1. **CALL TO ORDER**

   11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

   **A.** Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. **ROLL CALL**

   **PRESENT:** Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
   **ABSENT:**

3. **CHAIRMAN'S REMARKS**

   Chair Tornatore updated the Committee on the Clean and Lien Program.

   Chair Tornatore also updated the Committee on the status of the application for the Community Rating Service (CRS). Staff answered all questions posed by the Committee.

4. **PUBLIC COMMENT**

   **A.** Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

5. **APPROVAL OF MINUTES**

   **A.** Development Committee - Regular Meeting - Mar 20, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Grant Eckhoff, District 4
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. DC-O-0022-18 ORDINANCE -- Z18-006 – Damkevala: To approve the following zoning relief: A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room. (Lisle/District 5) ZBA Vote to approve: 5 Ayes, 0 Nays, 2 Absent Development Committee Vote to approve: 6 Ayes, 0 Nays

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Greg Hart, District 3
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. DC-O-0023-18 ORDINANCE -- Z18-013 – Mayer: To approve the following zoning relief: A Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. (Bloomingdale/District 1) ZBA Vote to approve: 5 Ayes, 0 Nays, 2 Absent Development Committee Vote to approve: 6 Ayes, 0 Nays

Staff answered all questions posed by the Committee.

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

7. OLD BUSINESS
There was no Old Business.

8. NEW BUSINESS
There was no New Business.

9. ADJOURNMENT
Without objection the meeting was adjourned at 11:20 AM.
1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:00 AM.

A. Please turn all beepers, pagers and cell phones "off" or to "vibrate" during the meeting

2. ROLL CALL

PRESENT: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
ABSENT:

3. CHAIRMAN'S REMARKS

There were no Chairman Remarks.

4. PUBLIC COMMENT

A. Public comment is limited to three minutes per person, at the beginning of the meeting. Any comment on Zoning items must be limited to discussion of testimony and/or evidence presented in the Zoning Board of Appeals. No new testimony or evidence can be presented.

Paul Wickland, Cliff Toberman and Robert Britz, all representing Tempco, spoke in favor of Petition Z18-003, Tempco Heater Electric Company.

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Mar 6, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Kevin Wiley, District 6
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

6. SCHEDULE OF CLAIMS

A. Payment of Claims -- Schedule of Claims - FY18 Q1

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Kevin Wiley, District 6
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

REGULATORY SERVICES

A. DC-P-0082-18 Recommendation for approval of a contract purchase order to Harris Govern, for annual software maintenance and support services, as needed, for the period April 1, 2018 through March 31, 2019, for Building & Zoning - $17,584.32, Division of Transportation - $9,524.84, and Public Works - $3,663.40, for a contract total amount not to exceed $30,772.56; Per 55 ILCS 5/5-1022 "Competitive Bids" (c) not suitable for competitive bids -Sole Source. (Support for Govern System)

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

B. 2018-93 Recommendation for the approval of a contract purchase order to Currie Motors, for one (1) 2018 Ford Escape SE 4x4, for Building & Zoning, for a total contract amount not to exceed $22,095.00. Contract let pursuant to the Governmental Joint Purchasing Act -Suburban Purchasing Cooperative.

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
C. DC-O-0016-18 ORDINANCE -- Z18-003-Tempco Heater Electric Company: To approve the following zoning relief: 1. Conditional Use to allow parking lot off site from the principal use; 2. Map Amendment from R-4 Single Family Residential to O-Office; 3. Variation from the following yard requirements: a. Front yard from 40 feet to 12 feet; b. South side yard from 40 feet to 12 feet; c. North side yard from 20 feet to 12 feet; d. West rear from 40 feet to 12 feet. (Addison/Dist. 1) (Central Ave. approx. 1 mile south of Thorndale Wooddale Area) ZBA Vote to approve: 6 Ayes, 0 Nays, 1 Absent

Staff answered all questions posed by the Committee. On a roll call vote.

RESULT: APPROVED [5 TO 0]
MOVER: Kevin Wiley, District 6
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Wiley
ABSTAIN: Tornatore

D. DC-O-0017-18 ORDINANCE -- Z18-001-Rutledge: To approve the following zoning relief: 1. Variation to allow detached accessory buildings to be located in front of the front wall of the principal building (House). 2. A conditional use to increase the square footage of detached accessory buildings not to exceed 1,100 sq. feet for a cumulative total. (Winfield/ Dist. 6) (Generally west of Prince Crossing Rd. and East of Rt. 59. and North of Geneva Rd. West Chicago Area) ZBA Vote to approve: 6 Ayes, 0 Nays, 1 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley

E. DC-O-0018-18 ORDINANCE -- Z18-002-Bertsche: To approve the following zoning relief: A Variation to allow a detached accessory building (Hobby Room) to be located in front of the front wall of the principal building (House). (Winfield/ Dist. 6) (North of Geneva Rd. east of Prince crossing in West Chicago Area) ZBA Vote to approve: 6 Ayes, 0 Nays, 1 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Janice Anderson, District 5
AYES: Anderson, Chaplin, Eckhoff, Hart, Tornatore, Wiley
F. **ORDINANCE -- Z17-032-WOLF:** To approve the following zoning relief: Conditional use for dog kennel in Residential District (Bloom/Dist. 1) (East of Plum Grove Rd. approx. 1,000 south of I-360 Medinah Area) ZBA Vote to approve: 6 Ayes, 0 Nays, 1 Absent

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8. **OLD BUSINESS**
There was no Old Business.

9. **NEW BUSINESS**
There was no New Business.

10. **ADJOURNMENT**
Without objection the meeting was adjourned at 11:20 AM.
MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: April 17, 2018
RE: Z18-006 Damkevala (Lisle/District 5)

DuPage County Board: April 24, 2018:

Development Committee: April 17, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

1. A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition # Z18-006 Damkevala dated April 3, 2018.

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 in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

DuPage County Development Committee VOTE (to Approve): 6 Ayes, 0 Nays

Zoning Board of Appeals Meeting: April 5, 2018: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room.
Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition # Z18-006 Damkevala dated April 3, 2018.

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 in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

FINDINGS OF FACT:

1. That petitioner testified that he seeks the subject zoning relief to construct a new sunroom attached to the rear of the principal structure.

2. The petitioner testified that the subject property is located on a cul-de-sac with a “pie-shaped” lot. Due to the “pie-shaped” lot size, the front yard is acute, compared to the rear yard which is obtuse.

   a. The existing principal structure was built in such a manner that limits the rear yard setback.

3. That petitioner testified that due to the subject property’s lot size, the principal structure was required to be built with a larger front setback, (approximately 50 feet), compared to the standard R-3 front yard setback of 30 feet.

   a. Therefore, the larger front setback on the subject property has limited the property’s rear yard size and ability to place reasonable house additions at the rear of the home.

4. That the petitioner testified that the principal structure was originally built with a patio set back 15 feet from the rear property line. The petitioner proposes to build the sunroom on the existing patio location.
a. The proposed sun room addition will be consistent with the existing patio setback of 15 feet and petitioner will not build the sunroom any closer to existing rear property line.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variation 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.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variation will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the sunroom will be attached to the rear of the principal structure and will be constructed generally at the existing patio location.

   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 sunroom and the addition will be built pursuant to the current building codes.

   c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that other homes adjacent to the subject property have similar sunrooms, and that the petitioner’s sunroom will be consistent with other homes and an added benefit to the neighborhood.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the sunroom will be attached to the rear of the principal structure and will not affect traffic.

   e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed sunroom.

   f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed sunroom.

   g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that adjacent neighbors do not object to the subject development and that the sunroom will be an added benefit to the neighborhood.
**GENERAL ZONING CASE INFORMATION**

**CASE #/PETITIONER**
Z18-006 Damkeval

**ZONING REQUEST**
Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room.

**OWNER**
BOMAN J. DAMKEVALA 6S621 MEADOWBROOK COURT, NAPERVILLE, IL 60540

**ADDRESS/LOCATION**
6S621 MEADOWBROOK COURT, NAPERVILLE, IL 60540

**PIN**
08-17-407-031

**TWSP./CTY. BD. DIST.**
Lisle Dist.5

**ZONING/LUP**
R-3 SF RES. 0-5 DU AC

**AREA**
.28 (12,196.8 sq. ft.)

**UTILITIES**
Water and Sewer

**PUBLICATION DATE**
Daily Herald: February 15, 2018

**PUBLIC HEARING**
March 8, 2018

**ADDITIONAL INFORMATION:** No Objection.

Building: No Objection.
DUDOT: No Objection.
Health: No Objection.
Stormwater: No Objection.
Public Works: No Objection.

**EXTERNAL:**
Lisle Township: No Objection.

**GENERAL BULK REQUIREMENTS:**

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OLD SURVEY SUBMITTED AT HEARING:

Plat of Survey

CDK & PRIMARY SURVEY LTD.
4313 N. NEW ENGLAND HARRISON HTS. ILLINOIS 60634
Land Surveying 1700-257-1770

Lot 111 in Huntington P.T. Part Vacant of the Southwest Quarter (1/4) of Section 17, Township 38 North, Range 11 East of the Third Principal Meridian in Du Page County, Illinois.

Scales From Reproduction not recomended
Distances are marked in feet and decimal parts thereof

MORTGAGE & INSPECTION SURVEY

Order No. 93-1418
Ordered by Damkevala
Surveyed by: Kevin P. Duffy

Reg. Ill. Land Surveyor # 986

State of Illinois
County of Cook

CDK & PRIMARY SURVEY LTD. hereby certifies that a survey has been made of the property described above.

CHICAGO, April 11 1993

Redacted for privacy.
WHEREAS, a public hearing was held on March 8, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room on the property hereinafter described:

LOT 110 IN HUNTINGTON P.T. PART VACANT BEING A SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on April 5, 2018 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that he seeks the subject zoning relief to construct a new sunroom attached to the rear of the principal structure.

2. The petitioner testified that the subject property is located on a cul-de-sac with a “pie-shaped” lot. Due to the “pie-shaped” lot size, the front yard is acute, compared to the rear yard which is obtuse.

   a. The existing principal structure was built in such a manner that limits the rear yard setback.

3. That petitioner testified that due to the subject property’s lot size, the principal structure was required to be built with a larger front setback, (approximately 50 feet), compared to the standard R-3 front yard setback of 30 feet.

   a. Therefore, the larger front setback on the subject property has limited the property’s rear yard size and ability to place reasonable house additions at the rear of the home.

4. That the petitioner testified that the principal structure was originally built with a patio set back 15 feet from the rear property line. The petitioner proposes to build the sunroom on the existing patio location.
a. The proposed sun room addition will be consistent with the existing patio setback of 15 feet and petitioner will not build the sunroom any closer to existing rear property line.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variation 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.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variation will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the sunroom will be attached to the rear of the principal structure and will be constructed generally at the existing patio location.

   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 sunroom and the addition will be built pursuant to the current building codes.

   c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that other homes adjacent to the subject property have similar sunrooms, and that the petitioner’s sunroom will be consistent with other homes and an added benefit to the neighborhood.

   d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the sunroom will be attached to the rear of the principal structure and will not affect traffic.

   e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed sunroom.

   f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections on the proposed sunroom.

   g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that adjacent neighbors do not object to the subject development and that the sunroom will be an added benefit to the neighborhood.
**GENERAL ZONING CASE INFORMATION**

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**ADDITIONAL INFORMATION:** No Objection.

- Building: No Objection.
- DUDOT: No Objection.
- Health: No Objection.
- Stormwater: No Objection.
- Public Works: No Objection.

**EXTERNAL:**

- Lisle Township: No Objection.

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WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on April 5, 2018 recommends to approve the following zoning relief:

A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition # Z18-006 Damkevala dated April 3, 2018.

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 in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

WHEREAS, the County Board Development Committee on April 17, 2018 considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition # Z18-006 Damkevala dated April 3, 2018.

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 in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

A Variation to reduce the rear yard setback from 25 feet to approximately 15 feet for a new three season room, on the property hereinafter described as:

LOT 110 IN HUNTINGTON P.T. PART VACANT BEING A SUBDIVISION OF THE SOUTHEAST QUARTER (1/4) OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s revised site plan made part of Zoning Petition # Z18-006 Damkevala dated April 3, 2018.

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 in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development. Existing fencing and landscaping can be used to satisfy the landscape requirement.

4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and
BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; BOMAN DAMKEVALA 6S621 MEADOWBROOK CT, NAPERVILLE, IL 60540; and Township Assessor, Lisle Township, 4721 Indiana Avenue, Lisle, IL 60532.

Enacted and approved this 24th day of April 2018, A.D.

_______________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST:

PAUL HINDS, COUNTY CLERK
TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: April 17, 2018
RE: Z18-013 Mayer (Bloomingdale/District 1)

DuPage County Board: April 24, 2018:

Development Committee: April 17, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # Z18-013 Mayer dated March 29, 2018.

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 the property be developed in accordance with all other codes and Ordinances of DuPage County.

DuPage County Development Committee VOTE (to Approve): 6 Ayes, 0 Nays

Zoning Board of Appeals Meeting: April 5, 2018: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # Z18-013 Mayer dated March 29, 2018.
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 the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

FINDINGS OF FACT:
1. That petitioner testified that he seeks the subject zoning relief to subdivide the current property into 2 new lots and offer them for sale. The petitioner will not build on the property and will only subdivide the property into 2 new lots.

2. That petitioner testified that the current property has well and septic on the premises, and that water and sewer utilities are unavailable at this time.

3. That petitioner testified that the subject property’s neighborhood has various lot sizes, however the petitioner’s subject property was platted as .79 acres. The proposed reduction in lot size is consistent with the other lot sizes in the immediate area, including the adjacent lot to the north.

4. That petitioner testified that if sewer and water were available to the lots than the subject zoning relief would not be required as petitioner would be permitted by right to divide the property into two lots of at least 10,000 sq. ft. and could potentially develop the property into three new single-family lots.

STANDARDS FOR VARIATIONS:
1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variations 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.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variations will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the subject property’s proposed reduction in lot size is consistent with the adjacent properties and properties within the neighborhood and that any homes built on the property will be developed pursuant to all other bulk regulations for the development of single family homes including setbacks, height and size of home.
b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the subject property’s proposed reduction in lot size is consistent with the adjacent properties and properties within the neighborhood and that any home built on the property would be required to obtain building permits and meet all other coders of the County.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the subject property’s neighborhood has various lot sizes. The adjacent properties directly north of the subject property are similar in size to the subject’s proposed lot reduction.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the subject property’s proposed reduction in lot size is consistent with the adjacent properties and properties within the neighborhood and that any home built on the property would be required to obtain building permits and meet all other coders of the County.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections for the reduction in lot size and that any home built on the property would be required to obtain building permits and meet all other coders of the County.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections for the reduction in lot size and that any home built on the property would be required to obtain building permits and meet all other coders of the County.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the reduction in the subject property’s lot size will be consistent with the neighborhood’s current lot sizes and character.

PETITIONER’S DEVELOPMENT FACT SHEET

<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
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<tr>
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<td>ZONING/LUP</td>
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</table>
**AREA** | .79 (24,412 sq. ft.)
---|---
**UTILITIES** | Well and Septic
**PUBLICATION DATE** | Daily Herald: March 2, 2018
**PUBLIC HEARING** | March 29, 2018

**ADDITIONAL INFORMATION:** No Objection.

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<thead>
<tr>
<th>Building:</th>
<th>No Objections</th>
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<tbody>
<tr>
<td>DUDOT:</td>
<td>The DuPage County Division of Transportation has no jurisdictional authority over the subject property adjacent roadway right-of-way and defers its review to the highway jurisdictional authority.</td>
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<td>Village of Lombard:</td>
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<td>Bloomingdale Township Highway:</td>
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**GENERAL BULK REQUIREMENTS:**

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**LAND USE**

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<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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<tr>
<td>Subject</td>
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<td>Vacant</td>
<td>0-5 DU AC</td>
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<tr>
<td>North</td>
<td>R-4 SF</td>
<td>House</td>
<td>0-5 DU AC</td>
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<td>R-4 SF</td>
<td>House</td>
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WEIL PACK CONSULTING, LLC
BOUNDARY SURVEY

LEGEND

WOLF PACK CONSULTING, LLC

PARCEL 1:
The north 1/2 of Lot 18 in Block 16 in Feurich & Kloe's Swift Estates, being a subdivision of part of the Northeast 1/4 and the Northwest 1/4 of Section 39, Township 15 North, Range 13, East of the Principal Meridian. According to the plat thereof recorded January 30, 1925 as Document 18794 in Dupage County, Illinois.

PARCEL 2:
Lot 6 (except the north 1/2 thereof) in Block 18 in Feurich & Kloe's Swift Estates, being a subdivision of part of the Northeast 1/4 and the Northwest 1/4 of Section 39, Township 15 North, Range 13, East of the Principal Meridian. According to the plat thereof recorded January 30, 1925 as Document 18794 in Dupage County, Illinois.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187

Packet Pg. 27
ORDINANCE
Zoning Petition Z18-013 Mayer

WHEREAS, a public hearing was held on March 29, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot on the property hereinafter described:

LOT 5 IN BLOCK 16 I FEURBORN & KLODES SWIFT ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1925 AS DOCUMENT 187874, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on April 5, 2018 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that he seeks the subject zoning relief to subdivide the current property into 2 new lots and offer them for sale. The petitioner will not build on the property and will only subdivide the property into 2 new lots.

2. That petitioner testified that the current property has well and septic on the premises, and that water and sewer utilities are unavailable at this time.

3. That petitioner testified that the subject property’s neighborhood has various lot sizes. However the petitioner’s subject property was platted as .79 acres. The proposed reduction in lot size is consistent with the other lot sizes in the immediate area, including the adjacent lot to the north.

4. That petitioner testified that if sewer and water were available to the lots than the subject zoning relief would not be required as petitioner would be a permitted by right to divide the property into two lots of at least 10,000 sq. ft. and could potentially develop the property into three new single-family lots.
STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variations 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.

2. That the Zoning Board of Appeals finds that petitioner has demonstrated the granting of the Variations will not:

   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the subject property’s proposed reduction in lot size is consistent with the adjacent properties and properties within the neighborhood and that any homes built on the property will be developed pursuant to all other bulk regulations for the development of single family homes including setbacks, height and size of home.

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   e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County’s Stormwater Department has no objections for the reduction in lot size and that any home built on the property would be required to obtain building permits and meet all other coders of the County.

   f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County’s Stormwater Department has no objections for the reduction in lot size and that any home built on the property would be required to obtain building permits and meet all other coders of the County.
Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the reduction in the subject property’s lot size will be consistent with the neighborhood’s current lot sizes and character.

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<td>LINDA I. MAYER AND JOHN LYNCH 3206 WISCONSIN AVENUE, BERWYN, IL 60402</td>
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<td>ADDRESS/LOCATION</td>
<td>2N644 LAWLER AVENUE, LOMBARD, IL 60148</td>
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WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on April 5, 2018 recommends to approve the following zoning relief:

Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # Z18-013 Mayer dated March 29, 2018.

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 the property be developed in accordance with all other codes and Ordinances of DuPage County.

WHEREAS, the County Board Development Committee on April 17, 2018 considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends the following zoning relief:

Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # Z18-013 Mayer dated March 29, 2018.

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 the property be developed in accordance with all other codes and Ordinances of DuPage County.
NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the lot size for two (2) new lots from 40,000 sq. ft. to approximately 17,000 sq. ft. per lot on the property hereinafter described:

LOT 5 IN BLOCK 16 I FEURBORN & KLODES SWIFT ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND THE NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 36, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1925 AS DOCUMENT 187874, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition # Z18-013 Mayer dated March 29, 2018.

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 the property be developed in accordance with all other codes and Ordinances of DuPage County.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and
BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; LINDA I. MAYER AND JOHN LYNCH 3206 WISCONSIN AVENUE, BERWYN, IL 60402; and Township Assessor, Bloomingdale Township, 123 N. Rosedale, Bloomingdale, IL 60108.

Enacted and approved this 24th day of April 2018, A.D.

_______________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST: _______________________
PAUL HINDS, COUNTY CLERK