



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-000086 Davis Land Holdings, LLC.**
(Wayne/District 6)

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000086 Davis Land Holdings, LLC.** dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: November 29, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-23-000086 Davis Land Holdings, LLC. dated November 29, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).
- B. That petitioner testified that he has lived at the subject property for one (1) year.
- C. That petitioner testified that the subject property is approximately two (2) acres in size and has an existing 1,504 sq. ft. detached accessory building that is used for storage of household accessory equipment.
- D. That petitioner testified that he requires additional space on the subject property due to the lack of storage within the existing house and the attached garage that has been turn into a hobby room, and that he requires an enclosed space to safely store his permitted four (4) passenger vehicles from the elements.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence to allow a Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage) and that the proposed detached accessory building will not impact adjacent properties and roadways, will not impact drainage, and will not impede ventilation and light to the subject property or adjacent properties.

ZHO Recommendation to Approve

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not impact or impair the supply of light and air to adjacent properties and will meet all required setbacks.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will receive a building permit from the County for the proposed detached accessory building and that it will be built pursuant to the current DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not diminish the value of land and that the neighbors do not object.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached accessory building will be located behind the front wall of the home and will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached accessory building.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed increase of the total area of detached accessory buildings will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000086 Davis Land Holdings, LLC.	
ZONING REQUEST	Conditional Use to increase the total area of detached accessory buildings from permitted 1,494 sq. ft. to approximately 2,128 sq. ft. (1,504 sq. ft. for existing detached garage and 624 for proposed detached garage).	
OWNER	DAVIS LAND HOLDINGS, LLC., 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185/ AGENT: DANIEL DAVIS, 2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
ADDRESS/LOCATION	2N580 JEFFERSON ROAD, WEST CHICAGO, IL 60185	
PIN	01-36-200-013	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	2.11 ACRES (91,912 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 14, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 29, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Carol Stream:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
City of West Chicago:	<i>No Comments Received.</i>	
Wayne Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Carol Stream Fire Dist.:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Sch. Dist. 25:	<i>No Comments Received.</i>	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	1,494 SQ. FT.	1,504 SQ. FT.	2,128 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	JEFFERSON ROAD AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
South	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM
East	R-2 SF RES	HOUSE	0-5 DU AC
West	VILLAGE OF CAROL STREAM	VACANT	VILLAGE OF CAROL STREAM







