

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) _____
Recommendations of Boards, Commissions & Committees (Green) _____
Other Business (Pink) _____
Waiver of First Requested

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Huliseberg, AICP, Village Manager

DATE: May 27, 2008 (BOT) Date: June 5, 2008

TITLE: Du Page County Z08-018: 20W551 Edgewood Road (Mealer)

SUBMITTED BY: Department of Community Development *WA*

BACKGROUND/POLICY IMPLICATIONS:

Your Plan Commission transmits for your consideration its recommendation relative to the above-mentioned petition. DuPage County is soliciting the input of the Village relative to the following variations to the DuPage County Zoning Ordinance:

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.
- (UNINCORPORATED)

The Plan Commission recommended that the Village Board inform DuPage County that the Village does not object to the relief associated with Z08-018.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X	_____	Date	_____
Finance Director X	_____	Date	_____
Village Manager X	<i>David A. Huliseberg</i>	Date	<i>5/29/08</i>

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Huliseberg, AICP, Village Manager

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

DATE: June 5, 2008

SUBJECT: DuPage County ZBA Z08-018: 20W551 Edgewood Road

Attached please find the following items for Village Board consideration as part of the June 5, 2008 Village Board meeting:

1. Staff report;

2. Plan Commission referral letter;

3. DuPage County comment form; and

4. Plans associated with the petition.

The Plan Commission recommends that the Village Board direct the Village President to sign the attached form stating that the Village of Lombard does not object to the petition.

H:\CD\WORD\USER\RPC\CCAS\SES\2008\DAH referral memo.doc



VILLAGE OF LOMBARD

255 E. Wilson Avenue
Lombard, IL 60148-3931
(630) 620-5700 FAX: (630) 620-8222
TDD: (630) 620-5811
www.villageoflombard.org

Village President
William J. Mueller

Village Clerk
Brittne O'Brien

Mr. William J. Mueller,
Village President, and
Board of Trustees
Village of Lombard

Trustees
Greg Alan Gron, Dist. 1
Richard J. Tross, Dist. 2
John "Jack" T. O'Brien, Dist. 3
Dana L. Moraan, Dist. 4
Laura A. Fitzpatrick, Dist. 5
Rick Soderstrom, Dist. 6

Subject: DuPage County ZBA Petition: ZBA Z08-018: 20W551 Edgewood Road

Dear President and Trustees:

Village Manager
William T. Lichter

As part of the Plan Commission's Business Meeting on May 19, 2008, the Plan Commission discussed and offers its recommendation relative to a pending zoning petition before the DuPage County Zoning Board of Appeals.

William Heniff, Senior Planner, described the request for the property located at 20W551 Edgewood Road, within the Flowerfield Subdivision. 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 a variation to reduce the side yard setback from 10 feet to 7 feet and a variation to increase the permissible square footage from 850 square feet to 854 square feet.

He noted that the property is within the ultimate municipal boundaries of the Village of Lombard and is subject to a previously executed utilities agreement. He then described the property characteristics. 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 structure will be in compliance with Village requirements.

Chairperson Ryan then opened the meeting for discussion among the Plan Commission members. The Commissioners concurred with the staff report. After consideration of the petition, the Plan Commission recommends to the Corporate Authorities that it inform DuPage County that the Village does not object to the relief associated with Z08-018.

"Our shared *Vision* for Lombard is a community of excellence exemplified by its government working together with residents and business to create a distinctive sense of spirit and an outstanding quality of life."
"The *Mission* of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

June 5, 2008
DuPage County ZBA Z08-018
Page 2

Respectfully,

VILLAGE OF LOMBARD


Donald F. Ryan
Lombard Plan Commission

c. Petitioner
Lombard Plan Commission

H:\CDEV\APP\WORD\USER\PC\CASES\2008\PC Memo DuPage County Z08-018.doc



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:

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

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.



RECEIVED
 MAY - 1 2008
 DU PAGE COUNTY ZONING BOARD OF APPEALS
 JACK T. KNUFFER ADMINISTRATION BUILDING
 DEVELOPMENT

421 NORTH COUNTY FARM ROAD, WHEATON, ILLINOIS 60187 / 630-407-6700/630-407-6702 (fax)

Zoning Petition Z08-018 Mealer

Please review the information herein and return with your comments to: Keya Willis, DuPage County Department of Economic Development & Planning, 421 North County Farm Road, Wheaton, Illinois 60187 or via email at Keya.Willis@dupageco.org, or via facsimile at 630-407-6702 by May 7, 2008.

COMMENT SECTION:	
: NO OBJECTION/CONCERNS WITH THE PETITION.	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.	
: I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.	
: I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
SIGNATURE:	DATE:
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	Z08-018 Mealer
OWNER	Walter and Deborah Mealer, 20W551 Edgewood Road, Lombard, IL 60148
ADDRESS/LOCATION	20W551 Edgewood Road, Lombard, IL 60148
PUBLICATION DATE	Daily Herald April 23, 2008
ZONING REQUEST	A. Variation to Reduce the Side Yard Setback from 10 feet to approximately 7 feet for a new detached garage. (Sec. 37-703.4) B. Variation to Increase the Square Feet of detached accessory buildings from 850 square feet to 854 square feet (Sec. 37-703.1)
PIN/TWSP / COUNTY BOARD DIST.	06-18-303-003 York Township/District 4
ZONING/LUP	R-3 Single Family Residence Residential 0-5 DU/Acre
AREA/UTILITIES	0.46 ac (19,965.2 sq. ft.) Sewer and Well
PUBLIC HEARING	May 8, 2008

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

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.

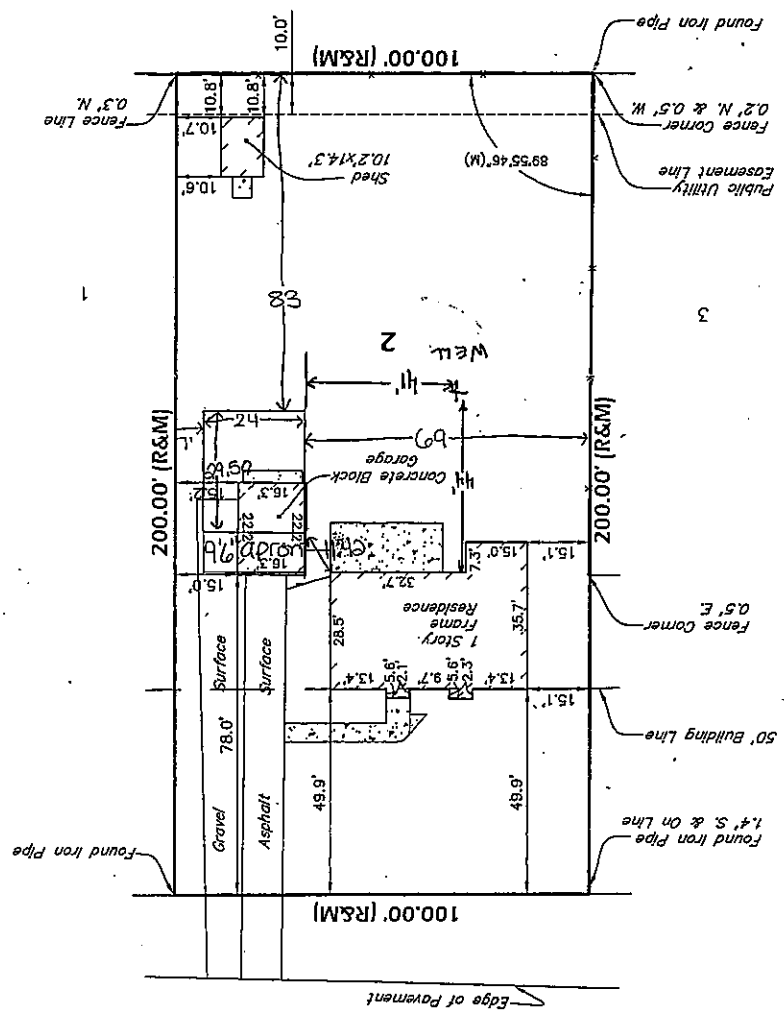
PLAT OF SURVEY

OF
 LOT TWO IN BLOCK SIX IN FLOWERFIELD ACRES, BEING A SUBDIVISION OF
 PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP THIRTY-NINE
 NORTH, RANGE TEN, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART
 OF THE SOUTHWEST QUARTER OF SECTION EIGHTEEN, TOWNSHIP
 THIRTY-NINE NORTH, RANGE ELEVEN, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED JULY 9,
 1946 AS DOCUMENT 501719, AND CERTIFICATE OF CORRECTION RECORDED
 MARCH 20, 1947 AS DOCUMENT NO. 517615, IN DUPAGE COUNTY, ILLINOIS.

EDGWOOD ROAD

(66' R.O.W.)

SCALE: 1"=30'



SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- RECORD DATA
- MEASURED DATA

PREPARED FOR: MEALER
 JOB ADDRESS: 20 WEST 551 EDGEWOOD ROAD
 FLOWERFIELD, ILLINOIS

Professional Land Surveying, Inc.
 2900 Ogden Avenue Suite 110
 Lisle, Illinois 60532
 Phone 630.778.1757 Fax 630.778.7757



DRAWN BY: J.L.K.
 FLD. BK./PG. NO.:
 JOB NO.: 74081
 COMPLETION DATE: 11/13/07
 REVISIONS:

AREA OF SURVEY:
 CONTAINING 19,994± SQ. FT.
 REFER TO YOUR DEED, ABSTRACT, TITLE POLICY
 AND LOCAL BUILDING AND ZONING ORDINANCE
 FOR ITEMS OF RECORD NOT SHOWN.
 STATE OF ILLINOIS 99
 COUNTY OF DUPAGE

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS
 SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE
 HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
 THIS 9TH DAY OF NOVEMBER, 2007.

IPLS No. 3483
 MY LICENSE EXPIRES 11/30/08

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
 ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 PROFESSIONAL DESIGN FIRM NO. 184-004196