

VILLAGE OF DOWNERS GROVE
Report for the Village
10/24/2023

SUBJECT:	SUBMITTED BY:
5140 Carpenter Street - Special Use	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

STRATEGIC PLAN ALIGNMENT

The goals for the 2023-2025 Strategic Plan include acting as a *Steward of Financial, Environmental, and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

Approval on the November 7, 2023 active agenda per the Plan Commission's unanimous 5:0 positive recommendation. The Plan Commission found that the proposed special use request is compatible with the Comprehensive Plan and meets the standards for a Special Use found in Section 28.12.050.H.

BACKGROUND

Property Information and Zoning Request

The subject property is located at 5136 Carpenter and 5140 Carpenter. The parcel at 5136 Carpenter consists of one lot of record and is improved with a single family house. The parcel at 5140 Carpenter consists of one lot of record and a portion of two other lots and is vacant. The petitioner is proposing to build a new detached garage on the vacant southern parcel. Per the Zoning Ordinance, residential accessory structures may only be built on a property with an existing principal structure (e.g. a house), unless a Special Use is granted.

Compliance with the Comprehensive Plan

According to the Future Land Use Plan the subject property is designated as Single-Family Detached Residential. The proposed accessory structure is consistent with the residential uses in the vicinity. The proposal is consistent with the intent of the Comprehensive Plan.

Compliance with the Zoning Ordinance

The property is zoned R-4, Single Family Residential. An accessory structure on a lot prior to a principal structure is an allowable special use in the R-4 district. The properties meet the requirements and are eligible for consideration of this special use. The southern lot will be administratively consolidated during the building

permit review process in order to accommodate the proposed driveway location. The proposed detached garage will meet the bulk requirements of the Zoning Ordinance.

Public Comment

Prior to and during the Plan Commission meeting, staff did not receive any inquiries regarding this proposal.

ATTACHMENTS

Aerial Map

Ordinance

Staff Report with attachments dated October 2, 2023

Draft Minutes of the Plan Commission Hearing dated October 2, 2023

5140 Carpenter
Special Use – 23-PCE-0028

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING A SPECIAL USE TO ESTABLISH
AN ACCESSORY STRUCTURE BEFORE THE
PRINCIPAL STRUCTURE IS ESTABLISHED AT 5140 CARPENTER STREET**

WHEREAS, the following described property, to wit:

PARCEL ONE: LOT 4 IN W.F. HEINTZ'S RESUBDIVISION OF PARTS OF LOTS 84 AND 85 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO PARCEL TWO: THAT PART OF LOTS 84 AND 85 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT AN IRON STAKE AT THE SOUTHWEST CORNER OF LOT 4 OF SAID W.F. HEINTZ'S RESUBDIVISION FOR A PLACE OF BEGINNING; RUNNING THENCE NORTH 88 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 167 FEET TO AN IRON STAKE IN THE WEST LINE OF CARPENTER STREET; THENCE SOUTH 85 DEGREES 30 MINUTES WEST, 188.3 FEET TO AN IRON STAKE IN THE WESTERLY LINE OF SAID LOT 85; THENCE NORTH 2 DEGREES EAST A DISTANCE OF 12 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Commonly known as: 5140 Carpenter Street, Downers Grove, IL 60515
PINs: 09-07-406-032; -033

(hereinafter referred to as the "Property") is presently zoned in the "R-4, Residential Detached House 4" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a Special Use be granted to establish an accessory structure before the principal structure is established; 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 for the petition on October 2, 2023 and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

WHEREAS, the Plan Commission has recommended approval of the Special Use, subject to certain conditions; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the

following:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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

SECTION 1. That Special Use of the Property is hereby granted to establish an accessory structure before the principal structure is established.

SECTION 2. This approval is subject to the following conditions:

1. The proposed detached garage shall substantially conform to the plans and specifications attached to the staff report dated October 2, 2023 except as such plans may be changed to conform to Village codes, ordinances, and policies.
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the detached garage prior to the sale of the properties if they are not transferred simultaneously to a single entity. The recorded document must be provided prior to the issuance of the building permit.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Uses are granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and/or revocation of the Special Use granted herein.

SECTION 4. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

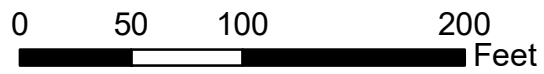
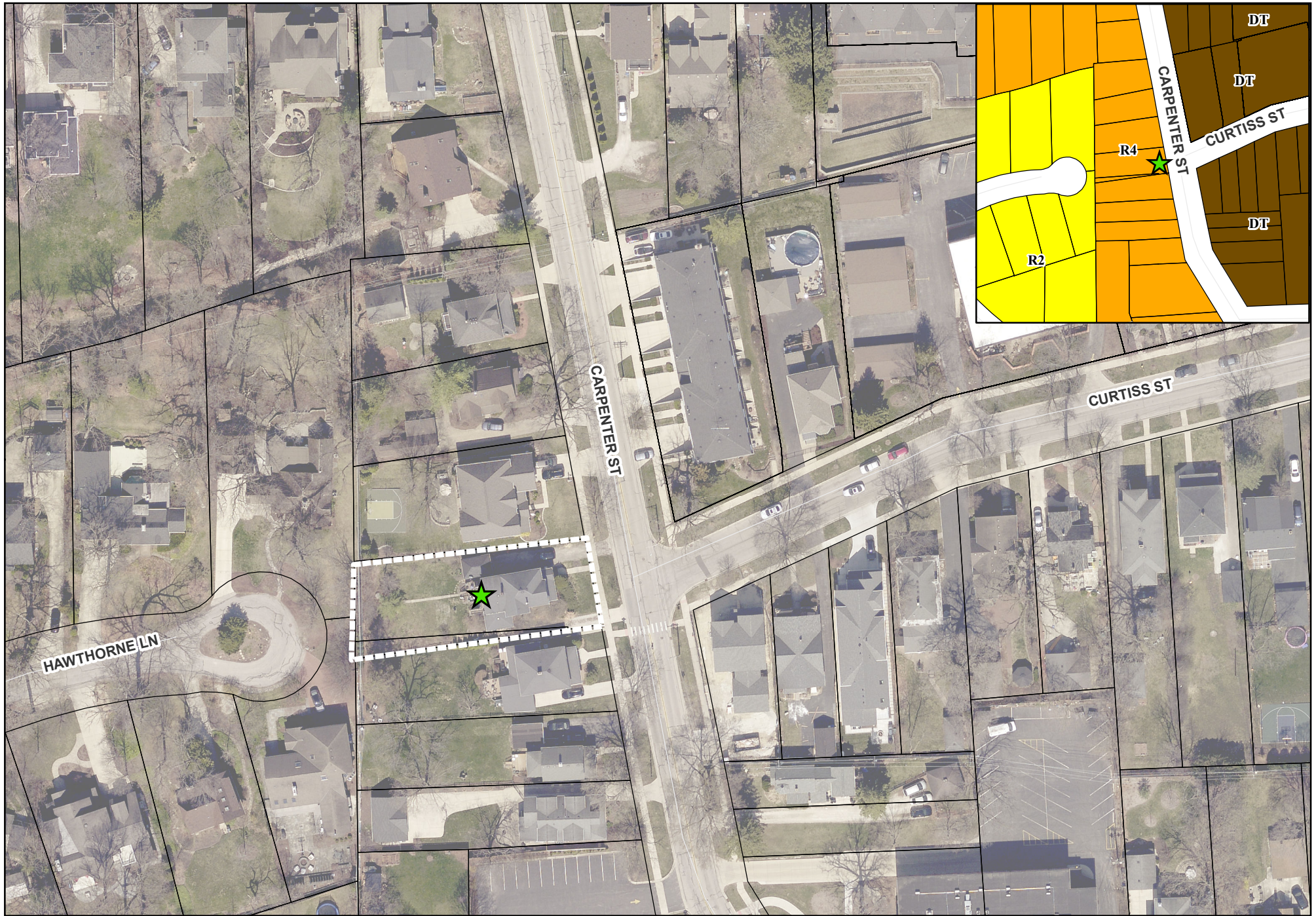
Mayor

Passed:



Published:

Attest: _____

Village Clerk



5140 Carpenter Street - Location Map

-  Subject Property
-  Project Location



**VILLAGE OF DOWNERS GROVE
REPORT FOR THE PLAN COMMISSION
OCTOBER 2, 2023 AGENDA**

SUBJECT:	TYPE:	SUBMITTED BY:
23-PCE-0028 5140 Carpenter Street	Special Use for an Accessory Structure on a Vacant Lot	Emily Hepworth, AICP Development Planner

REQUEST

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure.

NOTICE

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

GENERAL INFORMATION

OWNER/PETITIONER: Daniel & Gina Pekofske
5136 & 5140 Carpenter Street
Downers Grove, IL 60515

PROPERTY INFORMATION

EXISTING ZONING: R-4, Residential Detached House 4
EXISTING LAND USE: Vacant Residential Lot
PROPERTY SIZE: 10,416.2 square feet (0.24 acres)
PINS: 09-07-406-032 and 09-07-406-033

SURROUNDING ZONING AND LAND USES

	ZONING	FUTURE LAND USE
NORTH:	R-4, Residential Detached House 4	Single Family Detached
SOUTH:	R-4, Residential Detached House 4	Single Family Detached
EAST:	DT, Downtown Transition	Downtown
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. Project Summary/Narrative
2. Special Use Criteria
3. Plats of Survey

5140 Carpenter Street, 23-PCE-0028
October 2, 2023

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4. Proposed Site Plan

PROJECT DESCRIPTION

The petitioner owns three (3) adjacent lots of record on Carpenter Street. The northern lot is a single lot of record with a single family residence, while the southern two lots are vacant. The petitioner is proposing to build a new detached garage with a driveway on the vacant southern lots. Per the Zoning Ordinance, residential accessory structures may only be built on a lot with an existing principal structure (e.g. a house), unless a Special Use is granted.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

According to the Future Land Use Plan the subject property is designated as Single-Family Detached Residential. The proposed accessory structure is consistent with the residential uses in the vicinity. The proposal is consistent with the intent of the Comprehensive Plan.

COMPLIANCE WITH THE ZONING ORDINANCE

The property is zoned R-4, Single Family Residential. An accessory structure on a lot prior to a principal structure is an allowable special use in the R-4 district. The properties meet the requirements and are eligible for consideration of this special use. The southern two lots will be administratively consolidated during the building permit review process in order to accommodate the proposed driveway location. The proposed detached garage will meet the bulk requirements of the Zoning Ordinance as outline in the table below:

5140 Carpenter Street	Required	Proposed
Front Setback	25 ft.	118.5 ft.
Side Setback	5 ft.	5 ft. (north), 22.5 ft. (south)
Rear Setback	10 ft.	10 ft.
Size	1,000 sq. ft. maximum	984 sq. ft.
Height	23 ft. maximum	23 ft.

ENGINEERING/PUBLIC IMPROVEMENTS

All engineering provisions including stormwater regulations have been reviewed for compliance with the Stormwater and Floodplain Ordinance. The proposed development will meet the ordinance.

PUBLIC SAFETY REQUIREMENTS

The Fire Prevention Division of the Fire Department has reviewed the application and has no concerns.

NEIGHBORHOOD COMMENT

Notice was provided to all property owners 250 feet or less from the property line in addition to posting the public hearing sign and publishing a legal notice in the *Daily Herald*. Staff has not received any neighborhood comment regarding the proposal at this time.

STANDARDS OF APPROVAL

Special Use

The petitioner is requesting approval for a Special Use to construct an accessory structure on a lot of record prior to the construction of a principal structure, as required by Section 28.6.010(a)(3).

Section 28.12.050.H Approval Criteria – Special Uses

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is constituent with and in substantial compliance with all Village

5140 Carpenter Street, 23-PCE-0028
October 2, 2023

Page 3

Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

- 1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located;*
- 2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*
- 3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.*

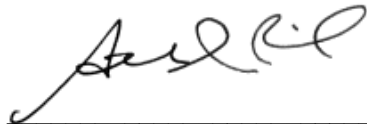
DRAFT MOTION

Staff will provide a recommendation at the October 2, 2023 meeting. Should the Plan Commission find that the request meets the standards of approval for the Special Use, staff has prepared a draft motion that the Plan Commission may make for the recommended approval of 23-PCE-0028:

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 Special Uses 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-0028, subject to the following conditions:

1. The proposed detached garage shall substantially conform to the plans and specifications attached to this report except as such plans may be changed to conform to Village codes, ordinances, and policies.
2. A restriction shall be recorded against the properties with the DuPage County Recorder of Deeds that requires demolition of the detached garage prior to the sale of the properties if they are not transferred simultaneously to a single entity.

Staff Report Approved By:



Stanley J. Popovich, AICP
Community Development Director

SP:eih
-att

Daniel and Gina Pekofske
5136 Carpenter St
Downers Grove, IL
C: 630.730.8575

Dear Planning Commission,

We own two adjacent properties that are located at 5136 Carpenter St and 5140 Carpenter St. in Downers Grove. Our primary residence is 5136 Carpenter St. We purchased 5140 Carpenter St. and demolished the home and structures due to disrepair per village permit 23-DEM-003 and the property is now vacant land. We would like to obtain a Special Use Permit to construct an Accessory Structure/ Garage on the back southwest corner of the 5140 Carpenter St lot.

The garage will serve the purpose of providing additional covered, secured parking for cars and items that need to be stored securely. Carpenter Street can become quite busy and there is limited parking. The driveway will provide additional safe parking for guests. The garage will also provide additional office space for our family. With the changes that COVID brought about over the last couple of years, private space for a work-at-home space has become essential for our family.

We have lived on Carpenter Street in Downers Grove since 2005. We originally owned 5126 Carpenter Street and moved to our current address of 5136 Carpenter St in 2013. We love our neighborhood and have taken great care of the homes/property we have owned. We plan to match the aesthetics of the garage to our current home to enhance the look from the street and will professionally landscape the property in keeping with the beauty of the neighborhood.

Sincerely,

Dan and Gina Pekofske



Special Uses

Form #PC02

Review and Approval Criteria

Address of Project Site: 5140 Carpenter - Special Use for Accessory Structure

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

Section 28.12.050.H. Approval Criteria (Special Uses)

No special use may be recommended for approval or approved unless the respective review or decision making body determines that the proposed special use is constituent with and in substantial compliance with all Village Council policies and plans and that the applicant has presented evidence to support each of the following conclusions:

1. That the proposed use is expressly authorized as a Special Use in the district in which it is to be located.

Yes, the accessory structure will adhere to zoning ordinance 28.6.010

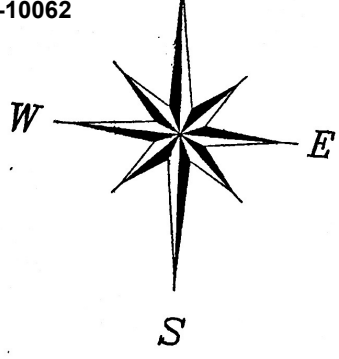
2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

An Accessory structure/garage will provide additional parking for cars since street parking is extremely limited and Carpenter is a busy street. Cars will be safely parked indoors and help to eliminate street congestion, possible accidents and theft.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

No, it is not.

PLAT OF SURVEY



LOT 3 IN W. F. HEINTZ'S RE-SUBDIVISION OF PART OF LOTS 84 AND 85 OF ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 137861, IN DUPAGE COUNTY, ILLINOIS.

AREA IS EQUAL TO:
10,215.05 SQUARE FEET

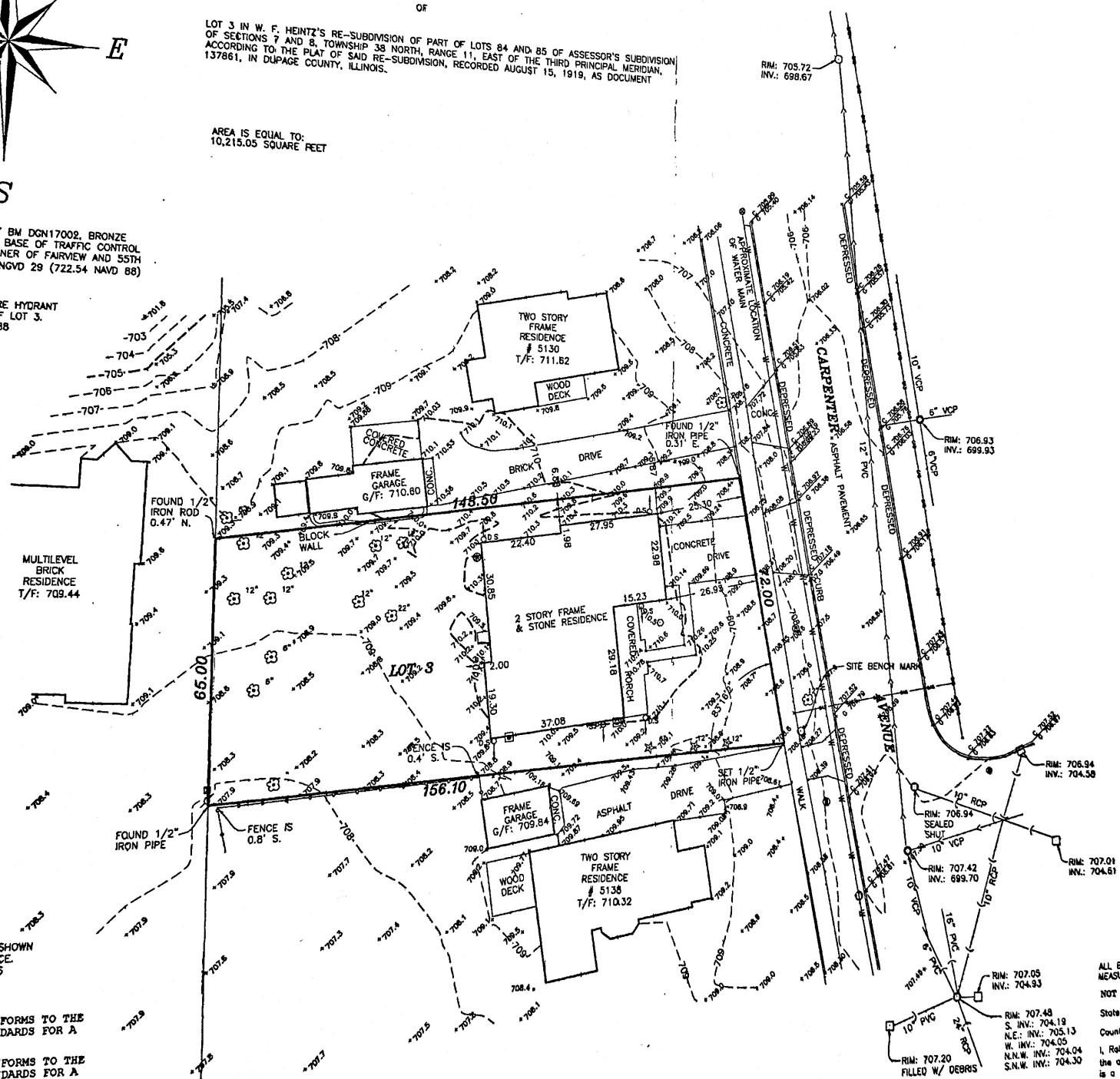
BENCH MARK: DUPAGE COUNTY BM DGN17002, BRONZE DISK MONUMENT IN CONCRETE BASE OF TRAFFIC CONTROL LIGHT AT THE SOUTHWEST CORNER OF FAIRVIEW AND 55TH STREET. ELEVATION = 722.81 NGVD 29 (722.54 NAVD 88)

SITE BENCH MARK: SOUTHWEST HEAD BOLT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF LOT 3. ELEVATION = 710.79 NAVD 1988

HARRINGTON 2381 Leeward Lane
Hanover Park, IL 60133
Est. 1970
LAND SURVEYING, LTD.
Illinois & Wisconsin
www.HarringtonLandSurveying.com

LEGEND

- ⊙ STORM SEWER MANHOLE
- ⊠ CATCH BASIN
- INLET
- SANITARY SEWER MANHOLE
- MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE RISER
- ⊙ CONIFEROUS TREE
- ⊙ DECIDUOUS TREE
- ⊙ B-BOX
- ⊙ CLEAN OUT
- ⊙ AIR CONDITIONER
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ SLUMP PUMP
- ⊙ DOWN SPOUT



UNDER GROUND UTILITY INFORMATION SHOWN HEREON IS FROM OBSERVABLE EVIDENCE. ALL UNDER GROUND UTILITY LOCATIONS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

For Building Restrictions and Easements refer to your Abstract Deed, Guarantee Policy and Local Ordinances. COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DIFFERENCE

I DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LOT GRADING HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED GRADING PLANS, AND THAT THE DEVIATIONS FROM THE PROPOSED GRADING PLAN AS CONSTRUCTED ARE MINOR AND WILL NOT ADVERSELY AFFECT THE FUNCTIONING OF THE PROPOSED DRAINAGE SYSTEM.



ALL BOUNDARY LINE DIMENSIONS ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
NOT VALID WITHOUT EMBOSSED SEAL

State of Illinois } S.S.
County of Du Page }

I, Ralph J. Marugg, do hereby certify that I have surveyed the above described property and that the plat thereon drawn is a correct representation of same.

All distances are given in feet and decimal parts thereof and correct at 62° Fahrenheit.

HANOVER PARK, ILLINOIS JANUARY 7, 2013

FINAL

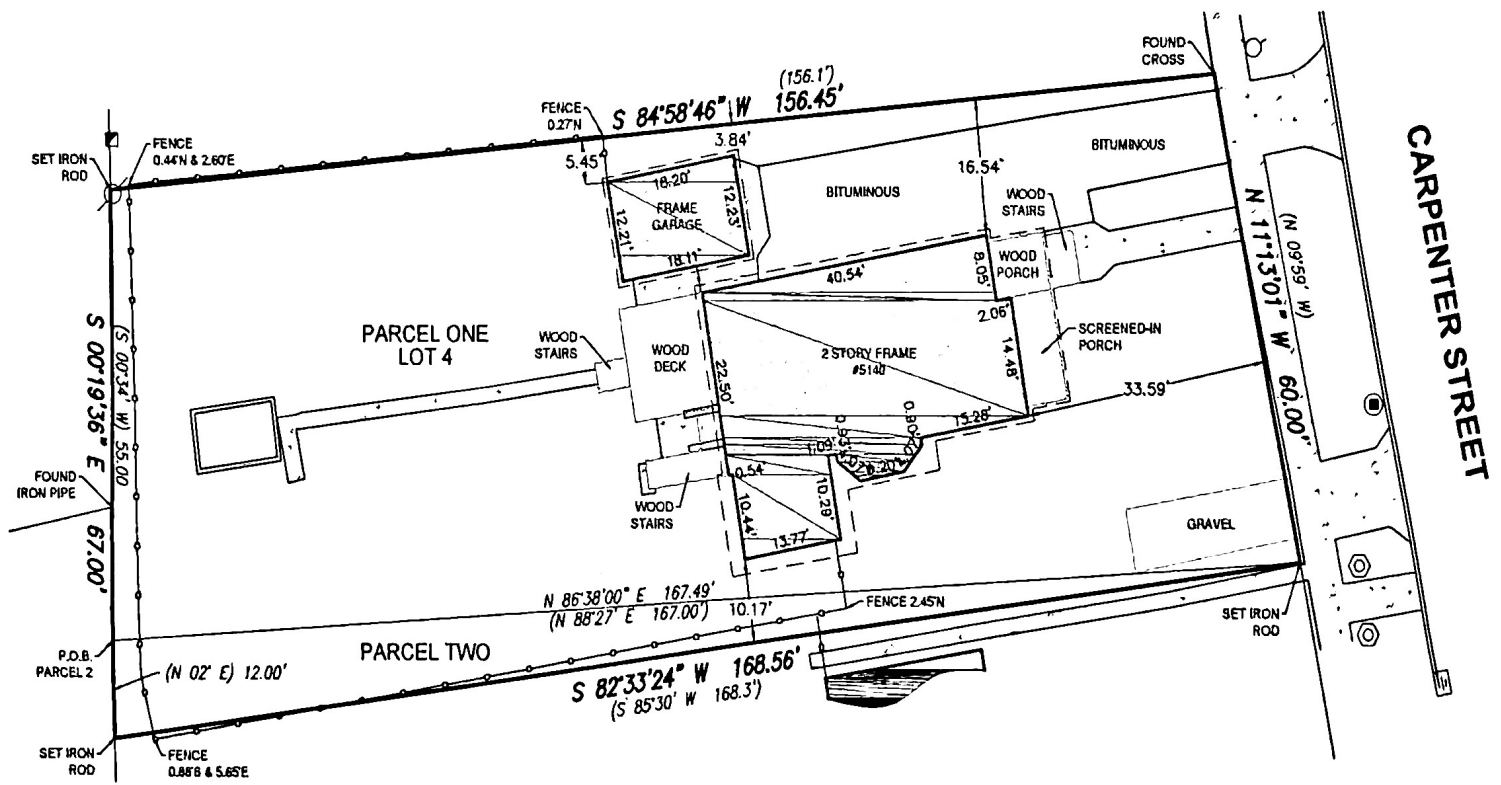
PLAT OF SURVEY

SURVEY PREPARED FOR:
SISUL & GERMANIER LLC
5120 MAIN STREET, SUITE ONE
DOWNERS GROVE, IL 60515
DESO TO

- 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

PARCEL ONE: LOT 4 IN W. F. HEINTZ'S RESUBDIVISION OF PARTS OF LOTS 84 AND 85 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ALSO PARCEL TWO: THAT PART OF LOTS 84 AND 85 OF THE ASSESSOR'S SUBDIVISION OF SECTIONS 7 AND 8, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT AN IRON STAKE AT THE SOUTHWEST CORNER OF LOT 4 OF SAID W. F. HEINTZ'S RESUBDIVISION FOR A PLACE OF BEGINNING; RUNNING THENCE NORTH 88 DEGREES 27 MINUTES EAST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 167 FEET TO AN IRON STAKE IN THE WEST LINE OF CARPENTER STREET; THENCE SOUTH 85 DEGREES 30 MINUTES WEST, 168.3 FEET TO AN IRON STAKE IN THE WESTERLY LINE OF SAID LOT 85; THENCE NORTH 2 DEGREES EAST A DISTANCE OF 12 FEET TO THE PLACE OF BEGINNING. IN DUPAGE COUNTY, ILLINOIS.



SURVEYOR'S NOTES

1. DIMENSIONS SHOWN THUS: 50.25' ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 80°00'00" INDICATES DEGREES, MINUTES AND SECONDS.
2. NORTH ARROW AND BEARINGS BASED ON THE EAST LINE OF THE PARCEL AS SHOWN.
3. IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY JLH LAND SURVEYING INC ON 09/28/2022.
4. 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.
5. R&M = RECORD AND MEASURED INFORMATION. (0.00') = RECORD INFORMATION. 0.00' = MEASURED INFORMATION. N. = NORTH, S. = SOUTH, E. = EAST, W. = WEST

Keith E. Bollinger

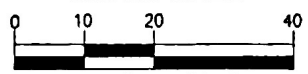
Keith E. Bollinger, P.L.S. 09/29/2022
Illinois Professional Land Surveyor No. 035-3592
Expires 11-30-2024



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



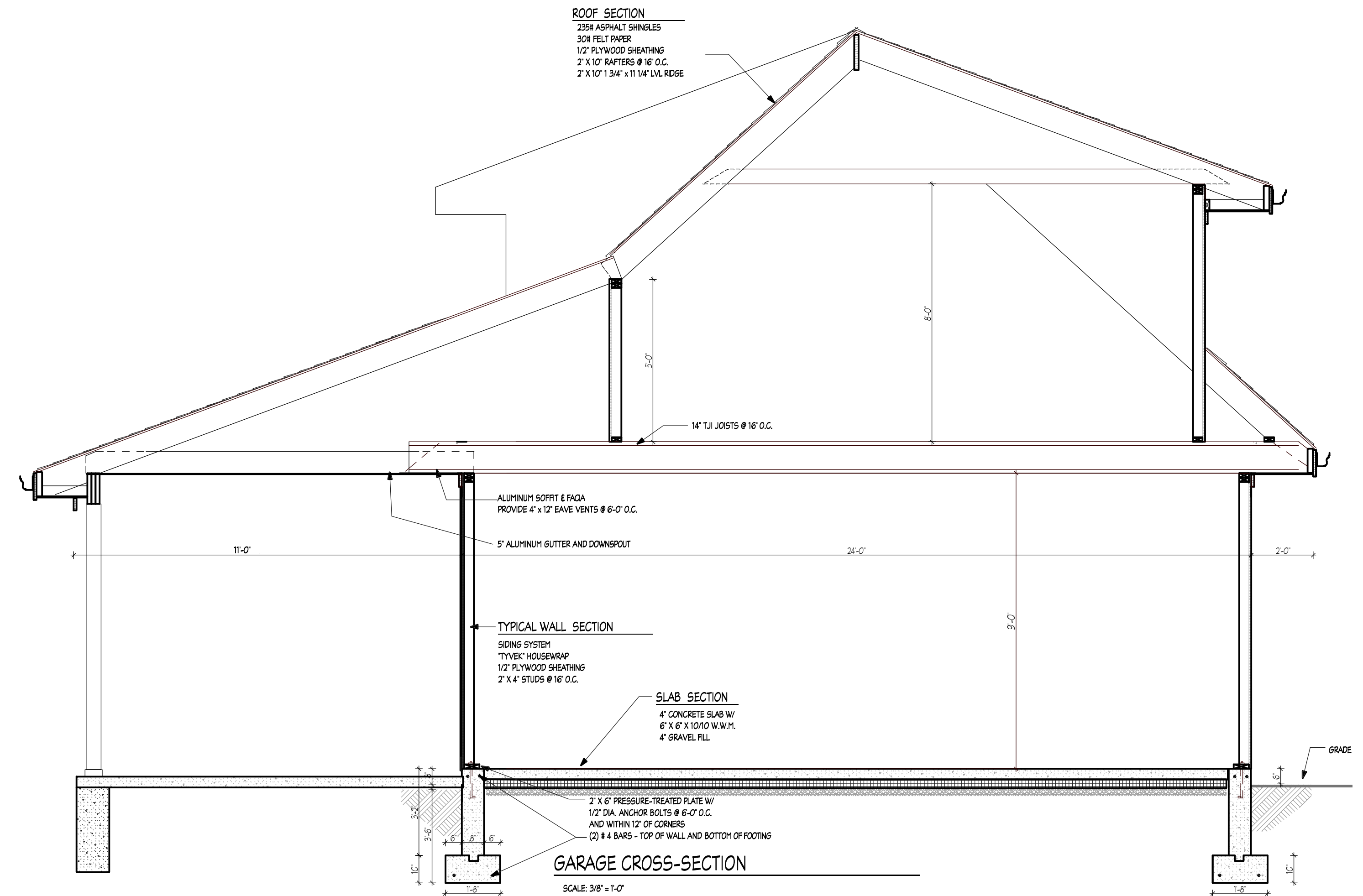
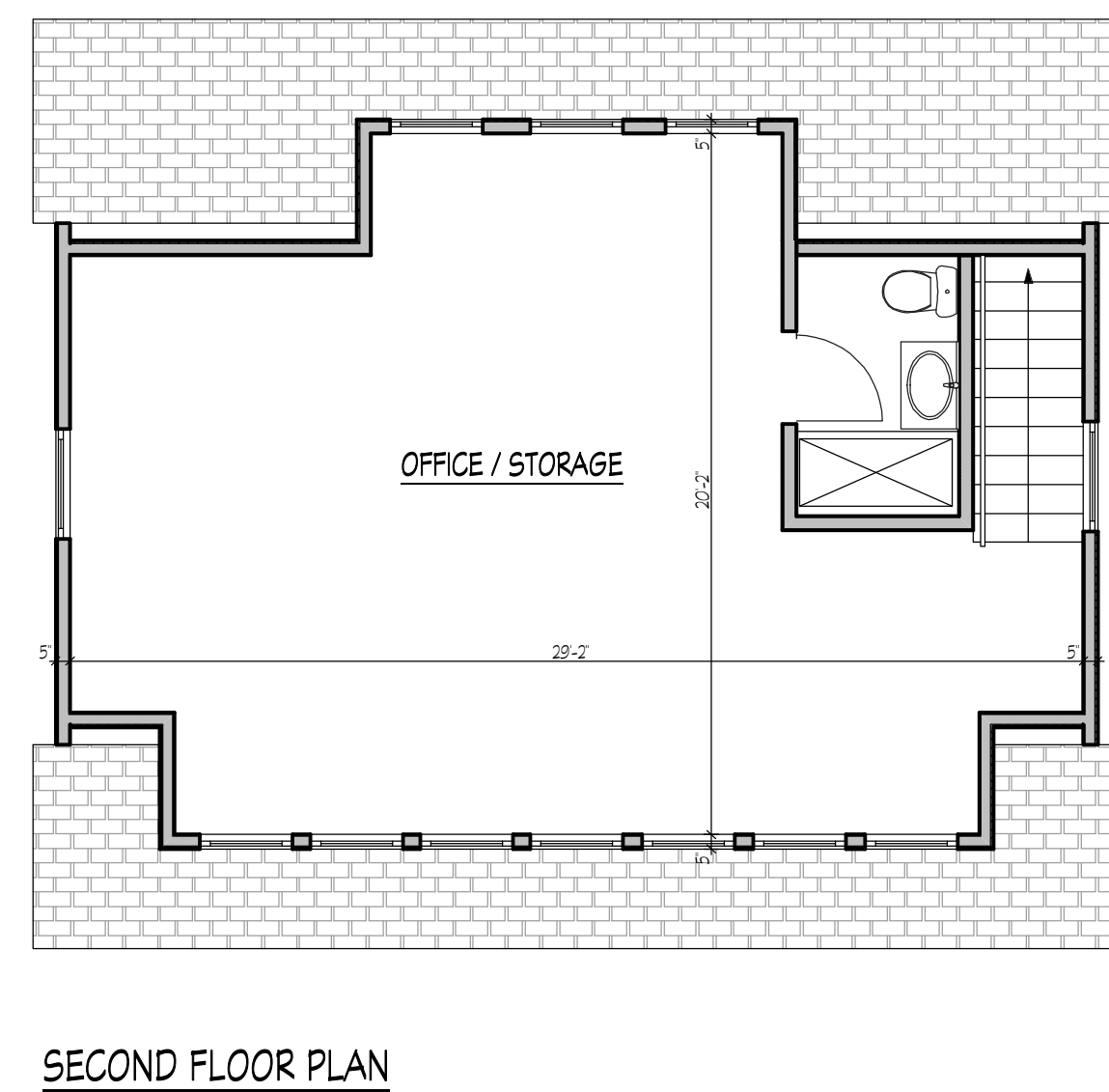
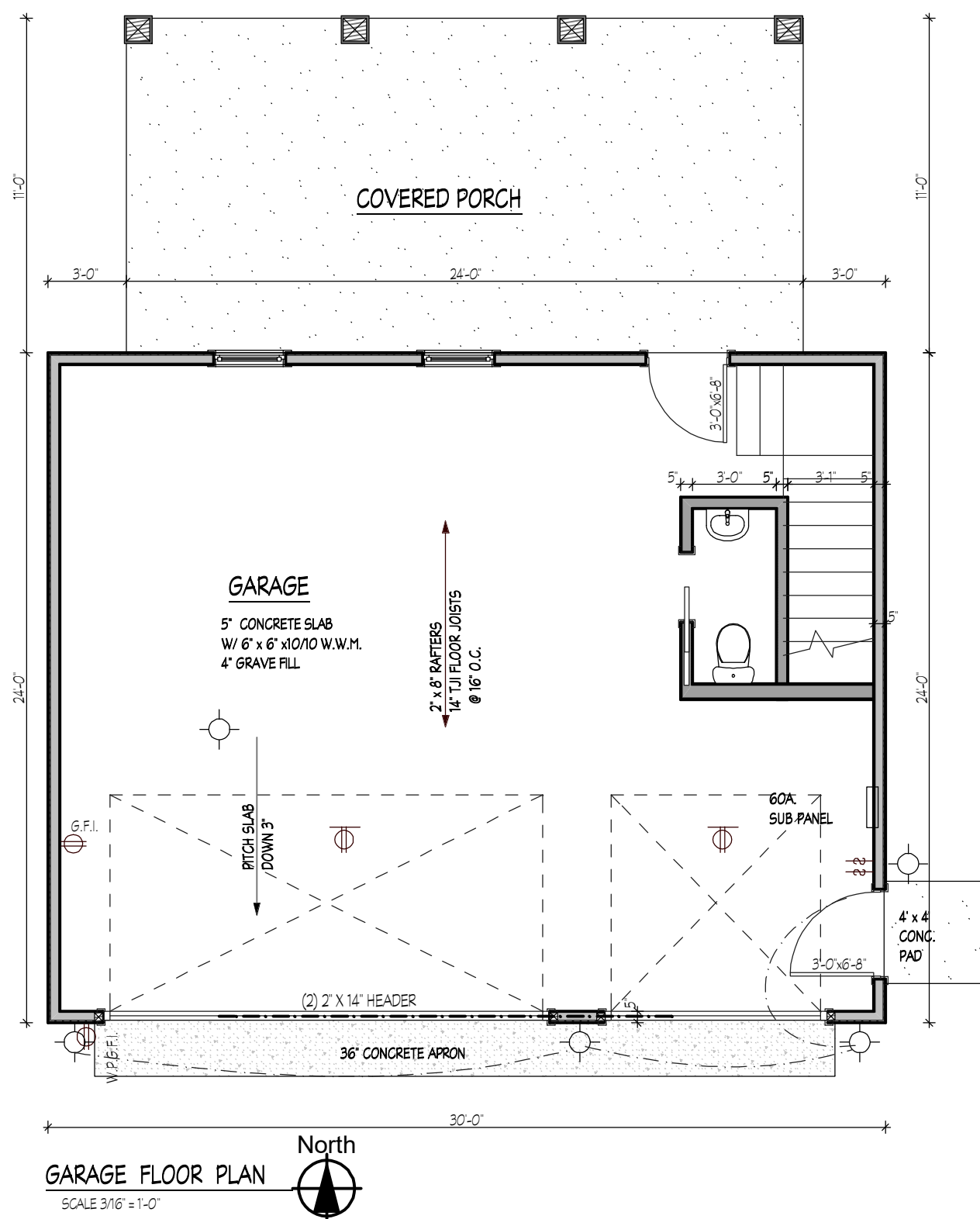
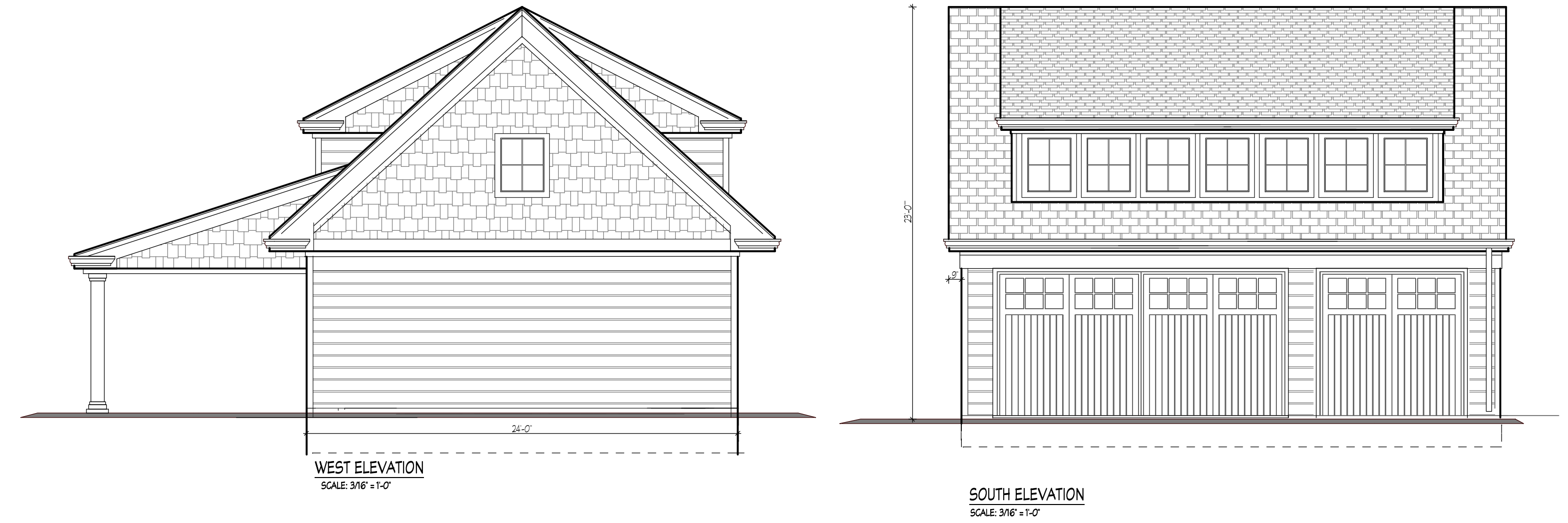
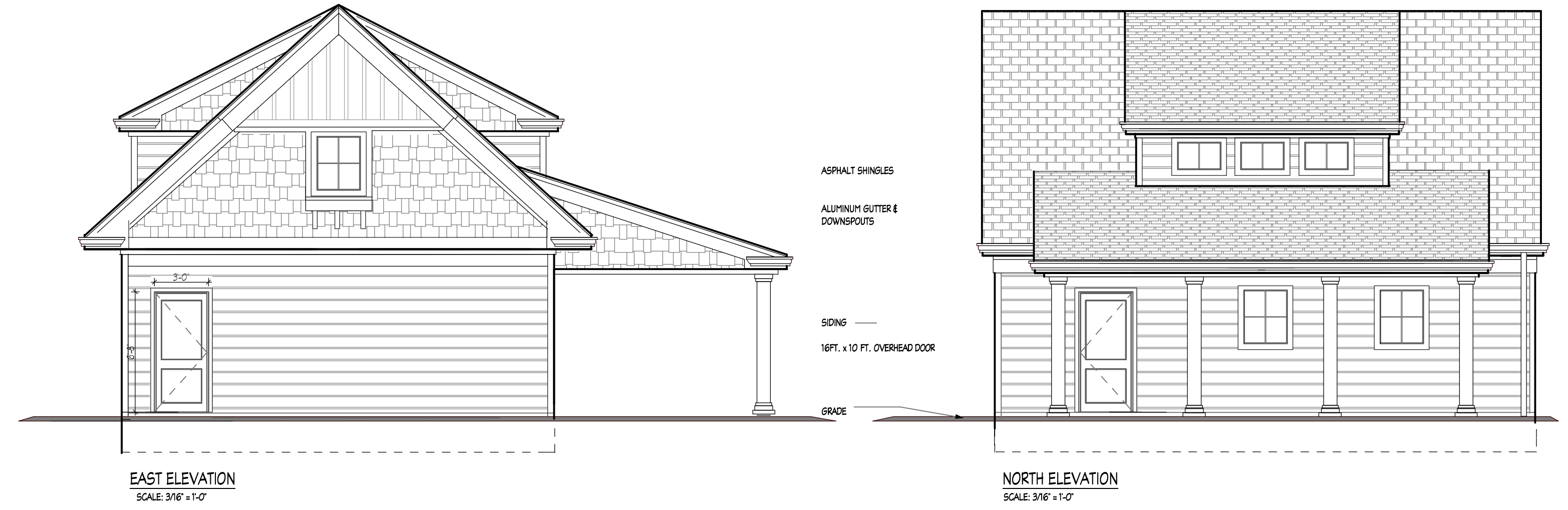
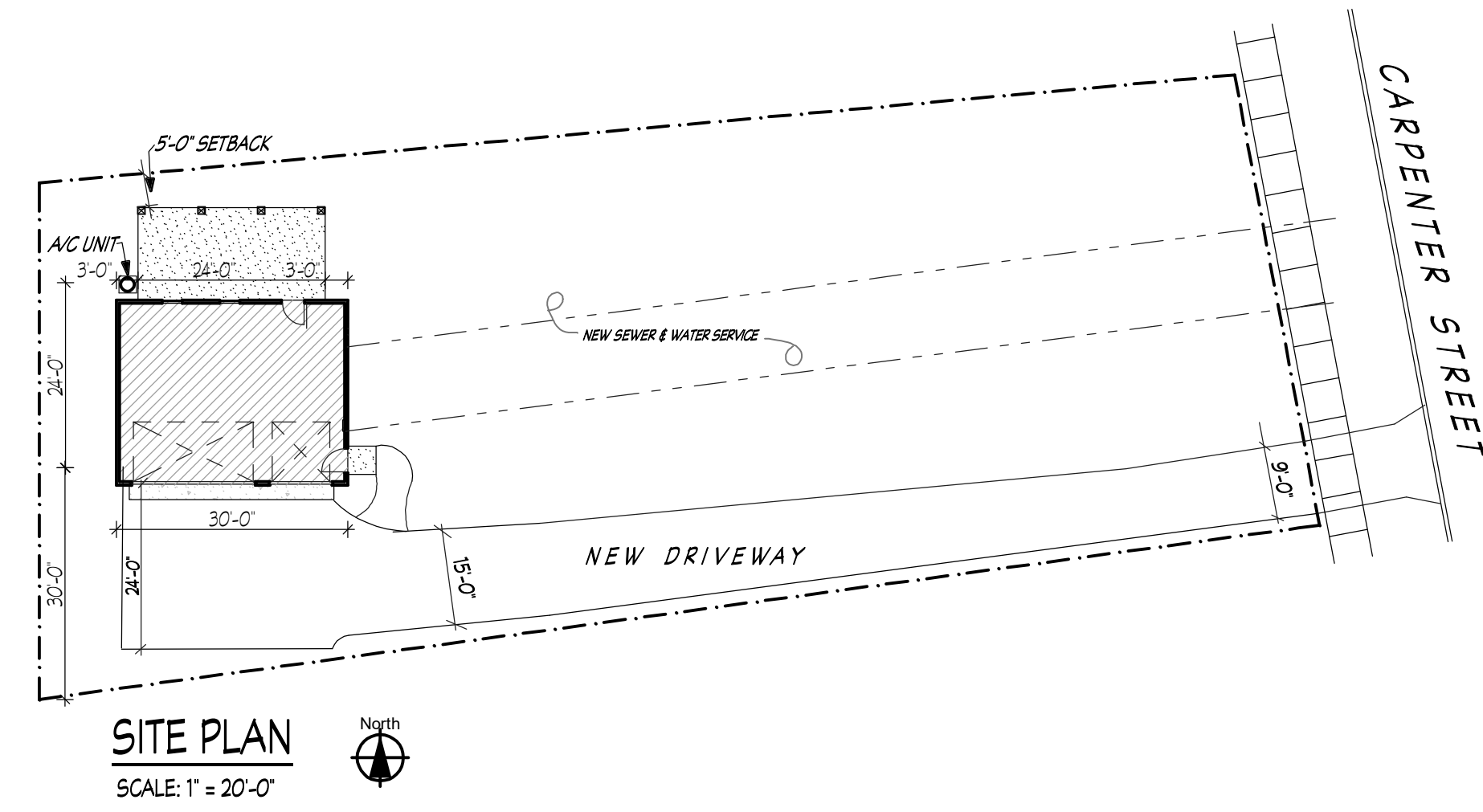
GRAPHIC SCALE



1 inch = 20 ft.

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

DETACHED GARAGE 5140 CARPENTER. DOWNERS GROVE, IL



n. battistich, architects
MEADOWBROOK OFFICE CENTER
16N475 S. FRONTAGE RD., SUITE 201
BURK RIDGE, IL 60527 (630) 966-1773
IL DESIGN FIRM LIC. NO. 184.004493

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION AND THAT THEY COMPLY TO THE BEST OF MY KNOWLEDGE AND BELIEF WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.

DATE: SEPT. 24, 2023

DRAWN BY:

SCALE:

APPROVED BY:

REVISIONS

PLAN No. NB 0820-23

SHEET No.

A 1 of 1



**DETACHED GARAGE
5140 CARPENTER.
DOWNERS GROVE, IL**

DRAFT

VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

October 2, 2023, 7:00 P.M.

FILE 23-PCE-0028: A petition seeking approval for a Special Use approval to construct an accessory structure on a lot of record prior to the construction of a principal structure. The property is currently zoned R-4, Residential Detached House Four. The property is located directly west of the intersection of Carpenter Street and Curtiss Street, commonly known as 5140 Carpenter Street, Downers Grove, IL (PINs:09-07-406-031 & -032) Daniel & Gina Pekofske, Petitioner and Owner

Tony Saracco, stated on behalf of the petitioners he is the contractor for the project. Mr. Saracco provided an overview of the request and stated that the petitioners request to construct a garage on a single-family lot, which will be used as a workout room in the second story. He concluded his presentation and asked if the Plan Commission had any questions.

Chairman Rickard asked for public input; however, no members of the public were present.

Chairman Rickard then asked for the staff report.

Development Planner, Emily Hepworth, provided a location map and photos for the vacant parcel, explaining that the petitioner purchased the property and demolished the previous home this year. She then reference the request, which was to place an accessory structure on the property, prior to a principal structure, which requires a special use. She referenced that the petitioners reside in the single-family home immediately to north of the subject property. She noted that the petitioner would consolidate the subject property, where the garage is proposed to be constructed. She then provided the approval criteria for review and stated that staff felt this criteria was met and recommended approval.

Commissioner Maurer, sought clarification on the location of the driveway and confirmed the required setback from the property line to south. He also inquired what the required setbacks were for the home to the immediate south. Ms. Hepworth noted that driveways are required to have a 1-foot setback from the property line. She then answered that the home to the south was required to have a 5-foot setback.

Commissioner Boyle inquired if they will be required to follow the stormwater regulations. Ms. Hepworth confirmed that they would need to follow the stormwater requirements.

Chairman Rickard invited the petitioner's representative to return the podium for any closing statements. Mr. Saracco noted that his clients spoke with all of their neighbors and they did not have any issues with the project. He then further commented that the garage will complement the petitioners house design and they were discussion additional landscaping to be placed on the site.

Chairman Rickard than requested a motion for the recommendation.

DRAFT

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER MAURER MADE A MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0028, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPOSED DETACHED GARAGE SHALL SUBSTANTIALLY CONFORM TO THE PLANS AND SPECIFICATIONS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE CHANGED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.

2. A RESTRICTION SHALL BE RECORDED AGAINST THE PROPERTIES WITH THE DUPAGE COUNTY RECORDER OF DEEDS THAT REQUIRES DEMOLITION OF THE DETACHED GARAGE PRIOR TO THE SALE OF THE PROPERTIES IF THEY ARE NOT TRANSFERRED SIMULTANEOUSLY TO A SINGLE ENTITY., AND THEREFORE,

SECOND BY COMMISSIONER TOTH

ROLL CALL:

AYE: BOYLE, MAURER, TOTH, ROCHE, CHAIRMAN RICKARD

NAY: NONE

MOTION APPROVED. VOTE: 5-0

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)