MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: November 19, 2019
RE: Z19-069 Cooper (York/District 2)

DuPage County Board: November 26, 2019:

Development Committee: November 19, 2019: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to increase height of a detached garage from 15’ to approximately 16.5’;
2. Variation to increase square footage of detached garage from 850’ to approximately 1,056’; and
3. Variation to reduce the side yard setback to approximately 4’ from 10’.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-069 Cooper dated October 16, 2019.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That owner/developer is not permitted to operate a business out of the subject detached garage.
4. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent
**Zoning Hearing Officer: November 6, 2019:** The Zoning Hearing Officer recommended to approve following zoning relief:

1. Variation to increase height of a detached garage from 15’ to approximately 16.5’;
2. Variation to increase square footage of detached garage from 850’ to approximately 1,056’; and
3. Variation to reduce the side yard setback to approximately 4’ from 10’.

**Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-069 Cooper dated October 16, 2019.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That owner/developer is not permitted to operate a business out of the subject detached garage.
4. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**FINDINGS OF FACT:**

A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to increase height of a detached garage from 15’ to approximately 16.5’; Variation to increase square footage of detached garage from 850’ to approximately 1,056’; and Variation to reduce the side yard setback to approximately 4’ from 10’.

B. That petitioner testified that he seeks the subject zoning relief to build an addition on the existing detached garage, as the existing detached garage can only store two (2) vehicles.

- Furthermore, that the proposed garage addition will extend the existing detached garage, by only adding three (3) walls to the rear. As such, petitioner will be keeping with the existing conditions of the subject property, including the existing side yard setback of approximately four (4) feet.
C. That petitioner testified that the subject zoning relief will allow petitioner to property store three (3) vehicles inside the detached garage, out of the natural elements.

- Furthermore, petitioner testified that the existing home has limited storage, causing him to park vehicles outdoors and using the existing detached garage as additional storage space for the subject property.

D. That Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in carrying out the strict letter of regulations of the Zoning Ordinance, as the existing home was built with limited storage space, requiring petitioner to build an addition on the existing detached garage for additional storage.

- Additionally, that petitioner testified that the existing detached garage was built approximately four (4) feet from the interior side property line.

E. That Hearing Officer finds that petitioner has demonstrated that a Variation to increase height of a detached garage from 15’ to approximately 16.5’; Variation to increase square footage of detached garage from 850’ to approximately 1,056’; and Variation to reduce the side yard setback to approximately 4’ from 10’, does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

**PETITIONER’S DEVELOPMENT FACT SHEET**

<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CASE #/PETITIONER</strong></td>
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</tbody>
</table>
| **ZONING REQUEST** | 1. Variation to increase height of a detached garage from 15’ to approximately 16.5’;  
                       2. Variation to increase square footage of detached garage from 850’ to approximately 1,056’; and  
                       3. Variation to reduce the side yard setback to approximately 4’ from 10’. |
| **OWNER** | JOANNE COOPER, 3740 GLENDENNING ROAD, DOWNERS GROVE, IL 60515 / AGENT: MICHAEL GILBERT, 3740 GLENDENNING ROAD, DOWNERS GROVE, IL 60515 |
| **ADDRESS/LOCATION** | 3740 GLENDENNING ROAD, DOWNERS GROVE, IL 60515 |
| **PIN** | 06-32-408-004 |
**TWSP/CTY. BD. DIST.** | York | District 2  
---|---|---  
**ZONING/LUP** | R-4 SF RS | 0-5 DU AC  
**AREA** | 0.5 acres (21,780 sq. ft.) |  
**UTILITIES** | Water and Sewer |  
**PUBLICATION DATE** | Daily Herald: October 1, 2019 |  
**PUBLIC HEARING** | October 16, 2019 |  
**ADDITIONAL INFORMATION:**  
Building: No Objection.  
DUDOT: No Comment.  
Health: Our office has no jurisdiction in this matter.  
Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application.  
Public Works: Our office has no jurisdiction in this matter.  
**EXTERNAL:**  
Village of Downers Grove: Objects. (See attached documentation)  
Village of Lombard: “As the subject property is outside of the Village ultimate municipal boundaries, we do not have any comments on the request.”  
Village of Westmont: No Comment.  
Village of Oak Brook: No Comment.  
York Township: No Comment.  
Township Highway: No Objections.  
Downers Grove Fire Dept.: No Comment.  
Sch. Dist. 58: No Comment.  
Forest Preserve: “The Forest Preserve District of DuPage County has reviewed the information provided in this notice and due to the sizeable distance between the subject property and district property, we do not have any specific comments. Thank you.”  
**GENERAL BULK REQUIREMENTS:**  
| REQUIREMENTS: | REQUIRED | EXISTING | PROPOSED  
|---|---|---|---  
Front Yard: | 30 FT | APPROX. 110 FT | APPROX. 110 FT  
Int. Side Yard: | 10 FT | APPROX. 4 FT | APPROX. 4 FT  
Int. Side Yard: | 10 FT | APPROX. 71 FT | APPROX. 71 FT  
Rear Yard: | 3 FT | APPROX. 62 FT | APPROX. 62 FT  
Height: | 15 FT. | APPROX. 15 FT | APPROX. 15 FT  
Floor Area Ratio: | 850 sq. ft. | APPROX. 622 sq. ft. | APPROX. 1,056 sq. ft.  

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<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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</thead>
<tbody>
<tr>
<td>Subject</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Glendenning Road and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
Zoning Petition Z19-069 Cooper

Please review the information herein and return with your comments to:
Jessica Infeise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187, or via email at Jessica.Infeise@dupageco.org or via facsimile at 630-407-6702 by November 5, 2019.

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<thead>
<tr>
<th align="center">COMMENT SECTION:</th>
<th align="center"></th>
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<tbody>
<tr>
<td align="center">: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER</td>
<td align="center">NO OBJECTION CONCERNS WITH THE PETITION</td>
<td align="center">NO OBJECTION CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION</td>
</tr>
<tr>
<td align="center">: I OBJECT/HAVE CONCERNS WITH THE PETITION</td>
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COMMENTS:

SIGNATURE: 

DATE: 11/5/19

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: 

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z19-069 Cooper

ZONING REQUEST:
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PIN: 06-32-408-004

TWSF./CTY. BD. DIST.: York

DISTRICT 2

ZONING/LUP: R-4 SF RS

0-5 DU AC

AREA: 0.5 acres (21,780 sq. ft.)

UTILITIES: Water and Sewer

PUBLICATION DATE: Daily Herald: October 21, 2019

PUBLIC HEARING: Wednesday, November 6, 2019

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
November 4, 2019

Jessica Infeltz
DuPage County Department of Building and Zoning
421 North County Farm Road
Wheaton, IL 60187

Re: Z19-069 Cooper
FIN 06-52-408-904, Address 2746 Glandening Road

Staff has had the opportunity to review the proposed case for the property located at 3740 Glandening Road. The Village of Downers Grove has an opinion in this matter because of the subject property’s close proximity to the municipal boundary, and location within the Village’s planning area.

The site is in unincorporated DuPage County and is classified as R-1 Single Family Residence District by the County’s zoning ordinance. The petitioner is proposing to construct a detached garage, which requires variations from the DuPage County Zoning Ordinance for height, setback and maximum square footage.

No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If relief or a variance is being requested for this case, no evidence of a hardship was provided. After reviewing the plans, staff has the following comments and concerns:

1. The Village’s Zoning Ordinance requires a minimum side yard setback of not less than 6 feet for a residential accessory structure; the proposed setback is 4 feet, which does not meet the Village’s requirements.

2. The Village’s Zoning Ordinance does not allow more than three (3) detached accessory structures or that the aggregate footprint of all accessory structures shall not exceed one thousand (1,000) square feet or the gross floor area of the principal structure, whichever is less. It is not clear from the submitted site plan if other accessory structures are located on the lot and the proposed structure exceeds 1,000 square feet.

The Village of Downers Grove does not recommend approval of the variation request for the proposed accessory structure. The Village of Downers Grove requests DuPage County to deny the variation application for the case as a hardship has not been proven and placement of the proposed accessory structure is not in harmony with the general purpose and intent of the Zoning Ordinance since the setback reduction and square footage proposed would noticeably vary from the existing characteristics of the immediate neighborhood and zoning districts. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

[Signature]

Jason Zawilla, AICP
Planning Manager
Community Development Department

[Stamp: Sun Prairie, Community Development Director]