

**VILLAGE OF DOWNERS GROVE
ZONING BOARD OF APPEALS MINUTES
September 25, 2019**

CALL TO ORDER:

Chairperson (Ch.) Michael McCann called the meeting to order at 7:01 PM.

ROLL CALL:

AYE: Ms. Eberhardt, Mr. Maier, Mr. Steffes, Mr. Foernssler, Ch. McCann

NAY: Mr. Frost, Mr. Werner

A quorum was established.

Staff: Flora Ramirez, Development Planner
Stan Popovich, Director, Community Development

Also Present: Greg Batelli

MEETING PROCEDURES:

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

APPROVAL OF MINUTES – August 28, 2019

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

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

19-ZBA-0004: A petition seeking a zoning exception for vertically extending a non-conforming wall. The property is currently zoned R-4, Residential Detached House 4 located at the

northwest intersection of Douglas Road and Wilson Street, commonly known as 4820 Douglas, Downers Grove, IL. (PIN 09-08-2324-038). Greg Batelli, Petitioner and Owner.

Staff Presentation:

Ms. Flora Ramirez, Development Planner, stated that the petition is seeking a zoning exception to allow a vertical extension of an existing non-conforming wall at the northwest intersection of Douglas Road and Wilson Street in an R-4 zoning district. She reviewed elevation drawings of the proposed wall extension. She explained that the required street setback is 25 feet from the street. The building is encroaching about half of the required setback. The existing two-story house is set back 11.01 feet to 12.3 feet from the south property line. She provided the east elevation as well, outlining the street setback line with the area of encroachment. She also noted that the petition would remodel the second story from a cross-gabled roof to a single-gabled roof addition. She noted that the windows are facing the street yard.

Ms. Ramirez noted that the Standards for Approval for a building exception have all been satisfied. The overall proposal will meet the building and zoning requirements. In addition, the actual horizontal length of the non-conforming wall will not be increased. She provided an outline of the goals of the Comprehensive Plan, noting that the proposal falls in line with those goals by re-investing housing stock to prevent deterioration.

Ms. Ramirez said that based on Staff's report dated September 25, 2019 and its analysis, Staff believes the standards and criteria for granting the exception have been met subject to the condition noted on page 4 of Staff's report.

A question was raised as to the square footage of the proposed extended wall versus the existing wall. Ms. Ramirez replied that there is a limit to a horizontal extension, however that does not apply to this petition, which is for a vertical extension. She further explained that the second floor gabled roof would be higher than the existing gable. There was some discussion as to how the extension affects the appearance of the existing house. The house will be under the 35' limitation on height.

Petitioner's Statement:

Mr. Greg Batelli said currently the configuration of the building is a two-flat which they intend to convert into a single-family home. They are attempting to create a more functional space and add the peak of the roof with the ridge only raising it by 2.5 feet. The top of the wall will be consistent with the top of the peak. He referenced the front elevation, which shows that the front window doesn't change at all. The footprint of the home will remain the same.

A question was raised as to feedback received from neighbors. Ms. Ramirez said that the primary question was whether the building would be a single-family home.

A Board member said that based on the drawings prepared, the amount of windows seem very small compared to the extension of the wall, and somewhat out of proportion. Mr. Batelli replied said the house has a lot of character, is located on the corner, and it's most artistic feature is probably the turret. Each side has the bay window with the rock at the bottom. They hope to make it aesthetically pleasing. The window placement is basically a function of the interior layout re bedrooms, bathrooms, etc. He further replied that the turret is the entry and faces east.

Ch. McCann called for any comments from the public.

1. Rick Curley of 535 Wilson said the neighbors were wondering what was happening with the building. The house has been vacant for a long time. It is great to see someone taking the house and actually making it into a livable space again. As to feedback from neighbors, there was a block party this past weekend, and neighbors on the block are glad to see that it is not being torn down. The only concern of residents was the access to the garage, which is on the side or alleyway, which right now is gravel and overgrown. He asked whether the alley would be extended to Prairie again, or simply a drive to this house. He said it is good to see something happening with the property. Ch. McCann said this Board doesn't address the issue of alleyways. He said he assumes that topic would go through the Plan Commission.

Mr. Zawila said that there are options with the Village as to how they might proceed with the issue of the alley, and people would have to petition the Village.

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

Deliberation:

Ch. McCann said this is a petition that he would be in favor of recommending approval for. Ms. Eberhardt said this is a good example of revitalizing the housing stock. There were no conflicting opinions expressed by the Board members.

Ch. McCann moved that based on the analysis presented by Staff, that the Zoning Board 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 Dimension Designs, dated September 9, 2019 except as such plans maybe modified to conform to the Village codes and ordinances. Mr. Maier seconded.

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

NAYS: None

The Motion to approve carrier unanimously, 5:0:0.

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Mr. Zawila stated that there was a meeting scheduled for next month.

Adjournment

Ch. McCann adjourned the meeting by voice vote at 7:36 PM.

Respectfully submitted,

Tonie Harrington
Recording Secretary
(transcribed from mp3 recording)