



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: September 12, 2018

P/Z 18-015

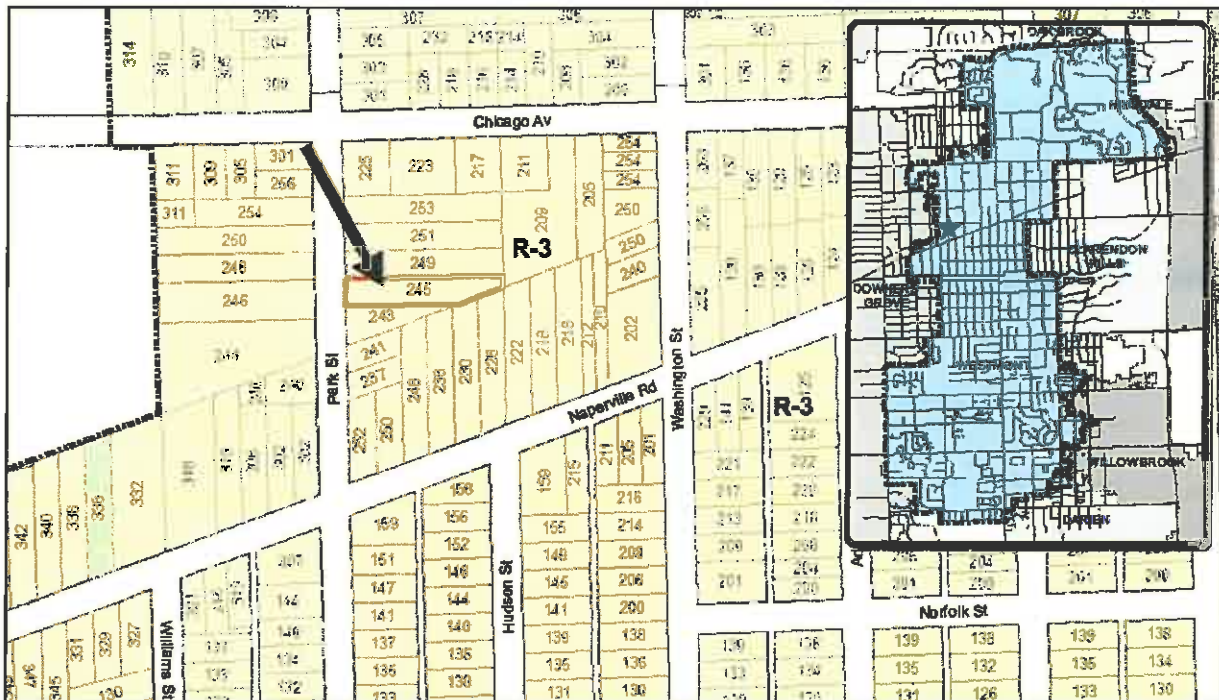
TITLE: 245 North Park Street, Westmont, IL 60559 - Roger and Elizabeth Mudrak- regarding the following:

- (A) Zoning Code Variance Request to increase the maximum allowed size of an accessory building in the R-3 Single Family Detached Residence District.

BACKGROUND OF ITEM

General Legal and Location:

The subject lot is located on the east side of North Park Street, between Naperville Road and Chicago Avenue. The property is also known as Lot 1 in Tomaskovic’s Division of Fairmont Gardens, as recorded on November 8, 1971. The lot is irregularly shaped and is approximately 60’ x 300’, and is roughly 19,166 square feet or 0.44 acres in size.



245 North Park Street - Zoning Map

Adjacent Zoning:

The property is zoned R-3 Single Family Detached Residential District, as are the adjacent properties to the north, south, east and west.



245 North Park Street - Aerial Map

Neighborhood Characteristics:

The area is primarily comprised of single-family homes and is in close vicinity to Downers Grove to the west. Although many properties in the area were annexed in the area with existing homes, this property was developed within the Village limits in approximately 1970.

The home on the property is an existing split-level style, with a deck, pool and shed structure in the rear yard.



245 North Park Street - Existing Front Facade

Petitioner Request:

The petitioner requests to install a shed in the rear yard which exceeds the maximum allowable size for an accessory building. At one point in time, 2 (two) shed structures existed in the rear yard. One has previously been removed, and the second structure will be removed with the new shed installation.

The petitioner requests a variance of 48 sq ft to install a shed of 192 sq ft in size, where code restricts a shed to 144 sq ft. Landscape materials and pool equipment create the necessity for a larger shed.

Precedent and History:

There have been no variances for sheds in recent history, and the most similar request for an accessory structure size variance was in 2015. PZ15-002 (507 N. Wilmette Ave.) allowed for the construction of a garage in excess of permitted size (182% of permitted) on a lot of 23,000 sq ft. This approval was a remedy for the demolition of 2 (two) legal non-conforming accessory buildings and an additional chicken coop.

The petitioner has referenced a 2-story garage and workshop to the north of this property (251 N. Park St.), which was properly permitted as a garage and not a shed. A 576 sq ft garage could be permitted on the petitioner's property if vehicular access were provided to the garage. Unlike the property to the north, the existing house does not allow the width for a drive to access a detached garage.



245 North Park Street - DuPage County Parcel Viewer Map

ZONING ANALYSIS

Variance Request - Accessory Building Size Variance

The size limitations for an accessory building in any district are defined in Appendix "A", Section 4.05 - Control over accessory structures and uses. A summary of requirements and requested variance is discussed below.

The maximum allowable size of any accessory building not classified as a detached private garage is 144 sq ft. This could include lawn buildings (sheds), summer kitchens and greenhouses.

Proposed at 12' x 16' or 192 sq ft, the shed is 48 sq ft larger than permitted. The installation is intended to replace an older shed that has already been removed, and a second shed structure that will be removed if approved. Staff notes that the allowable size of accessory buildings is not dependent on over lot size, although lot coverage maximums would still regulate overall development. This lot will not exceed the allowable lot coverage of 35% for the R-3 zoning district if approved.

If approved, the shed will be required to have minimum setbacks of 3' to a side property line, 5' from a rear property line, and 10' from any other structures. As shown in the site plan, the shed will be in close proximity to the north property line.

Sec. 4.05. - Control over accessory structures and uses.

<i>4.05 (C)(2)</i>	<i>Maximum Size</i>	<i>Requested Size</i>
Greenhouses and Lawn Buildings	144 square feet	192 square feet
Variance Requested:		48 sq ft variance (30.6%)

SUMMARY

The petitioner requests a variance for relief from the maximum accessory building size in the R-3 Single Family Detached Residence District.

DOCUMENTS ATTACHED

1. Public notice as published in the August 29, 2018 edition of the Westmont Suburban Life.
2. Application for variance, with associated application materials, dated August 03, 2018.
 - a. Plat of Survey, prepared by Schomig Land Surveyors LTD, dated July 17, 2001.
 - b. Manufacturer Shed Specifications.

TO: COMMUNITY DEVELOPMENT DEPT

FROM: ROGER + ELIZABETH MUDRAK
245 N PARK ST

WOULD YOU CONSIDER A NEW SHED FOR OUR BACKYARD - IT WOULD BE 12' X 16'. WE TORE DOWN OUR OLD SHED, WHICH WAS OVER 45 YEARS OLD AND OVER 12' X 12' SIZE. WE HAVE ACCUMULATED MANY MORE FLOWER GARDEN ORNAMENTS AND STATUARY THAT HAVE TO BE PROTECTED FROM THE COLD AND SNOW. WE WOULD ALSO USE IT FOR 3 SETS OF TABLES AND CHAIRS AND FOUR 4 FOOT TEAK BENCHES. WE ALSO HAVE AN ABOVE GROUND POOL WHICH HAS A NEED FOR SUPPLIES AND POOL TOYS AND CHAIRS TO BE STORED.

WE TORE DOWN AN OLD SHED
NEED A NEW SHEW WITH MORE
ROOM FOR ALL THE OUTDOOR AND
POOL STUF ACQUIRED.

THE SHED WILL BE IN THE BACKYARD
OUT OF SIGHT FROM THE STREET
THERE ARE OTHERS SHEDS IN
NEIGHBORS BACKYARDS.

ONE NEIGHBOR HAS A 2 STORY
GARAGE WORKSHOP IN HIS BACKYARD

WESTMONT

\$3999.⁹⁹



16'W x 12'L



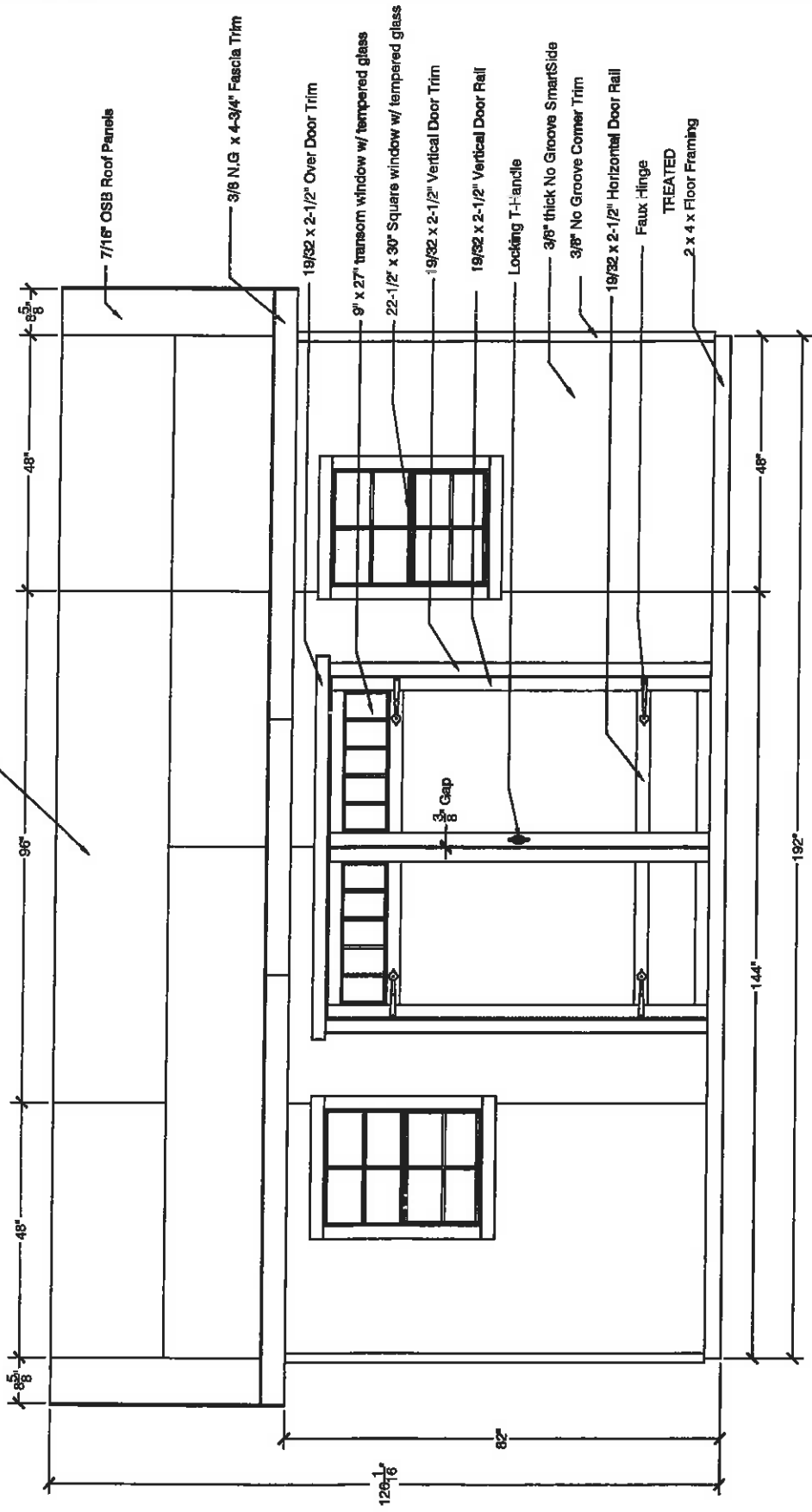
Siding: Web Gray SW 7075 | Trim: Dover White SW 6385 | Accent: Tricorn Black SW 6258*

INCLUDED WITH PURCHASE

- Flexible door location – install doors on eave or gable side
- 12"W x 12"D shelf
- 4' deep storage loft
- Integrated transom door windows
- Two arched gable vents
- Extended roof overhangs
- Premium 3-point door lock
- Decorative door hinges
- Two large windows
- 64" double doors



FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



EAVE ELEVATION w/ DOORS CENTERED
 SCALE: 3/8" = 1'-0"

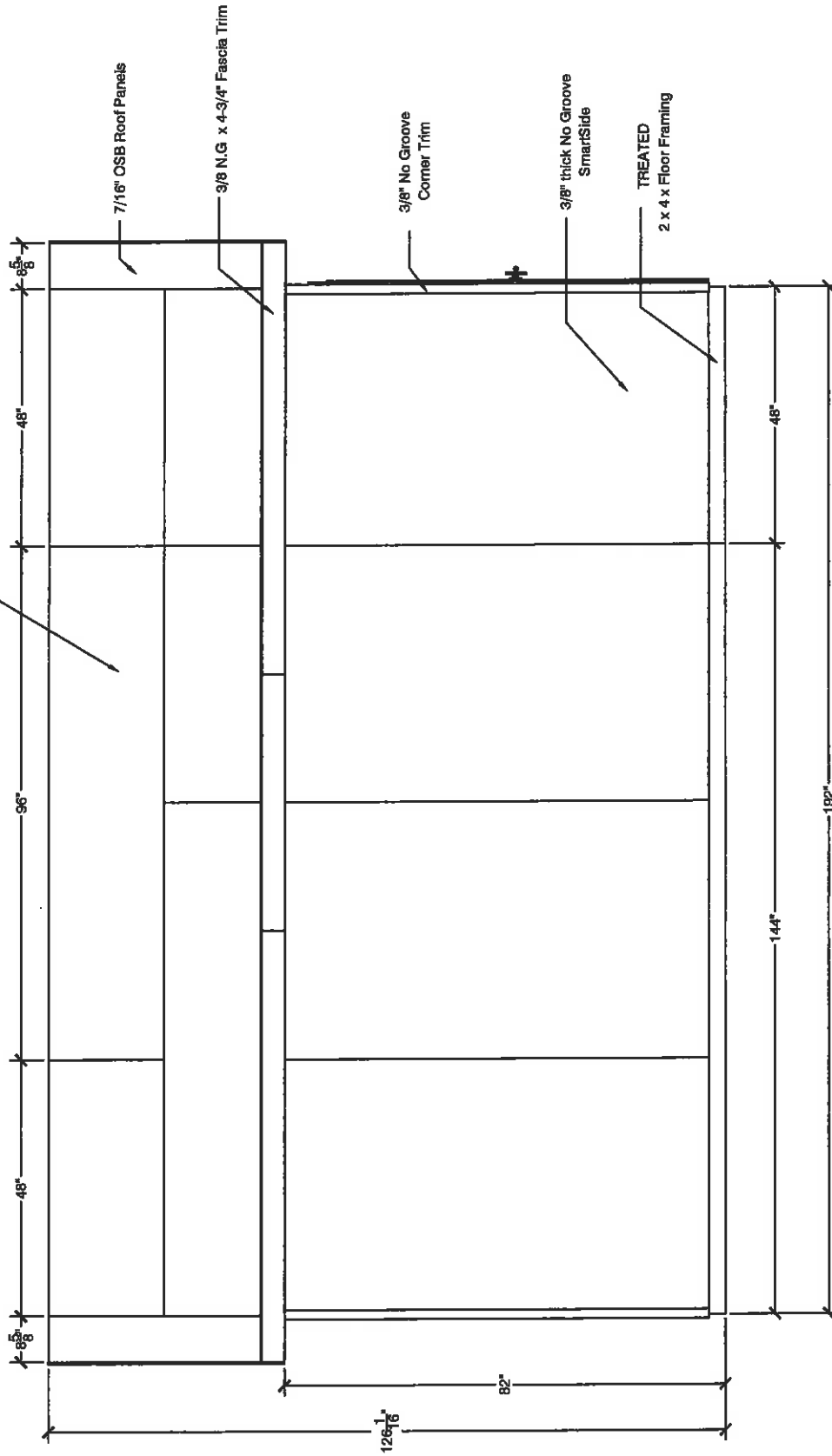


**16' x 12' WESTMONT
 ELEVATIONS**

ITEM # 33293 and 33805

SIZE	ADDRESS	OWNER	DATE
A	1000 Times Drive Norman, OK 73062	Jim Baum	Jan. 19, 2016
SCALE	As Noted	(800) 531-5346	Sheet 1 of 12

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



EAVE ELEVATION
 SCALE: 3/8" = 1'-0"

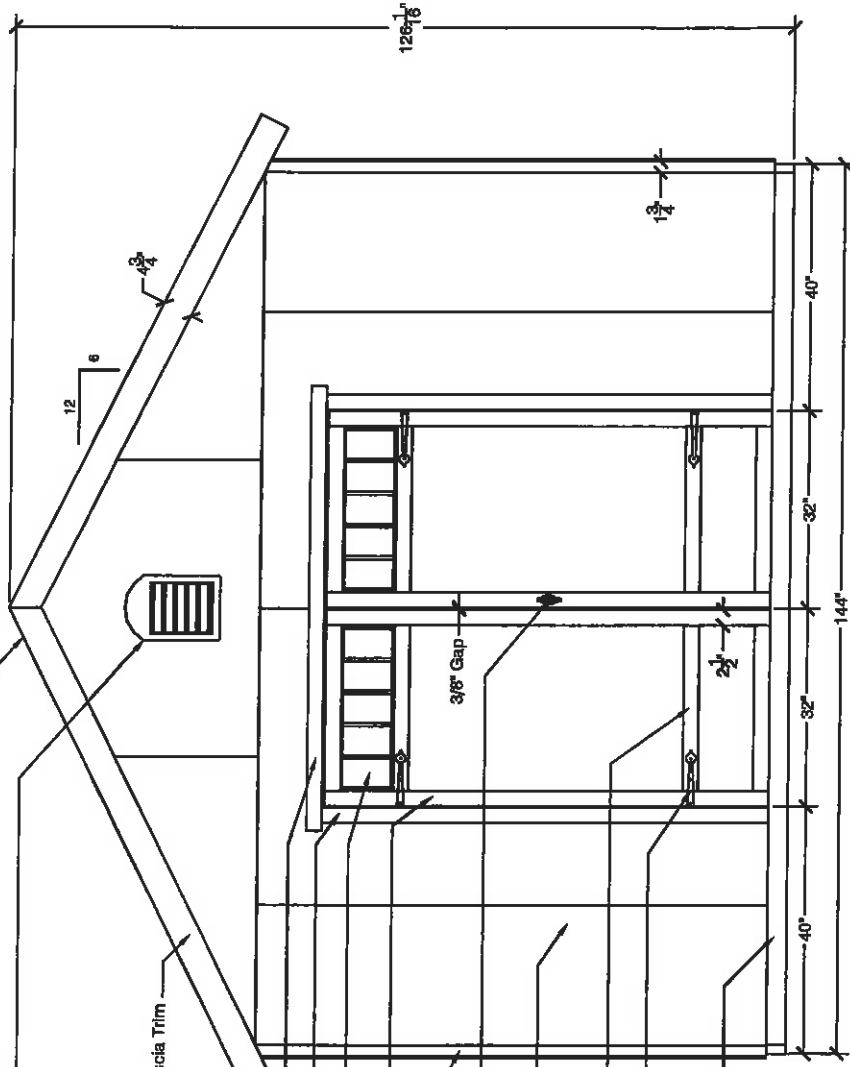


16' x 12' WESTMONT
 ELEVATIONS

DATE	DESCRIPTION	BY	DATE
A	100 Items Price Increase 10/1/18	Jim Boehm	Jan. 16, 2018
TOTAL			As Noted

ITEM # 33293 and 33805

FIBERGLASS SHINGLES
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 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



- 3/8 N.G. x 4-3/4" Fascia Trim
- 19/32 x 2-1/2" Over Door Trim
- 19/32 x 2-1/2" Vertical Door Trim
- 9" x 27" transom window w/ tempered glass
- 19/32 x 2-1/2" Vertical Door Rail
- 3/8" No Groove Corner Trim
- Locking T-Handle
- 3/8" thick No Groove SmartSide
- 19/32 x 2-1/2" Horizontal Door Rail
- Faux Hinge
- TREATED 2 x 4 x Floor Framing

GABLE ELEVATION w/ DOORS
 SCALE: 3/8" = 1'-0"

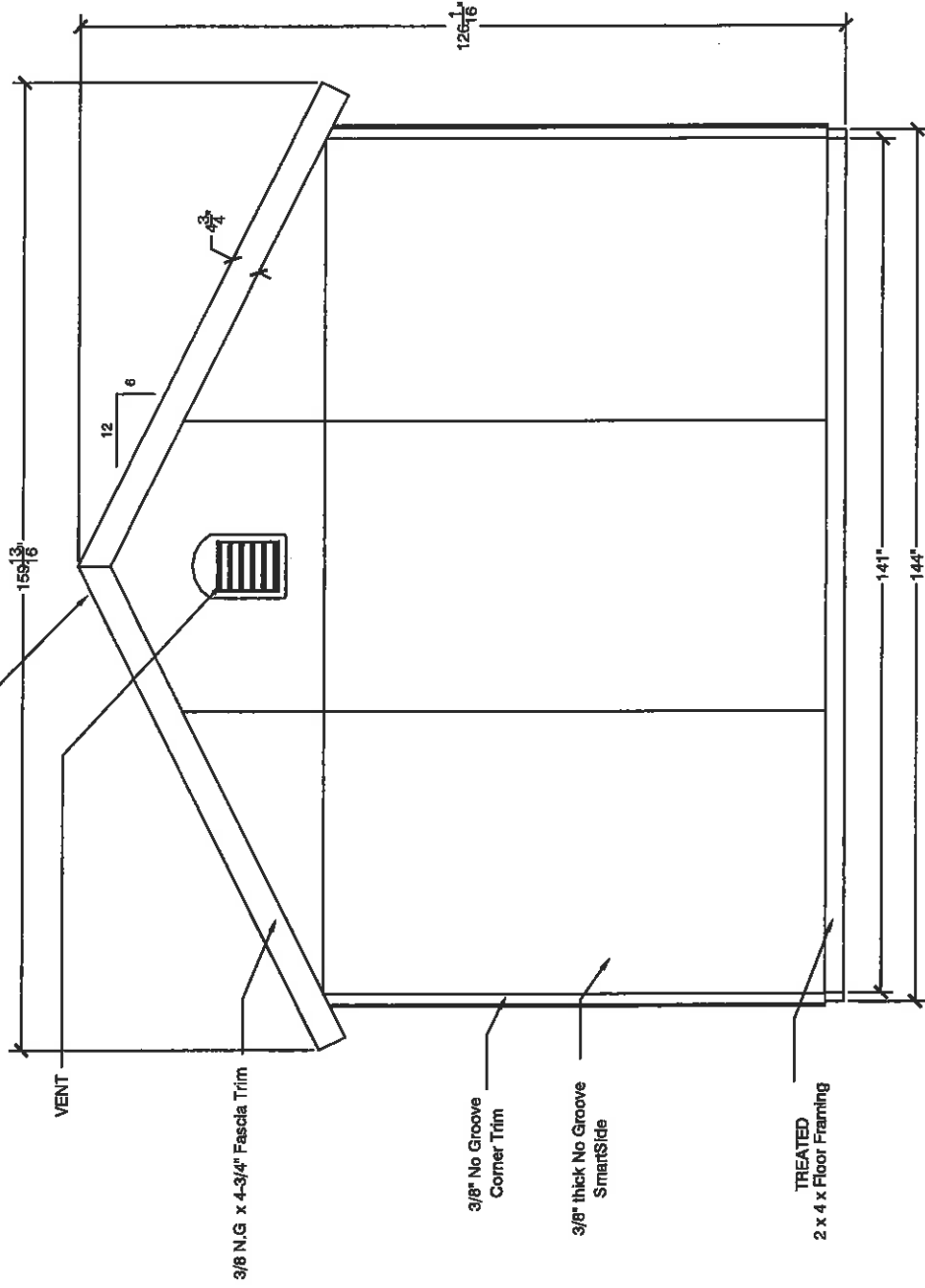


16' x 12' WESTMONT
 ELEVATIONS

REV	DESCRIPTION	DATE
A	1000 Tenise Drive Morton, NE 68701	Jan. 16, 2016
DESIGNER	ARCHITECT	DATE
AA NORD	JIM BORN	3 OF 12

ITEM # 33293 and 33805

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



GABLE ELEVATION
 SCALE: 3/8" = 1'-0"

ITEM # 33293 and 33805



16' x 12' WESTMONT
 ELEVATIONS

SIZE	ADDRESS	DRAWN BY	DATE	REVISED	DATE
A	1000 Tropic Drive Horseshoe, NJ 07033	Jim Smith	Jan. 10, 2018		
SCALE	As Noted	800-221-1848	sheet	4	of 12

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF SEPTEMBER 12, 2018

P/Z 18-015 – Roger and Elizabeth Mudrak, 245 North Park Street, Westmont

Request for a variance to increase the maximum allowed size of an accessory building in the R-3 Single-Family Detached Residence District.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: The petitioner has removed one shed on the property and will remove a second shed on the property in order to construct the proposed new shed. The proposed shed is necessary to store various pool supplies, landscape materials and outdoor furniture, and the proposed variance is minimal (48 sq. ft.). The petitioner cannot yield a reasonable return without this variance as the petitioner would either be forced to construct numerous smaller sheds or would be forced to store materials outdoors.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

FINDINGS OF FACT: If the petitioner had sufficient lot width to allow access to a detached garage, such a detached garage could measure as large as 576 square feet. The proposed shed will measure only 192 square feet by comparison. This slightly larger shed is preferred to several small sheds. The petitioner will comply with the 35% lot coverage requirement and will meet all setbacks.

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

FINDINGS OF FACT: The proposed shed will be located in the rear yard and will not be visible from the street. The proposed shed is much smaller than the largest detached garage allowed on the property. The proposed shed is preferable to the petitioner and to the character of the neighborhood than multiple smaller sheds. This shed, if allowed, will not alter the character of the neighborhood.

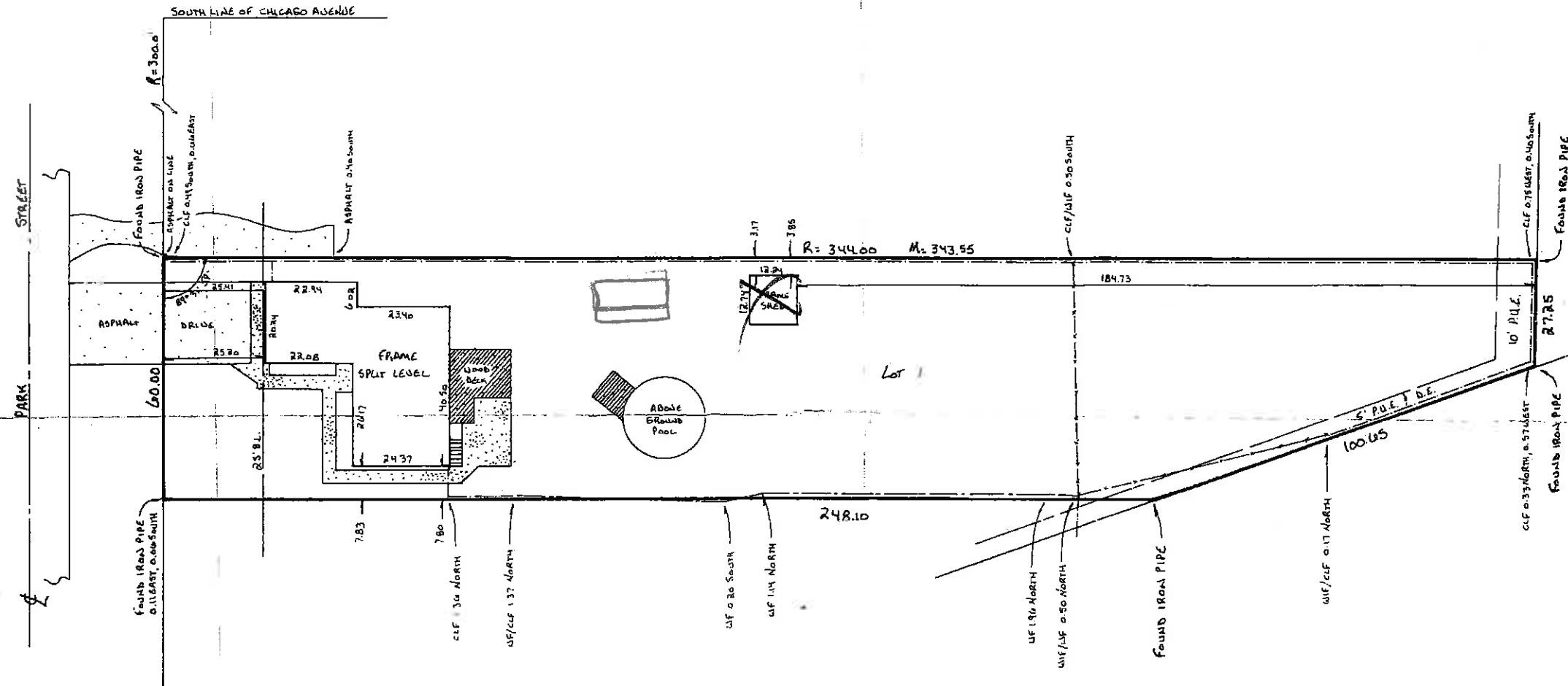
RUSSELL W. SCHOMIG PLS # 035-002446
 WILLIAM K. SCHOMIG

SCHOMIG LAND SURVEYORS LTD.
PLAT OF SURVEY

909 EAST 31st STREET
 LA GRANGE PARK, ILLINOIS 60526
 PHONE (708) 352-1452
 FAX (708) 352-1454

LOT 1 IN TOMASKOVIC DIVISION OF LOT 4 IN PARK STREET SUBDIVISION OF LOT 15 IN BLOCK 10 AND LOT 2 IN BLOCK 11 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TOMASKOVIC'S DIVISION RECORDED NOV 8, 1971 AS DOCUMENT RANGE 71, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 245 NORTH PARK STREET



COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. A TITLE COMMITMENT WAS NOT FURNISHED FOR USE IN PREPARATION OF THIS SURVEY. IF A TITLE COMMITMENT WAS NOT FURNISHED, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. THIS PLAT DOES NOT SHOW BUILDING RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES. LOCAL AUTHORITIES MUST BE CONSULTED REGARDING ANY RESTRICTIONS.

DO NOT SCALE DIMENSIONS FROM THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT THE PERMISSION OF SCHOMIG LAND SURVEYORS, LTD. THIS PLAT IS NOT TRANSFERABLE. ONLY PRINTS WITH AN EMBOSSED SEAL ARE OFFICIAL COPIES. © COPYRIGHT, ALL RIGHTS RESERVED.

SURVEYED: JULY 17TH 2001
 BUILDING LOCATED: JULY 17TH 2001
 ORDERED BY: CENTRAL FEDERAL SAUNGS
 PLAT NUMBER: H14-159 # 003459 SCALE: 1" = 20'



STATE OF ILLINOIS }
 COUNTY OF COOK } ss.

WE, SCHOMIG LAND SURVEYORS, LTD. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND THAT THE SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS OF A FOOT AND ARE CORRECT AT A TEMPERATURE OF 68 DEGREES FAHRENHEIT. DIMENSIONS SHOWN ON BUILDINGS ARE TO THE OUTSIDE OF BUILDINGS.

- I.P. = IRON PIPE
- C.L.F. = CHAIN LINK FENCE
- D.E. = DRAINAGE EASEMENT
- W.F. = WOOD FENCE
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING LINE

BY: Russell W. Schomig
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO 2446



LICENSE EXPIRES 11-30-2002