

PUBLIC HEARINGS

**CITY COUNCIL
June 25, 2002**

To: Mayor and City Councilmembers
From: George J. Rodericks, City Manager
Originated by: Kathy Adrian, City Clerk

SUBJECT: Consideration of Conditional Use Permit No. 0487 for a Detached Garage – Location: 9851 Center Drive; Applicant: Frank and Shannon Urbano.

BACKGROUND

The applicants are requesting permission to construct a new detached garage. The property owners intend to use a portion of the garage as a home office as well.

AUTHORITY

Because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve these purposes, the City Council is empowered to grant and to deny applications for use permits for such conditional uses in such zones as are prescribed in the zone regulations and to impose reasonable conditions upon the granting of conditional use permits.

The Villa Park Municipal Code requires a Conditional Use Permit for any accessory building or structure that is usual and customary or incidental to a principal use permitted in residential zones.

The public hearing process allows for a review of the exterior elevations of a proposed addition in order to assess its impact on adjacent properties.

FINDINGS

The subject property is located at 9851 Center Drive and is in the 100-E4-20,000 Small Estate zoning district. The lot area is 20,000 square feet. Surrounding uses are residential.

The property is presently improved with a 2,629 s.f. one-story, single-family residence and an attached garage. The applicants are planning to convert the existing garage space to a workout room.

The proposed garage/office would contain 995 square feet and would comply with the lot coverage, gross floor area and building setback and height requirements.

Staff has visited the site for purposes of viewing the property as it relates to this request.

CEQA Compliance: This project is exempt from requirements of CEQA by Sections 15303 Class 3: New Construction of Small Structures.

FISCAL IMPACT

None.

RECOMMENDATION

That the City Council adopt Resolution No. 2002-2619 approving Conditional Use Permit #0487, With Conditions; 9851 Center Drive – Applicant: Frank and Shannon Urbano.

CONDITIONS OF APPROVAL

1. The structure shall be in accordance with the approved plans on file with the City Clerk.
2. The new structure shall be completed prior to conversion of the existing garage to a workout room.
3. All necessary requirements shall be met and a business license obtained for the home office portion of the proposed structure prior to issuance of the Certificate of Use and Occupancy.
4. The eave overhang along the rear and side property lines of the detached structure shall be limited to 30 inches.
5. The detached structure shall not be converted to a second unit without prior approval of the City Council.
6. No temporary toilet facilities are permitted in front setback areas.
7. The conditional use permit shall lapse and become void one year following the date of approval unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site.
8. The conditional use permit may be renewed for an additional period of one year, provided that prior to the expiration of one year from the date when it or the renewal of same became effective, an application for renewal is filed.