

VILLAGE OF DOWNERS GROVE
Report for the Village
10/17/2023

SUBJECT:	SUBMITTED BY:
3854 Glendenning Road - Zoning Map Amendment	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting a Zoning Map Amendment from R-1 (Residential Detached House 1) to R-2, (Residential Detached House 2) for the subject property located at 3854 Glendenning Road.

STRATEGIC PLAN ALIGNMENT

The goals for 2023-2025 include *Exceptional Municipal Services*

FISCAL IMPACT

N/A

RECOMMENDATION**UPDATE & RECOMMENDATION**

This item was discussed at the October 3, 2023 Village Council meeting. Staff recommends approval on the October 17, 2023 Active Agenda.

BACKGROUNDProperty Information & Zoning Request

The subject property is located at 3854 Glendenning Road, and consists of one lot located on the northwest corner of 39th Street and Glendenning Road. Currently the subject property is vacant, with the previous home recently demolished. The owners of the subject property are requesting a zoning map amendment to rezone the property from R-1, Residential Detached House 1 to R-2, Residential Detached House 2. The petitioners intend to construct a single family house on the vacant lot. The construction of the home will be required to meet all required Village Ordinances, including building, zoning and stormwater regulations.

Compliance with the Comprehensive Plan

The proposed rezoning from R-1 to R-2 is consistent with the Comprehensive Plan. The Comprehensive Plan identifies the property as Single-Family Detached Residential, and states that it should continue to be the predominant land-use in the Village. By amending the zoning for the subject property, the bulk zoning regulations will better reflect the existing conditions in the neighborhood, for which properties are predominately zoned R-2, and ensures investment in quality housing stock.

Public Comment

Prior to Plan Commission consideration, staff received four calls and one in-person inquiry seeking additional information on the request. The inquiries were general in nature. One additional comment was provided at the public hearing inquiring if the property owner has the opportunity to construct multi-family with the requested zoning map amendment. It was explained that the request was limited to a zoning map amendment request to change the zoning from R-1 to R-2 and that multi-family is not a permitted use in the requested zoning district.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated September 18, 2023

Approved Minutes of the Plan Commission Hearing dated September 18, 2023

VILLAGE OF DOWNERS GROVE

COUNCIL ACTION SUMMARY

INITIATED: Village Attorney **DATE:** October 17, 2023
(Name)

RECOMMENDATION FROM: Plan Commission **FILE REF:** 23-PCE-0023
(Board or Department)

NATURE OF ACTION:

- ☒ Ordinance
- ☐ Resolution
- ☐ Motion
- ☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to Adopt "AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 3854 GLENDENNING ROAD, as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance shall rezone 3854 Glendenning Road from R-1, Residential Detached House 1 to R-2, Residential Detached House 2.

RECORD OF ACTION TAKEN:



ORDINANCE NO. _____**AN ORDINANCE REZONING CERTAIN PROPERTY
LOCATED AT 3854 GLENDENNING ROAD**

WHEREAS, the real estate located at 3854 Glendenning Road, at the northwest corner of 39th Street and Glendenning Road, hereinafter described has been classified as “R-1, Residential, Detached House 1”, under the Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner or owners of said real estate have requested that such property be rezoned as hereinafter provided; and

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing respecting said petition on September 18, 2023 and has made its findings and recommendations respecting said requested rezoning in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, making due allowance for existing conditions, the conservation of property values, the development of the property in conformance to the official Comprehensive Plan of the Village of Downers Grove, and the current uses of the property affected, the Council has determined that the proposed rezoning is for the public good.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

SECTION 1. The Zoning Map of the Village, pursuant to Section 28.12.030 of the Downers Grove Municipal Code, is hereby further amended by rezoning to “R-2, Residential, Detached House 2” the zoning classification of the following described real estate, to wit:

THE EAST 227.0 FEET OF LOT 8 (EXCEPT THE WEST 113.5 FEET THEREOF) IN BLOCK 12 IN A.T. MCINTOSH AND COMPANY’S FAIRVIEW AVENUE SUBDIVISION SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 3854 Glendenning Road, Downers Grove, IL 60515
(PIN 06-32-412-014)

SECTION 2. The official zoning map shall be amended to reflect the change in zoning classification effected by Section 1 of this ordinance, subject to the following conditions:

1. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. The Village reserves the right to re-open its review process upon receipt of such information; and
2. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

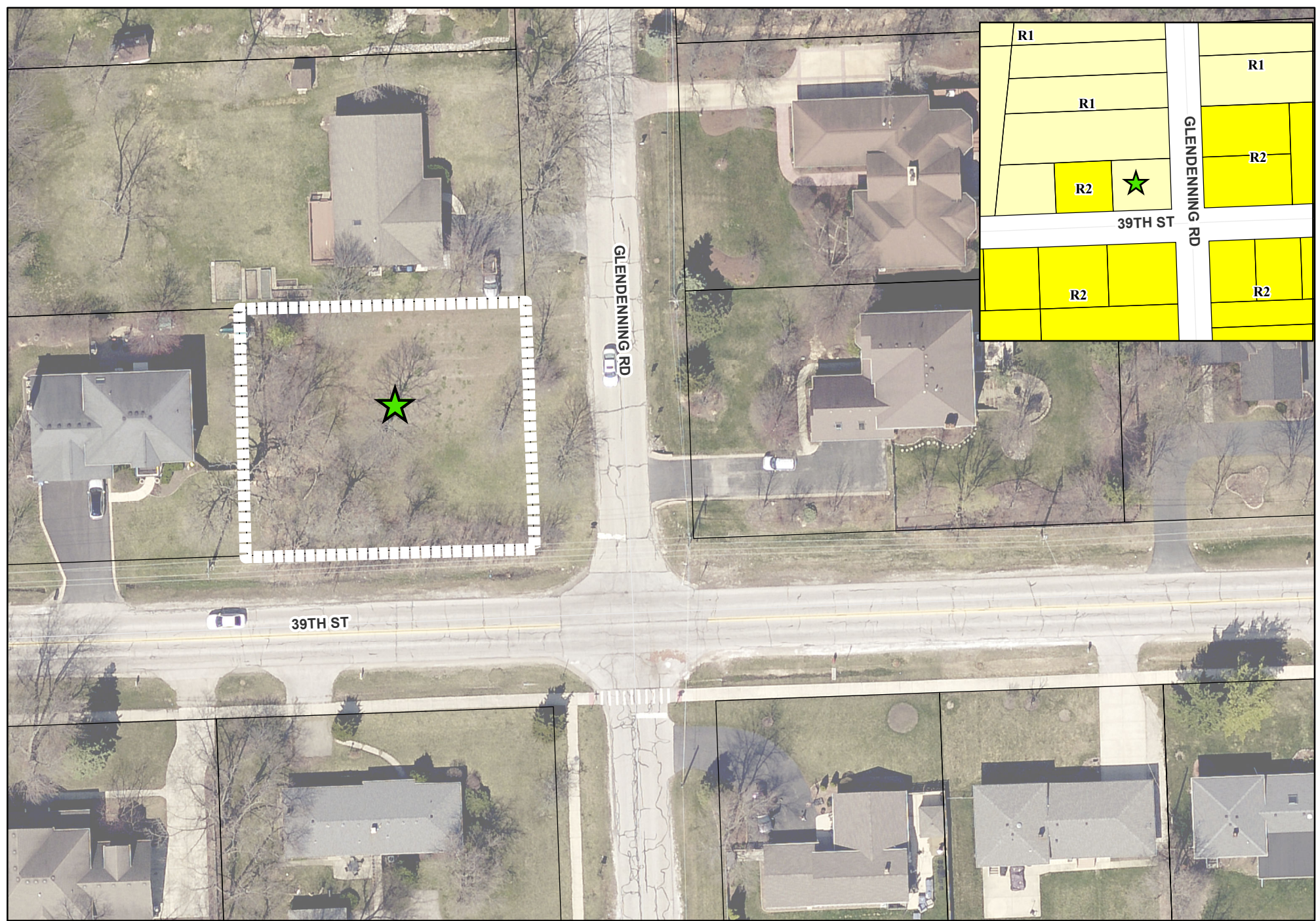
SECTION 4. This ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.

Mayor

Passed:

Published:

Attest: _____
Village Clerk



0 25 50 100 Feet

3854 Glendenning Road - Location Map

 Subject Property
 Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
SEPTEMBER 18, 2023 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
23-PCE-0023 3854 Glendenning Road	Zoning Map Amendment	Flora León, AICP Senior Planner

REQUEST

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to R-2, Residential Detached House 2, under Village of Downers Grove Section 28.12.030.

NOTICE

The application has been filed in conformance with applicable procedural and public notice requirements.

GENERAL INFORMATION

OWNER/PETITIONER: Steven Hermanowski
3854 Glendenning Road
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-1, Residential Detached House 1
EXISTING LAND USE: Single Family Residential
PROPERTY SIZE: 11,350 sq. ft. (.26 acres)
PINS: 06-32-412-014

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-1, Residential Detached House 1	Single Family Detached
SOUTH:	R-2, Residential Detached House 2	Single Family Detached
EAST:	R-2, Residential Detached House 2	Single Family Detached
WEST:	R-2, Residential Detached House 2	Single Family Detached

ANALYSIS

SUBMITTALS

This report is based on the following documents, which are on file with the Department of Community Development:

1. Application/Petition for Public Hearing
2. Plat of Survey
3. Preliminary Site Plan
4. Location Map
5. Project Narrative

PROJECT DESCRIPTION

The subject property is at 3854 Glendenning Road, and consists of one lot located on the northwest corner of 39th Street and Glendenning Road. Currently the subject property is vacant, with the previous home recently demolished. The owners of the subject property are requesting a zoning map amendment to rezone the property from R-1, Residential Detached House 1 to R-2, Residential Detached House 2. The petitioners intend to construct a new single family house on the subject property. The construction of the home will be required to meet all required Village Ordinances, including building, zoning and stormwater regulations.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan's Residential Areas Plan identifies the property as part of the traditional grid type of residential development. The proposed rezoning will have no impact on the existing development patterns of this area as the land use will remain single family residential. The proposed rezoning from R-1 to R-2 is consistent with the Comprehensive Plan.

The Comprehensive Plan identifies the property as Single-Family Detached Residential, and states that it should continue to be the predominant land-use in the Village. By amending the zoning for the subject property, the bulk zoning regulations will better reflect the existing conditions in the neighborhood, for which properties are predominately zoned R-2, and ensures investment in quality housing stock.

COMPLIANCE WITH ZONING ORDINANCE

The petitioner is proposing a map amendment to rezone the property in order to more closely match the subject property with neighboring properties for the construction of their new single family house. A comparative analysis of the bulk requirements for both the R-1 and R-2 districts are found in the table below:

	R-1 District Lot Regulations	R-2 District Lot Regulations	3854 Glendenning Road (R-2 District)
Min. Lot Area	20,000 sq. ft.	15,000 sq. ft.	11,350 sq. ft.
Min. Lot Width	100 ft.	85 ft.	100 ft.
Street Setback	40 feet	35 feet	35 feet
Side Setback	10 feet	10 feet (or 10% of lot width, whichever is greater)	10 feet
Rear Setback	20 feet	20 feet	20 feet

The subject property is adjacent to properties zoned R-2 and will meet the required minimum zoning lot area required for a zoning map amendment and the current lot size is a pre-existing condition.

The proposed R-2, Residential Detached House 2, zoning classification is appropriate for the subject property as it will meet the bulk and use regulations for the proposed zoning district.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property in addition to posting public hearing notice signs and publishing the legal notice in the *Daily Herald*. Staff has received one inquiry from the public that was seeking to understand the details of the project.

STANDARDS OF APPROVAL

The petitioner is requesting a Zoning Map Amendment to rezone the subject property from R-1, Residential Detached House 1 to R-2, Residential Detached House 2. The review and approval criterion for the Zoning Map Amendment is listed below.

The petitioner has submitted a narrative that attempts to address all the standards of approval. The Plan Commission should consider the petitioner's documentation, the staff report and the discussion at the Plan Commission meeting in determining whether the standards for approval of a zoning map amendment have been met:

Section 28.12.030.I. Zoning Map Amendment Review and Approval Criteria

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision-making bodies must consider at least the following factors:

1. *The existing use and zoning of nearby property.*
2. *The extent to which the particular zoning restrictions affect property values.*
3. *The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.*
4. *The suitability of the subject property for the zoned purposes.*
5. *The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.*
6. *The value to the community of the proposed use.*
7. *The comprehensive plan.*

DRAFT MOTION

Staff will provide a recommendation at the September 18, 2023 meeting. Should the Plan Commission find that the request is consistent with the Comprehensive Plan and meets the requirements of the Zoning Ordinance, staff has prepared a draft motion that the Plan Commission may make for the recommendation approval of 23-PCE-0023:

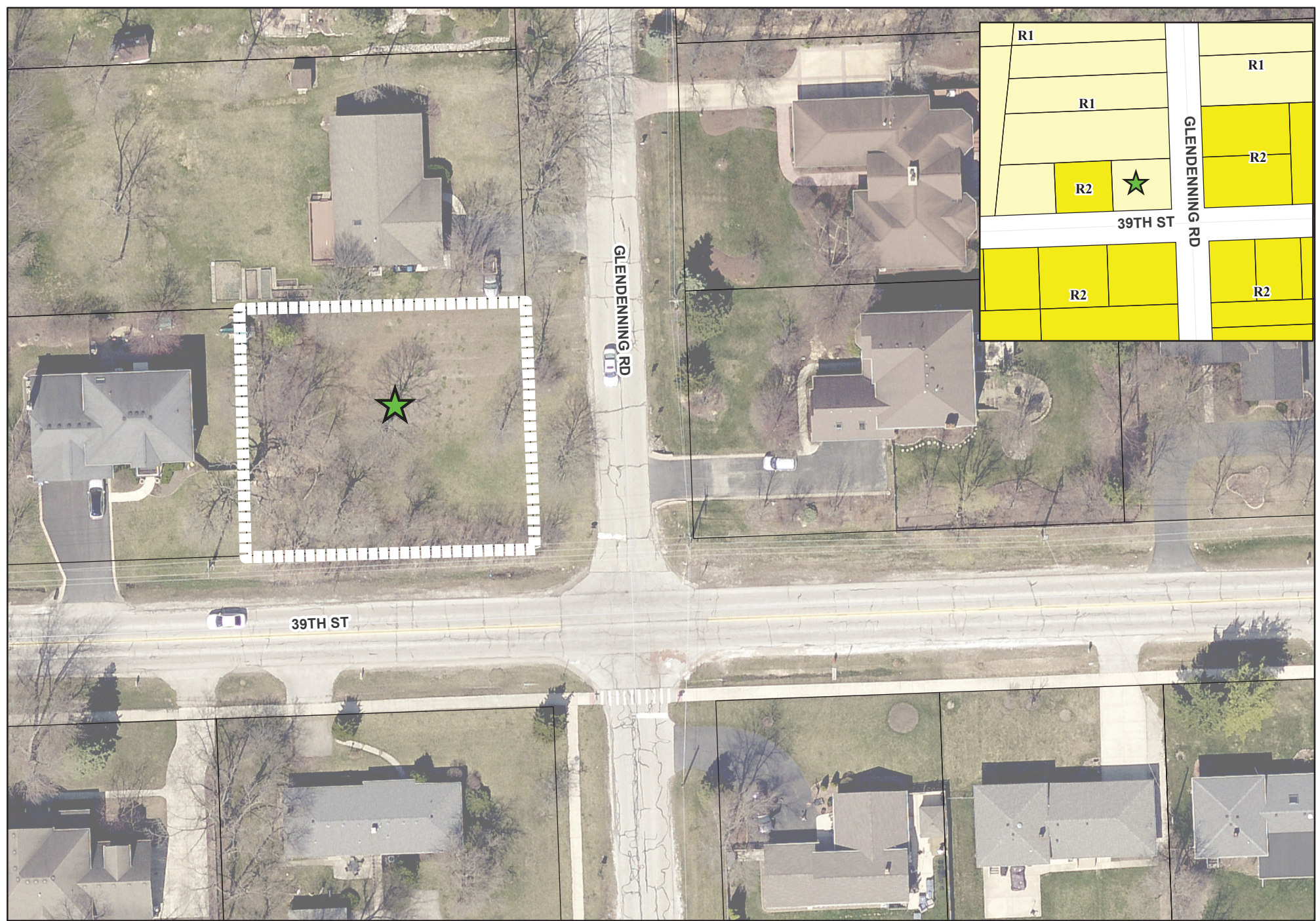
Based on the petitioner's submittal, the staff report, and the testimony presented, I find that the petitioner has met the standards of approval for the Zoning Map Amendment as required by the Village of Downers Grove Zoning Ordinance and is in the public interest and therefore, I move that the Plan Commission recommend to the Village Council approval of 23-PCE-0023.

Staff Report Approved By:



Stanley J. Popovich, AICP
Director of Community Development

SP; fl



0 25 50 100 Feet

3854 Glendenning Road - Location Map

 Subject Property
 Project Location

Petition for rezoning 3854 Glendenning from R-1 to R-2 Single family.

Project overview:

The owner requests a zoning change to R-2 single family to construct a new home. The zoning change will reduce the corner side and front yard setbacks to 35' as shown on the proposed site plan. This will allow a reasonable building footprint which the existing R-1 setbacks of 40' do not.

The buildable footprint within the R-2 setbacks will not reach the 32% building coverage per the zoning ordinance. The change to R-2 will have no detrimental impact as it will not allow building footprint larger than the zoning ordinance.

The change to R-2 zoning will bring this property in line with the adjoining properties to the west and north which are currently R-2.

The lot currently does not meet the minimum lot area of 20,000 sf for R-1. Rezoning to R-2 will still result in the lot not meeting the minimum area of 15,000 sf. The zoning change will not change the non-conformity of the lot.

The owner proposes to build a ranch style home on the property. The zoning change will allow the home footprint to be adequate and keep the bulk of the house in line with the neighborhood. The house to the north is also a ranch home.



Exp. 11-30-22





Zoning Map Amendments

Form #PC03

Review and Approval Criteria

Address of Project Site: 3854 Glendenning Downers Grove

A detailed response to all of the standards shall be provided, specifying how each standard is or is not met.

Section 28.12.030.I. Review and Approval Criteria (Zoning Map Amendments - Rezoning)

The decision to amend the zoning map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about zoning map amendments, review and decision making bodies must consider at least the following factors:

1. The existing uses and zoning of nearby property.

Adjoining properties are zoned R-2 and have single family homes on them.

2. The extent to which the particular zoning restrictions affect property values.

Property was annexed as R-1. Front and corner side yards of 40' reduce the buildable area of t

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3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare.

None. There is no increase in public health, safety and welfare for an vacant lot.

4. The suitability of the subject property for the zoned purposes.

Rezoning to R-2 will bring the property in line with the adjoining lots.

5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity.

Property has been vacant since the demolition of the house over 4 years ago.

6. The value to the community of the proposed use.

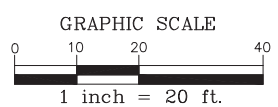
Construction of a new single family home will increase the taxes received by the village and upgr

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7. The Comprehensive Plan.

Rezoning to R-2 fits within the comprehensive plan for the neighborhood.

- LEGEND**
- UTILITY POLE
 - LIGHT POLE
 - TRANSFORMER
 - UTILITY PEDESTAL
 - A/C UNIT
 - GAS VALVE
 - WATER VALVE
 - ELECTRIC METER
 - GAS METER
 - FIRE HYDRANT
 - GROUND LIGHT
 - B-BOX
 - FLAG POLE
 - MANHOLE
 - SANITARY MANHOLE
 - STORM STRUCTURE (CLOSED)
 - STORM STRUCTURE (OPEN)
 - CURB INLET
 - VALVE VAULT
 - DOWN SPOUT
 - CONCRETE SURFACE
 - (REC) RECORD BEARING/DISTANCE



BEARINGS ARE FOR ANGULAR REFERENCE ONLY AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH

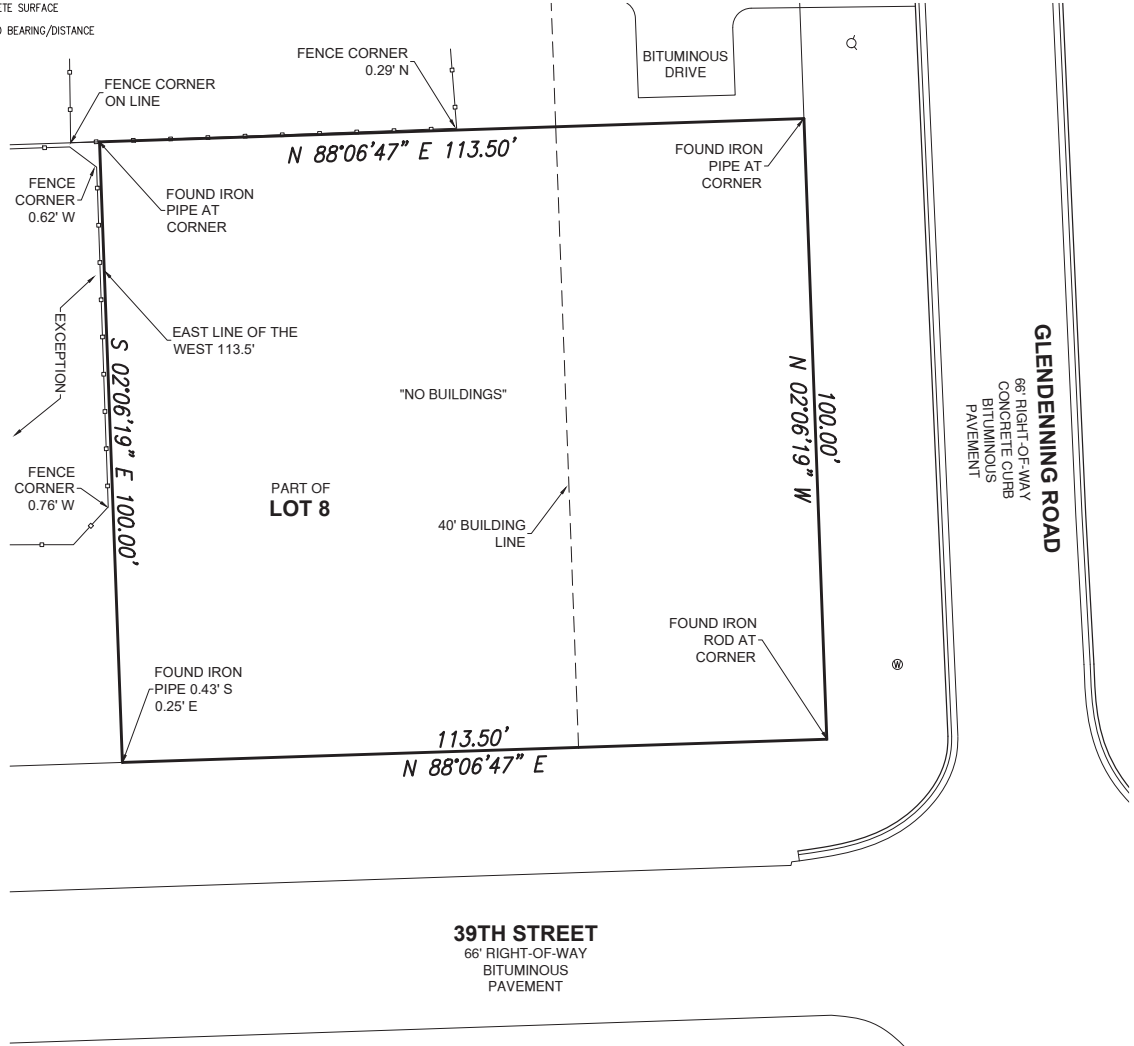
PLAT OF SURVEY

OF

THE EAST 227.0 FEET OF LOT 8 (EXCEPT THE WEST 113.5 FEET THEREOF) IN BLOCK 12 IN A.T. MCINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

- DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
- NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF THE PARCEL AS SHOWN.
- IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY JLH LAND SURVEYING INC ON 5/1/2023.
- CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
- R&M = RECORD AND MEASURED INFORMATION, (0.00') = RECORD INFORMATION, 0.00' = MEASURED INFORMATION, N. = NORTH, S. = SOUTH, E. = EAST, W. = WEST



39TH STREET
66' RIGHT-OF-WAY
BITUMINOUS
PAVEMENT

GLENDENNING ROAD
66' RIGHT-OF-WAY
CONCRETE CURB
BITUMINOUS
PAVEMENT

SURVEY PREPARED FOR:
SISUL & GERMANIER LLC
5120 MAIN STREET, SUITE ONE
DOWNERS GROVE, IL 60515
(RUTHANNE HANES TRUST BY PHILIPP HANES)


Keith E. Bollinger, I.P.L.S. 5/3/2023
Illinois Professional Land Surveyor No. 035-3592
Expires 11-30-2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A
BOUNDARY SURVEY.



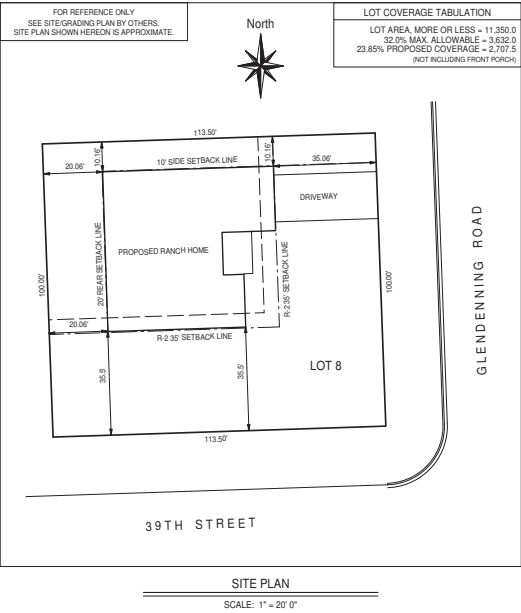


**JLH LAND
SURVEYING INC.**
Illinois Professional Design Firm No. 184.007120
910 Geneva Street, Shorewood, Illinois 60404
815.729.4000 www.jlhsurvey.com

DATE	REVISIONS	BY

PLAT OF SURVEY
3854 GLENDENNING ROAD
DOWNERS GROVE, IL

PROJ NO.: 23-1045-108
DRAWN BY: KB
FIELD DATE: 5/1/23
SCALE: 1" = 20'
SHEET #: 1 OF 1



BUILDING DEPARTMENT NOTE:

> THIS DRAWING HAS BEEN PREPARED FOR USE ON THE PROJECT NOTED AND REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY S.G. ARCHITECTS, INC.

> OWNER/CONTRACTOR ASSUME ALL LIABILITY IN CONJUNCTION WITH THE USE OF THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREON.

> S.G. ARCHITECTS, INC. IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR UNANTICIPATED ERRORS OR OMISSIONS.

> THIS DRAWING IS VALID FOR PERMIT ONLY WHEN SEAL IS AFFIXED AND IS INTENDED FOR CONSTRUCTION OF ONE BUILDING ONLY.

GENERAL NOTE:

> SUBSTITUTION FROM LUMBER GRADES DESIGNATED HEREON MUST BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

> ARCHITECT FEES INCURRED DUE TO FAILURE TO COMPLY WILL BE THE RESPONSIBILITY OF APPROPRIATE CONTRACTOR.

BUILDING CODES:

THE DRAWINGS AND SPECIFICATIONS HEREON HAVE BEEN PREPARED IN ACCORDANCE WITH THE VILLAGE OF DOWNERS GROVE CODES AND ORDINANCES AS LISTED BELOW.



S.G. Architects, Inc.
ARCHITECTS-PLANNERS

1401 BRANDING, SUITE 270
DOWNERS GROVE, IL 60515
PH: 630.988.8079
FAX: 630.988.0652

BUILDING DEPARTMENT NOTE
THESE DOCUMENTS PLUS A & SPECIFICATIONS AND ANALYSIS PERMITS ONLY WITH THE ARCHITECTS ORIGINAL SEAL AND SIGNATURE. APPROVAL AND APPROVAL OF THE CHAIRMAN (CHAIRMAN PROVIDED IN WRITING) AND INTENDED AS A PERMIT SUBMITTAL FOR ONE (1) BUILDING ONLY.



2023 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 VILLAGE OF DOWNERS GROVE, ILLINOIS.

(VALID ONLY IF SIGNATURE APPEARS IN BLUE INK)

S.G. ARCHITECTS, INC.
STEPHEN L. GABLER - PRINCIPAL
No. 001-00166 EXP. 11/30/24
CORPORATE LICENSE
No. 184-000000 EXP. 06/30/25

PROJECT:

HERMANOWSKI
RESIDENCE

3854 GLENDENNING
DOWNERS GROVE, IL 60515

NO.	DATE	BY
ISSUES AND REVISIONS		
01	07-23	SLG
PRELIMINARY SITE PLAN		

JOB NO. 230-3854
DATE: 07-07-23
DRAWN BY: SLG
SCALE: AS NOTED

SHEET NO. 1
-SITEPLAN

OF 1

**PRELIMINARY
REVIEW PLANS**

ACCEPTED: _____ DATE: _____

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

September 18, 2023, 7:00 P.M.

FILE 23-PCE-0023: 23-PCE-0023: A petition seeking a rezoning from R-1, Residential Detached House 1, to R-2, Residential Detached House 2. The property is located at the northwest intersection of 39th Street and Glendenning Road, commonly known as 3854 Glendenning Road. (06-32-412-014) Steven Hermanowski, Petitioner and Owner

Steven Hermanowski stated he and his wife bought the property on 3854 Glendenning Road and were going to build a single-story ranch house. He said the property was currently zoned R-1, but the property was more the size of an R-2 zone. He concluded his presentation by referencing the standards of approval and asked if the Plan Commission had any questions.

Chairman Rickard asked for public input.

Mike Lee, resident, asked if the petitioner could change his mind and construct multifamily on the property. Chairman Rickard said the request was for R-2 zoning which did not allow multifamily.

Chairman Rickard then asked for the staff report.

Senior Planner, Flora Leon, provided a location map and photos for the vacant parcel. She said all the requirements were met and they received a handful of calls and a one in-person question about what the rezoning would look like and the details of the petition. Ms. Leon said other R-2 zoned parcels surrounded the parcel. She also provided the approval criteria for review.

Chairman Rickard stated it seemed to be a perfect fit for the area and believed all criteria had been met.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, IT IS FOUND THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE ZONING AMENDMENT AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST, AND THEREFORE, COMMISSIONER BOYLE MADE A MOTION THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF FILE 23-PCE-0023.

SECOND BY COMMISSIONER K. PATEL

ROLL CALL:

AYE: BOYLE, K. PATEL, V. PATEL, TOTH, FRANKOVIC, CHAIRMAN RICKARD

NAY: NONE.

DRAFT

MOTION APPROVED. VOTE: 6-0

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)