

MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: William J. Heniff, AICP, Senior Planner
Department of Community Development

DATE: May 19, 2008

SUBJECT: DuPage County Public Hearing Z08-018 - Mealer

DuPage County has received a filing for a public hearing for variations from the County’s accessory structure requirements to allow for the construction of a detached garage. The relief consists of:

1. A variation to reduce the side yard setback from 10 feet to 7 feet for the detached garage; and
2. A variation to increase the permissible square footage of detached accessory structure from 850 square feet to 854 square feet.

The property is located at 20W551 Edgewood Road and within the County’s R-3 Single Family Residence District. As the subject property is located within the ultimate municipal boundaries of the Village of Lombard, the Village has received notice of the public hearing from the County and has been asked to provide comments or concerns regarding this petition. Staff would like to solicit the input and a recommendation of the Plan Commission regarding this petition.

BACKGROUND

The subject property is located within the Flowerfield neighborhood, which is located west of Finley Road and south of Route 53. The subject property is 20,000 square feet in area (100’ wide and 200’ deep).

The Village’s and County’s accessory structure regulations are as follows:

	Petitioner’s Request	Required by DuPage County	Required by Lombard
Side yard setback requirements	7 feet	10 feet	3 feet for detached garages
Maximum area	854 sq. ft.	850 sq. ft.	1,000 sq. ft.

In review of the petition, staff notes that if the property was within the corporate limits of the Village, the detached garage could be constructed as a matter of right. Therefore, should the petition be approved and the property is annexed in the future (the property owner previously signed a utilities/annexation agreement), the structure will be in compliance with Village requirements.

FINDINGS AND RECOMMENDATION

As the property is within the extra-territorial jurisdiction of the Village, DuPage County is soliciting the comments of the Village relative to this petition. Staff recommends that the Plan Commission recommend to the Corporate Authorities that it inform DuPage County that the Village does not object to the relief associated with Z08-018.