1. CALL TO ORDER

11:00 AM meeting was called to order by Chair Sam Tornatore at 11:04 AM.

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

2. ROLL CALL

PRESENT: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

3. CHAIRMAN'S REMARKS

Chairman Tornatore had everyone go around the table and introduce themselves, as two new committee members attended today. First was Dawn DeSart District 5, Sheila Rutledge District 6, Liz Chaplin District 2, Greg Hart District 3, Jessica Infelise Zoning Administration Coordinator, Jim Stran Building and Zoning Manager, Eileen Schwalm Committee Secretary, Tony Hayman Assistant State's Attorney, and Sam Tornatore. Chair Tornatore welcomed the new committee members.

4. PUBLIC COMMENT

No 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 - Nov 6, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

6. BUDGET TRANSFERS

A. Consent Item -- TPI Change Order Amendment to Scope of Work - No change to contract total

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

7. SCHEDULE OF CLAIMS

A. Payment of Claims -- Schedule of Claims - FY18 Q3

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

REGULATORY SERVICES

A. 2019-3 Recommendation for the approval of a contract purchase order to Konewko and Associates Ltd, to provide professional services to adjudicate Building & Zoning violation cases, for a two-year period November 15, 2018 through November 13, 2020, for Building & Zoning, for a contract total amount not to exceed $24,000. Other Professional Service not subject to competitive bidding per 55 ILCS 5/5-1022(a). Vendor selected pursuant to DuPage County Code Section 2-300.4-108 (1) (b).
RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

B. DC-O-0001-19 ORDINANCE -- Z18-054 – ORDINANCE – Lee: 1.Conditional Use for Detached Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years. (Winfield/District 6) The Zoning Hearing Officer recommended to approve Z18-054 Lee. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1Absent

Chairman Tornatore explained for the new members, that this is a Zoning Hearing Officer case, we have certain cases that are perfunctory in nature. Instead of going through the whole Zoning Board of Appeals process, we have a Zoning Hearing Officer that reviews the information and makes recommendations to our committee.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

C. DC-O-0002-19 ORDINANCE -- Z18-060 – ORDINANCE – Murphy: 1.Conditional use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years. (Wayne/District 6) The Zoning Hearing Officer recommended to approve Z18-060 Murphy. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member Rutledge inquired what triggered the appearance of these conditional use cases, where something has existed on a property 5 years or more? Chairman Tornatore explained that sometimes when a application is submitted for something else on the property and we discover that this item has been on the property for years. Instead of making them take it down, we will allow them to keep it, usually with the primary condition that they can keep it as long as they own the property. Member Rutledge followed up by asking, what would be a reason for the board to ask them to take it down? Chairman Tornatore stated, if there was something objectionable to the neighbors, the item in disrepair, etc. Member Chaplin added that, in this committee every property is treated differently, we don't set any kind of precedent here.
RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

D. DC-O-0003-19 ORDINANCE -- Z18-063 – ORDINANCE – Ohlmann: 1. Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line. (Milton/District 4) The Zoning Hearing Officer recommended to approve Z18-063 Ohlmann. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member DeSart further inquired about these already existing items, that are now requesting a conditional use. Jim Stran explained, typically when we issue a permit, we do a site inspection. A staff member will go out to the site and are trained to notice a shed, they research and find no permit, a violation notice is issued and that brings them to us. Now to get to this process, we have evaluated and determined that it has been there for over 5 years. This is brought to the Zoning Hearing Officer, neighbors are notified and none have any objections. They will put a condition for 10 years and after those 10 years, the shed needs to go away. Instead of granting a variation, in which they would be allowed to have a shed in that location for the foreseeable future.

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Hart, District 3
SECONDER: Elizabeth Chaplin, Vice Chair
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

E. DC-O-0004-19 ORDINANCE -- Z18-065 – ORDINANCE – Augustinas: 1. Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic. (Downers Grove S./District 3) The Zoning Hearing Officer recommended to approve Z18-065 Augustinas. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Ms. Infelise explained how this case differs from the previous cases heard this morning. The property owner wants to divide the lot in half. They have shown evidence of other lot sizes in the neighborhood that are comparable with this. They demonstrated a hardship, because the property would not be able to receive water and sewer. The current resident plans to stay at the home on the property and their daughter plans to build a home on the other lot. The ZHO determined that these lots fit the character of the neighborhood. Member Rutledge asked if the divided lots met the minimum size requirement for well and septic. Ms. Infelise answered that they do not, which is why they have asked for zoning relief. This case was evaluated by the Health Department and
they would be making the determination of the well and septic location when a building permit is issued.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

F. DC-O-0005-19 ORDINANCE -- Z18-067 – ORDINANCE -- Suhs: 1.Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence. (Winfield/District 6) The Zoning Hearing Officer recommended to approve Z18-067 Suhs. Development Committee VOTE to Approve: 5 Ayes, 0 Nays, 1 Absent

Member Chaplin asked if the neighbors knew that this is going to be a solid fence? Chairman Tornatore replied that there were no neighbor objections to this and no line of sight issue. Ms. Infelise added that the permit applied for was an 50% open fence and an error was made by the contractor. The fence did not pass final inspection and the property owner asked for the variation. Member Rutledge asked for clarification on line of sight. Ms. Infelise explained that for fences for the front yard, which is considered the first 30 feet of the property, they are required to be at least 4’6” in height and 50% open. You need to have clear visibility through the fence in the front yard for traffic and other safety reasons.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Greg Hart, District 3
AYES: Chaplin, DeSart, Hart, Rutledge, Tornatore
ABSENT: Eckhoff

9. OLD BUSINESS
There was no Old Business

10. NEW BUSINESS
There was no New Business

11. ADJOURNMENT
Without objection the meeting was adjourned at 11:21 AM.

12. ORDINANCES
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, Eckhoff, Hart, Tornatore, Wiley
   ABSENT: Chaplin

3. CHAIRMAN'S REMARKS

   There were no Chairman's Remarks

4. PUBLIC COMMENT

   There was no 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 - Oct 16, 2018 11:00 AM
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Greg Hart, District 3
AYES: Anderson, Eckhoff, Hart, Tornatore, Wiley
ABSENT: Chaplin

6. BUDGET TRANSFERS

REGULATORY SERVICES

A. 2018-258 Recommendation for the approval of a contract purchase order to County Court Reporters Inc., for professional court reporting services for DuPage County Zoning Board of Appeals hearings, for the period December 1, 2018 through November 30, 2019, for The Department of Building & Zoning, for a contract total amount not to exceed $14,800, per Quote #16-193-JM. Second of three options to renew. DuPage County Development Committee Vote (to approve) 5 Ayes, 0 Nays 1 Absent

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

B. 2018-259 Recommendation for approval of a contract purchase order to Northern Illinois Elevator Inspection Services, Inc., for professional services to perform elevator plan reviews and elevator inspections in unincorporated DuPage County, for the period December 1, 2018 through November 30, 2019, for Building & Zoning, for a contract total amount not to exceed $7,000; per Quote #16-194-JM. Second of three options to renew. DuPage County Development Committee Vote (to approve) 5 Ayes, 0 Nays 1 Absent

RESULT: APPROVED [UNANIMOUS]
MOVER: Janice Anderson, District 5
SECONDER: Greg Hart, District 3
AYES: Anderson, Eckhoff, Hart, Tornatore, Wiley
ABSENT: Chaplin
C. 2018-261 Recommendation for approval of a contract purchase order to HOV Services Inc, for professional services to perform scanning of one-year of Building and Zoning permit files, for the period December 1, 2018 through November 30, 2019, for Building & Zoning, for a contract total amount not to exceed $12,000, per attached 2019 price estimate and Agreement, per 55 ILCS 5/5-1022 "Competitive Bids" (d) IT/Telecom purchases under $35,000.00. DuPage County Development Committee Vote (to approve)
5 Ayes, 0 Nays 1 Absent

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

D. Action Item -- T-1-18 (a) Text Amendments to the DuPage County Zoning Ordinance: Adding to all Residential Sections language relative to accessory uses and structures relating to solar and wind energy: Sections 37-701.1; 37-702.1; 37-703.1; 37-704.1; 37-705.1; 37-706.1; 37-707.1 ZBA Vote (to approve) 6 Ayes, 0 Nays 1 Absent DuPage County Development Committee Vote (to approve) 5 Ayes, 0 Nays 1 Absent

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

8. OLD BUSINESS
There was no Old Business

9. EXECUTIVE SESSION

A. Review of Executive Session Minutes per Section 2(c)(21)

Chairman Tornatore called for a roll call vote to go into Executive Session to review the Executive Session Minutes Pursuant to Section 2 (C)(21) at 11:05 AM. All present Members voted aye.

10. ACTION ITEM

A. Disposition of Executive Session Minutes

The Meeting resumed in open session at 11:09 AM.
Motion by Member Anderson, seconded by Member Wiley to keep confidential the minutes of June 27, 2006 and February 6, 2018, and to publish the April 4, 2017 and December 5, 2017 minutes. Also, to destroy the audio recording of the April 4, 2017 session. On a voice vote all members present voted aye. Motion carried.

11. NEW BUSINESS

There was no New Business

12. ADJOURNMENT

Without objection the meeting adjourned at 11:10 am.
Decision Memo
Procurement Services Division
This form is required for all Professional Service (3090) Contracts over $25,000 and as otherwise required by the Procurement Review Checklist.

Requesting Department: Building & Zoning
Contact Email: marla.flynn@dupageco.org
Vendor Name: TPI Building Code Consultants Inc

Department Contact: Marla Flynn
Contact Phone: X6789
Vendor #: 12063

Action Requested - Identify the action to be taken and the total cost; for instance, approval of new contract, renew contract, increase contract, etc.

TPI performs Building & Plumbing plan reviews for residential and commercial buildings in unincorporated DuPage County. The current contract does not include Clean Agent Suppression System reviews. As these reviews are necessary in certain circumstances and have a separate fee schedule it is necessary to add them to the contract. There will be no change to the contract dollar amount.

Summary Explanation/Background - Provide an executive summary of the action. Explain why it is necessary and what is to be accomplished.

The plan reviews included in our current contract include the following systems: sprinkler, fire detection & alarm, standpipe, gas suppression/dry chemical, restaurant wet chemical, restaurant mechanical hood & duct, water main & hydrant as well as life safety plan reviews. In certain structures it is necessary to utilize a "Clean Agent Suppression System." This review has a separate fee schedule (see attached) and should be added to the current contract.

Strategic Impact

Select one of the five strategic imperatives in the County's Strategic Plan this action will most impact and provide a brief explanation.

Timely and accurate review of plans throughout the construction process is imperative to ensure that permitted projects are not delayed unnecessarily.

Source Selection/Vetting Information - Describe method used to select source.

RFP #16-208-JM was released to the public on 10/27/16. Of 59 vendors contacted, four (4) requested documents and two (2) submitted proposals. Those two (2) vendors were evaluated by three (3) department personnel with direct knowledge and expertise of the subject matter. Vendors were evaluated in four areas with 17 total categories. TPI Building Code Consultants Inc was rated the higher score.

Recommendations/Alternatives - Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request.

1. Add Clean Agent Suppression System plan reviews to the Scope of Work on the contract so that they can be included with the other plan reviews TPI performs for Building & Zoning.
2. Pay for Clean Agent Suppression System plan reviews as an un-emcumbered expense.

Fiscal Impact/Cost Summary - Include projected cost for each fiscal year, approved budget amount and account number, source of funds, and any future funding requirements along with any narrative.

There is no change in the contract dollar amount.
Clean Agent Suppression Systems
a. The fee is based on cubic feet in this instance as the number of nozzles and the size of the tank to be used are determined by cubic feet.

<table>
<thead>
<tr>
<th>Cubic Footage of Protection Area</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 5,000</td>
<td>$445.00</td>
</tr>
<tr>
<td>5,001 to 10,000</td>
<td>$575.00</td>
</tr>
<tr>
<td>Over 10,000</td>
<td>$575.00 plus $0.05 per cubic foot over 10,000</td>
</tr>
</tbody>
</table>

Restaurant Wet Chemical Systems

<table>
<thead>
<tr>
<th>Number of Nozzles</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 15</td>
<td>$275.00</td>
</tr>
<tr>
<td>16 to 30</td>
<td>$375.00</td>
</tr>
<tr>
<td>31 to 50</td>
<td>$485.00</td>
</tr>
<tr>
<td>over 50</td>
<td>$485.00 plus $8.00 per nozzle over 50</td>
</tr>
<tr>
<td>Each additional hood system reviewed at the same time within the same building and unit</td>
<td>Add $115.00</td>
</tr>
</tbody>
</table>

Subdivision Design Reviews for Fire Department Access, Water Main Sizing, and Hydrant Layout
a. Reviews are performed at an hourly rate of $93.00 per hour
b. Plans requiring a second review are invoiced at 50% of the hourly rate
c. Minimum review fee is $155.00

Fire Pumps
a. $205.00 per system

Life Safety Plan Reviews
a. The fee is based on the total square footage of the building.
b. Basic fee: $0.005 per sq. ft. of the total building area.
c. Minimum fee of $170.00.
d. For special buildings, add 50% to the base fee.
e. No additional charge for typical floors of a building.
f. Plans requiring a second review are invoiced at 50% of the primary review.
The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of $25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

X NONE (check here) - If no contributions have been made

<table>
<thead>
<tr>
<th>Recipient</th>
<th>Donor</th>
<th>Description (e.g. cash, type of item, in-kind services, etc.)</th>
<th>Amount/Value</th>
<th>Date Made</th>
</tr>
</thead>
</table>

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

X NONE (check here) - If no contacts have been made

<table>
<thead>
<tr>
<th>Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:
- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at: [http://www.dupageco.org/CountyBoard/Policies/](http://www.dupageco.org/CountyBoard/Policies/)

I hereby acknowledge that I have received, have read, and understand these requirements.

Signature on File

Authorized Signature

<table>
<thead>
<tr>
<th>Printed Name</th>
<th>Signature on File</th>
</tr>
</thead>
<tbody>
<tr>
<td>JoAnne Tiselt</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>CEO</td>
<td>10-19-18</td>
</tr>
</tbody>
</table>

Attach additional sheets if necessary. Sign each sheet and number each page. PAGE 1 OF 1 (total number of pages)
Request for Change Order  
Procurement Services Division  

Attach copies of all prior Change Orders

<table>
<thead>
<tr>
<th>Purchase Order #: 2996-0001SERV</th>
<th>Original Purchase Order Date: Dec 30, 2017</th>
<th>Change Order #: 1</th>
<th>Department: Building &amp; Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vendor Name: TPI BUILDING CODE CONSULTANTS</td>
<td>Vendor #: 12063</td>
<td>Dept Contact: Marla Flynn</td>
<td></td>
</tr>
</tbody>
</table>

Background and/or Reason for Change Order Request:

TPI performs Building & Plumbing plan reviews for residential and commercial buildings in unincorporated DuPage County. The current contract does not include Clean Agent Suppression System reviews. As these reviews are necessary in certain circumstances and have a separate fee schedule it is necessary to add them to the contract. There will be no change to the contract dollar amount.

IN ACCORDANCE WITH 720 ILCS 5/33E-9

☐ (A) Were not reasonably foreseeable at the time the contract was signed.
☒ (B) The change is germane to the original contract as signed.
☐ (C) Is in the best interest for the County of DuPage and authorized by law.

<table>
<thead>
<tr>
<th>INCREASE/DECREASE</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Starting contract value</td>
</tr>
<tr>
<td>B Net $ change for previous Change Orders</td>
</tr>
<tr>
<td>C Current contract amount (A + B)</td>
</tr>
<tr>
<td>D Amount of this Change Order</td>
</tr>
<tr>
<td>E New contract amount (C + D)</td>
</tr>
<tr>
<td>F Percent of current contract value this Change Order represents (D / C)</td>
</tr>
<tr>
<td>G Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)</td>
</tr>
</tbody>
</table>

DECISION MEMO NOT REQUIRED

☐ Cancel entire order ☐ Close Contract ☐ Contract Extension (29 days) ☐ Consent Only
☐ Change budget code from: to: 
☐ Increase/Decrease quantity from: to: 
☐ Price shows: should be: 

☐ Decrease remaining encumbrance and close contract ☐ Increase encumbrance and close contract ☐ Decrease encumbrance ☐ Increase encumbrance

DECISION MEMO REQUIRED

☐ Increase (greater than 29 days) contract expiration from: to: 
☐ Increase ≥ $25,000.00, or ≥ 10%, of current contract amount ☐ Funding Source 
☒ OTHER - explain below:

Adding to Scope of Work on contract.

Prepared By (Initials): ___________________________ Phone Ext: x 16289 Date: 11/19/18 Recommended for Approval (Initials): ____________ Phone Ext: Date: 11/19/18

REVIEWED BY (Initials Only):

Buyer: ___________________________ Date: 11-20-18 Procurement Officer: ___________________________ Date: 11-20-18

Chief Financial Officer (Decision Memos Over $25,000): ___________________________ Date: 11-21-18 Chairman’s Office (Decision Memos Over $25,000): ___________________________ Date: 11-28-18

CONSENT AGENDA

CONSENT AGENDA

Packet Pg. 13
<table>
<thead>
<tr>
<th>Claimant</th>
<th>Service</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Action Screen Print</td>
<td>Work apparel w/County logo for new staff member</td>
<td>$133.92</td>
</tr>
<tr>
<td>Capital One Commercial (Menard's)</td>
<td>Various testers for field inspections</td>
<td>$66.85</td>
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<tr>
<td>CCR</td>
<td>Court Recording Services</td>
<td>$6,911.85</td>
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<td>CDW Government</td>
<td>Small Value Equipment</td>
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<td>Clifford Wald</td>
<td>Maint, supplies and quarterly meter charge for KIP machine</td>
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<td>Currie Motors</td>
<td>2018 Ford Escape</td>
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<td>Deluxe Towing</td>
<td>Jump start BZ-6</td>
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<td>DOT</td>
<td>FY18 Q2 &amp; Q3 Gas &amp; Repair Charges</td>
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<td>DPC Copy Center</td>
<td>In House Printing Charges</td>
<td>$982.10</td>
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<td>Emergent Safety Supplu</td>
<td>Safety outerwear w/County logo for new staff member</td>
<td>$101.43</td>
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<tr>
<td>Graphics Plus</td>
<td>Printing - Inspection Labels &amp; Permit Stickers</td>
<td>$1,389.26</td>
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<tr>
<td>Hoss, P.</td>
<td>Parking &amp; mileage reimbursement</td>
<td>$224.57</td>
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<tr>
<td>Infelise, J.</td>
<td>Parking &amp; mileage reimbursement</td>
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<td>ISTHA</td>
<td>Toll Charges 4/1/18 - 9/30/18</td>
<td>$271.75</td>
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<tr>
<td>Kartholl, R.</td>
<td>ZBA Mileage - 5/10/18 - 9/6/18</td>
<td>$277.95</td>
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<tr>
<td>B. Ketter</td>
<td>ZBA Mileage - 5/10/18 - 9/6/18</td>
<td>$244.16</td>
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<tr>
<td>Knewko</td>
<td>Hearing Officer - May - October</td>
<td>$3,500.00</td>
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<td>Loftus, M.</td>
<td>ZBA Mileage - 5/10/18 - 9/6/18</td>
<td>$143.88</td>
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<tr>
<td>McAvoy, D.</td>
<td>Continuing Education - IPIA</td>
<td>$125.00</td>
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<tr>
<td>Moran, D.</td>
<td>ZBA Mileage - 5/10/18 - 9/6/18</td>
<td>$116.91</td>
</tr>
<tr>
<td>NIEIS</td>
<td>Annual elevator inspections, re-inspections and plan reviews</td>
<td>$3,031.00</td>
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<tr>
<td>Office Depot</td>
<td>Misc. Office Supplies &amp; Small Value Equipment</td>
<td>$2,831.72</td>
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<tr>
<td>Paddock Publications</td>
<td>ZBA Legal Notices 4/29/18 - 10/6/18</td>
<td>$3,701.85</td>
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<tr>
<td>Public Works</td>
<td>FY18 Q2 &amp; Q3 Labor Charges</td>
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<td>Red Wing Shoes</td>
<td>Safety shoes for Field staff</td>
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<td>Schultz, C.</td>
<td>ZBA Mileage - 6/14/18 - 9/6/18</td>
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<td>Toshiba</td>
<td>Monthly Copier charges - May - September</td>
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<td>TPI</td>
<td>Plan Reviews - April - September</td>
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<td>USPS</td>
<td>Postage Charges - April - August</td>
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<td>Various</td>
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<td>Wireless phone charges - May - September</td>
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<td>Warehouse Direct</td>
<td>Project notebooks for staff</td>
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<tr>
<td>WebOfficeMart.com</td>
<td>Kraft permit file envelopes</td>
<td>$612.63</td>
</tr>
</tbody>
</table>
## Purchase Requisition
**Procurement Services Division**

### Send Purchase Order To:
- **Vendor:** Konewko & Associates LTD  
  **Vendor #:** 12095  
  **Dept:** Building & Zoning  
- **Attn:** Michael Konewko  
  **Email:** mk47@att.net  
- **Address:** 29W204 Roosevelt Rd  
- **City:** West Chicago  
  **State:** IL  
  **Zip:** 60185  
- **Phone:** 630-231-5500  
  **Fax:** 630-375-9440

### Send Invoices To:
- **Vendor:** Konewko & Associates LTD  
  **Vendor #:** 12095  
  **Dept:** Building & Zoning  
- **Attn:** Marla Flynn  
  **Email:** marla.flynn@dupageco.org  
- **Address:** 29W204 Roosevelt Rd  
- **City:** West Chicago  
  **State:** IL  
  **Zip:** 60185  
- **Phone:** 630-231-5500  
  **Fax:** 630-375-9440

### Send Payments To:
- **Vendor:** Konewko & Associates LTD  
  **Vendor #:** 12095  
  **Dept:** Building & Zoning  
- **Attn:** Michael Konewko  
  **Email:** mk47@att.net  
- **Address:** 29W204 Roosevelt Rd  
- **City:** West Chicago  
  **State:** IL  
  **Zip:** 60185  
- **Phone:** 630-231-5500  
  **Fax:** 630-375-9440

### Ship To:
- **Vendor:** Konewko & Associates LTD  
  **Vendor #:** 12095  
  **Dept:** Building & Zoning  
- **Attn:** Michael Konewko  
  **Email:** mk47@att.net  
- **Address:** 29W204 Roosevelt Rd  
- **City:** West Chicago  
  **State:** IL  
  **Zip:** 60185  
- **Phone:** 630-231-5500  
  **Fax:** 630-375-9440

### Payment Terms:
- F.O.B.  
- PO 20 Delivery Date: Nov 15, 2018  
- Requisitioner: Marla Flynn

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<th>UOM</th>
<th>Item Detail (Product #)</th>
<th>Description</th>
<th>FY</th>
<th>Dept #</th>
<th>Acctg Unit</th>
<th>Acct #</th>
<th>Sub-Accts and/or Activity #</th>
<th>Unit Price</th>
<th>Extension</th>
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<tr>
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<td>1</td>
<td>EA</td>
<td>Professional Services to adjudicate Building &amp; Zoning violation cases, for the period 11/15/18 - 11/13/20</td>
<td>19</td>
<td>1100</td>
<td>2810</td>
<td>53090</td>
<td></td>
<td>12,000.00</td>
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<td>EA</td>
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<td>1100</td>
<td>2810</td>
<td>53090</td>
<td></td>
<td>12,000.00</td>
<td>12,000.00</td>
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</table>

### Requisition Total: $24,000.00

**Header Comments:** (these comments will appear on the PO20 and PO25 Purchase Order):

**Special Instructions/Comments to Buyer or Approver:** (these comments will NOT appear on the Purchase Order):

Per DuPage County Ordinance, Hearing Officer is Chairman Appointed.

**User Department Internal Notes:** (these comments will NOT appear on the Purchase Order):

Development Committee 12/4/18
### Procurement Review Checklist

**Procurement Services Division**

This form must accompany all Purchase Order Requisitions

Attach Required Vendor Ethics Disclosure Statement

---

<table>
<thead>
<tr>
<th>Vendor:</th>
<th>Konewko &amp; Associates LTD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vendor #:</td>
<td>12095</td>
</tr>
<tr>
<td>Dept:</td>
<td>Building &amp; Zoning</td>
</tr>
<tr>
<td>Contact:</td>
<td>Marla Flynn</td>
</tr>
<tr>
<td>Phone:</td>
<td>X6789</td>
</tr>
</tbody>
</table>

**Contract Information**

| Contract Term: | 11/15/18 - 11/13/20 |
| Contract Total: | $24,000.00 |

**Description of Procurement/Scope of Work/Background**

Two-year professional services contract to adjudicate Building & Zoning violation cases in-house, through the Administrative Adjudication Program, adopted by the County Board on 8/24/10, per Ordinance CB-0046-10.

**Reason for Procurement**

New 2-year contract for Chairman Appointed Hearing Officer.

### FUNDING SOURCE

- Procurement budgeted for (FY and budget code(s)): FY19/20 1100-2810-53090
- Budget Transfer (Date) Add'l Information

### DECISION MEMO NOT REQUIRED

- LOWEST RESPONSIBLE QUOTE # or BID # (QUOTE < $25,000, BID ≥ $25,000; attach Tabulation)
- RENEWAL, Enter Bid # Intergovernmental Agreement
- SOLE SOURCE per DuPage County Purchasing Ordinance, Article 4-102(S) (attach Sole Source Justification form)
- PER 55 ILCS 5/5-1022 'Competitive Bids' (d) IT/Telecom purchases under $35,000.00 Public Utility
- PER 55 ILCS 5/5-1022 'Competitive Bids' (c) not suitable for competitive bidding. Explain below:

### DECISION MEMO REQUIRED

- Cooperative Procurement (DPC4-107) or Government Joint Purchasing Act Procurement (30ILCS525)
- EXPLANATION OF REQUEST FOR PROPOSAL RFP # (include Evaluation Summary if applicable)
- RENEWAL OF RFP #
- PROFESSIONAL SERVICES EXCLUDED per DuPage Ordinance (4-108) and 50 ILCS 510/2 (Architects, Engineers and Land Surveyors)
- OTHER PROFESSIONAL SERVICES (detail vetting process on Decision Memo)
- REQUEST WAIVER OF COUNTY BID RULES (only allowable to Statutory Limits)
- OTHER THAN LOWEST RESPONSIBLE, BID #

### PREPARED BY AND APPROVAL(S) (Initials Only)

<table>
<thead>
<tr>
<th>Prepared By</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Recommended for Approval</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>IT Approval, if required</th>
<th>Date</th>
</tr>
</thead>
</table>

### REVIEWED BY (Initials Only)

<table>
<thead>
<tr>
<th>Buyer</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Procurement Officer</th>
<th>Date</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Chief Financial Officer</th>
<th>Date</th>
</tr>
</thead>
</table>

Chairman's Office

(Date: Chairman's Office (Decision Memos Over $25,000))
Decision Memo

Procurement Services Division

This form is required for all Professional Service (3090) Contracts over $25,000 and as otherwise required by the Procurement Review Checklist.

Requesting Department: Building & Zoning

Contact Email: marla.flynn@dupageco.org

Vendor Name: Konewko & Associates, LTD

Department Contact: Marla Flynn

Contact Phone: x6789

Vendor #: 12095

Date: Nov 19, 2018

MinuteTraq (IQM2) ID #: 13992

Department Requisition #: 

Action Requested - Identify the action to be taken and the total cost; for instance, approval of new contract, renew contract, increase contract, etc.

Two-year professional services contract to adjudicate building & zoning violation cases in-house, through the Administrative Adjudication Program.

Summary Explanation/Background - Provide an executive summary of the action. Explain why it is necessary and what is to be accomplished.

The County Board adopted Ordinance CB-0046-'10 on 8/24/10, which created the Administrative Adjudication Program for dealing with building and zoning code violations in-house. The program was instituted in January of 2011 and has resulted in decreased congestion in the Circuit Court system and expedited code compliance where violations are involved. Per the Ordinance, Hearing Officers are appointed by the County Board Chairman. The resolution to appoint Mr. Konewko was approved by the County Board on November 13, 2018. The appointment is effective from November 15, 2018 through November 13, 2020. Hearings will be scheduled twice a month @ a cost of $500 per sitting.

Strategic Impact

Quality of Life

Select one of the five strategic imperatives in the County's Strategic Plan this action will most impact and provide a brief explanation.

The purpose of enforcement of the Building and Zoning Codes is to provide a reasonable means by which the County can promote the public health, safety, morals, comfort and general welfare, conserving the values of property throughout the county, lessening or avoiding congestion in the public streets and highways, and lessening or avoiding the hazards to persons and damage to property.

Source Selection/Vetting Information - Describe method used to select source.

Per Ordinance, DuPage County Chairman appointed.

Recommendations/Alternatives - Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request.


Fiscal Impact/Cost Summary - Include projected cost for each fiscal year, approved budget amount and account number, source of funds, and any future funding requirements along with any narrative.

Funds are budgeted in FY19 1100-2810-53090 $12,000

Funds for FY20 will be included in that year's budget request.
Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Company Name: Konewko & Associates

Contact Phone: 630-231-5520

Company Contact: Michael Konewko

Contact Email: MK-K7@atten.net

Bid/Contract/PO #:

Date: 11/19/18

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

1. Every contractor, union, or vendor that is seeking or has previously obtained a contract, changes orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of $25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union, or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel, and underwriters, counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

   □ NONE (check here) - If no contributions have been made

<table>
<thead>
<tr>
<th>Recipient</th>
<th>Donor</th>
<th>Description (e.g., cash, type of item, in-kind services, etc.)</th>
<th>Amount/Value</th>
<th>Date Made</th>
</tr>
</thead>
<tbody>
<tr>
<td>Konewko</td>
<td>Konewko</td>
<td>cash/check</td>
<td>$500</td>
<td>10/18</td>
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</tbody>
</table>

2. All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

   □ NONE (check here) - If no contacts have been made

<table>
<thead>
<tr>
<th>Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
</table>

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows: If information changes, within five (5) days of change, or prior to county action, whichever is sooner/30 days prior to the optional renewal of any contract Annual disclosure for multi-year contracts on the anniversary of said contract With any request for change order except those issued by the county for administrative adjustments.

The full text for the county's ethics and procurement policies and ordinances are available at:

http://www.dupageco.org/countyboard/policies/

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature: Michael Konewko

Printed Name: Michael Konewko

Title: 

Date: 11/19/18

Packet Pg. 18
MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: December 4, 2018
RE: Z18-054 Lee (Winfield/District 6)

DuPage County Board: December 11, 2018:

Development Committee: December 4, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

Subject to the following conditions:
1. The Conditional Use zoning relief is for the four existing sheds only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the four existing sheds.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

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

**Zoning Hearing Officer: October 24, 2018:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the four existing sheds only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the four existing sheds.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
FINDINGS OF FACT:

A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

B. That Hearing Officer finds that petitioner has demonstrated that the four subject sheds have been in existence prior to when the petitioner purchased the subject property, approximately 5 years ago.

C. That petitioner testified that the four existing sheds have been on the subject property for at least 20 years.

D. That petitioner testified that the two sheds near the east interior side property line are approximately 2.5 feet (north shed) and 1.9 feet (south shed) from the east interior side property line and that the two sheds near the west interior side property line are approximately 1.9 feet (north shed) and 0.9 feet (south shed) from the west interior side property line, measured from the corners of each shed, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

E. That petitioner testified that the 1,200 sq. ft. principal building on the subject property does not have a basement, causing limited storage on the subject property.

F. That petitioner testified that the four existing sheds are used as storage for household accessory equipment, such as a lawn mower, outdoor furniture, and children’s summer toys, such as bicycles.

G. That petitioner testified that there is no business operated on the subject property or out of the four subject sheds.

H. That petitioner testified that the four subject sheds were previously serviced with electricity but that the underground electrical pipes have since been removed.

I. The Hearing Officer finds that petitioner has demonstrated that the four existing sheds do not have any impact on adjacent properties and roadways; do not impact drainage; and do not impede on the supply of air and light to the subject property or adjacent properties.
**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th><strong>CASE #/PETITIONER</strong></th>
<th>Z18-054 Lee</th>
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</thead>
<tbody>
<tr>
<td><strong>ZONING REQUEST</strong></td>
<td>Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the Property Line, where they have existed more than 5 years.</td>
</tr>
<tr>
<td><strong>OWNER</strong></td>
<td>Felicidad Lee, 0N720 Flaming Oaks Ct, West Chicago, IL 60185</td>
</tr>
<tr>
<td><strong>ADDRESS/LOCATION</strong></td>
<td>0N720 Flaming Oaks Ct, West Chicago, IL 60185</td>
</tr>
<tr>
<td><strong>PIN</strong></td>
<td>04-10-202-013, 04-10-202-014 &amp; 04-10-202-052</td>
</tr>
<tr>
<td><strong>TWSP./CTY. BD. DIST.</strong></td>
<td>Winfield District 6</td>
</tr>
<tr>
<td><strong>ZONING/LUP</strong></td>
<td>R-3 SF RES 0-5 DU AC</td>
</tr>
<tr>
<td><strong>AREA</strong></td>
<td>1.45 Acres</td>
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<tr>
<td><strong>UTILITIES</strong></td>
<td>Well and Septic</td>
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<tr>
<td><strong>PUBLICATION DATE</strong></td>
<td>Daily Herald: October 8, 2018</td>
</tr>
<tr>
<td><strong>PUBLIC HEARING</strong></td>
<td>October 24, 2018</td>
</tr>
</tbody>
</table>

**ADDITIONAL INFORMATION:**
- Building: No Objections.
- DUDOT: No Comment.
- Health: No Objections.
- Stormwater: No Objections.
- Public Works: No Objections. “We do not provide sewer or water to that area.”

**EXTERNAL:**
- City of West Chicago: No Comment.
- Winfield Township: No Comment.
- Township Highway: No Objections.
- West Chicago Fire Dist.: No Comment.
- Sch. Dist. 33: No Comment.
- Forest Preserve: No Objections.

**GENERAL BULK REQUIREMENTS:**

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<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<td>Behind Front Wall</td>
<td>In Front of Front Wall and APPROX. 47.03 FEET</td>
<td>In Front of Front Wall and APPROX. 47.03 FEET</td>
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<td>East Int. Side Yard:</td>
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<td>APPROX. 1.90 FEET</td>
<td>APPROX. 1.90 FEET</td>
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<tr>
<td>West Int. Side Yard:</td>
<td>10 FEET</td>
<td>APPROX. 0.90 FEET</td>
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<td>South Rear Yard:</td>
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<td>APPROX. 156 FEET</td>
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<td>Location</td>
<td>Zoning</td>
<td>Existing Use</td>
<td>LUP</td>
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<tr>
<td>----------</td>
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<tr>
<td>Subject</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Flaming Oaks Court and R-3 SF RES</td>
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<td>0-5 DU AC</td>
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<tr>
<td>South</td>
<td>City of West Chicago</td>
<td>House</td>
<td>City of West Chicago</td>
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<tr>
<td>East</td>
<td>R-3 SF RES</td>
<td>Vacant</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>City of West Chicago</td>
<td>House</td>
<td>City of West Chicago</td>
</tr>
</tbody>
</table>
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? Outdoors

2. How long have you owned the property? December 2013

3. Was the building or structure on the property when you bought the property? Yes

4. Did you build the building or structure? No

5. How long has the building or structure been on the property? At least 20 years

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: East 60 feet, West 90 feet
   b. Side: 120 feet
   c. Corner Side: 300 feet
   d. Rear: 90 feet

7. Why do you need the building or structure?
   To store bikes, garden tools, summer toys
   Lawn mower, patio furniture, etc.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.: to move would be to destroy; location of septic fails; existing vegetation would be destroyed; grade of property): Not practical to move

9. Do you have any letters of support from neighbors (attach):
AFFIDAVIT:

CASE NAME AND NUMBER: Z18-054 Lee

I, Felicidad Lee, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 22 day of October, 2018.

Petitioner's Name: Felicidad Lee
Petitioner's Address: 10720 Flaming Oaks Ct. West Chicago IL 60185

NOTARY SEAL:

SUBSCRIBED AND SWORN TO BEFORE ME THIS:
22nd DAY OF October, 2018

Eileen M. Schwalm
NOTARY PUBLIC SIGNATURE

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
ORDINANCE
Zoning Petition Z18-054 Lee

WHEREAS, a public hearing was held on October 24, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years, on the property hereinafter described:

PARCEL 1: LOT 6 IN DELANEY’S SUBDIVISION, A SUBDIVISION OF PART OF SECTION V10 TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1955 AS DOCUMENT NUMBER 784307, AND RE-RECORDED ON MARCH 26, 1958 AS DOCUMENT NUMBER 794056, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE SOUTH 88 DEGREES 42 MINUTES WEST ALONG THE CENTER LINE OF GENEVA ROAD, ALSO KNOWN AS WASHINGTON STREET, 568.0 FEET; THENCE SOUTH 2 DEGREES 15 MINUTES WEST, 484.2 FEET TO AN IRON PIPE STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 42 MINUTES EAST, PARALLEL WITH THE CENTER LINE OF SAID ROAD, 151.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 7 LYING EAST OF THE WEST LINE OF LOTS 6 AND 8 EXTENDED TO THE SOUTH LINE OF SAID LOT 7 AND WEST OF THE EAST LINE OF LOTS 6 AND 8 EXTENDED SOUTH, IN DELANEY’S SUBDIVISION, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1955 AS DOCUMENT NUMBER 784307 AND RE-RECORDED ON MARCH 26, 1958 AS DOCUMENT NUMBER 794056, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 24, 2018 does find as follows:
FINDINGS OF FACT:

A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

B. That Hearing Officer finds that petitioner has demonstrated that the four subject sheds have been in existence prior to when the petitioner purchased the subject property, approximately 5 years ago.

C. That petitioner testified that the four existing sheds have been on the subject property for at least 20 years.

D. That petitioner testified that the two sheds near the east interior side property line are approximately 2.5 feet (north shed) and 1.9 feet (south shed) from the east interior side property line and that the two sheds near the west interior side property line are approximately 1.9 feet (north shed) and 0.9 feet (south shed) from the west interior side property line, measured from the corners of each shed, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

E. That petitioner testified that the 1,200 sq. ft. principal building on the subject property does not have a basement, causing limited storage on the subject property.

F. That petitioner testified that the four existing sheds are used as storage for household accessory equipment, such as a lawn mower, outdoor furniture, and children’s summer toys, such as bicycles.

G. That petitioner testified that there is no business operated on the subject property or out of the four subject sheds.

H. That petitioner testified that the four subject sheds were previously serviced with electricity but that the underground electrical pipes have since been removed.

I. The Hearing Officer finds that petitioner has demonstrated that the four existing sheds do not have any impact on adjacent properties and roadways; do not impact drainage; and do not impede on the supply of air and light to the subject property or adjacent properties.
**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-054 Lee</th>
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</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the Property Line, where they have existed more than 5 years.</td>
</tr>
<tr>
<td>OWNER</td>
<td>Felicidad Lee, 0N720 Flaming Oaks Ct, West Chicago, IL 60185</td>
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<tr>
<td>ADDRESS/LOCATION</td>
<td>0N720 Flaming Oaks Ct, West Chicago, IL 60185</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Winfield District 6</td>
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<td>ZONING/LUP</td>
<td>R-3 SF RES 0-5 DU AC</td>
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<td>AREA</td>
<td>1.45 Acres</td>
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<td>UTILITIES</td>
<td>Well and Septic</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: October 8, 2018</td>
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<td>PUBLIC HEARING</td>
<td>October 24, 2018</td>
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**ADDITIONAL INFORMATION:**
- Building: No Objections.
- DUDOT: No Comment.
- Health: No Objections.
- Stormwater: No Objections.
- Public Works: No Objections. “We do not provide sewer or water to that area.”

**EXTERNAL:**
- City of West Chicago: No Comment.
- Winfield Township: No Comment.
- Township Highway: No Objections.
- West Chicago Fire Dist.: No Comment.
- Sch. Dist. 33: No Comment.
- Forest Preserve: No Objections.

**GENERAL BULK REQUIREMENTS:**

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<td>East Int. Side Yard:</td>
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<td>APPROX. 1.90 FEET</td>
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<td>10 FEET</td>
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<tr>
<td>South Rear Yard:</td>
<td>3 FEET</td>
<td>APPROX. 156 FEET</td>
<td>APPROX. 156 FEET</td>
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WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 24, 2018 recommends to approve the following zoning relief:

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

Subject to the following conditions:

1. The Conditional Use zoning relief is for the four existing sheds only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the four existing sheds.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
WHEREAS, the County Board Development Committee on December 4, 2018, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the four existing sheds only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the four existing sheds.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

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

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use for Accessory Buildings (4 Existing Sheds) to remain less than 10 feet from the property line, where they have existed more than 5 years, on the property hereinafter described:
PARCEL 1: LOT 6 IN DELANEY’S SUBDIVISION, A SUBDIVISION OF PART OF SECTION V10 TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1955 AS DOCUMENT NUMBER 784307, AND RE-RECORDED ON MARCH 26, 1958 AS DOCUMENT NUMBER 794056, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUNNING THENCE SOUTH 88 DEGREES 42 MINUTES WEST ALONG THE CENTER LINE OF GENEVA ROAD, ALSO KNOWN AS WASHINGTON STREET, 568.0 FEET; THENCE SOUTH 2 DEGREES 15 MINUTES WEST, 484.2 FEET TO AN IRON PIPE STAKE FOR A PLACE OF BEGINNING; THENCE NORTH 88 DEGREES 42 MINUTES EAST, PARALLEL WITH THE CENTER LINE OF SAID ROAD, 48.7 FEET; THENCE SOUTH 1 DEGREE 18 MINUTES EAST, 100.0 FEET; THENCE SOUTH 88 DEGREES 42 MINUTES WEST, PARALLEL WITH SAID CENTER LINE OF ROAD, 200.0 FEET; THENCE NORTH 1 DEGREE 18 MINUTES WEST, 100.0 FEET; THENCE NORTH 88 DEGREES 42 MINUTES EAST, PARALLEL WITH SAID CENTER LINE OF ROAD, 151.3 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 7 LYING EAST OF THE WEST LINE OF LOTS 6 AND 8 EXTENDED TO THE SOUTH LINE OF SAID LOT 7 AND WEST OF THE EAST LINE OF LOTS 6 AND 8 EXTENDED SOUTH, IN DELANEY’S SUBDIVISION, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1955 AS DOCUMENT NUMBER 784307 AND RE-RECORDED ON MARCH 26, 1958 AS DOCUMENT NUMBER 794056, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. The Conditional Use zoning relief is for the four existing sheds only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-054 Lee, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after five (5) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the four existing sheds.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. 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; FELICIDAD LEE, 0N720 FLAMING OAKS CT, WEST CHICAGO, IL 60185; and Township Assessor, Winfield Township, 130 Arbor Avenue, West Chicago, IL 60185.

Enacted and approved this _______ day of ____________ 2018, A.D.

_______________________
 DANIEL J. CRONIN, CHAIRMAN
 DU PAGE COUNTY BOARD

ATTEST: ______________________
 JEAN KACZMAREK, COUNTY CLERK
MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: December 4, 2018

RE: Z18-060 Murphy (Wayne/District 6)

DuPage County Board: December 11, 2018:

Development Committee: December 4, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

Subject to the following conditions:
1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-060 Murphy, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

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

**Zoning Hearing Officer: October 24, 2018:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-060 Murphy, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.
FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

B. That petitioner testified that she has owned the subject property since approximately 1959.

C. That petitioner testified that the existing shed has been on the subject property for approximately 40 years and was built by her husband.

D. That petitioner testified that the principal building on the subject property does not have a basement, causing limited storage on the subject property.

E. That petitioner testified that the existing shed is used as storage for household accessory equipment, such as snowblowers and garden tools.

F. That petitioner testified that the existing shed is not serviced with any utilities.

G. The Hearing Officer finds that petitioner has demonstrated that the existing shed does not have any impact on adjacent properties and roadways; does not impact drainage; and does not impede on the supply of air and light to the subject property or adjacent properties.
GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z18-060 Murphy

ZONING REQUEST: Conditional use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

OWNER: APRIL MURPHY, 30W536 ARBOR LANE, WEST CHICAGO, IL 60185

ADDRESS/LOCATION: 30W536 ARBOR LANE, WEST CHICAGO IL 60185

PIN: 01-28-106-015

TWSP./CTY. BD. DIST.: Wayne District 6

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

AREA: 0.57 (24,829 sq. ft.)

UTILITIES: Well and Septic

PUBLICATION DATE: Daily Herald: October 8, 2018

PUBLIC HEARING: October 24, 2018

ADDITIONAL INFORMATION:

Building: No Objections.
DUDOT: No Comment.
Health: No Objections.
Stormwater: No Objections.
Public Works: No Objections. “We do not provide sewer or water to that area.”

EXTERNAL:
City of West Chicago: No Comment.
Village of Wayne: No Objections.
Wayne Township: No Comment.
Township Highway: No Comment.
West Chicago Fire Dist.: No Comment.
Forest Preserve: No Objections.

GENERAL BULK REQUIREMENTS:

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<td>Behind front wall &amp; at least 30 FT</td>
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<td>10 FT</td>
<td>APPROX. 82 FT</td>
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<td>West Int. Side Yard:</td>
<td>10 FT</td>
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<td>North Rear Yard:</td>
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<td>House</td>
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<td>North</td>
<td>R-3 SF RES</td>
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</tr>
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<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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**QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:**

1. For what type of building or structure are you seeking zoning relief: 
   - [ ] Yes

2. How long have you owned the property: 
   - Since 1954

3. Was the building or structure on the property when you bought the property: 
   - No

4. Did you build the building or structure: 
   - Yes

5. How long has the building or structure been on the property: 
   - 40 years

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: Approx. 175 feet
   b. Side: 421 to 44 feet
   c. Corner Side: 7 feet
   d. Rear: Approx. 15 feet

7. Why do you need the building or structure: 
   - To keep spiders and mice out.
   - To keep birds and weasels out.
   - To keep supplies.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.: to move would be to destroy; location of septic failed; existing vegetation would be destroyed, grade of property):
   - [ ] Not applicable

9. Do you have any letters of support from neighbors (attach):
   - None
Additional Information Submitted by Petitioner:

October 19, 2018

DuPage County Zoning
421 N. County Farm Rd.
Wheaton, IL, 60187

Re: Zoning Petition Z18-060 Murphy

Dear Zoning Committee:

I recently received a notice of a public hearing regarding our neighbors the Murphy’s shed being less that 10 ft. from the side property line. I am unable to attend the meeting due to work and I hope this letter will be sufficient to voice my opinion.

I have no issue with the Murphy’s shed remaining where it is.

If you have any questions please feel free to call me at 630-607-8926.

Sincerely,

Melissa Cosme
30W485 Mulberry Dr.
West Chicago, IL, 60185
ORDINANCE
Zoning Petition Z18-060 Murphy

WHEREAS, a public hearing was held on October 24, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years, on the property hereinafter described:

LOT 471 IN ROBERT BARTLETT’S OAK MEADOWS SUBDIVISION UNIT 3, BEING A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1953 AS DOCUMENT 695749, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 24, 2018 does find as follows:

FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

B. That petitioner testified that she has owned the subject property since approximately 1959.

C. That petitioner testified that the existing shed has been on the subject property for approximately 40 years and was built by her husband.

D. That petitioner testified that the principal building on the subject property does not have a basement, causing limited storage on the subject property.

E. That petitioner testified that the existing shed is used as storage for household accessory equipment, such as snowblowers and garden tools.

F. That petitioner testified that the existing shed is not serviced with any utilities.
G. The Hearing Officer finds that petitioner has demonstrated that the existing shed does not have any impact on adjacent properties and roadways; does not impact drainage; and does not impede on the supply of air and light to the subject property or adjacent properties.

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ADDITIONAL INFORMATION:
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- DUDOT: No Comment.
- Health: No Objections.
- Stormwater: No Objections.
- Public Works: No Objections. “We do not provide sewer or water to that area.”
- EXTERNAL:
  - City of West Chicago: No Comment.
  - Village of Wayne: No Objections.
  - Wayne Township: No Comment.
  - Township Highway: No Comment.
  - West Chicago Fire Dist.: No Comment.
  - Forest Preserve: No Objections.

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<tr>
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</tr>
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<td>West Int. Side Yard:</td>
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WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 24, 2018 recommends to approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-060 Murphy, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   
   b. The property is conveyed to new ownership.
   
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

**LAND USE**

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<th>Location</th>
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<th>Existing Use</th>
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WHEREAS, the County Board Development Committee on December 4, 2018, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends the following zoning relief:

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years.

**Subject to the following conditions:**
1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-060 Murphy, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
   b. The property is conveyed to new ownership.
   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

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

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use to allow an existing shed to remain less than 10 feet from the side property line (approximately 4 feet), where the shed has existed for more than 5 years, on the property hereinafter described:
LOT 471 IN ROBERT BARTLETT’S OAK MEADOWS SUBDIVISION UNIT 3, BEING A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1953 AS DOCUMENT 695749, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-060 Murphy, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

6. 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; APRIL MURPHY, 30W536 ARBOR LANE, WEST CHICAGO, IL 60185; and Township Assessor, Wayne Township, 27W031 North Avenue, West Chicago, IL 60185.

Enacted and approved this ________ day of ____________ 2018, A.D.

__________________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST: _______________________
JEAN KACZMAREK, COUNTY CLERK
MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: December 4, 2018
RE: Z18-063 Ohlmann (Milton/District 4)

DuPage County Board: December 11, 2018:

Development Committee: December 4, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

Subject to the following conditions:
1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-063 Ohlmann, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.
4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

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

**Zoning Hearing Officer: October 24, 2018:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-063 Ohlmann, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.

5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
6. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**FINDINGS OF FACT:**

A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

B. That Hearing Officer finds that petitioner has demonstrated that the subject shed has been in existence prior to when the petitioner purchased the subject property, approximately 24 years ago.

C. That petitioner testified that the existing shed has been on the subject property for at least 25 years.

D. That petitioner testified that the principal building on the subject property does not have a basement, causing limited storage.

E. That petitioner testified that the existing shed is used as storage for household accessory equipment, such as a lawn mower, snowblower, and outdoor furniture.

F. That petitioner testified that the existing shed is serviced with electricity but does not have any exterior lighting.

G. That petitioner testified that the adjacent property owner to the west submitted a signed petition in support of petitioner’s request for a Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

H. The Hearing Officer finds that petitioner has demonstrated that the existing shed does not have any impact on adjacent properties and roadways; does not impact drainage; and does not impede on the supply of air and light to the subject property or adjacent properties.
### GENERAL ZONING CASE INFORMATION

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**ADDITIONAL INFORMATION:**
- Building: No Objections.
- DUDOT: No Comments.
- Health: No Objections.
- Stormwater: No Objections.
- Public Works: No Objections.

**EXTERNAL:**
- City of Wheaton: No Comments.
- Village of Glen Ellyn: No Comments.
- Village of Lisle: No Comments.
- Milton Township: No Objections.
- Township Highway: No Objections.
- Lisle Woodridge Fire Dist.: No Comments.
- Sch. Dist. 89: No Comments.
- Forest Preserve: No Comments.

### GENERAL BULK REQUIREMENTS:

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QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief: existing shed.
2. How long have you owned the property: 24 years.
3. Was the building or structure on the property when you bought the property: yes.
4. Did you build the building or structure: no.
5. How long has the building or structure been on the property: at least 25 years.
6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 110.4 ft
   b. Side: 81 ft (from west side of lot)
   c. Corner Side: 70.92 ft (from east side of lot)
   d. Rear: 5.0 ft
7. Why do you need the building or structure: The storage is essential for our mower, snowblower, and outdoor furniture. Our home is on a slab so we have no basement and we have very little usable attic space. We have two cars and a two-car garage that is already lined with shelving and pegboard for storage so no additional space is available in our garage. We also have two children whose bedrooms are used for their belongings. Part of our decision to buy the home was the existing shed.
8. Explain reasons why you cannot relocate building or structure to an area on the property that would meet the code (e.g. to move would be to destroy; location of topic failed, existing vegetation would be destroyed, grade of property): Moving the shed would require demolishing it and jackhammering a concrete ramp in front of its doors. Building a new shed at the other rear corner of the lot would require removal of a 25-year-old maple tree.
9. Do you have any letters of support from neighbors (attach): No letters but the neighbors directly behind us have lived there for over 20 years and have no problem with the shed. The neighbors to the west (the side with the shed) recently purchased the home and just completed their own shed of the same size that sits next to our shed.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
AFFIDAVIT:
CASE NAME AND NUMBER: Z18-063 OHLMANN

I, BRENT OHLMANN, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 18th day of OCTOBER, 2018.

Petitioner’s Name: BRENT OHLMANN
Petitioner’s Address: 230221 WINDSOR DR., GLEN ELYN, IL 60137

I HAVE DRAWN A 10 X 20 FT ADDITION ONTO THE NORTHWEST CORNER OF THE HOUSE. THIS WAS BUILT RIGHT AFTER THE ORIGINAL SURVEY WAS MADE.

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th DAY OF OCTOBER, 2018

Jeffrey R. Van Dyke
Notary Public - State of Illinois
My Commission Expires 10/12/2020
Additional Information Submitted by Petitioner:
ORDINANCE
Zoning Petition Z18-063 Ohlmann

WHEREAS, a public hearing was held on October 24, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line, on the property hereinafter described:

LOT 17 IN BLOCK 4 IN FOXCROFT UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1968 AS DOCUMENT R68-20041, AND CERTIFICATES OF CORRECTION FILED JUNE 26, 1968, AS DOCUMENT R68-27196, AND MARCH 12, 1969 AS DOCUMENT R69-11898, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 24, 2018 does find as follows:

FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

B. That Hearing Officer finds that petitioner has demonstrated that the subject shed has been in existence prior to when the petitioner purchased the subject property, approximately 24 years ago.

C. That petitioner testified that the existing shed has been on the subject property for at least 25 years.

D. That petitioner testified that the principal building on the subject property does not have a basement, causing limited storage.

E. That petitioner testified that the existing shed is used as storage for household accessory equipment, such as a lawn mower, snowblower, and outdoor furniture.
F. That petitioner testified that the existing shed is serviced with electricity but does not have any exterior lighting.

G. That petitioner testified that the adjacent property owner to the west submitted a signed petition in support of petitioner’s request for a Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

H. The Hearing Officer finds that petitioner has demonstrated that the existing shed does not have any impact on adjacent properties and roadways; does not impact drainage; and does not impede on the supply of air and light to the subject property or adjacent properties.

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**ADDITIONAL INFORMATION:**

Building: No Objections.
DUDOT: No Comments.
Health: No Objections.
Stormwater: No Objections.
Public Works: No Objections.

**EXTERNAL:**

City of Wheaton: No Comments.
Village of Glen Ellyn: No Comments.
Village of Lisle: No Comments.
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LAND USE

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WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 24, 2018 recommends to approve the following zoning relief:

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

Subject to the following conditions:

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-063 Ohlmann, on October 24, 2018.

2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:

   a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.

   b. The property is conveyed to new ownership.

   c. The structure is voluntarily removed.

3. That petitioner maintains the existing landscaping/screening around the perimeter of the subject property.

4. That petitioner shall not light/illuminate the existing shed.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

WHEREAS, the County Board Development Committee on December 4, 2018, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line.

**Subject to the following conditions:**

1. The Conditional Use zoning relief is for the existing shed only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-063 Ohlmann, on October 24, 2018.

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5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

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

DuPage County Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent
NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional use to allow existing shed on property where the shed has existed more than 5 years, to be less than 3 feet (approx. 0.81 feet) from side property line, on the property hereinafter described:

LOT 17 IN BLOCK 4 IN FOXCROFT UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTHEAST ¹⁄₄ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1968 AS DOCUMENT R68-20041, AND CERTIFICATES OF CORRECTION FILED JUNE 26, 1968, AS DOCUMENT R68-27196, AND MARCH 12, 1969 AS DOCUMENT R69-11898, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

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6. 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; BRENT OHLMANN, 23W221 WINDSOR RD., GLEN ELLYN, IL 60137; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this ______ day of ____________ 2018, A.D.

_______________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST: ____________________
JEAN KACZMAREK, COUNTY CLERK
MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: December 4, 2018
RE: Z18-065 Augustinas (Downers Grove S./ District 3)

DuPage County Board: December 11, 2018:

Development Committee: December 4, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

Subject to the following conditions:
1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-065 Augustinas, on October 24, 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): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: October 24, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.
Subject to the following conditions:
1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-065 Augustinas, on October 24, 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.

FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

B. That petitioner testified that he seeks the subject zoning relief to divide the subject property into two new lots. As such, petitioner testified that he will continue to reside in the existing house and his daughter will build a new house on the proposed lot.

C. That petitioner testified that the proposed division of property will create two new lots, each approximately 22,185 sq. ft.

D. That petitioner testified that he has owned the subject property since approximately 2003.

E. That petitioner testified that the subject property is located off of I-55 and Frontage Road, and that the subject property faces the sound barrier wall for I-55.

F. That petitioner testified that the subject property’s neighborhood has various lot sizes, ranging from a half-acre to over one acre. As such, petitioner testified that the proposed reduction in lot size is consistent with other lot sizes in the immediate area.

- Furthermore, that petitioner testified that properties directly west and southwest of the subject property are approximately a (1/2) half-acre in lot size, and that properties east and southeast of the subject property are approximately (1) one acre in lot size.

G. That petitioner testified that the subject lot is serviced by well and septic utilities, and that water and sewer utilities are unavailable to the subject property.
H. That petitioner testified that if sewer and water were available to the proposed lots then the subject zoning relief would not be required.

I. That petitioner testified that the three property owners adjacent to the subject property have submitted signed petitions in support of petitioner’s request for a Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

J. That Hearing Officer finds that petitioner has demonstrated that the proposed reduction in lot size for the subject property is consistent with the neighborhood’s current lot sizes and character.

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Sch. Dist.113a: No Comment.
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Attachment: Z18-065 A (DC-O-0004-19 : Z18-065 Augustinas)
Zoning Petition Z18-065 Augustinas

Please review the information herein and return with your comments to:
Jessica Inelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Inelise@dupageco.org or via facsimile at 630-407-6702 by OCTOBER 23, 2018.

**COMMENT SECTION:**

- NO OBJECTION/CONCERNS WITH THE PETITION.
- NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.
- CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.
- OBJECT HAVE CONCERNS WITH THE PETITION.

**COMMENTS:** A portion of the existing home's Septic Field is located on the newly created lot.

**SIGNATURE:**

Michael J. Duran

**DATE:** 10-23-18

**MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:**

**GENERAL ZONING CASE INFORMATION**

**CASE #/PETITIONER:** Z18-065 Augustinas

**ZONING REQUEST:** Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

**OWNER:** Albertas G. and Carol L. Augustinas, 20W211 South Frontage Rd., Lemont, IL 60439

**ADDRESS/LOCATION:** 20W211 South Frontage Rd., Lemont, IL 60439

**PIN:** 10-07-203-009

**TWP./CTY. BD. DIST.:** Downers Grove S. District 3

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

**AREA:** 1.02 (44,431 sq. ft.)

**UTILITIES:** Well and Septic

**PUBLICATION DATE:** Daily Herald: October 8, 2018

**PUBLIC HEARING:** October 24, 2018

**PLEASE NOTE:** FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Kuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief? (This is flat land, we would like to construct a 2-story single family residence.)

2. How long have you owned the property? (Since 2003)

3. Was the building or structure on the property when you bought the property? (No)

4. Did you build the building or structure? (No, DNA)

5. How long has the building or structure been on the property? (This is flat land, we wish to build on this land.)

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: 
   b. Side: 
   c. Corner Side: 
   d. Rear: 

   VACANT LAND

7. Why do you need the building or structure? (Would like to build a 2-story family home on the property)

8. Explain reasons why you cannot relocate building or structure to an area on the property that would meet the code (e.g., to move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property): (DNA, This is Vacant Land)

9. Do you have any letters of support from neighbors (attach): (There may be, if so, we can carry them into the Hearing Date, or submit sooner if possible.)
Additional Information Submitted by Petitioner:

Law Offices
MICHAEL A. PERLSTEIN
Suite 4850
161 North Clark Street
Chicago, Illinois 60601-3206

Telephone: (312) 263-6822
2017-EP-09-016

Facsimile: (312) 263-204
MPPerlstein@MPPerlsteinLaw.com

September 20, 2018

Du Page County Zoning Board of Appeals
Jack T. Knuepfer Administration Building
ATTN: Mr. Paul Hoss
421 North County Farm Road
Wheaton, Illinois 60187

re: 20W211 South Frontage Road, Lemont, IL 60439
Property Index No. 10-07-203-009

Dear Mr. Hoss:

With reference to our recent email communications regarding the subject Property, and as you are aware, this office has been retained by the Owners of the Property in the review of all matters relevant for the division of the Property.

We herewith submit:

1.) Zoning Application
2.) Fee
3.) Current Survey
4.) Site Plan.

Should you require any additional information, please do not hesitate to contact the office.

Very truly,

LAW OFFICES OF MICHAEL A. PERLSTEIN

Michael A. Perlstein

MAP:jm
(Enclosures-4)

We, the undersigned, Albertas G. Augustinas and Carol L. Augustinas, have read the above and foregoing letter and hereby acknowledge that Mr. Perlstein submits to the DuPage County Zoning Board of Appeals the Zoning Application for consideration.

Albertas G. Augustinas
Carol L. Augustinas
AUGUSTINAS
Albertas G. and Carol L.
20W211 South Frontage Road
Lemont, Illinois 60439

October 18, 2018

PETITION-LETTER TO NEIGHBORS

DEAR NEIGHBOR:

My name is ALBERTAS AUGUSTINAS and my wife, CAROL L. AUGUSTINAS, I own and reside at: 20W211 S Frontage Rd., Lemont, IL 60439.

We are requesting a Variation from DuPage County Building and Zoning Dept. as follows:

Our Land currently comprises 45,900 sq. ft. We would like to divide the property into two Lots of 22,950 sq. ft. each in order to build a two story single family residence on the second Lot. A Zoning Variance is required since current Zoning requires each lot to be 40,000 sq. ft. Both Lots will be served with septic and well.

The Petition for Variation requested is to allow the land be divided into two lots in accordance with one of the nine (9) exemptions under Section 765 ILCS 205 (Plat Act), as amended (see attached).

I am circulating this Letter to advise my immediate neighbors and ask to approve the proposed Variation request. As such, if you do not object to the Variation please sign below:

I: __________________________________________
Print name of neighbor and sign
Residing at: 20W210 97th St

Immediately adjacent to the subject property herein do not object to a variation to allow:

AL AUGUSTINAS and CAROL AUGUSTINAS 20W211 S Frontage Rd., Lemont, IL 60439
same Client at address of property

______________________________
neighbor signs

______________________________
Notarial Signature of Owner

20W211 S Frontage Rd., Lemont, IL 60439
Street 1.775/297-7341

Subscribed and sworn to before me this:

______________________________
Notary Public, State of Illinois
My Commission Expires 6/23/2021

Page 1 of 2
AUGUSTINAS
Albertas G. and Carol L.
20W211 South Frontage Road
Lemont, Illinois 60439

October 18, 2018

PETITION-LETTER TO NEIGHBORS

Dear Neighbor:

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I am circulating this Letter to advise my immediate neighbors and ask to approve the proposed Variation request. As such, if you do not object to the Variation please sign below:

I: __________________________
Print name of neighbor and sign

Residing at: _______________________
20 W 201 S FRONTAGE RD., LEMONT, IL 60439

Immediately adjacent to the subject property herein do not object to a variation to allow:

AL AUGUSTINAS and CAROL AUGUSTINAS, 20W211 S Frontage Rd., Lemont, Il. 60439

Name of neighbor
Print address of property

______________________________
Printed signature of owner

Subscribed and sworn to before me this:

______________________________
Notary Public, State of Illinois

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AUGUSTINAS
Albertas G. and Carol L.
20W211 South Frontage Road
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The Petition for Variation requested is to allow the land to be divided into two lots in accordance with one of the nine (9) exemptions under Section 765 ILCS 205 (Flat Act), as amended (see attached).

I am circulating this Letter to advise my immediate neighbors and ask to approve the proposed Variation request. As such, if you do not object to the Variation please sign below:

I: ____________________________
Print name of neighbor and sign

Residing at: ____________________________
11 S. 221 Oakwood Ave. Lemont IL 60439

to: ____________________________
Interim adjacent to the subject property herein do not object to a variation to allow:

AL AUGUSTINAS and CAROL AUGUSTINAS 20W211 S Frontage Rd., Lemont, IL 60439

Print/Signature of Owner

Subscribed and sworn to before me this:

Day of OCT., 2018

Notary Public, State of Illinois

MICHAEL A. FERLESTEIN

(My Commission Expires 6/25/2021)
ORDINANCE
Zoning Petition Z18-065 Augustinas

WHEREAS, a public hearing was held on October 24, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer 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 required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic, on the property hereinafter described:

LOT 12 IN NEWMAN’S PLEASANT DALE UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1959 AS DOCUMENT NO. 950631 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 8, 1960 AS DOCUMENT NO. 955090 IN DU PAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 20W211 FRONTAGE RD, LEMONT, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 24, 2018 does find as follows:

FINDINGS OF FACT:

A. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

B. That petitioner testified that he seeks the subject zoning relief to divide the subject property into two new lots. As such, petitioner testified that he will continue to reside in the existing house and his daughter will build a new house on the proposed lot.

C. That petitioner testified that the proposed division of property will create two new lots, each approximately 22,185 sq. ft.

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E. That petitioner testified that the subject property is located off of I-55 and Frontage Road, and that the subject property faces the sound barrier wall for I-55.
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G. That petitioner testified that the subject lot is serviced by well and septic utilities, and that water and sewer utilities are unavailable to the subject property.

H. That petitioner testified that if sewer and water were available to the proposed lots then the subject zoning relief would not be required.

I. That petitioner testified that the three property owners adjacent to the subject property have submitted signed petitions in support of petitioner’s request for a Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

J. That Hearing Officer finds that petitioner has demonstrated that the proposed reduction in lot size for the subject property is consistent with the neighborhood’s current lot sizes and character.

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WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 24, 2018 recommends to approve the following zoning relief:

Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

Subject to the following conditions:
1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-065 Augustinas on October 24, 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 December 4, 2018, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic.

**Subject to the following conditions:**

1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-065 Augustinas, on October 24, 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): 5 Ayes, 0 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce required lot size from 40,000 sq. ft. to approximately 20,000 square feet for two lots, both served with well and septic, on the property hereinafter described:

LOT 12 IN NEWMAN’S PLEASANT DALE UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1959 AS DOCUMENT NO. 950631 AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 8, 1960 AS DOCUMENT NO. 955090 IN DU PAGE COUNTY, ILLINOIS. COMMONLY KNOWN AS: 20W211 FRONTAGE RD, LEMONT, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. The Variation zoning relief is for a proposed lot subdivision as depicted on the petitioner’s site plan made part of Zoning Petition Z18-065 Augustinas, on October 24, 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; ALBERTAS G. AND CAROL L. AUGUSTINAS, 20W211 SOUTH FRONTAGE RD., LEMONT, IL 60439; and Township Assessor, Downers Grove Township, 4340 Prince Street, Downers Grove, IL 60515.

Enacted and approved this _______ day of ______________ 2018, A.D.

______________________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST: ____________________________
JEAN KACZMAREK, COUNTY CLERK
MEMORANDUM

TO: DuPage County Board
FROM: DuPage County Development Committee
DATE: December 4, 2018
RE: Z18-067 Suhs (Winfield/District 6)

DuPage County Board: December 11, 2018:

Development Committee: December 4, 2018: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

Subject to the following conditions:
1. The Variation zoning relief is for existing 3 ft. fence only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-067 Suhs, on October 24, 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): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: October 24, 2018: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.
Subject to the following conditions:
1. The Variation zoning relief is for existing 3 ft. fence only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-067 Suhs, on October 24, 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.

FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

B. That petitioner testified that he seeks the subject zoning relief to allow an existing 3-foot-tall fence with the first 30 feet (front yard), to be 100% solid instead of the required 50% open fence.

C. That petitioner testified that existing home on the subject property sits higher than the existing fence, as the southeast corner of the subject property (where the existing fence is located) slopes downward.
   a. Furthermore, that petitioner testified that due to the topography of the subject property, the three-foot-tall existing fence does not comprise the line of site from the street.

D. That petitioner testified that Forest Avenue, where the subject property is located, is a dead-end street, with only (6) six total homes on the north side and bordered on the south by property owned by the DuPage County Forest Preserve.

E. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence, due to the topography of the subject property.
GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER  Z18-067 Suhs

ZONING REQUEST  Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

OWNER  STEVEN AND JILL SUHS, 28W692 FOREST AVE, WEST CHICAGO, IL 60185

ADDRESS/LOCATION  28W692 FOREST AVE, WEST CHICAGO, IL 60185

PIN  04-11-319-045

TWSP/CTY. BD. DIST.  Winfield  District 6

ZONING/LUP  R-4 SF RES  0-5 DU AC

AREA  .34 (14,810)

UTILITIES  Well and Septic

PUBLICATION DATE  Daily Herald: October 8, 2018

PUBLIC HEARING  October 24, 2018

ADDITIONAL INFORMATION:

Building:  No Objections.
DUDOT:  No Comment.
Health:  No Objections.
Stormwater:  No Objections.
Public Works:  No Objections.

EXTERNAL:

City of West Chicago:  No Comment.
Winfield Township:  No Objections.
Township Highway:  No Objections.
Winfield Fire Dist.:  No Comment.
Sch. Dist. 33:  No Comment.
Forest Preserve:  No Comment.

GENERAL BULK REQUIREMENTS:

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## LAND USE

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PLAT OF SURVEY
OF LOTS 24 AND 25 IN BLOCK 30 IN RESUBDIVISION OF BLOCKS 30 AND 31 OF EAST ADDITION TO WEST CHICAGO, BEING A RESUBDIVISION OF BLOCK 30 AND LOT 13 OF BLOCK 31 OF EAST ADDITION TO WEST CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 1, 1926 AS DOCUMENT 213043, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 2952 Forest Avenue, West Chicago, IL
Prepared for Steve J. Illi Suh

STATE OF ILLINOIS
COUNTY OF DU PAGE

Steinbacher Land Surveyors, Inc.
Professional Land Surveyor
Design Proj Coordination No. 85-002116
416 S. Valley Blvd, West Chicago, IL 60185-2844
(630) 234-9611

This is to certify that we, Steinbacher Land Surveyors Inc., Land Surveying Firm No. 85-002116, have surveyed the property shown and described on the accompanying plat, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois rules standards for a boundary survey.

West Chicago, Illinois
Nov. 3, 2015

Packet Pg. 99
Attachment: Z18-067 (DC-O-0005-19 : Z18-067 Suhs)
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief: Installing a 3 foot high solid fence instead of 4 foot high 50% open fence on the front 36 feet on the east side of my lot.

2. How long have you owned the property: since June 1986 32 plus years

3. Was the building or structure on the property when you bought the property: no

4. Did you build the building or structure: fence put up by fence company

5. How long has the building or structure been on the property: fence has been up for 2 years

6. How close is the building or structure from the front, side and rear property lines:
   a. Front: n/a
   b. Side: 1 foot
   c. Corner Side: 1 foot
   d. Rear: n/a

7. Why do you need the building or structure: privacy and sound proofing. The 3 foot fence is the same style as the 6 foot portion of fence. The 3 foot high fence does not interfere with the county's requirement with regards to visibility and safety and for cars and ability to see the lot from the road. This is due to the gradient of my land as disputed area of fence is lower than the road and does not impede on the requirements about safety and visibility.

8. Explain reasons why you can not relocate building or structure to an area on the property that would meet the code (e.g.: to move would be to destroy; location of septic failed, existing vegetation would be destroyed, grade of property): no need for a fence to be relocated just the added expense of replacing said fence.

9. Do you have any letters of support from neighbors (attach): no just verbal support from neighbor on west side of me.
AFFIDAVIT:

CASE NAME AND NUMBER: Z18-067 SUHS

I, Steven M. Sun, the owner of the property for which the attached survey has been submitted, do hereby certify that this survey is a correct representation of my property as of this 4th day of October, 2018.

Petitioner’s Name: Steven M. Sun
Petitioner’s Address: 28W692 Forest Ave, West Chicago, IL 60185

NOTARY SEAL:
SUBSCRIBED AND SWORN TO BEFORE ME THIS:

4h DAY OF October, 2018

Eileen M. Schwalm
NOTARY PUBLIC, STATE OF ILLINOIS

Attachment: Z18-067 (DC-O-0005-19 : Z18-067 Suhs)
Additional information submitted by Petitioner:

[Image of a driveway and vehicles]
ORDINANCE
Zoning Petition Z18-067 Suhs

WHEREAS, a public hearing was held on October 24, 2018 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence, on the property hereinafter described:

OF LOT 24 AND 25 IN BLOCK 30 IN RESUBDIVISION OF BLOCKS 30 AND 31 OF EAST WOODLAND ADDITION TO WEST CHICAGO, BEING A RESUBDIVISION OF BLOCK 30 AND LOT 13 OF BLOCK 31 OF EAST WOODLAND ADDITION TO WEST CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 1, 1926 AS DOCUMENT 213043, IN DU PAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on October 24, 2018 does find as follows:

FINDINGS OF FACT:
A. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

B. That petitioner testified that he seeks the subject zoning relief to allow an existing 3-foot-tall fence with the first 30 feet (front yard), to be 100% solid instead of the required 50% open fence.

C. That petitioner testified that existing home on the subject property sits higher than the existing fence, as the southeast corner of the subject property (where the existing fence is located) slopes downward.

a. Furthermore, that petitioner testified that due to the topography of the subject property, the three-foot-tall existing fence does not comprise the line of site from the street.
D. That petitioner testified that Forest Avenue, where the subject property is located, is a
dead-end street, with only (6) six total homes on the north side and bordered on the
south by property owned by the DuPage County Forest Preserve.

E. That Hearing Officer finds that petitioner has demonstrated evidence for a Variation
to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30
ft./front yard instead of the required 50% open fence, due to the topography of the
subject property.

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**ADDITIONAL INFORMATION:**
- Building: No Objections.
- DUDOT: No Comment.
- Health: No Objections.
- Stormwater: No Objections.
- Public Works: No Objections.

**EXTERNAL:**
- City of West Chicago: No Comment.
- Winfield Township: No Objections.
- Township Highway: No Objections.
- Winfield Fire Dist.: No Comment.
- Sch. Dist. 33: No Comment.
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WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on October 24, 2018 recommends to approve the following zoning relief:

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

**Subject to the following conditions:**

1. The Variation zoning relief is for existing 3 ft. fence only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-067 Suhs, on October 24, 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 December 4, 2018, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence.

**Subject to the following conditions:**

1. The Variation zoning relief is for existing 3 ft. fence only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-067 Suhs, on October 24, 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): 5 Ayes, 0 Nays, 1 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to allow a 3 ft. high, 100% solid fence on the east side of lots, within the first 30 ft./front yard instead of the required 50% open fence, on the property hereinafter described:

OF LOT 24 AND 25 IN BLOCK 30 IN RESUBDIVISION OF BLOCKS 30 AND 31 OF EAST WOODLAND ADDITION TO WEST CHICAGO, BEING A RESUBDIVISION OF BLOCK 30 AND LOT 13 OF BLOCK 31 OF EAST WOODLAND ADDITION TO WEST CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MAY 1, 1926 AS DOCUMENT 213043, IN DU PAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. The Variation zoning relief is for existing 3 ft. fence only, as depicted on the petitioner’s site plan made part of Zoning Petition Z18-067 Suhs, on October 24, 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; STEVEN AND JILL SUHS, 28W692 FOREST AVE, WEST CHICAGO, IL 60185; and Township Assessor, Winfield Township, 130 Arbor Avenue, West Chicago, IL 60185.

Enacted and approved this ______ day of ____________ 2018, A.D.

_______________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

ATTEST: ____________________
JEAN KACZMAREK, COUNTY CLERK