

CITY OF WARRENVILLE
MEMORANDUM

TO: Plan Commission/Zoning Board of Appeals
FROM: Lauren Whetstone, Planner/GIS Technician – 
SUBJECT: Building Addition
1S721 IL Route 59
DATE: January 10, 2019

Property Information:

Address: 1S721 Route 59 (the Subject Property)
Zoning: R-2 Medium-Low Density Single Family Residential
Site Area: 39,426 Square Feet
Site Improvements: Existing Single Family Residence, Detached Garage, and Shed

Location Map:



Proposed Improvements, Existing Conditions and Potential Requests:

Deborah Walski and Richard Mittman, the Owners of the Subject Property, have proposed construction of an approximately 2,235-square foot single-story addition on the north side of the house. The addition would accommodate a three-car garage. Per the Applicant, the existing

detached garage and shed on the Subject Property would be demolished before construction of the proposed house addition.

The existing house is non-conforming with respect to the rear yard setback. It is encroaching by approximately 29 feet into the 60-foot minimum rear yard setback required on lots zoned R-2 Medium-Low Density Single Family residential district. The proposed addition would also encroach approximately 19 feet into the 60-foot minimum rear yard building setback.

According to Table 6A: *Mandatory Elimination of Lawfully Pre-Existing Nonconformities*, an addition to a legal nonconforming property needs to be fully conforming or a zoning variation must be requested and approved. The Owners are requesting a Courtesy Review of their potential request for a variance, which would allow a building addition to encroach into the required 60-foot rear yard setback by approximately 19 feet.

Details of the proposal are illustrated in the materials distributed to the Plan Commission with the January 10, 2019, PC/ZBA agenda packets.

Preliminary Staff Input:

Staff offers the following input based on the review of the information submitted by the Owners:

1. The Subject Property is zoned R-2 Medium-Low Density Single Family Residential. The R-2 zoning requires a 60-foot rear yard setback. The house was constructed in the 1950s, and is legally nonconforming, with an approximately 31-foot rear yard setback. Staff believes that the proposed addition is a logical continuation of the building, and the requested variance is the minimum necessary to align with the existing building wall. Considering the fact that the house and a large patio along the rear side of the house were built within the 60-foot rear yard setback, the impact on the neighboring properties has been established and would not substantially alter the character of the existing property.
2. Insufficient information has been provided regarding the stormwater management to make an assessment of whether or not the proposal complies with the current Stormwater Management and Flood Plain Ordinance requirements, including Best Management Practice provisions for required volume control and water quality.
3. Based on the information provided thus far, staff views the proposed project as a positive improvement and would support a potential variance to the rear yard setback requirements.

It is important to recognize that Courtesy Reviews are conducted by the Plan Commission free of charge to the Applicant, and are designed to provide initial non-binding feedback on a proposal prior to the Applicant investing significant time and resources into the preparation and submittal of a formal detailed application. Once a more detailed application package is submitted and City elected and appointed officials receive more detailed review comments from City staff and the public during the Public Hearing process, their initial Courtesy Review input may evolve and/or change.