

VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS

**Village Hall – Council Chambers**  
801 Burlington Avenue

**February 28, 2024  
7:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes** – December 13, 2023
- 4. New Business**
  - a. 24-ZBA-0001: A petition seeking a zoning exception to vertically extend non-conforming walls. The property is located on the west side of Highland Avenue, approximately 200 feet north of 41<sup>st</sup> Street, commonly known as 4124 Highland Avenue, Downers Grove, IL (PIN 09-05-111-021), James & Amanda Knepper, Owner and Petitioner.
- 5. Adjournment**

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

**VILLAGE OF DOWNERS GROVE  
ZONING BOARD OF APPEALS MINUTES  
December 13, 2023**

**CALL TO ORDER:**

Chairperson (Ch.) Peter Foernssler called the meeting to order at 7:00 PM.

**ROLL CALL:**

**AYE:** Ms. Eberhardt, Mr. Frost, Mr. Healy, Ch. Foernssler  
A quorum was established.

**ABSENT:** Ms. Ehlers, Mr. Khaja, Mr. Schwarters

**Staff:** Flora Leon, Senior Planner  
Jason Zawila, Planning Manager

**Also Present:** Paul Horvatin, Matt Grigas, Steve Vasilion

**MEETING PROCEDURES:**

Ch. Foernssler 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.

**APPROVAL OF MINUTES – April 26, 2023**

**A MOTION WAS MADE BY MR. MAIER, SECONDED BY MR. KHAJA TO ACCEPT THE MINUTES AS PRESENTED.**

**CH. FOERNSSLER CALLED FOR A VOICE VOTE. THE MOTION CARRIED 6:0.**

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**23-ZBA-0004: A PETITION SEEKING A ZONING EXCEPTION TO VERTICALLY EXTEND NON-CONFORMING WALLS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF ELM STREET, DIRECTLY SOUTH OF LINCOLN STREET, COMMONLY KNOWN AS 4600 ELM STREET, DOWNERS GROVE, IL (PIN 09-05-325-007), MATTHEW GRIGAS, OWNER AND PETITIONER.**

**Staff Presentation:**

Flora Leon, Senior Planner, stated that this request was for a vertical zoning exception for 4600 Elm Street, 23-ZBA-0004. Ms. Leon presented slides demonstrating elevations and a site plan depicting the non-conforming walls and their proposed extensions. The proposal includes a vertical zoning exception to allow for a second-story addition to be 14.9 feet from the north property line, where a

DRAFT

25 foot setback is required per Section 28.2.030 of the Zoning Ordinance. It was also noted that an email was received in relation to the request. Staff supported the petition and found that it meet the standards.

Ms. Eberhart can you show additional pictures of nearby homes.

Mr. Frost clarified if our position has changed, with the email they received.

Ch. Floernser confirmed that the windows would be allowed to the north, because it faces the right of way.

**Petitioner's Statement:**

Matthew Grigas, stated that the reason for the addition is for their growing family and they needed more space. They really enjoy the location where they are at to make sure and wanted to make sure that that the addition keeps as much land as possible to fit in with the character of the house. They also wanted to expand their garage and move driveway for safety precautions

Ms. Eberhart just wanted to confirm if this is consistent with the neighborhood and also confirmed if they are replacing the siding and roofing. It was confirmed that they are replacing the siding and roofing.

Steve Vasillian, architect, provided background on the improvements that were made to enhance the character of the home. He further explained the exterior of the home and window placement in addition to the garage complimented the home. He noted the neighbors concern that the shadow casting will not be an issue and that the construction would stay on the property. Additionally they would follow the hours of construction

**Public Comment:**

Ch. Foernssler called for any comments from the public.

Paul Overton, stated that he lives right next to their property. He sees no issues with what they are proposing and absolute support the request. He further stated that this will be a positive development for the neighborhood.

Hearing none, he closed the public comment period.

**Deliberation:**

Mr. Frost noted that this is a reasonable addition that addresses the neighbors' concerns and positive for a neighborhood.

Ch. Foernssler walked around the neighborhood and understands the concerns of the neighborhood and we have inspectors that ensure that requirements are met with construction. This addition will fit in well. No concerns with window placement.

Ms. Eberhart stated that this is a great example that meets the Comprehensive Plan

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Mr. Healy felt that this was an appropriate reinvestment and feels it meets the Comprehensive Plan references.

There being no further deliberation, Ch. Foernssler called for a motion.

A Motion was made by Mr. Frost seconded by Ms. Eberhart that based on the petitioner's submittal and analysis presented by staff, the Zoning Board of Appeals approves staff's recommendation to support the zoning exception.

**AYE: Ms. Eberhardt, Mr. Frost, Mr. Healy Jr., Ch. Foernssler**

**NAYS: None**

**The Motion to approve carried unanimously, 4:0:0.**

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**Adjournment**

**Ch. Foernssler adjourned the meeting by voice vote at 7:30 PM.**

Respectfully submitted,  
Community Development Staff  
(Transcribed from mp3 recording)



**VILLAGE OF DOWNERS GROVE**  
**REPORT FOR THE ZONING BOARD OF APPEALS**  
**FEBRUARY 27, 2024 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
24-ZBA-0001 4124 Highland Avenue	Zoning Exception	Flora León, AICP Senior Planner

**REQUEST**

The petitioner is seeking a vertical zoning exception to allow for a second-story addition to be 4.7 feet from the north property line, where a five-foot setback is required per Section 28.2.030 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/ PETITIONER:** James & Amanda Knepper  
4124 Highland Avenue  
Downers Grove, IL 60515

**PROPERTY INFORMATION**

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**EXISTING ZONING:** R-4, Residential Detached House 4  
**EXISTING LAND USE:** Single Family Detached House  
**PROPERTY SIZE:** 6,912.5 square feet (.16 acres)  
**PINS:** 09-05-111-021

**SURROUNDING ZONING AND LAND USES**

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

**ANALYSIS**

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**SUBMITTALS**

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

1. 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 vertically extend a nonconforming wall for a second story addition. The existing northern wall is located in the required side (interior) setback. The property is located on the west side of Highland Avenue, approximately 200 feet north of 41<sup>st</sup> Street and is zoned R-4, Residential Detached House 4. 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 northernmost wall of the house is setback 4.7 feet from the north property line where a five-foot side (interior) setback is required per Section 28.2.030. The petitioner is requesting a zoning exception to allow for the proposed improvements to be constructed as part of the overall home renovation.

There are no new windows proposed within the vertical extension. The exterior material of the proposed addition allows for a cohesive design throughout the entire exterior of the home and will be compatible with neighboring single family properties. Aside from the current legal non-conforming side (interior) setback, the new addition will meet all requirements within the Zoning Ordinance.

## **ANALYSIS**

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

As noted above, the petitioner is requesting an exception from the required side (interior) setback to extend a primary structure walls vertically where it is prohibited per Section 28.2.030 of the Zoning Ordinance. To grant the exception, standards for the Zoning Exception in Section 28.12.080(g) and the nonconforming structure alterations criteria in Section 28.11.040(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 28.12.080 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 28.1.060) 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 vertical extension meets all other bulk requirements of the Zoning Ordinance. The proposed addition will not include new windows. As such there is not impact with regards to allowing views onto an abutting lot. This standard is met.

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

The addition continues the existing structure vertically. The scale of the proposed addition is consistent with the surrounding homes in the vicinity, 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 overall renovation and exterior improvements 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 proposed addition meets all other bulk requirements of the R-4 zoning district and mitigates any impacts to the maximum extent. This standard is met.

***Section 28.11.040(c)(2) Alterations and Expansions***

Additionally, extending an existing building wall located within a required setback requires conformance with Section 28.11.040(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 28.12.080. 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 28.2.030 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 interior (side) setback for the expansion will remain 4.7 feet from the north property line. 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 windows that face the abutting lot occupied by 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 vertical extension is compatible with the existing residential neighborhood and the addition will complement the character of the area. This standard is met.

## RECOMMENDATION

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

1. The vertical wall exception shall substantially conform to the staff report and architectural drawings prepared by S.G. Architect, Inc. dated November 2, 2023, and last revised on February 2, 2024 except that such plans may be modified to conform to the Village codes and ordinances.

Staff Report Approved By:

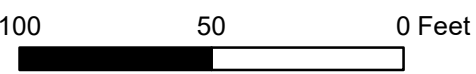
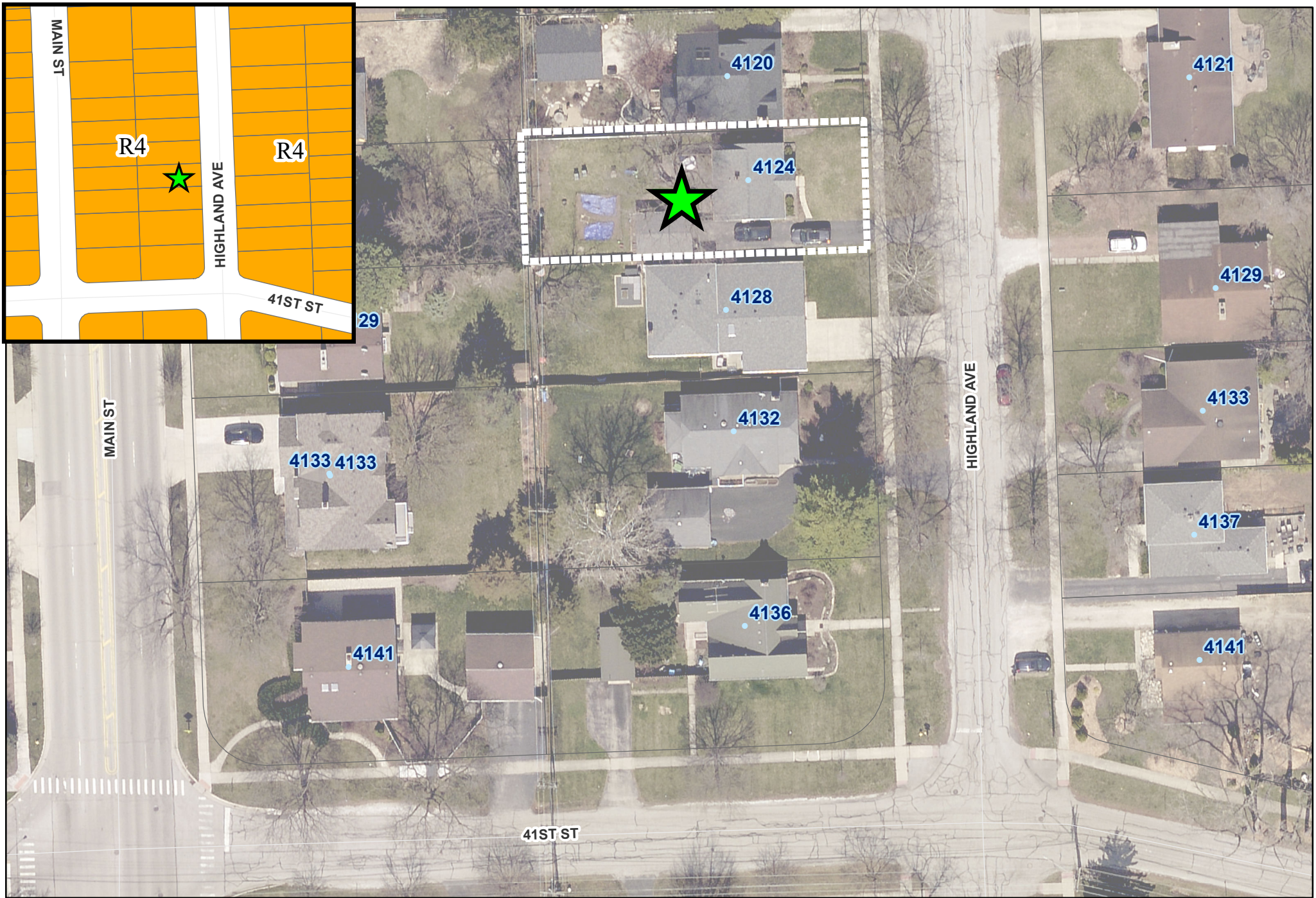


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Stanley J. Popovich, AICP  
Director of Community Development


SP:fl


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# 4124 Highland - Location Map

 Subject Property

 Project Location



N



4426 Cumnor Rd. Downers Grove IL 60515

Phone (630)963-0669

[www.sennstroms.com](http://www.sennstroms.com)

February 2, 2024

Village of Downers Grove

RE: Knepper

Zoning Board of Appeals

4124 Highland

801 Burlington Ave.

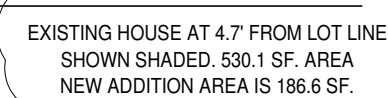
Downers Grove IL 60515

We are requesting a 4" Zoning variation for the above property. The homeowner is looking to expand their home to fit their family. They purchased a home that was not in compliance with the current 5' side set back; the home is currently at 4.7'. The home has a partial second floor. We are looking to continue that second floor to the front of the house, following the current existing footprint. This will not have any adverse effect upon adjacent properties or interfere with any current public access or safety. Also, bring the ceilings in the existing second floor up to building code height. Incorporating new energy efficient egress windows into the existing bedrooms for safety.

The proposed zoning exception will not further encroach onto adjacent properties other than aerially 3.7". The aerial encroachment will stay within the existing home footprint. The proposed zoning exception will comply with VoDG.12.080(g).

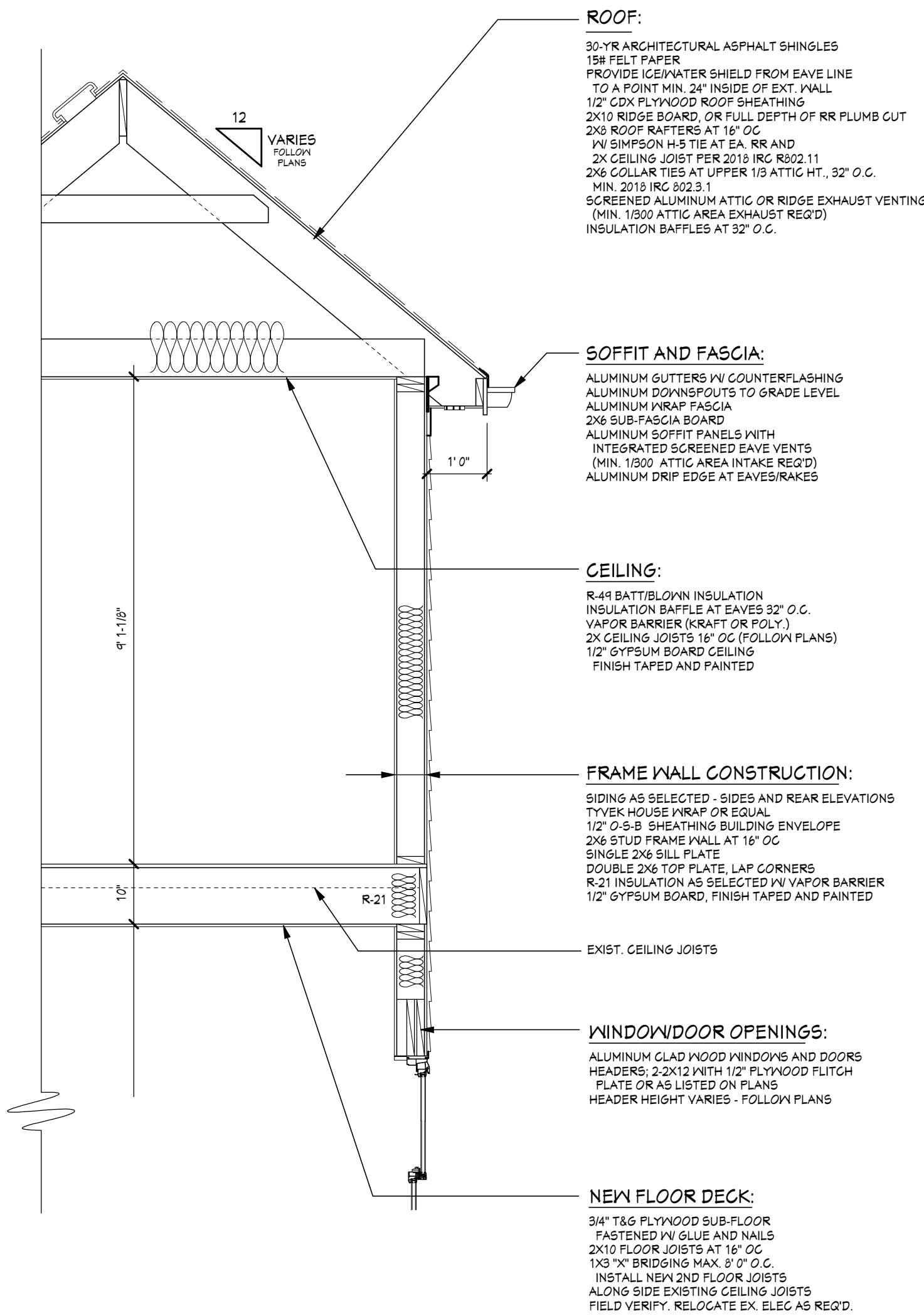
Keeping the addition in line with the existing house will keep the curb appeal aesthetically correct. The home will have a complimentary effect to the neighborhood. Sennstrom's has done many second floor additions in our community over the past 49 years. We strive to make sure all the final projects add to the community and neighborhoods.





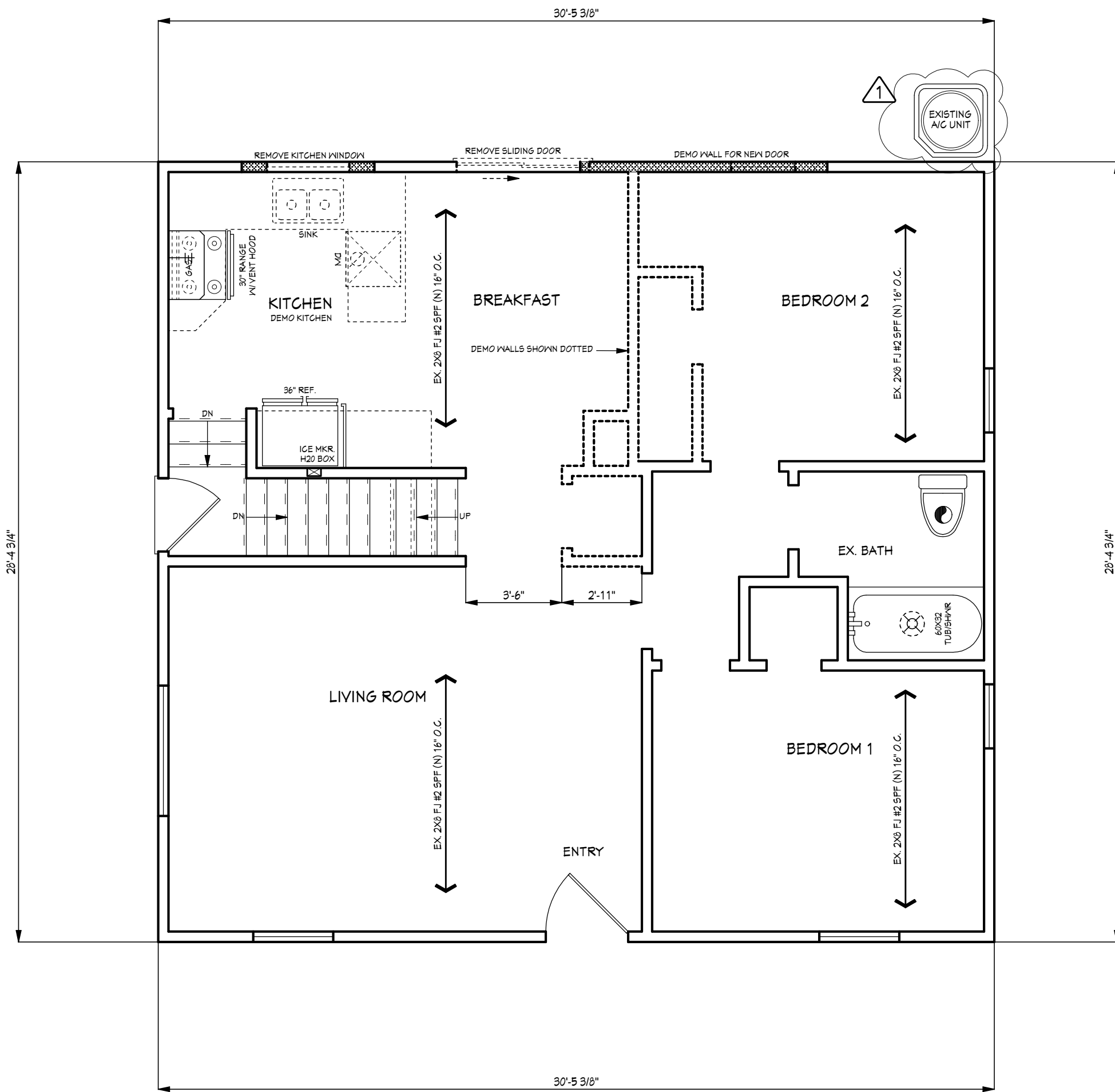
SHEET NO. POPE FRONT ELEVATION LEFT SIDE ELEV. REAR ELEVATION RIGHT SIDE ELEV.	1 5
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RAFTER-TIE CONNECTION NOTES:  
>ALL RAFTER/CEILING JOIST CONNECTIONS PER TABLE R802.5.1(9)  
>DUPLICATE SAME NAILING CONNECTION AT ALL ADJACENT INTERIOR JUNCTURES  
OF FLAT CEILING JOIST/RAFTER-TIES AND SLOPED RAFTER-TIE CONNECTIONS  
ACROSS STRUCTURE (REGARDLESS OF THE RAFTER-TIE ELEVATION) TO  
PROVIDE A CONTINUOUS TIE.



### WALL SECTION

SCALE: 1/2" = 1' 0"

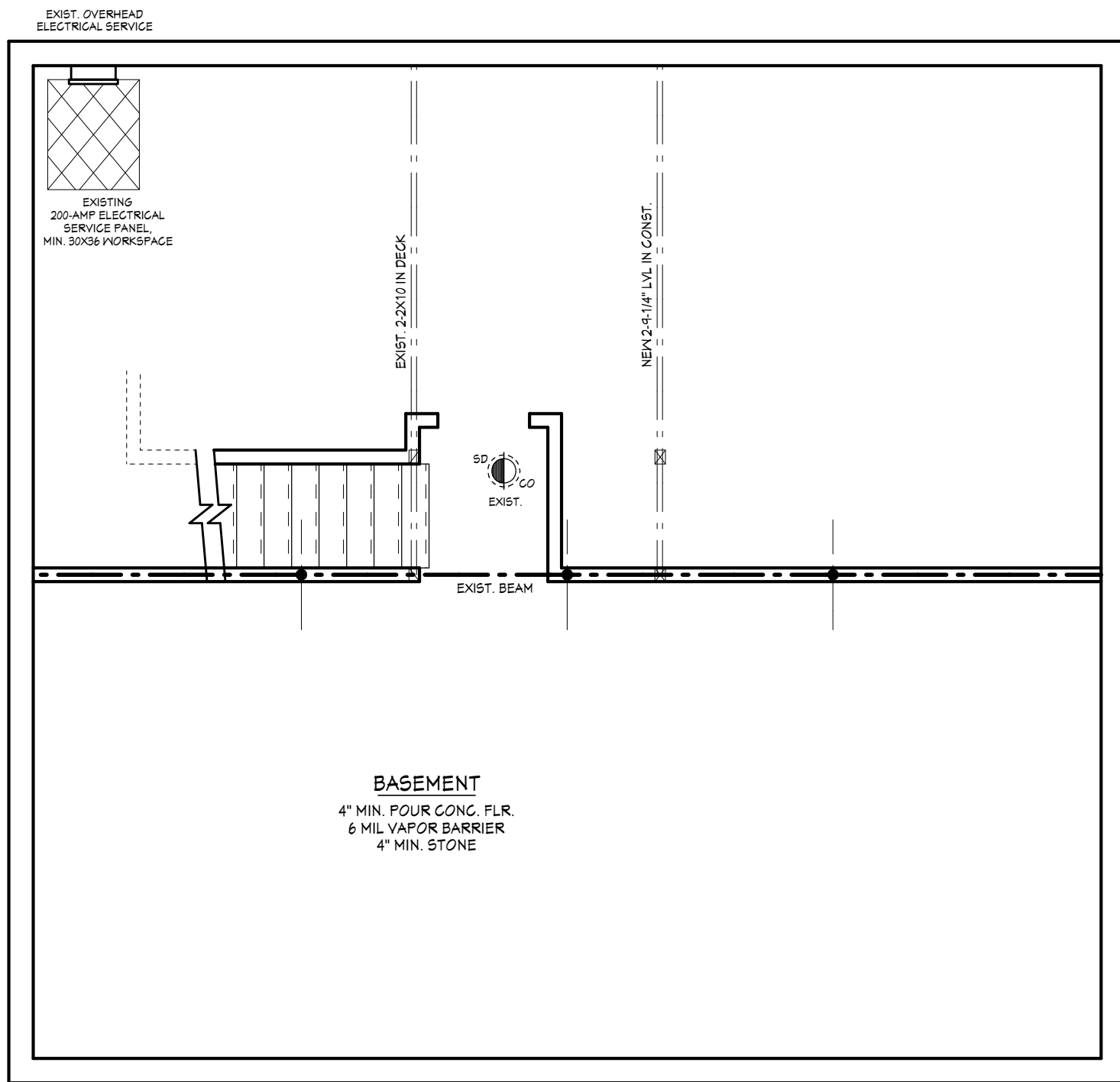


### FIRST FLOOR DEMO PLAN

SCALE: 1/4" = 1' 0"

T/PL = 9' 1-1/8"

**LVL BEAM NOTES:**  
LVL LAMINATED MEMBERS HAVE BEEN  
CALCULATED UTILIZING LOUISIANA PACIFIC (LP)  
20E LP SOLID START LVL MATERIAL.  
MFG. SUBSTITUTIONS MAY BE MADE PROVIDED  
THE SELECTED MEMBER HAS EQUAL OR  
GREATER PERFORMANCE RATINGS.  
LVL AND STEEL FLITCH PLATE BEAMS  
SHALL BE BOLTED TOGETHER UTILIZING  
1/2" CARRIAGE BOLT ASSEMBLIES AT A MIN.  
OF 16" O.C. STAGGERED TOP AND BOTTOM.

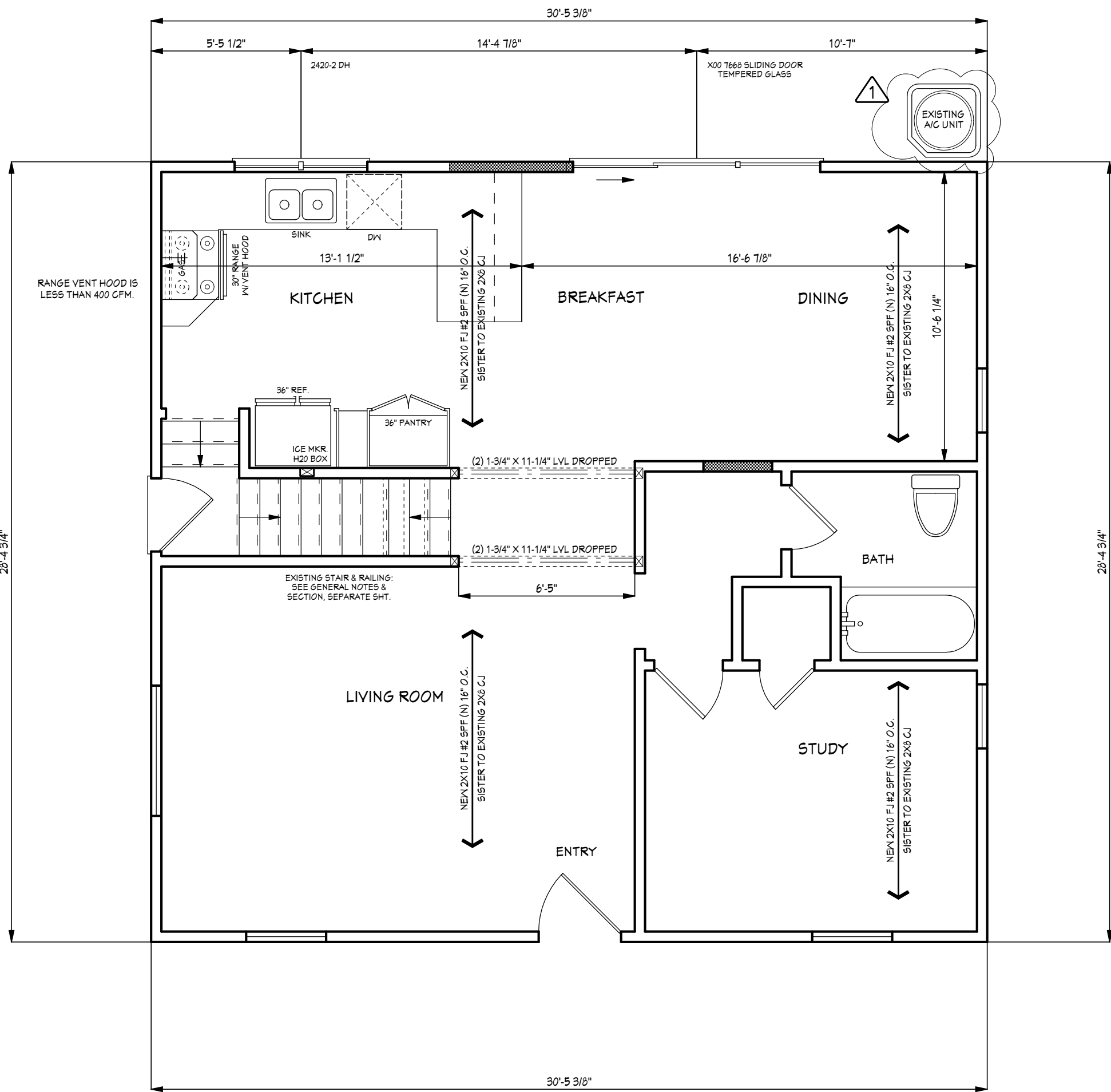


### EXISTING BASEMENT PLAN

SCALE: 1/4" = 1' 0"



PLAN ADDED



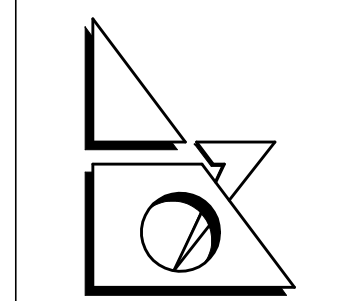
### FIRST FLOOR PLAN

SCALE: 1/4" = 1' 0"

T/PL = 8' 1-1/8"

OVERALL AREA TABULATION  
GROSS SQUARE FOOTAGE, NOT INCL.  
GARAGE OR 2-STORY OPEN SPACES  
FIRST FLOOR = 864.7  
SECOND FLOOR = 835.0  
TOTAL SQ. FT. = 1699.7

**GLAZING NOTE**  
GLASS SIZES SHOWN HEREON ARE  
DESIGNATED IN GENERIC GLASS SIZES.  
SELECTED WINDOW MFG. SHALL VERIFY  
EGRESS AND TEMPERED GLASS  
LOCATIONS AND REQUIREMENTS.

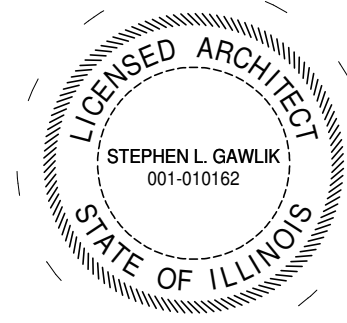


S.G. Architects, Inc.  
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270  
DOWNERS GROVE, IL 60515  
ph. 630.969.9279  
fax 630.969.0692

### BUILDING DEPARTMENT NOTE

THESE DOCUMENTS (PLANS &  
SPECIFICATIONS) ARE VALID FOR  
PERMITS ONLY WHEN THE ARCHITECTS  
ORIGINAL SEAL AND SIGNATURE  
APPEARS AND IS AFFIXED, AND UNLESS  
OTHERWISE PROVIDED IN WRITING ARE  
INTENDED AS A PERMIT SUBMITTAL FOR  
ONE (1) BUILDING ONLY.



© 2024 S.G. ARCHITECTS, INC.  
THESE DRAWINGS HAVE BEEN PREPARED IN MY  
OFFICE UNDER MY DIRECT SUPERVISION AND TO THE  
BEST OF MY KNOWLEDGE CONFORM TO THE CODES  
AND ORDINANCES OF THE STATE, COUNTY, CITY, OR  
VILLAGE TO WHICH THEY ARE SUBMITTED.

Dated this 2nd day of FEBRUARY 2024  
at Downers Grove, Illinois.

*Stephen L. Gawlik*

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)  
S.G. ARCHITECTS, INC.  
STEPHEN L. GAWLIK - PRINCIPLE  
No. 001-010162 EXP. 11-30-24  
CORPORATE LICENSE  
No. 184-000582 EXP. 04-30-25

### PROJECT:

KNEPPER RESIDENCE  
2ND FLOOR ADDITION

4124 HIGHLAND AVE.  
DOWNERS GROVE, IL.

SENNSTROMS  
REMODELING

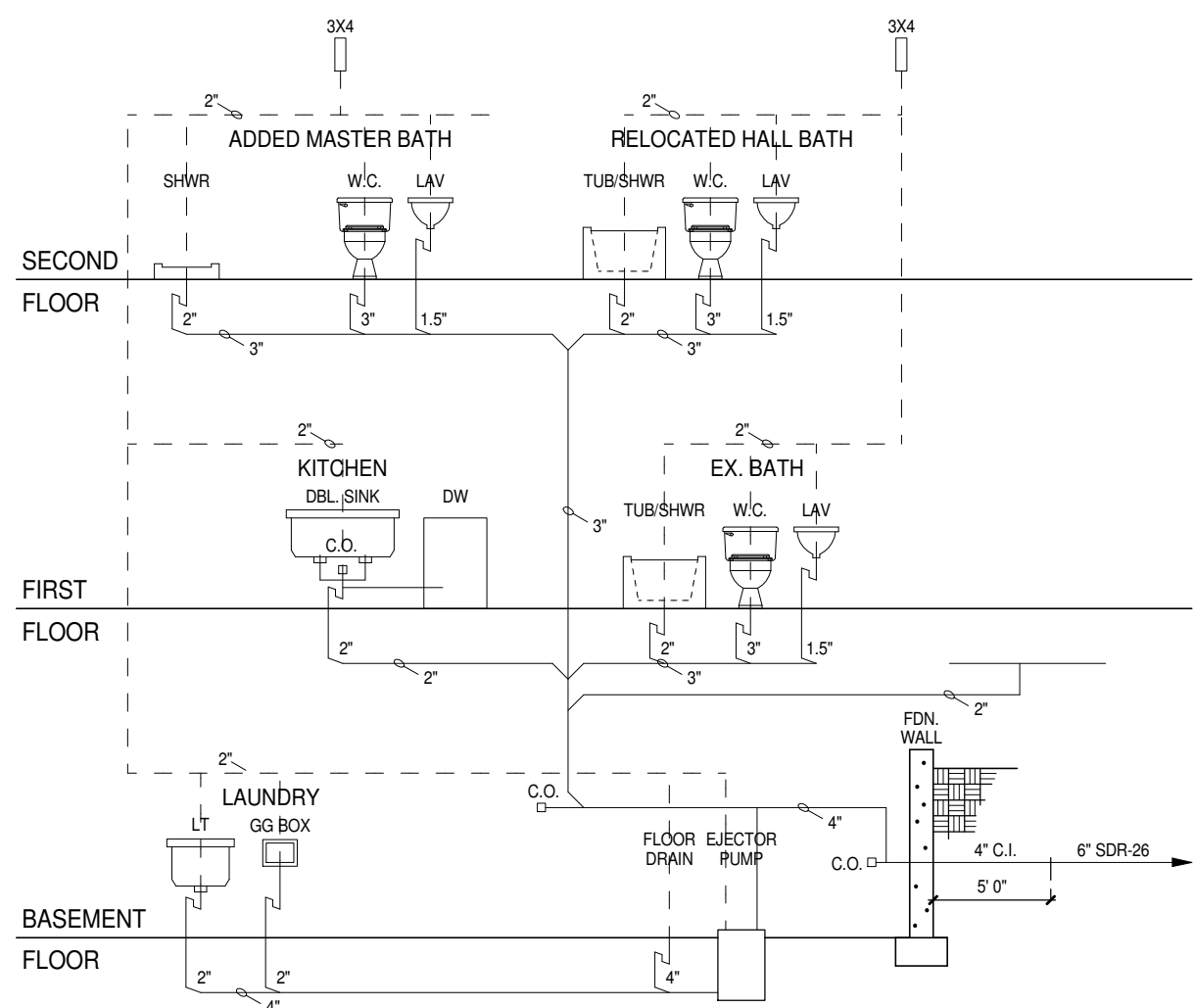
4426 CUMMOR RD.  
DOWNERS GROVE, IL. 60515  
PH. 630.953.0669

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	11-02-23	SLG
	PRELIMINARY	
	12-4-23	SLG
	FINAL REVIEW	
	12-6-23	SLG
	PERMIT	
	01-11-24 / 02-02-24	SLG
	PERMIT REVIEW	

JOB NO. 23063  
DATE: 10-31-23  
DRAWN BY: SLG  
SCALE: AS NOTED

SHEET NO. 2  
FOUNDATION PLAN  
FF DEMO PLAN  
FF REMODEL PLAN

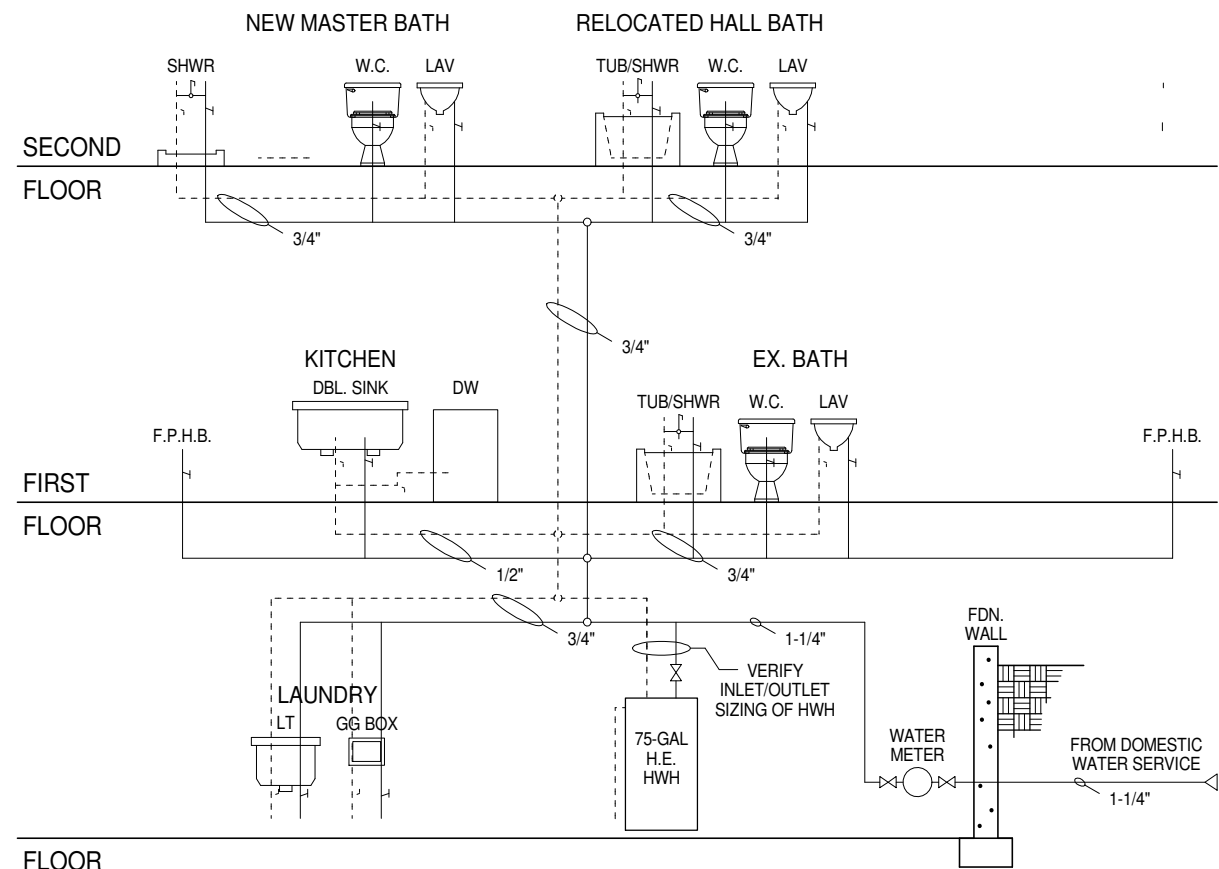
OF 5



## WASTE PIPING LINES

NO SCALE

- > ALL MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE 2014 ILLINOIS PLUMBING CODE AND ALL LOCAL CODES AND AMENDMENTS.
- > PIPING BELOW CONCRETE SLAB TO BE IN PVC, CAST IRON, OR OTHER APPROVED MATERIAL.
- > EJECTOR PUMP TO HAVE GASKETED AIR-TIGHT COVER.
- > PVC-PHASE ABOVE GROUND (ASTM D2689 74-ASCD, 40).
- > CONNECT ALL SPRING WITH PURPLE PRIMER AND PVC CEMENT.
- > PROVIDE STACK TEST AS REQUIRED BY INSPECTION PROCESS.
- > 100 PSI AIR OR WATER TEST ON WATER PIPING AT ROUGH INSP.
- > 25 PSI AIR TEST ON GAS PIPING AT ROUGH INSP.

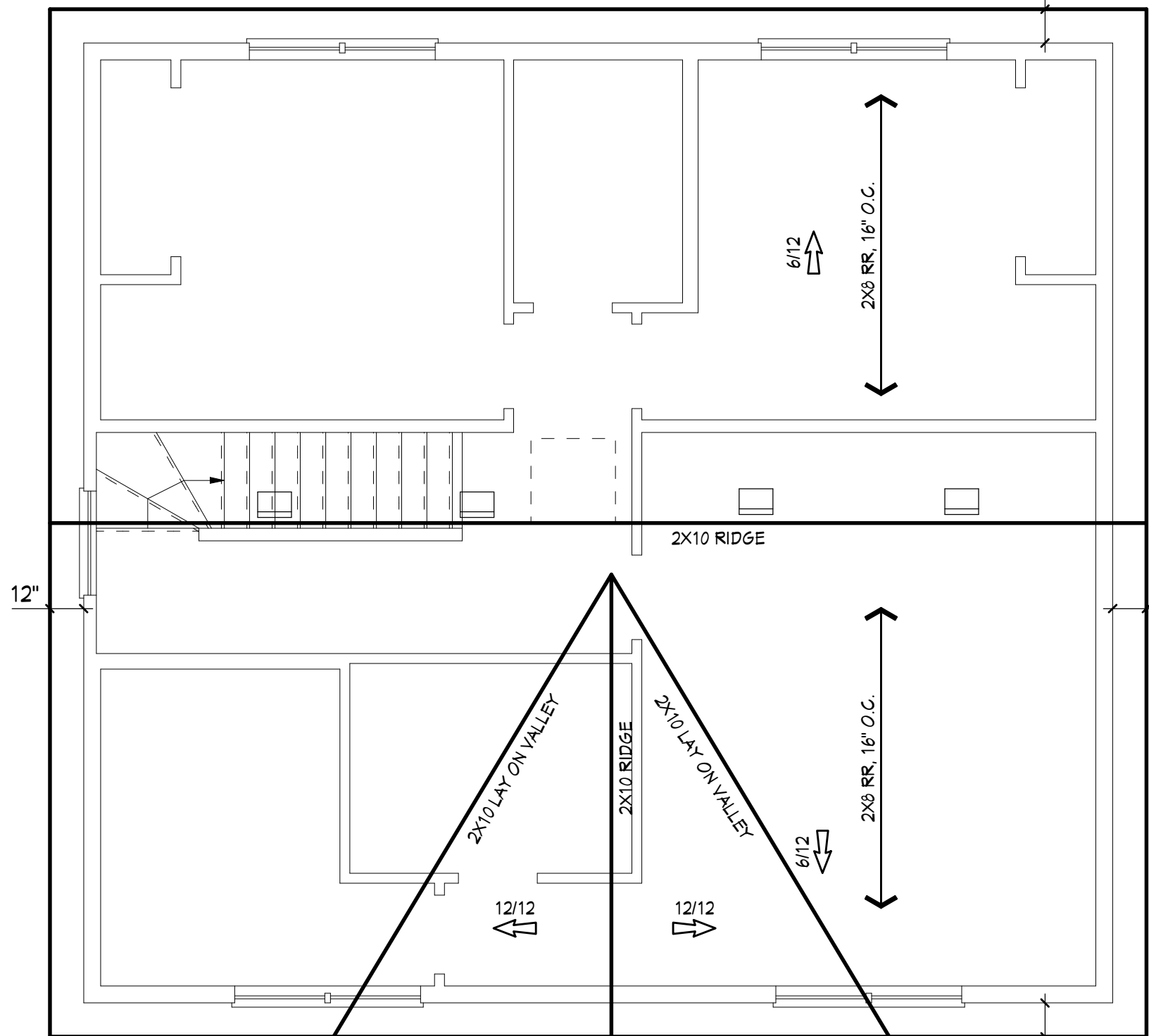


## WATER SUPPLY LINES

NO SCALE

- > ALL MATERIALS AND INSTALLATIONS TO BE IN ACCORDANCE WITH THE 2014 ILLINOIS PLUMBING CODE AND ALL LOCAL CODES AND AMENDMENTS.
- > ALL WATER LINES TO BE TYPE 1" COPPER PIPE W/ NO LEAD SOLDER ON ABOVE GROUND PIPING.
- > SEE PLUMBING FIXTURE UNIT BOX FOR SERVICE SIZE.
- > 3/4" MAIN BRANCH SUPPLY V. 2" AIR CHAMBER.
- > 1 1/2" FIXTURE BRANCHES, 12" AIR CHAMBERS.
- > WATER HEATERS TO HAVE PRESSURE RELIEF VALVES.
- > PROVIDE SHUT-OFF VALVES AT ALL FIXTURES.
- > PROVIDE AUTO SAFETY MIXING VALVES AT TUBS/SHOWERS (THERMOSTATIC OR PRESSURE BALANCING).
- > PROVIDE CITY REMOTE METER READER AS REQ'D.
- > PROVIDE INTERIOR SHUT-OFF VALVES AT SILLCOCKS.
- > PROVIDE THERMAL EXPANSION TANK AT COLD WATER INLET TO EACH HOT WATER HEATER. (AS REQ'D).

PLUMBING FIXTURE UNITS		
BATH TYPE	FIXTURES	UNITS
LAUNDRY	WASHER, LAUNDRY TUB	5
KITCHEN	SINK, DISHWASHER	3
FF BATH	1 LAV., TOILET, TUBSHOWER	6
MASTER BATH	2 LAV., TOILET, SHOWER	7
HALL BATH	1 LAV., TOILET, TUBSHOWER	6
TOTAL		27
DIAMETER WATER SERVICE REQUIRED = 1" (OR PER LOCAL CODE AND AVAILABLE SIZES)		
FIXTURE UNITS	ILLINOIS STATE PLUMBING	
KITCHEN SINK - 2	TOILET - 3	0.34 UNITS + 1" DIA.
DISHWASHER - 1	BATH TUBSHOWER - 2	35.88 + 1.14" DIA.
WASHING MACHINE - 2	SHOWER STALL - 2	60-100 + 1-1/2" DIA.
LAUNDRY TUB - 1	LAUNDRY SINK - 1	

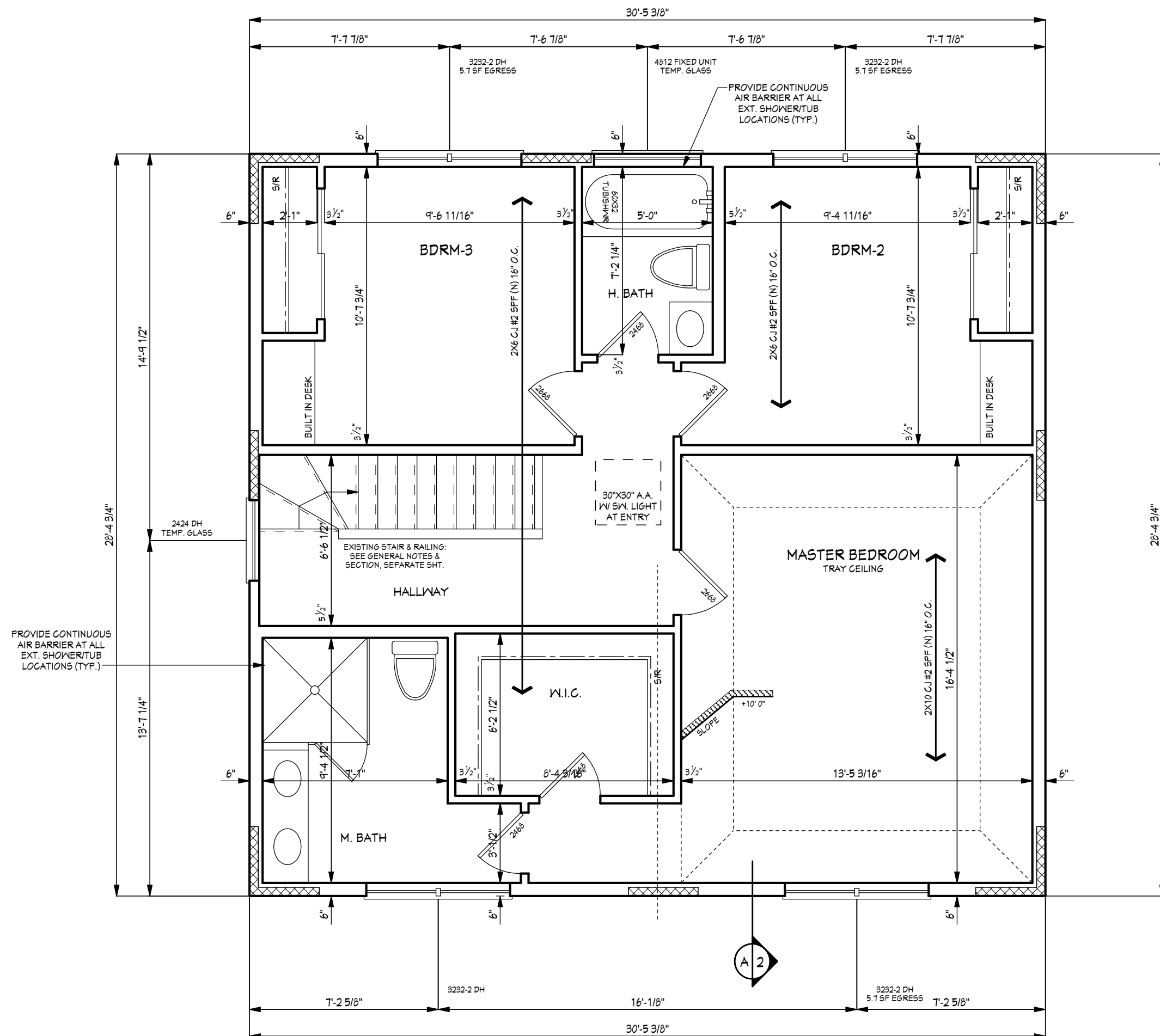


## ROOF PLAN

SCALE: 1/4" = 1' 0"

- ROOF CONSTRUCTION NOTES**
- RAFTERS = 2X10 @2 SPF (N) OR EQUAL AT 16" OC
  - DOUBLE RRS OVER 18" SPANS
  - COLLAR TIES = 2X6 @2 ATTIC HEIGHT AT 32" OC
  - HIP, VALLEY, RIDGE = #2 D-F (S) OR LVL'S AS NOTED, SIZES LISTED ON PLANS
  - ROOF PITCH AND DIRECTION AS NOTED
  - POST UPPER ENDS OF VALLEY-RIDGE CONNECTIONS AS REQ'D OVER WALLS BELOW OR 2X12 SOLID ACROSS MIN. 4-C/S
  - EXHAUST VENTING = 1300 ATTIC AREA
  - SEE PLAN FOR QTY. AND PLACEMENT
  - INTAKE VENTING = 1300 ATTIC AREA
  - SEE PLAN FOR QTY. AND PLACEMENT
  - COPPER WALL/STEP FLASHING AT ALL ROOF-WALL CONNECTIONS

ROOF VENTILATION SCHEDULE				
1/150 ATTIC AREA EXHAUST VENTING REQUIRED, PER IRC R906				
MAY REDUCE TO 1300 WHERE INSTALLING BOTH INTAKE AND EXHAUST VENTS				
CALCULATED ATTIC AREA	VENTILATION REQUIRED 1300 ATTIC AREA INTAKE/EXHAUST	1. INTAKE PROVIDED 60% OR DIFF. 1300 ATTIC AREA	2. EXHAUST PROVIDED 40% OR DIFF. 1300 ATTIC AREA	VENTILATION PROVIDED
865 SQ. FT.	2.88 SQ. FT. OR 415.2 SQ. IN. 100% MIN. REQ'D.	15 LF. 230 SQ. IN. 55.2% OF PROPOSED	4 VENTS 200 SQ. IN. 48.0% OF PROPOSED	3.00 SQ. FT. OR 460 SQ. IN. 100% OF REQ'D.
1. INTAKE VENTS: ALUMINUM SOFFIT PANELS W/ INTEGRATED VENTING 15.67 SQ. IN. PER LINEAL FT. (PER 12"X12" VENT)				
2. EXHAUST VENTS: ROOF MOUNT ALUMINUM SCREENED VENTS, 50.0 SQ. IN. VENTILATION PER VENT, GAF MASTERFLOW, OR EQUAL				



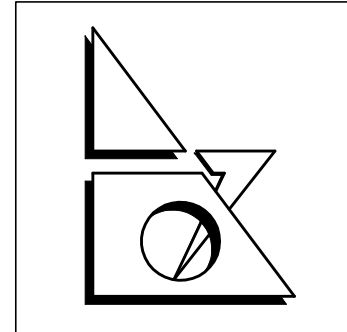
## SECOND FLOOR PLAN

SCALE: 1/4" = 1' 0"

T/PL = 8' 1-1/8"

OVERALL AREA TABULATION	
GROSS SQUARE FOOTAGE, NOT INCL. GARAGE OR 2-STORY OPEN SPACES	
SECOND FLOOR = 835.0	
GLAZING NOTE	
GLASS SIZES SHOWN HEREON ARE DESIGNATED IN PELLA MFG. SIZES. SELECTED WINDOW MFG. SHALL VERIFY EGRESS AND TEMPERED GLASS LOCATIONS AND REQUIREMENTS.	
ALL WINDOWS LOCATED MORE THAN 20" ABOVE FINISH GRADE DO NOT HAVE OPENINGS WITHIN 24" AFF. PER IRC R312.2	

- WALL BRACING NOTES:**
- > ALL WALL BRACING LOCATIONS SHOWN ON PLANS.
  - > WOOD STRUCTURAL PANEL (WSP), 12" PANEL WIDTH TYPICAL OR AS SHOWN.
  - > 32" CORNER AND INTERMITTENT PANELS HAVE BEEN SPECIFIED AT ALL DESIGNATED LOCATIONS HEREON WHICH MEET OR EXCEED SECT. R602.10, TABLE R602.10.1.2(1) TABLE R602.10.4.2, AND TABLE R602.10.4.4.
  - > STRUCTURE IS CONTINUOUSLY SHEATHED CS WSP WITH ADDITIONAL 1/2" INTERIOR GYPSUM BOARD.
  - > NAIL SHEATHING PER TABLE R602.3(3) @ COMMON NAILS 6" O.C. ALL EDGES, 12" O.C. ALL STUDS TYPICAL.
  - > NAIL WOOD STRUCT. PNL. PER TABLE R602.3(3) @ COMMON NAILS 3" O.C. ALL EDGES, 6" O.C. ALL STUDS TYPICAL.
  - > PORTAL FRAMING AT GARAGE DOOR OPENING SEE DETAIL AT SEPARATE LOCATION.
  - > SEE LOCATIONS:



S.G. Architects, Inc.  
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270  
DOWNERS GROVE, IL 60515  
ph. 630.969.9279  
fax. 630.969.0692

## BUILDING DEPARTMENT NOTE

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Dated this 2nd day of FEBRUARY 2024  
at Downers Grove, Illinois.

*Stephen L. Gawlik*  
(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.  
STEPHEN L. GAWLIK - PRINCIPLE  
No. 001-010162 EXP. 11-30-24  
CORPORATE LICENSE  
No. 184-00582 EXP. 04-30-25

PROJECT:

KNEPPER RESIDENCE  
2ND FLOOR ADDITION

4124 HIGHLAND AVE.  
DOWNERS GROVE, IL.

SENNSTROMS  
REMODELING

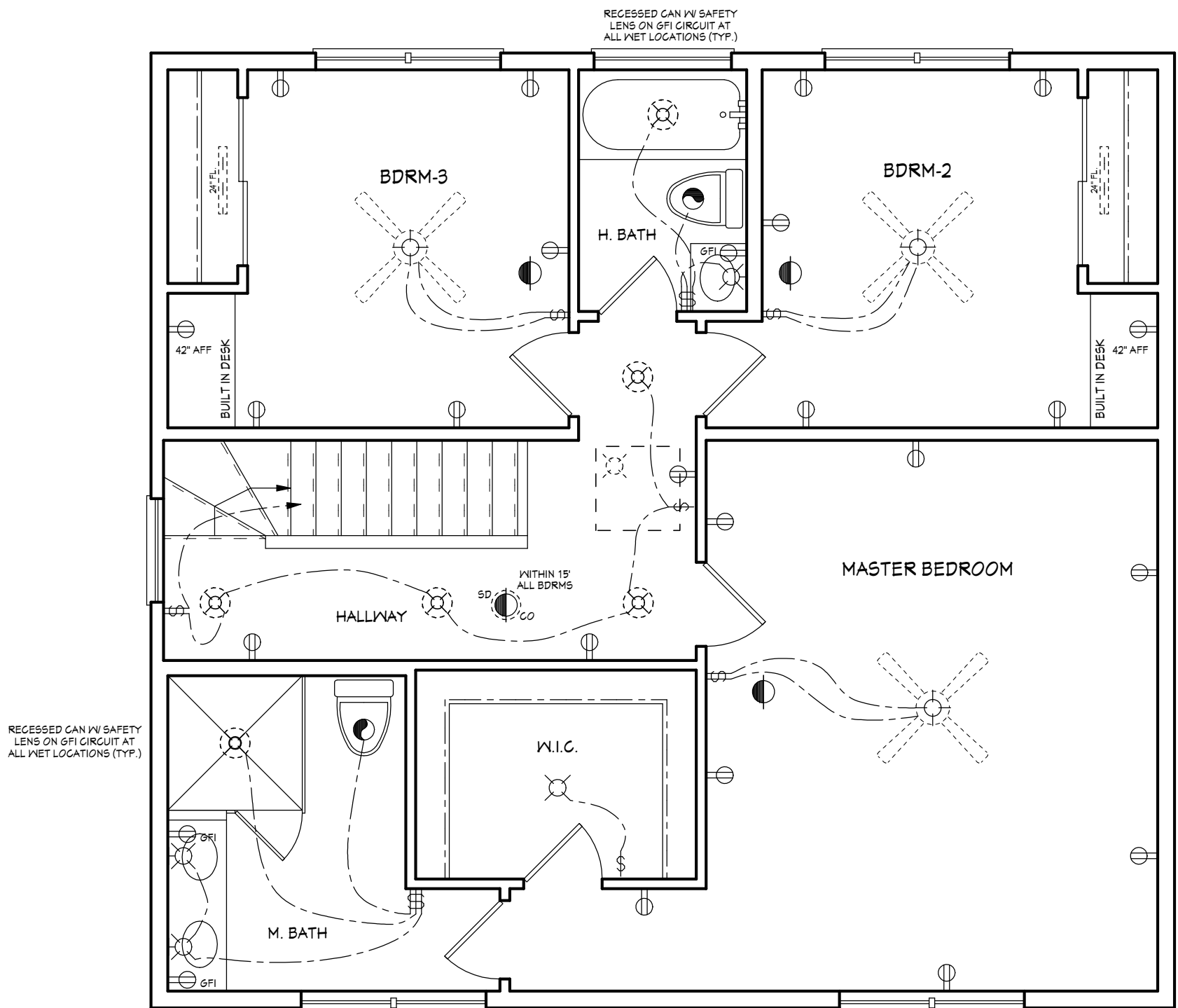
4426 CUMNOR RD.  
DOWNERS GROVE, IL. 60515  
PH. 630.963.0669

NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	11-02-23	SLG
	PRELIMINARY	
	12-4-23	SLG
	FINAL REVIEW	
	12-6-23	SLG
	PERMIT	
	01-11-24 / 02-02-24	SLG
	PERMIT REVIEW	

JOB NO.	23063
DATE:	10-31-23
DRAWN BY:	SLG
SCALE:	AS NOTED
SHEET NO.	3
>2ND FL. PLAN	
>ROOF PLAN	
>PLUMBING DIAGRAMS	
OF	5

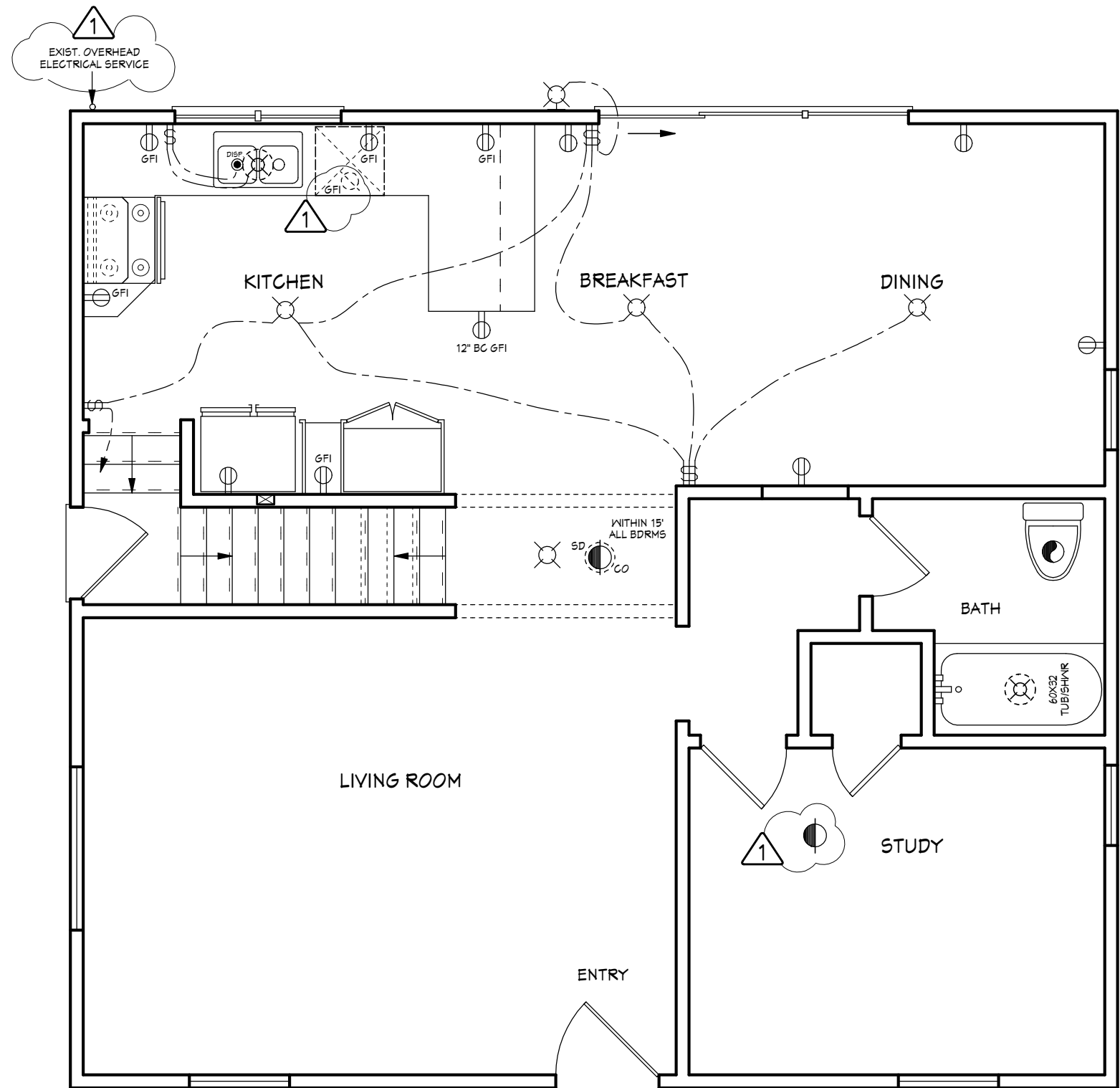
ELECTRICAL LEGEND	
SYMBOL	DEFINITION
	WALL MOUNT SWITCH
	110V DUPLEX RECEPTACLE OUTLET (TAMPER RESISTANT TYPE) ALL HABITABLE ROOMS LOCATE ON WALLS 2'0" OR GREATER SUCH THAT 1/2 FT. ON THE WALL IS GREATER THAN 6" FROM A RECEPT.
	GROUND FAULT INTERRUPTED 110V DUPLEX RECEPTACLE OUTLET
	GFI WITH IN-USE WEATHER PROOF COVER 110V DUPLEX RECEPTACLE OUTLET
	200 VOLT RECEPTACLE ON DEDICATED CIRCUIT
	110 VOLT SIMPLEX RECEPTACLE OUTLET ON DEDICATED CIRCUIT
	FLOOR MOUNTED 110V GFI RECEPTACLE (VERIFY LOCATION IN FIELD)
	CEILING MOUNTED 110V RECEPTACLE (VERIFY LOCATION IN FIELD)
	OVERHEAD FIXTURE INSTALL FAN RATED BOX IN LOCATIONS ACCEPTABLE FOR A CEILING SUSPENDED (PADDLE) FAN (NEC 314.27(C))
	WALL MOUNT FIXTURE
	RECESSED CAN LIGHT FIXTURE (IC RATED TYPE AT ATTIC AND ATTIC/CEILING LOCATIONS)
	EXHAUST FAN INSULATED DUCT VENTED DIRECTLY TO THE EXTERIOR
	EXHAUST FAN/LIGHT INSULATED DUCT VENTED DIRECTLY TO THE EXTERIOR
	110V SMOKE DETECTOR INTERCONNECTED AND WIRED IN SERIES WITH BATTERY BACK-UP MIN. ONE PER LEVEL, AND ONE PER SLEEPING ROOM
	110V CARBON MONOXIDE DETECTOR INTERCONNECTED AND WIRED IN SERIES WITH BATTERY BACK-UP MIN. ONE PER LEVEL LOCATED WITHIN 15'0" OF SLEEPING ROOMS
	110V SMOKE & CARBON MONOXIDE COMBINATION DETECTOR INTERCONNECTED AND WIRED IN SERIES WITH BATTERY BACK-UP MIN. ONE PER LEVEL, LOCATED WITHIN 15'0" OF SLEEPING ROOMS
	110V CEILING FAN RATED JUNCTION BOX SWITCH CONTROLLED TO WALL BELOW
	CEILING FAN MOUNT TO FAN RATED BOX
	CEILING FAN WITH SWITCHED LIGHT MOUNT TO FAN RATED BOX
ALL ELECTRICAL INSTALLATIONS TO FOLLOW THE NATIONAL ELECTRIC CODE (NEC), THE INTERNATIONAL RESIDENTIAL CODE (IRC), AND ANY LOCAL CODES AND ORDINANCES. NOT LESS THAN 90% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS.	

ELECTRICAL NOTES:	
ALL 120V, SINGLE PHASE, 15 AND 20 AMP RECEPTACLES INSTALLED IN KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORES, LIBRARIES, DENIS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE INSTALLED WITH AN ARC-FAULT CIRCUIT INTERRUPTER AS PER NEC 210-12(B).	
RECESSED CAN LIGHTS WITH SAFETY LENS. FIXTURES SHALL BE SUITABLE FOR WET LOCATIONS ON GFI CIRCUIT. (IRC E3903.8, E3903.9)	



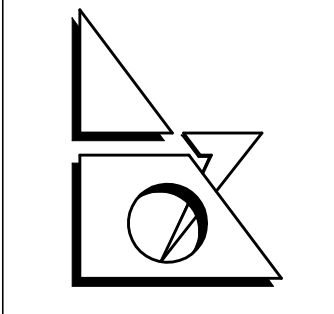
SECOND FLOOR ELECTRIC

SCALE: 1/4" = 1' 0"



FIRST FLOOR ELECTRIC

SCALE: 1/4" = 1' 0"



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Dated this 2nd day of FEBRUARY 2024  
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PROJECT:

KNEPPER RESIDENCE  
2ND FLOOR ADDITION

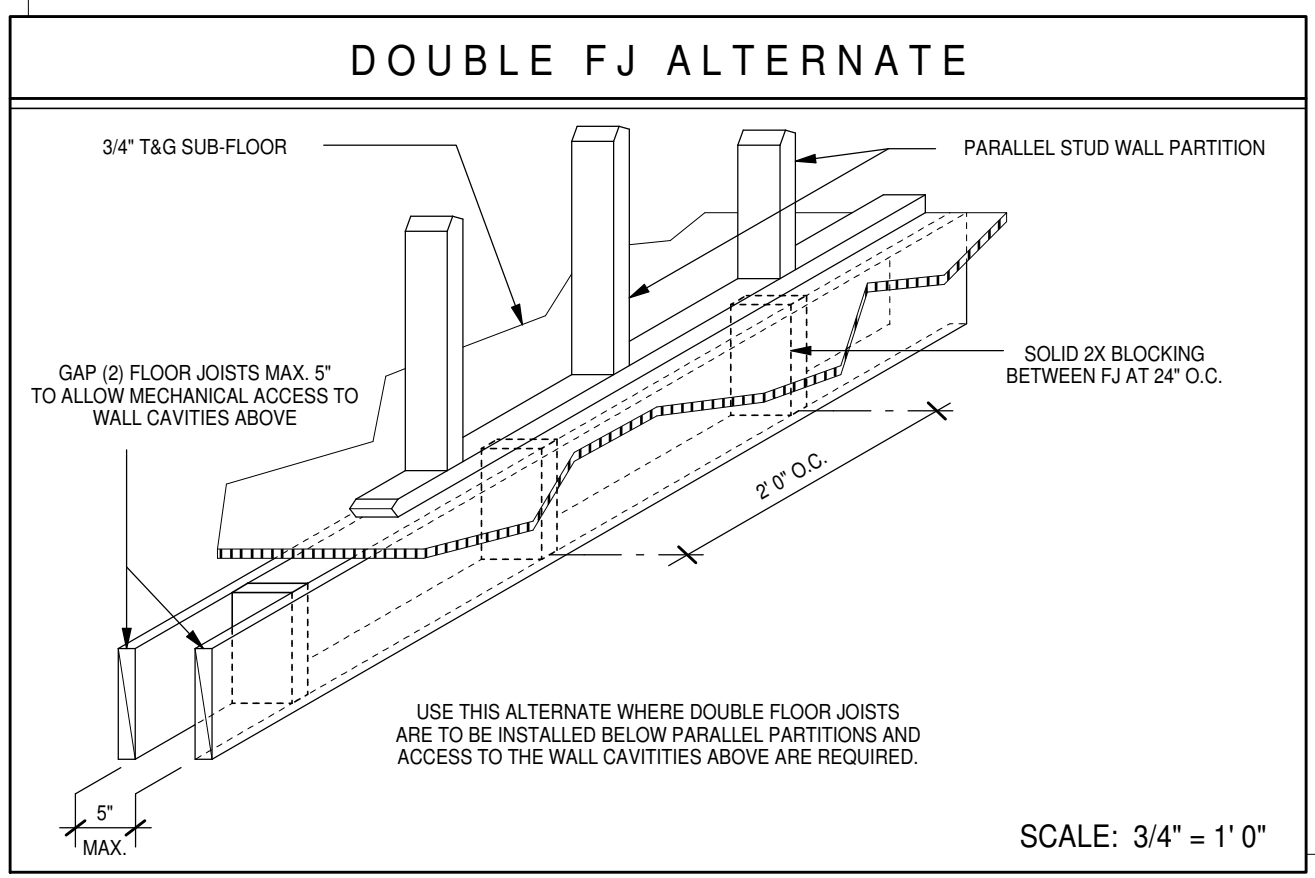
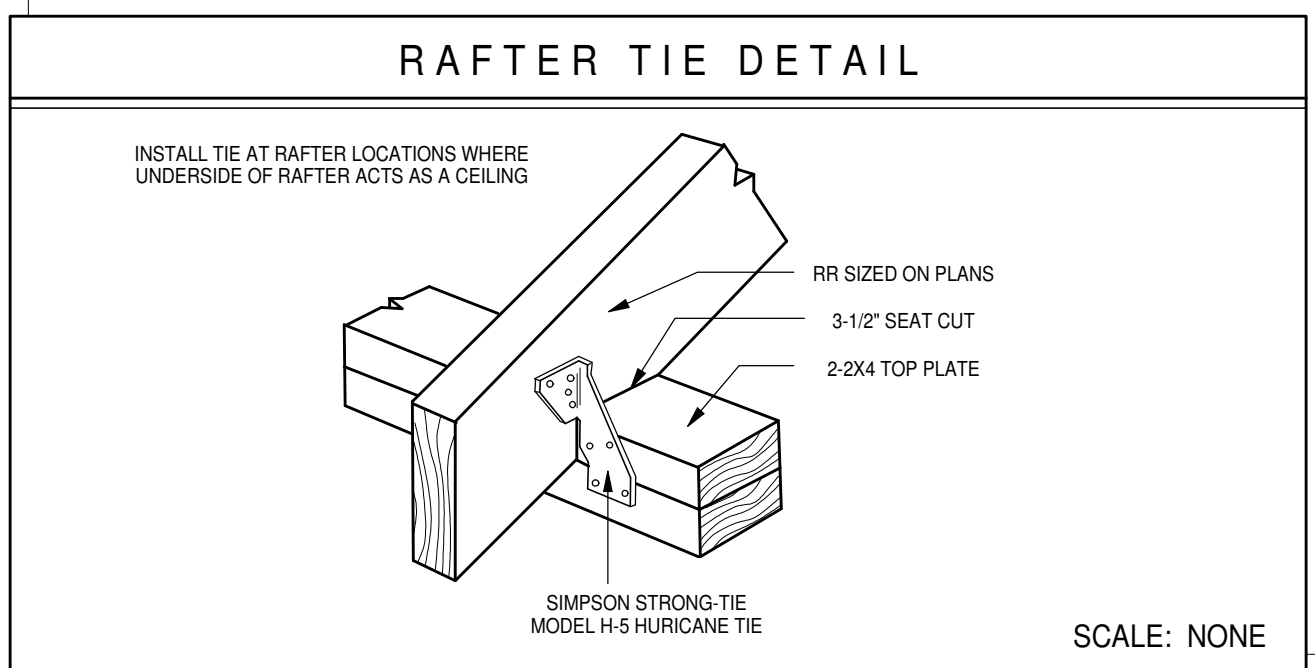
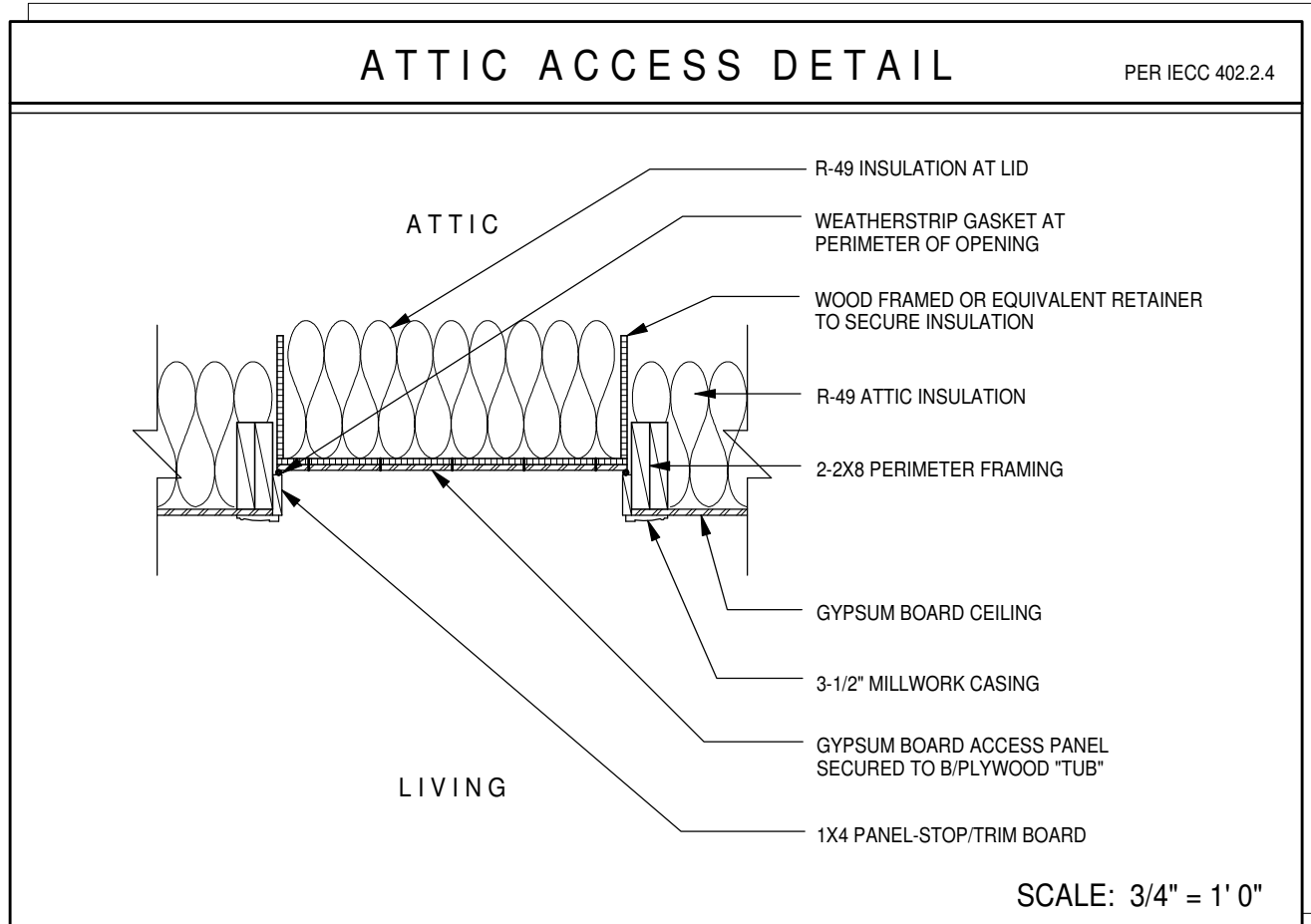
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NO.	DATE:	BY:
	ISSUES AND REVISIONS:	
	11-02-23	SLG
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	FINAL REVIEW	
	12-6-23	SLG
	PERMIT	
	01-11-24 / 02-02-24	SLG
	PERMIT REVIEW	

JOB NO.	23063
DATE:	10-31-23
DRAWN BY:	SLG
SCALE:	AS NOTED
SHEET NO.	4
>1ST/2ND ELECTRIC	OF 5



DESIGN CRITERIA														
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA														
IRC TABLE R301.2(1)														
GROUND SNOW LOAD	WIND DESIGN				SUBJECT TO DAMAGE FROM				ICE SHIELD UNDER LAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
	SPEED (MPH)	TOPO-GRAPHIC EFFECTS	WIND-BORNE DESIGN ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	WINTER DESIGN TEMP						
25 PSF	115	NO	NO	A	SEVERE	3' 6"	MODERATE TO HEAVY	-4 F	YES	SEE ENGINEER, DEPT. AND FIRM MAP	PER LOCAL JURISDICTION	PER LOCAL JURISDICTION		
UNIFORMLY DISTRIBUTED LOADS														
ALL LOADS LISTED ARE IN POUNDS PER SQUARE FOOT AND MEET OR EXCEED IRC TABLE 301.5														
UNINHABITABLE ATTICS WITHOUT STORAGE						10W LL	104 DL	CEILING						
UNINHABITABLE ATTICS WITH STORAGE						20W LL	104 DL	CEILING						
HABITABLE ATTICS AND ATTICS WITH FIXED STAIRS						30W LL	104 DL	CEILING						
BALCONIES EXTERIOR AND DECKS						60W LL	104 DL	FLOOR EXCEEDS CODE MIN. 40W LL						
FIRE ESCAPES						40W LL	104 DL	FLOOR						
GUARDS AND HANDRAILS						200W LL								
GUARD IN FALL COMPONENTS						50W LL								
PASSENGER VEHICLE GARAGES						50W LL		FLOOR						
ROOMS OTHER THAN SLEEPING ROOMS						40W LL	104 DL	FLOOR						
SLEEPING ROOMS						40W LL	104 DL	FLOOR EXCEEDS CODE MIN. 30W LL						
STAIRS						40W LL								
WALL						60W PLF		OR ACTUAL						
MINIMUM ROOF LIVE LOADS IN POUNDS-FORCE PER SQUARE FOOT OF HORIZONTAL PROJECTION														
PER IRC TABLE R01.6														
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS														
PER IRC TABLE R01.7														
STRUCTURAL MEMBER														
RAFTERS HAVING SLOPES GREATER THAN 3/12 W/ FINISHED CEILING NOT ATTACHED TO RAFTERS														
INTERIOR WALLS AND PARTITIONS														
FLOORS														
CEILING W/ BRITTLE FINISHES (INCL. PLASTER & STUCCO)														
CEILING W/ FLEXIBLE FINISHES (INCL. GYPSUM BOARD)														
ALL OTHER STRUCTURAL MEMBERS														
EXT. WALLS - WIND LOADS W/ PLASTER OR STUCCO FINISH														
EXTERIOR WALLS - WIND LOADS W/ BRITTLE FINISHES														
EXTERIOR WALLS - WIND LOADS W/ FLEXIBLE FINISHES														
LINTELS SUPPORTING MASONRY VENEER WALLS														
ALLOWABLE DEFLECTION														
L/180														
H/180														
L/360														
L/360														
L/240														
L/240														
H/360														
L/240														
L/120														
L/600														
BASE LUMBER VALUES														
SPECIES														
GRADE														
Fb														
E														
DOUGLAS-FIR-LARCH														
#2														
875														
1,600,000														
MICROLAM (LVL)														
NA														
2,600														
1,900,000														
HEM-FIR														
#2														
850														
1,300,000														
PARALLAM (PSL)														
NA														
2,900														
2,000,000														
SPRUCE-PINE-FIR (COND.1)														
#2														
875														
1,400,000														
GLULAM														
NA														
2,400														
1,800,000														
MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE														
IRC TABLE R402.2														
MINIMUM SPECIFIED COMPRESSIVE STRENGTH														
WEATHERING POTENTIAL														
NEGLIGIBLE														
MODERATE														
SEVERE														
TYPE OR LOCATIONS OF CONCRETE CONSTRUCTION														
BASEMENT WALLS, FOUNDATIONS AND OTHER CONCRETE NOT EXPOSED TO WEATHER														
BASEMENT SLABS AND INTERIOR SLABS ON GRADE, EXCEPT GARAGE FLOOR SLABS														
BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER														
PORCHES, CARPORT SLABS AND STEPS EXPOSED TO THE WEATHER AND GARAGE FLOOR SLABS														
2,500														
2,500														
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3,000														
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3,500														
MINIMUM HORIZONTAL REINFORCEMENT FOR CONCRETE BASEMENT WALLS														
IRC TABLE R404.1.2(1)														
LOCATION OF HORIZONTAL REINFORCEMENT														
ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR AND HEIGHT OF THE WALL STORY.														
ONE NO. 4 BAR WITHIN 12 INCHES OF THE TOP OF THE WALL STORY AND ONE NO. 4 BAR NEAR THIRD POINTS IN THE WALL STORY.														
MINIMUM VERTICAL REINFORCEMENT FOR 8", 10", AND 12" NOMINAL FLAT BASEMENT WALLS														
SEE IRC TABLES R404.1.2(3), R404.1.2(4), AND R404.1.2(8) (COMBINED, PARTIAL INFO.)														
MINIMUM VERTICAL REINFORCEMENT BAR SIZE AND SPACING (INCHES)														
MINIMUM NOMINAL WALL THICKNESS (INCHES)														
SOL. CLASSES AND DESIGN LATERAL SOL. (PER FOOT OF DEPTH)														
GW, GP, SW, SP, 30														
GM, GS, SM, SW, SC AND ML														
SC, MC, CL AND INORGANIC CL														
60														
8														
10														
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LIGHT AND VENT SCHEDULE					
ROOM	SGFT	8% LIGHT		4% VENT	
		REQD	PROVD	REQD	PROVD
FIRST FLOOR:					
LIVING ROOM	EXIST.				
KITCHEN/DINING	309.7	24.77	63.33	12.38	23.33
HALL BATH	EXIST.	-	ARTIFICIAL	-	ARTIFICIAL
STUDY	EXIST.	-	ARTIFICIAL	-	EGRESS MIN. 5.0 SQ.FT.
SECOND FLOOR:					
MASTER BEDROOM	220	17.8	28.44	8.8	14.22
MASTER BATH	75	-	ARTIFICIAL	-	EGRESS MIN. 5.7 SQ.FT.
BEDROOM 2	114.8	9.18	28.44	4.99	14.22
BEDROOM 3	111	8.90	28.44	4.45	14.22
HALL BATH	36	-	ARTIFICIAL	-	40 CFM EXHAUST FAN
FINISHED BASEMENT:					
LAUNDRY ROOM	EXIST.	-	ARTIFICIAL	-	ARTIFICIAL
NOTES:					

STEEL LINTEL SCHEDULE		
OPENING SIZE	REQUIRED LINTEL	BEARING
3'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
4'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
5'-0" OPENING	L 3 1/2" X 3 1/2" X 5/16"	4" BRG.
6'-0" OPENING	L 4" X 3 1/2" X 5/16"	4" BRG.
7'-0" OPENING	L 4" X 3 1/2" X 5/16"	4" BRG.
8'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
9'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
10'-0" OPENING	L 5" X 3 1/2" X 3/8"	6" BRG.
16'-0" OPENING	L 6" X 3 1/2" X 1/2"	6" BRG.

**GENERAL NOTES:**

ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADEQUATE CONSTRUCTION. NO CONSTRUCTION SUPERVISION IS PROVIDED BY THE ARCHITECT ON THIS PROJECT.

THESE DRAWINGS ARE DIAGRAMATIC AND ARE NOT INTENDED TO SHOW EXACT LOCATIONS OF SWITCHES, OUTLETS, ETC.

GENERAL CONTRACTOR SHALL APPLY FOR ALL PERMITS REQUIRED IN CONNECTION WITH THIS WORK FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION.

ALL CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER TRADES AND THE PROPER SEQUENCING OF THEIR WORK WITH THE CONSTRUCTION SCHEDULE SO AS TO NOT DELAY THE COMPLETION OF THE WORK OR PROJECT.

ALL CONTRACTORS SHALL VISIT THE PROJECT SITE AND FAMILIARIZE THEMSELVES WITH THE PROJECT CONDITIONS PRIOR TO BIDDING OR BEGINNING WORK.

NOTIFY THE G.O. OF ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS PRIOR TO BIDDING OR BEGINNING WORK.

G.O. SHALL REVIEW DRAWINGS FOR ACCURACY PRIOR TO BEGINNING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DURING CONSTRUCTION. SHOULD CHANGES BE REQUIRED FOR DISCREPANCIES OF WHICH THE ARCHITECT WAS NOT NOTICED.

ALL