ APPLICANT: Michael and Michelle Faust
5335 Blodgett Avenue
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-2, Residential Detached House 2
EXISTING LAND USE: Single Family Detached House
PROPERTY SIZE: 19,602 square feet (0.45 acres)
PINS: 09-08-417-011

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-2, Residential Detached House 2	Single Family Residential
SOUTH:	R-2, Residential Detached House 2	Single Family Residential
EAST:	R-2, Residential Detached House 2	Single Family Residential
WEST:	R-4, Residential Detached House 4	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. 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 two zoning exceptions to vertically extend two walls, one located within the required interior side yard setback and the second located within the required street setback as part of a second-story addition. The 19,602-square-foot property is located on the east side of Blodgett Avenue, approximately 70 feet south of Summit Street. The property is zoned R-2, Residential Detached House 2 and is currently improved with a single-story house.

The northernmost wall is setback 4.81 feet (at the west end) and 5.42 feet (at the east end) from the north property line where a 7-foot interior side yard setback is required. The westernmost wall is setback 33.52 feet (at the north end) and 33.44 feet (at the south end) from the west property line where a 35 foot setback is required. The building is considered a legal non-conforming structure as it was lawfully constructed to the codes at the time but has since been deemed non-conforming due to Zoning Ordinance revisions over time.

The non-conforming walls are located on both the west and north side of the structure, within the required side yard and street yard setbacks. The proposed west and north vertical wall extensions for the second-story addition do not comply with Section 2.030 of the Zoning Ordinance. As such, obtaining two zoning exceptions is required to allow for the proposed improvements to be constructed.

The second-story additions consists of three bedrooms, two bathrooms, four skylights located above the proposed bathrooms at an overall height of 27.5', a laundry room, and two walk-in closets. There are no proposed windows within the non-conforming north vertical wall extension. The windows on the west vertical wall extension are permitted because these windows allow views onto the public right-of-way (Blodgett Avenue) and not onto an abutting lot occupied by a detached house. 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 non-conforming side yard and 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 two required setback

As noted above, the petitioner is requesting an exception from the required interior side yard setback and street yard setback to construct a second-story addition where it is prohibited per Section 2.030 of the Zoning Ordinance. To grant the exceptions, the exceptions must meet the Zoning Exception standards in Section 12.080.G and 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 requested exceptions are consistent and relevant to the purpose and intent of the Downers Grove Zoning Ordinance and 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. Additionally, the proposed addition advances the goals of the Comprehensive Plan which includes re-investment in the current housing stock and to encourage 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 second-story 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, including height. No windows are proposed within the proposed northern vertical wall extension. 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 will match the existing structure footprint and continue the existing structure vertically. The lack of windows facing a lot occupied by a detached house allows for the continued private uses of the neighboring property. The scale of the proposed addition is consistent with the surrounding one- and two-story homes in the vicinity, and 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 applicant will maintain the existing red brick exterior at the first floor, and use metal siding for the addition. The house is designed such that the highest point of the roof is in the center of the lot. 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 in the non-conforming sections of the addition which could present an adverse impact. Furthermore, the petitioner has not included any windows in the northern vertical wall extension that abuts a lot occupied by an existing detached house. Instead, to allow for natural light, the petitioner has proposed four skylights located above the proposed bathrooms at an overall height of 27.5'. Furthermore, the highest point of the roof is in the center of the building. The proposed addition meets all other bulk requirements of the R-2 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: "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 second floor addition will remain 4.81 feet from the north property line and 33.42 feet from the west property line which is the setback of the existing structure. A horizontal expansion is not proposed. 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.***

No windows are proposed on the north wall extension which would permit views onto an abutting lot occupied by a detached house. The west wall extension has windows that allow views onto Blodgett Avenue. 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 one- and two-story 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 second-story addition will not have an adverse impact on adjacent properties, the character of the area, or public health, safety and welfare. The proposed vertical extensions do not impact adjacent properties. The proposed vertical extensions meet all other bulk requirements of the Zoning Ordinance, including height. Additionally, no windows will be installed within the north elevation that would allow views onto an abutting lot occupied by a detached house. The proposed vertical extension is compatible in character with the existing one- and story-story residential neighborhood. The addition would 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 two exceptions have been met. As such, staff recommends ***approval*** of the requested exception subject to the following conditions:

1. The vertical wall exceptions shall substantially conform to the staff report and architectural drawings prepared by Sandberg Architecture and Design Inc. dated August 20, 2018 except as such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

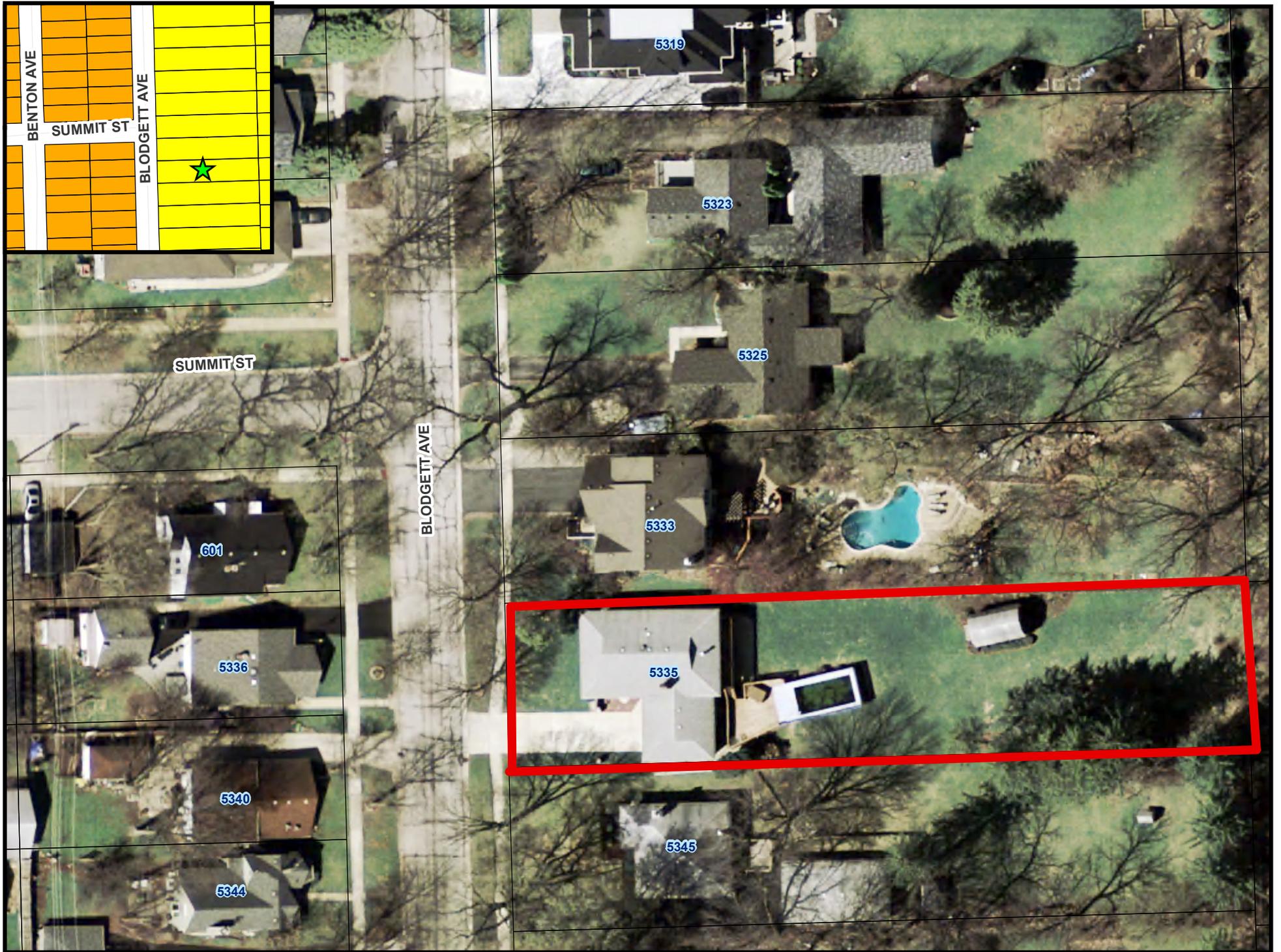
A handwritten signature in black ink, appearing to read "Stanley J. Popovich". The signature is fluid and cursive, with a long horizontal stroke at the end.

Stanley J. Popovich, AICP
Director of Community Development

SP:fr

-att

P:\P&CD\PROJECTS\ZONING BOARD OF APPEALS\2018 ZBA Petitions\18-ZBA-0005 - 5335 Blodgett - Two Exceptions\18-ZBA-0005_Staff Report.docx



0 25 50 100 Feet

5335 Blodgett Avenue - Location Map



Associated Surveying Group, LLC

Illinois Prof. Design Firm No. 184-004973

P.O. Box 810

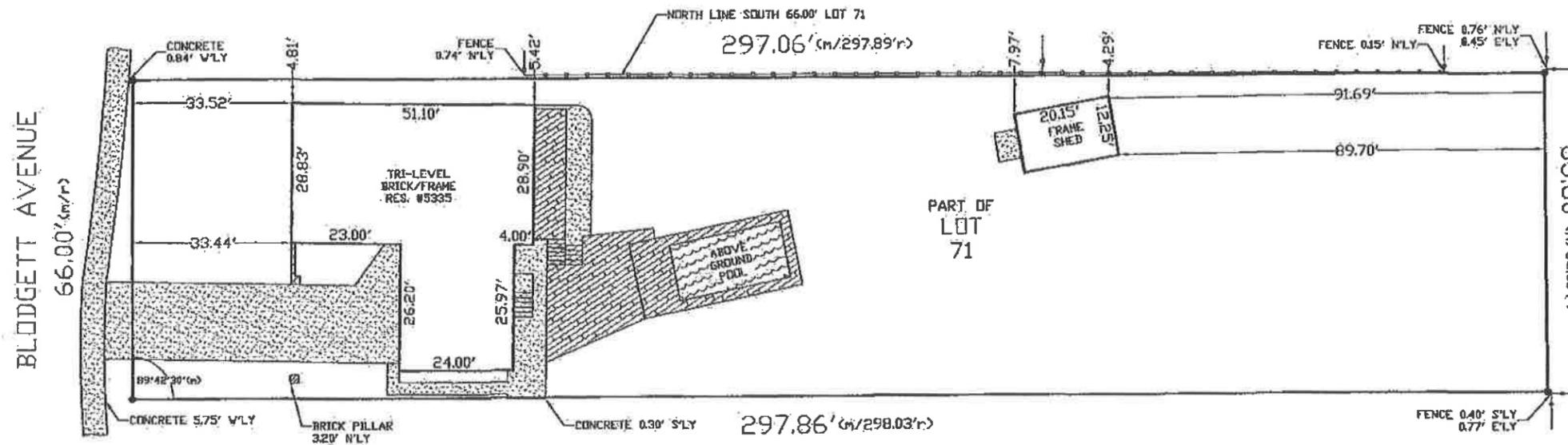
Bolingbrook, IL 60440

PH: 630-759-0205

FAX: 630-759-9291

PLAT OF SURVEY

THE SOUTH 66 FEET OF LOT 71 IN HIGHLAND ACRES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF MAPLE AVENUE (EXCEPT RAILROAD) ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1912 AS DOCUMENT 108797, 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 29TH day of JUNE, A.D., 2018 at Bolingbrook, IL.

FIELDWORK DATE: JUNE 26, 2018

CLIENT: KELLEY ESTATE

JOB NO.: 80846-18

Michael G. Herwy
Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2018

NOTES:
1. 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. 2. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION. 3. 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. 4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE. 5. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT UNLESS OTHERWISE NOTED. 6. AREA IS BASED ON MEASURED DISTANCES AT TIME OF SURVEY.

LEGEND:

ASPHALT WALL CONCRETE
WOOD/PVC BRICK ENCLOSED/COVERED

SET IRON PIPE + CROSS
IRON PIPE REBAR/ROD NOTCH
PIPE PK NAILS AS NOTCH
CHAIN LINK FENCE
WOOD FENCE
ALL OTHER FENCE TYPES

ABBREVIATIONS:

A = ARC LENGTH NLY = NORTHERLY
R = RADIUS S'LY = SOUTHERLY
CH = CHORD LENGTH ELY = EASTERLY
(r) = RECORD VALUE WLY = WESTERLY
(m) = MEASURED VALUE TYP = TYPICAL
B.S.L. = BUILDING SETBACK LINE
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

(ASSUMED NORTH)

SCALE 1" = 30'

**SANDBERG
ARCHITECTURE
AND DESIGN INC**

REQUEST FOR EXCEPTION

5335 Blodgett Avenue, Downers Grove, IL

August 24, 2018

PROPERTY INFORMATION:

Zoning District: R-2

Property Size: 19,602 s.f.

Village of Downers Grove Zoning Board of Appeals:

On behalf of the Owners at 5335 Blodgett Avenue, Mike and Michelle Faust, I am writing to request an exception for the proposed work at their home which does not meet the current Downers Grove Zoning Code:

Scope Description of proposed Zoning Exceptions:

At the front/west façade and at the north/side façade of the single-family residence at 5335 Blodgett Avenue, the existing home encroaches into the current required setbacks. The Owners, who recently purchased the home, would like to increase the capacity of the home to better accommodate their family of five. We are proposing a second-story addition, directly above the existing main portion of the home; but this proposed addition aligns with the existing outside faces of the building and thus would encroach on the current setback requirements of the property. Therefore, we are applying for a **Zoning Exception for the Vertical Extension of the existing building's non-conforming setbacks** along the west/front and north/side of the property. The proposed addition will meet all other requirements of the Downers Grove Zoning Ordinance.

- North/Side Setback: Existing building is set back a minimum of 4.81' from the property line, while the Zoning Ordinance requires a minimum of 7' setback. The proposed addition would match the length of the 51'-1" long building and match the existing building's setback of at least 4.81', with an additional 2' roof overhang. The proposed roof overhang is less than the existing 3' roof overhang. Also please note that no windows are proposed on the north face of the addition.
- West/Front Yard Setback: Existing building is set back a minimum of 33.44' from the property line, while the Zoning Ordinance requires a minimum of 35' setback. The proposed addition matches the building width of 28'-10" and would match the existing building's setback of at least 33.44', with an additional 2' roof overhang. The proposed roof overhang is less than the existing 3' roof overhang.

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 (other than the two non-conforming setbacks).
 - a. The proposed addition will meet all other requirements of the Downers Grove Zoning and Ordinance and Building Code.
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 (which is only 10.6%/2,085sf of the allowable 32%/6,294sf building coverage of the lot).

- 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 so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.
 - a. The proposed addition is arranged to minimize the impact of the vertical extension, by locating the low-point of the roof along the encroaching north side of the building, while the high point of the roof is at the center of the property/home.
4. 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 contemporary design and use of quality architectural materials to be compatible with the existing brick masonry.
5. Any adverse impacts resulting from the zoning exception will be mitigated to the maximum extent feasible.
 - a. The impact of the vertical extension at the north/side encroachment is mitigated by arranging the low-point of the addition along that north side. Also, the proposed roof eave overhang is to be a full 1' less than the existing roof overhang (proposed 2' in lieu of existing 3').
 - b. The impact of the vertical extension at the front/west encroachment is mitigated by proposing a building height much lower than the allowable building heights per the zoning district's requirements. The max eave/low-point of roof is allowed to be 25' in Zoning District R-2, but we have only proposed a roof eave/low-point at 22.45'. Likewise, the max peak/high-point of roof is allowed to be 35' in Zoning District R-2, but we have only proposed a roof peak/high-point at 28.55'. Also, the proposed roof eave overhang is to be a full 1' less than the existing roof overhang (proposed 2' in lieu of existing 3').
6. The vertical wall extension does not include windows that allow views onto the abutting north property/home.
7. The vertical wall extension is flush with and equal to the existing home, thus not furthering the non-conformity horizontally (only vertically).
8. We believe that building an addition that complies with the setback requirements is impractical for the following reasons:
 - a. Building a second story addition that does not align with the exterior walls would require a new structure (beams and columns that extend all the way down to new footings underground) to support those new walls. This would have a spatial impact on the existing first and second levels, while also increasing the amount of renovation work required at the first and second levels.
 - b. We felt that complying with the setbacks would have created an aesthetic problem by creating an oddly shaped structure that would not be consistent with the neighborhood.

Attached please find additional documents for your consideration of this proposal:

- Plat of Survey
- Existing/Demolition Site Plan and Floor Plans
- Proposed Site Plan and Floor Plans
- Proposed Building Elevations

Thank you very much for your consideration of this application.

Sincerely,

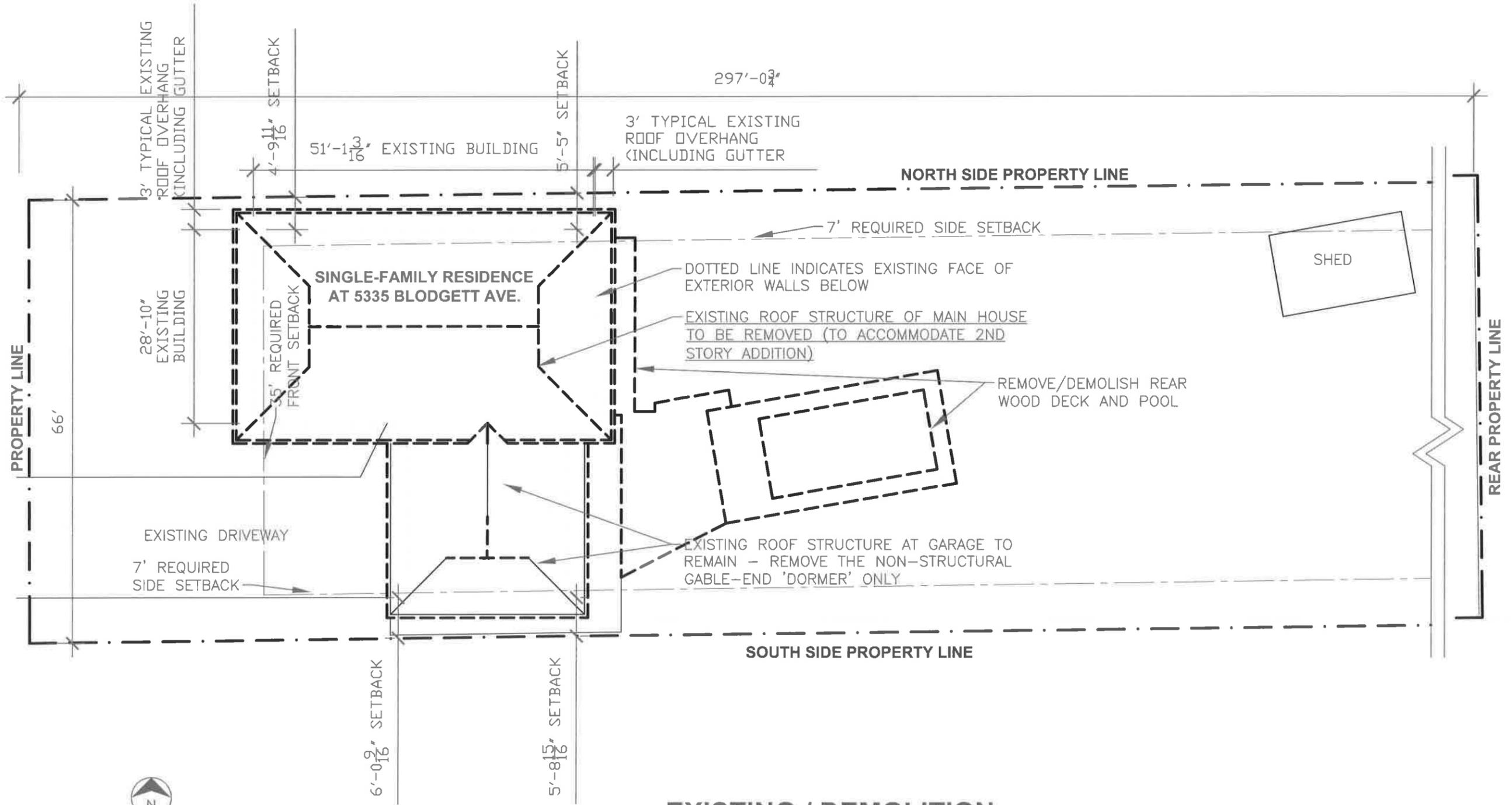


Doug Sandberg, Architect, Sandberg Architecture And Design Inc.
On behalf of Mike and Michelle Faust, 5335 Blodgett Avenue, Downers Grove

SANDBERG ARCHITECTURE AND DESIGN INC

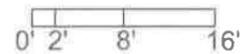
6728 N SEELEY AVE, CHICAGO, IL 60645 P:773-369-6320 E:ds@sandberg-a-d.com

BLODGETT AVENUE



**EXISTING / DEMOLITION
SITE / ROOF PLAN**

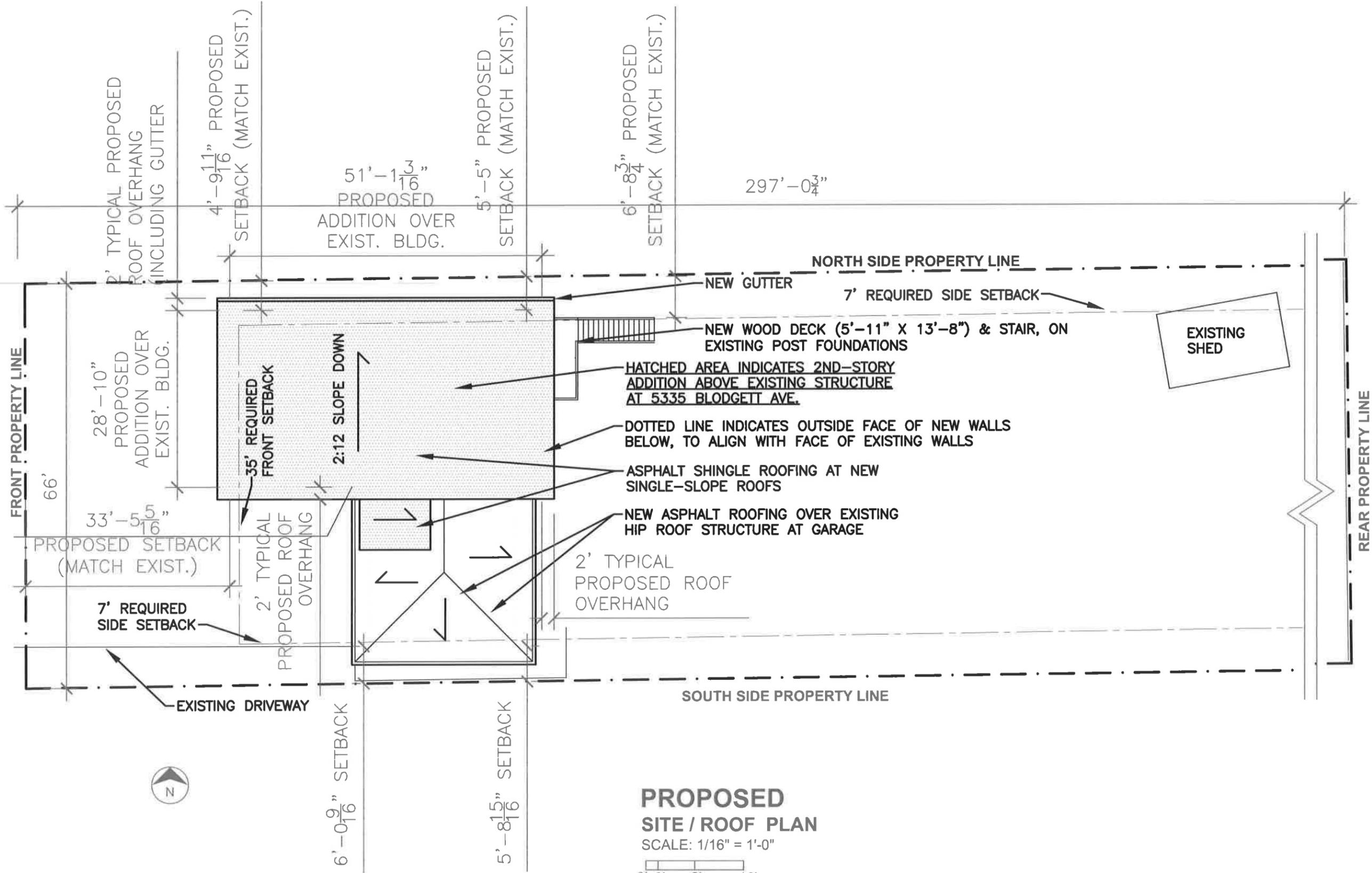
SCALE: 1/16" = 1'-0"



EXISTING DOCUMENTATION
SANDBERG ARCHITECTURE & DESIGN INC.
 AUGUST 20, 2018

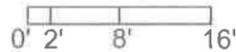
FAUST RESIDENCE
 5335 BLODGETT AVE
 DOWNERS GROVE, ILLINOIS 60515

BLODGETT AVENUE



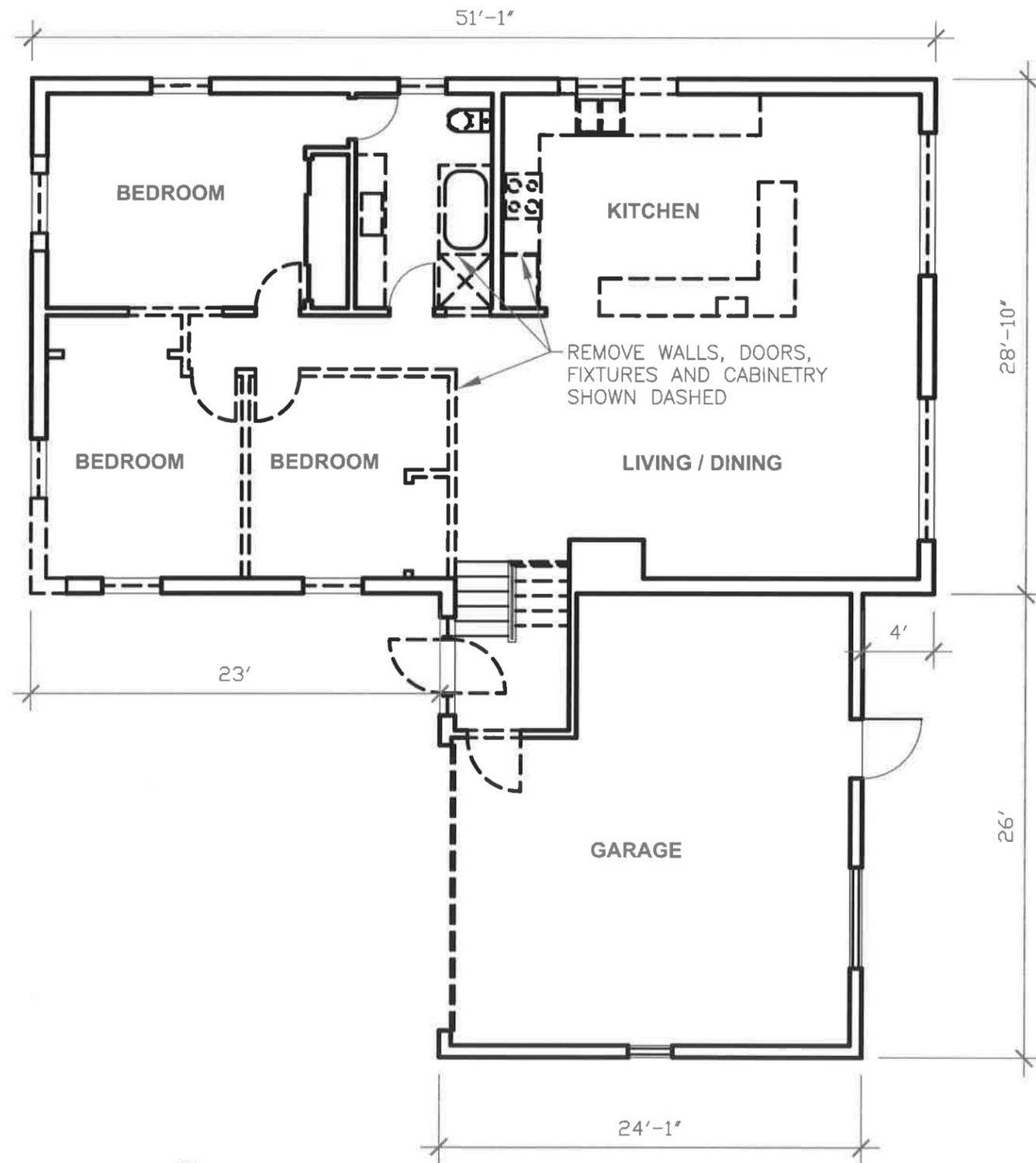
**PROPOSED
SITE / ROOF PLAN**

SCALE: 1/16" = 1'-0"



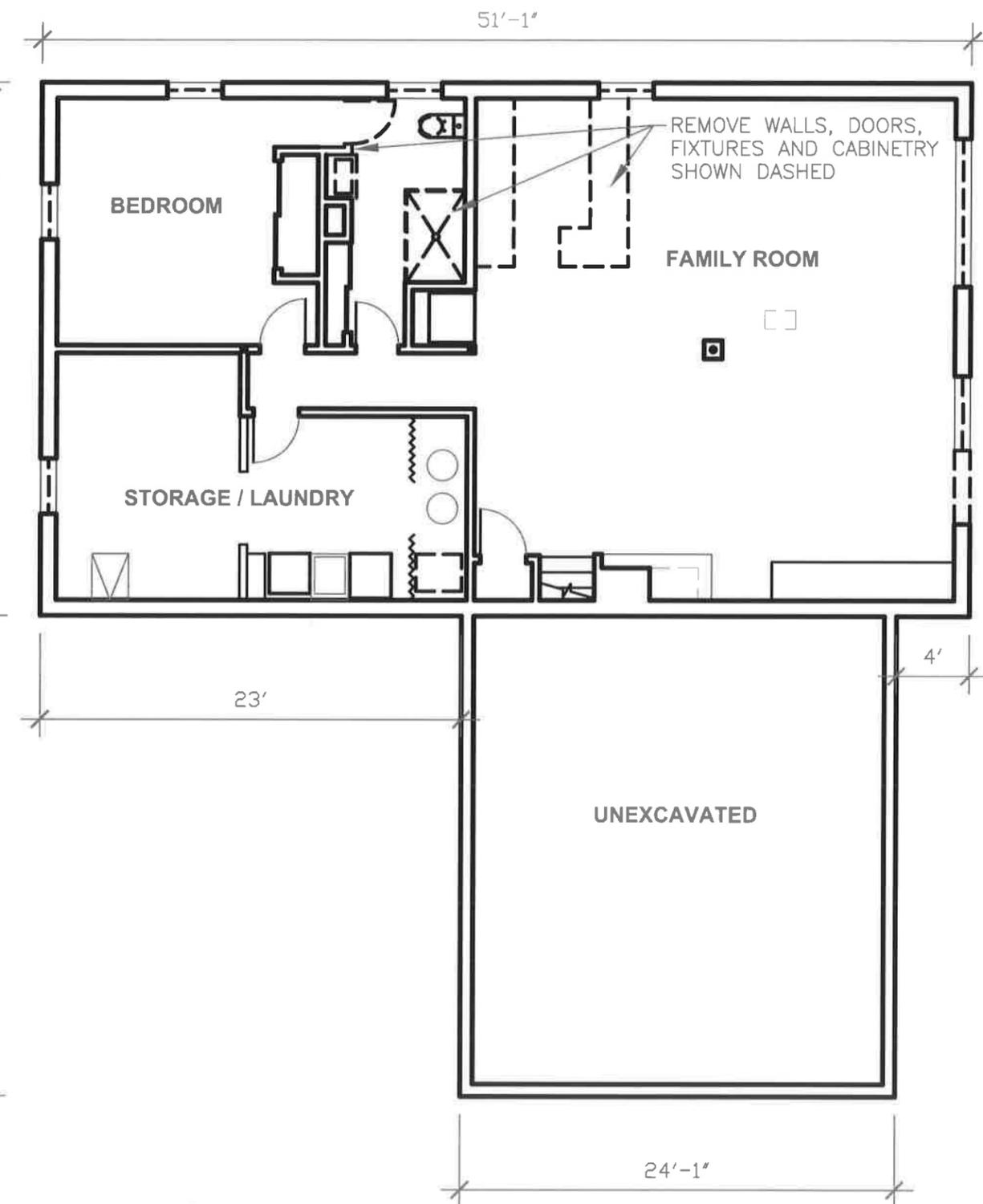
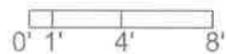
DESIGN DEVELOPMENT
AUGUST 20, 2018
SANDBERG ARCHITECTURE AND DESIGN INC.

FAUST RESIDENCE
5335 BLODGETT AVE
DOWNERS GROVE, ILLINOIS 60515



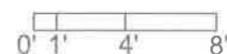
**EXISTING / DEMOLITION
1ST FLOOR PLAN**

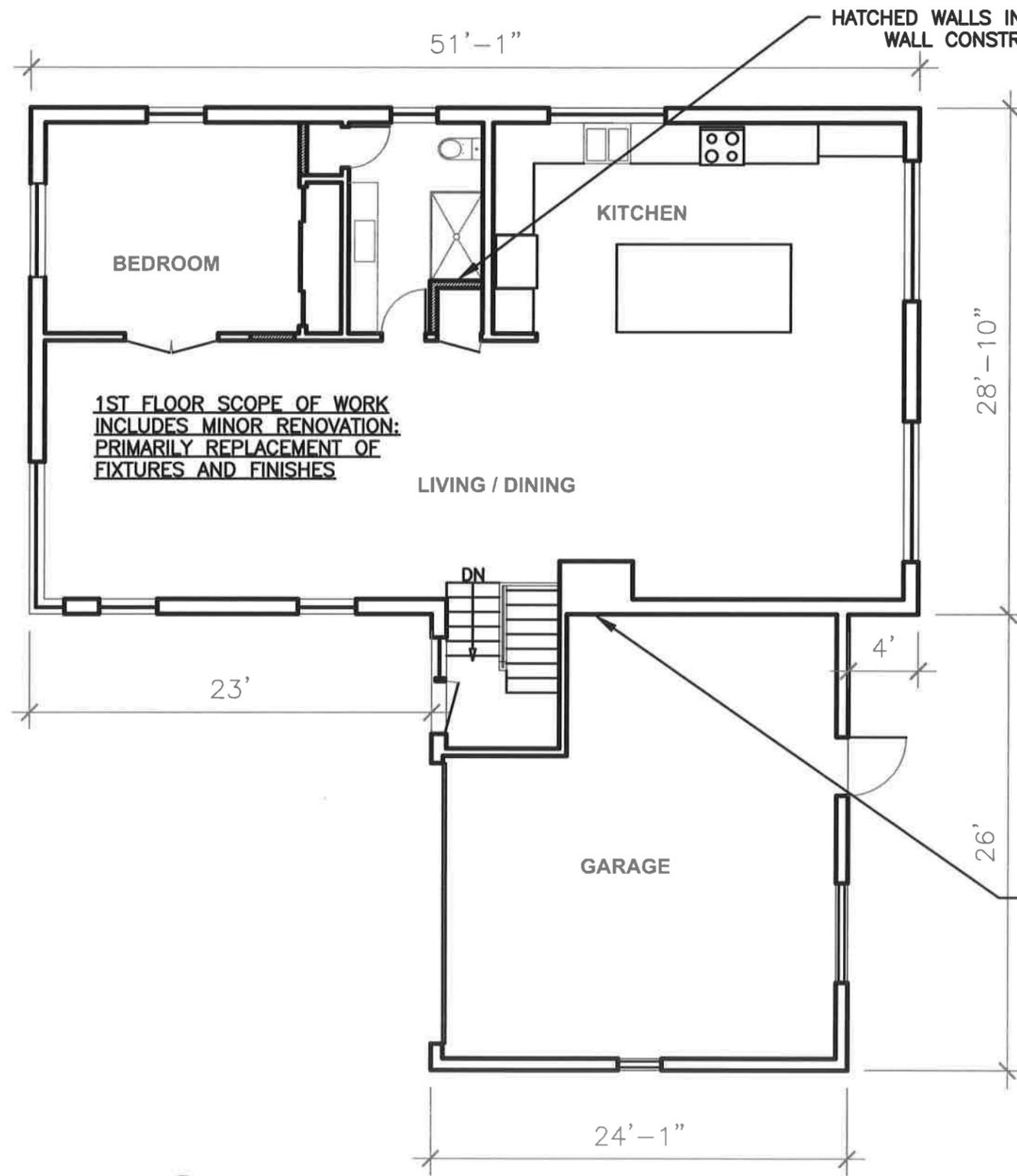
SCALE: 1/8" = 1'-0"



**EXISTING / DEMOLITION
BASEMENT PLAN**

SCALE: 1/8" = 1'-0"

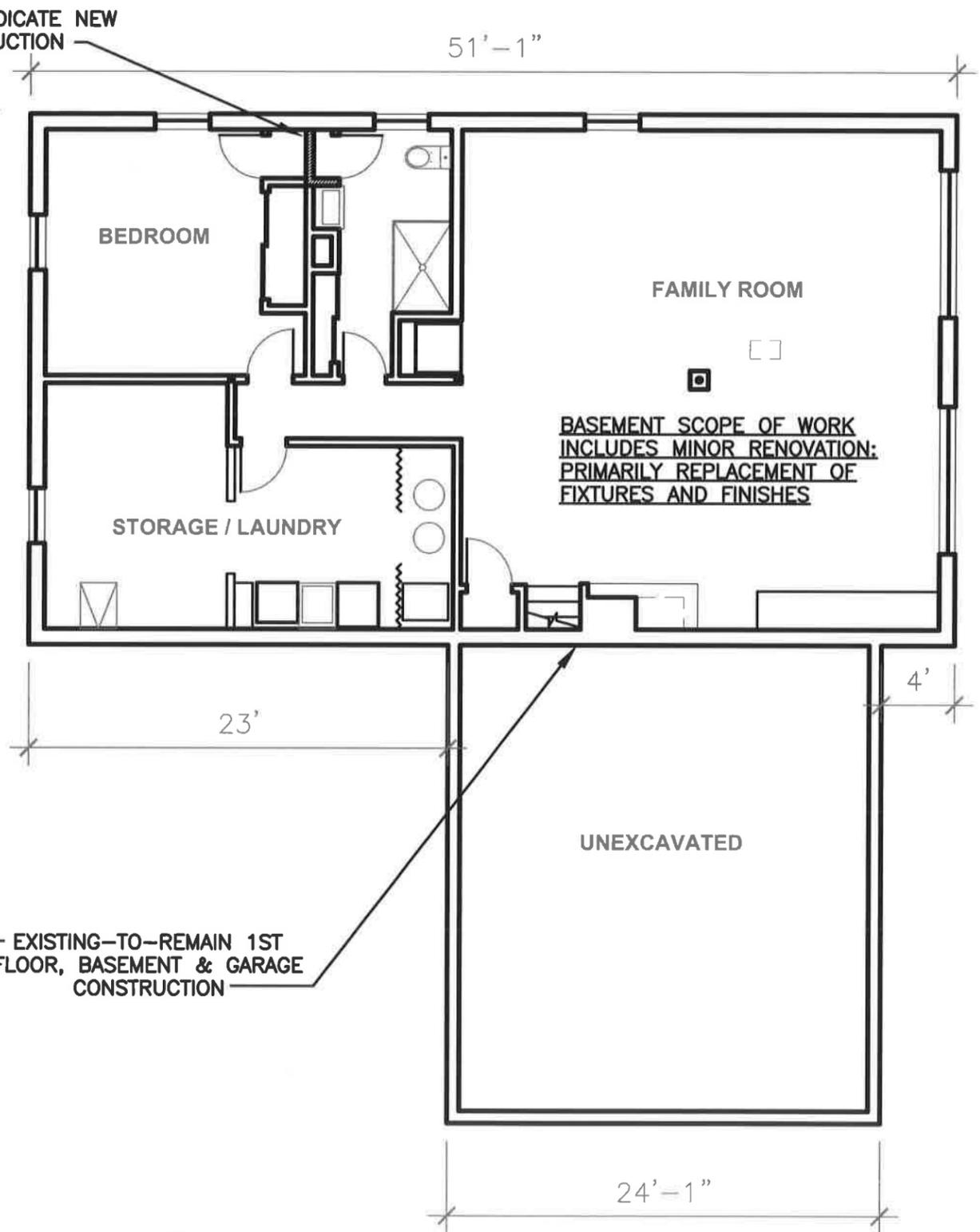




1ST FLOOR SCOPE OF WORK
INCLUDES MINOR RENOVATION:
PRIMARILY REPLACEMENT OF
FIXTURES AND FINISHES

HATCHED WALLS INDICATE NEW
 WALL CONSTRUCTION

PROPOSED RENOVATION
1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 1' 4' 8'

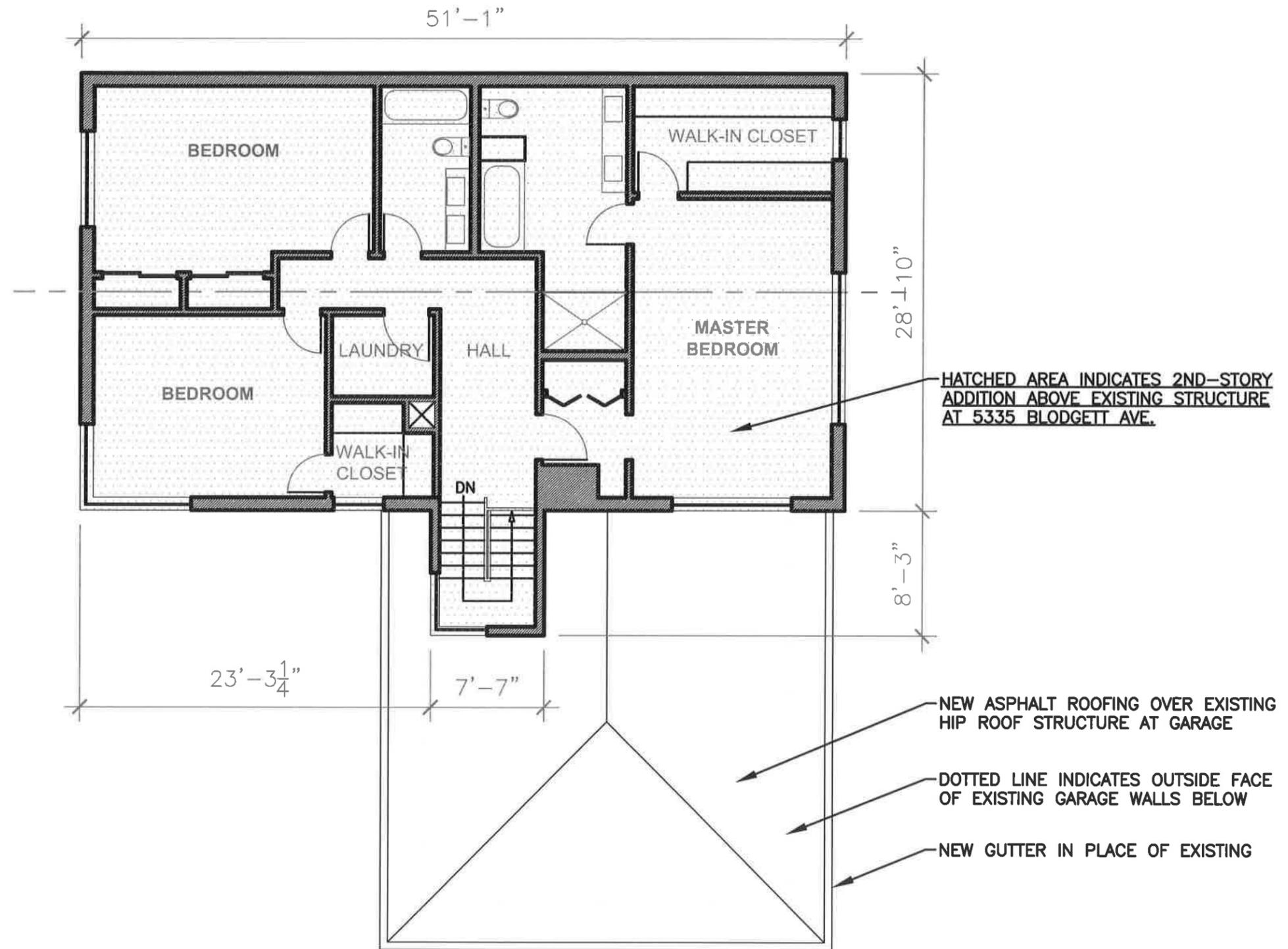


BASEMENT SCOPE OF WORK
INCLUDES MINOR RENOVATION:
PRIMARILY REPLACEMENT OF
FIXTURES AND FINISHES

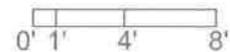
EXISTING-TO-REMAIN 1ST
 FLOOR, BASEMENT & GARAGE
 CONSTRUCTION

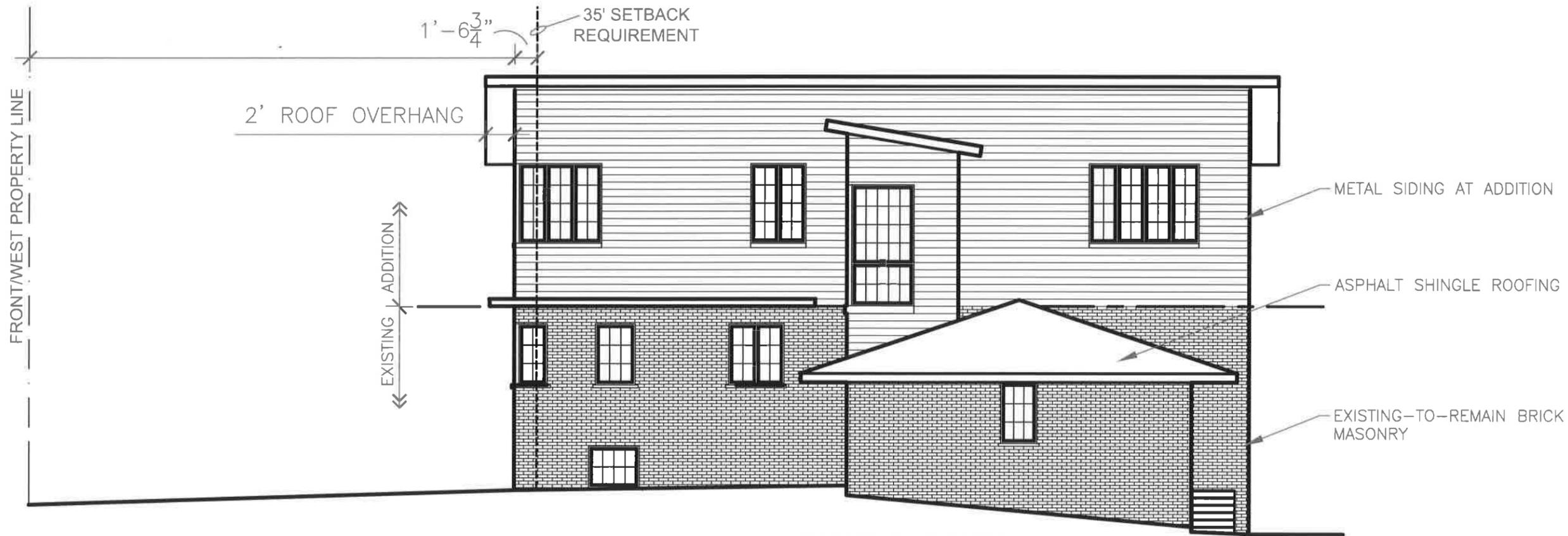
PROPOSED RENOVATION
BASEMENT PLAN
 SCALE: 1/8" = 1'-0"
 0' 1' 4' 8'





PROPOSED ADDITION
2ND LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"





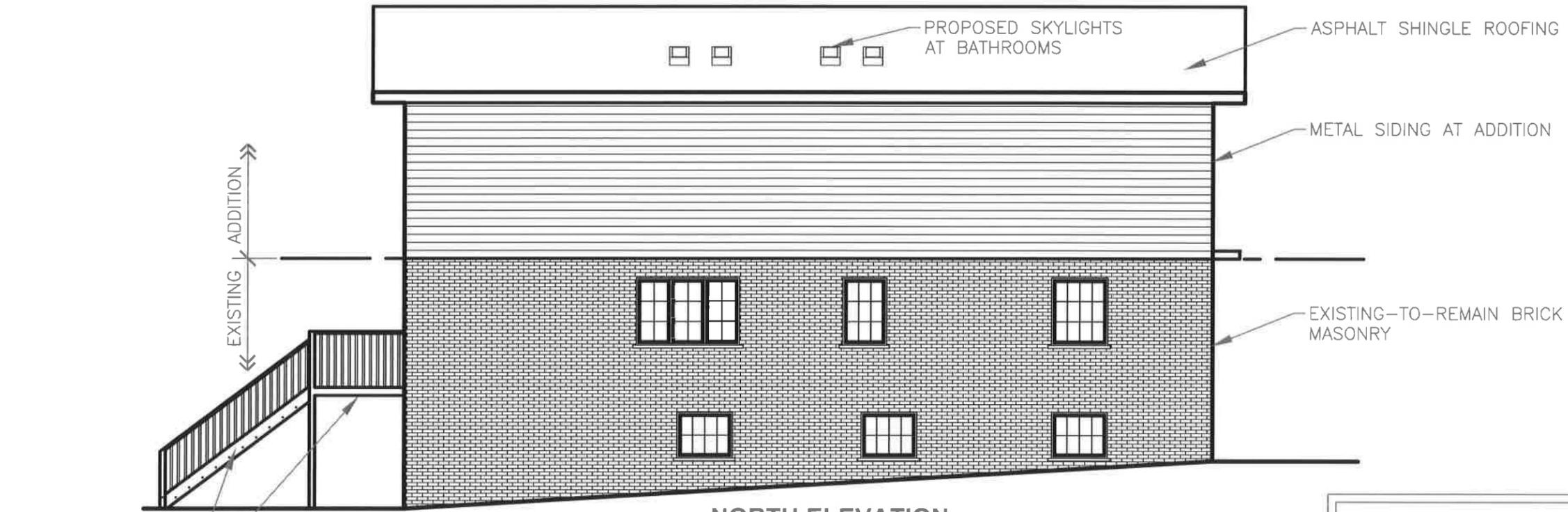
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



FRONT/WEST ELEVATION
SCALE: 1/8" = 1'-0"

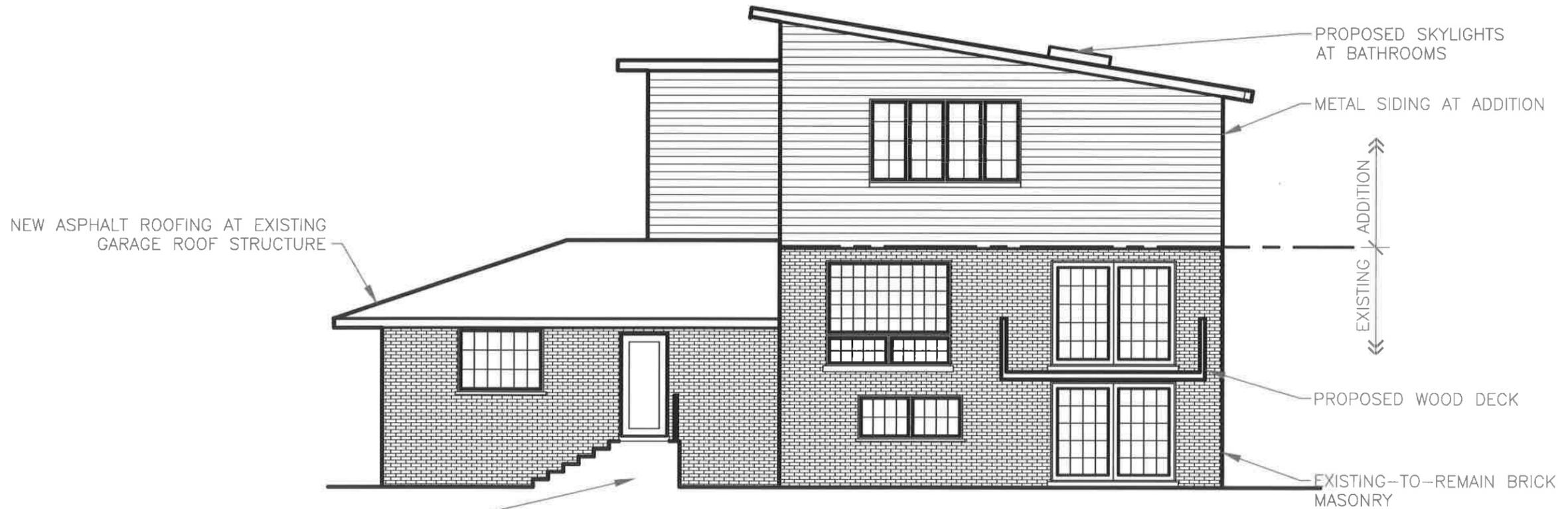
FAUST RESIDENCE
5335 BLODGETT AVE
DOWNERS GROVE, ILLINOIS 60515

DESIGN DEVELOPMENT
SANDBERG ARCHITECTURE & DESIGN INC.
AUGUST 20, 2018



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NOTE:
SEE WEST AND SOUTH BUILDING
ELEVATIONS FOR HEIGHT AND
SETBACK DIMENSIONAL INFORMATION



REAR/EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED WOOD
DECK AND STAIR

NEW ASPHALT ROOFING AT EXISTING
GARAGE ROOF STRUCTURE

EXISTING CONCRETE STAIR

FAUST RESIDENCE
5335 BLODGETT AVE
DOWNERS GROVE, ILLINOIS 60515

DESIGN DEVELOPMENT
SANDBERG ARCHITECTURE & DESIGN INC.
AUGUST 20, 2018



EAST/REAR VIEW OF 5335 BLODGETT AVE.



**WEST VIEW OF 5335 BLODGETT AVE., FROM
FRONT/STREET**



**SOUTHWEST VIEW OF 5335 BLODGETT AVE.,
FROM FRONT/STREET**

**FAUST RESIDENCE
5335 BLODGETT AVE
DOWNERS GROVE, ILLINOIS 60515**

**DESIGN DEVELOPMENT
SANDBERG ARCHITECTURE & DESIGN INC.
AUGUST 20, 2018**

September 7, 2018

Downers Grove Zoning Board
Village of Downers Grove, IL

To Whom It May Concern,

The property owners at 5335 Blodgett Avenue have discussed their plans for renovation with me. I have reviewed and seen the plans for their home remodel project. As their immediate neighbor to the north of their property, I have asked questions and have no issues or concerns with the work that they plan to do to their home.

Thank you



Guenter Conzermann
5333 Blodgett Ave.
Downers Grove, IL 60151



September 7, 2018

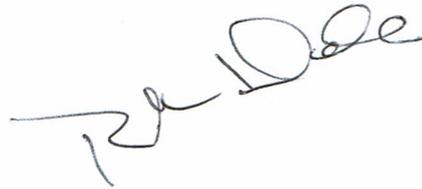
Downers Grove Zoning Board
Village of Downers Grove, IL

To Whom It May Concern,

The property owners at 5335 Blodgett Avenue have discussed their plans for renovation with me. I have reviewed and seen the plans for their home remodel project. As their immediate neighbor to the south of their property, I have asked questions and have no issues or concerns with the work that they plan to do to their home.

Thank you,

Rich Dobias
5345 Blodgett Ave.
Downers Grove, IL 60515

A handwritten signature in black ink, appearing to read "Rich Dobias", is written in a cursive style.