



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
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www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: October 17, 2023

RE: **ZONING-23-000057 Schmidt (Lisle/ District 3)**

DuPage County Board: October 24, 2023:

Development Committee: October 17, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. 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-23-000057 Schmidt** dated September 13, 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 owner/developer is not permitted to operate a business on the subject property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: September 13, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. 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-23-000057 Schmidt** dated September 13, 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 owner/developer is not permitted to operate a business on the subject property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. 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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage).
- B. That petitioner testified that they originally applied for a "Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,226 sq. ft. (26 sq. ft. existing shed and 1,200 sq. ft. proposed detached garage)," and that at the public hearing, petitioner amended this request to lesser zoning relief (as he removed the existing 26 sq. ft. shed on the subject property) for a "Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage),".
- C. That petitioner testified that he has lived at the subject property for approximately seven (7) years.
- D. That petitioner testified that no commercial activities would occur on the subject property and that the proposed detached garage would be used for the storage of his vehicles, an ATV, a side-by-side (UTV), a motorcycle, and wooden boat, in addition to household accessory equipment, all of which would be safely stored under cover of the proposed detached garage.

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 detached garage will meet all required setbacks and will not impact or impair the supply of light and air to adjacent properties.
- 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 garage 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 detached garage will be an added benefit to the neighborhood and will be built pursuant to the current DuPage County building codes.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will meet all required setbacks and will not impact or increase traffic congestion in the public streets and highways.
- 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 garage.
- 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 garage.
- 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 detached garage 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-23-000057 Schmidt		
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,226 sq. ft. (26 sq. ft. existing shed and 1,200 sq. ft. proposed detached garage).		
OWNER	RYAN AND MICHELLE SCHMIDT, 8S701 WAYEWOOD LANE, NAPERVILLE, IL 60565		
ADDRESS/LOCATION	8S701 WAYEWOOD LANE, NAPERVILLE, IL 60565		
PIN	08-27-302-005		
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 3	
ZONING/LUP	R-2 SF RES	0-5 DU AC	
AREA	1 ACRE (43,560 SQ. FT.)		
UTILITIES	WELL AND SEWER		
PUBLICATION DATE	Daily Herald: AUGUST 29, 2023		
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 13, 2023		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	No Objections.		
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	No Objections. "We are the sanitary sewer provider."		
EXTERNAL:			
City of Naperville:	<i>No Comments Received.</i>		
Village of Lisle:	Our office has no jurisdiction in this matter. "Located outside the Village boundary agreement."		
Village of Woodridge:	Our office has no jurisdiction in this matter.		
Lisle Township:	<i>No Comments Received.</i>		
Township Highway:	No Objections.		
Lisle-Woodridge Fire Dist.:	"N/A"		
Sch. Dist. 203:	<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 specific comments. Thank you."		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	708 SQ. FT.	26 SQ. FT.	1,226 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	R-2 SF RES	HOUSE	0-5 DU AC
West	WAYNEWOOD LANE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC







