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

2. ROLL CALL

3. CHAIRMAN'S REMARKS

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

5. APPROVAL OF MINUTES
   A. Development Committee - Regular Meeting - Tuesday November 6th, 2018

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

7. SCHEDULE OF CLAIMS
   A. Payment of Claims -- Schedule of Claims - FY18 Q3

8. 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).

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) (Southwest of Geneva Road and Prince Crossing Road, located on Flaming Oaks Court, approximately 400 feet south of Geneva Road.) The Zoning Hearing Officer recommended to approve Z18-054 Lee.

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) (Northwest of Route 59 and Diversey Parkway, located on Arbor Lane, approximately 900 feet west of Norris Avenue.) The Zoning Hearing Officer recommended to approve Z18-060 Murphy.

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) (Northwest of Butterfield Road and Lambert Road, located on Windsor Drive, approximately 100 feet west of Lambert Road.) The Zoning Hearing Officer recommended to approve Z18-063 Ohlmann.

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) (Southwest of I-55 and Lemont Road, located on Frontage Road.) The Zoning Hearing Officer recommended to approve Z18-065 Augustinas.

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) (Northeast of Route 59 and Forest Avenue, located on Forest Avenue, approximately 100 feet west of Forest Avenue and Sunset Avenue. The Zoning Hearing Officer recommended to approve Z18-067 Suhs.

9. OLD BUSINESS

10. NEW BUSINESS

11. ADJOURNMENT
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
Customer Service
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/Wetting 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 $.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>
</tbody>
</table>

Each additional hood system reviewed at the same time within the same building and unit: Add $115.00

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>
</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/policy/](http://www.dupageco.org/countyboard/policy/)

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

**Signature on File**

<table>
<thead>
<tr>
<th>Authorized Signature</th>
<th>Printed Name</th>
<th>Title</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>JoAnne Tisini</td>
<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

Date: November 15, 2018
MinuteTraq (IQM2) ID #: 13986

<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.

### INCREASE/DECREASE

<table>
<thead>
<tr>
<th>A</th>
<th>Starting contract value</th>
<th>$175,000.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td>Net $ change for previous Change Orders</td>
<td>$0.00</td>
</tr>
<tr>
<td>C</td>
<td>Current contract amount (A + B)</td>
<td>$175,000.00</td>
</tr>
<tr>
<td>D</td>
<td>Amount of this Change Order</td>
<td>Increase, Decrease</td>
</tr>
<tr>
<td>E</td>
<td>New contract amount (C + D)</td>
<td>$175,000.00</td>
</tr>
<tr>
<td>F</td>
<td>Percent of current contract value this Change Order represents (D / C)</td>
<td>0.00%</td>
</tr>
<tr>
<td>G</td>
<td>Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)</td>
<td>0.00%</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 ≥ $2,500.00, or ≥ 10%, of current contract amount
- Funding Source
- OTHER - explain below:
- Adding to Scope of Work on contract.

---

Prepared By (Initials): x16789  Phone Ext: x16789  Date: 11/19/18  Recommended for Approval (Initials): x16789  Phone Ext: x16789  Date: 11/19/18

Reviewed By (Initials Only):  

Buyer:  [Signature]  Date: 11-20-18  Procurement Officer:  [Signature]  Date: 11-20-18

Chief Financial Officer (Decision Memos Over $25,000):  [Signature]  Date: 11-21-18  Chairman's Office (Decision Memos Over $25,000):  [Signature]  Date: 11-28-18
## Building & Zoning Department
### Development Committee  December 4, 2018
#### Schedule of Claims

<table>
<thead>
<tr>
<th>Claimant</th>
<th>Service</th>
<th>Amount</th>
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</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>$666.85</td>
</tr>
<tr>
<td>CCR</td>
<td>Court Recording Services</td>
<td>$6,911.85</td>
</tr>
<tr>
<td>CDW Government</td>
<td>Small Value Equipment</td>
<td>$314.21</td>
</tr>
<tr>
<td>Clifford Wald</td>
<td>Maint, supplies and quarterly meter charge for KIP machine</td>
<td>$1,181.89</td>
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<tr>
<td>Currie Motors</td>
<td>2018 Ford Escape</td>
<td>$22,095.00</td>
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<tr>
<td>Deluxe Towing</td>
<td>Jump start BZ-6</td>
<td>$65.00</td>
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<tr>
<td>DOT</td>
<td>FY18 Q2 &amp; Q3 Gas &amp; Repair Charges</td>
<td>$10,715.24</td>
</tr>
<tr>
<td>DPC Copy Center</td>
<td>In House Printing Charges</td>
<td>$982.10</td>
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<tr>
<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>
<td>$101.48</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>Konewko</td>
<td>Hearing Officer - May - October</td>
<td>$3,500.00</td>
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<tr>
<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>
</tr>
<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>
<td>$10,799.38</td>
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<td>Red Wing Shoes</td>
<td>Safety shoes for Field staff</td>
<td>$250.73</td>
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<td>Schultz, C.</td>
<td>ZBA Mileage - 6/14/18 - 9/6/18</td>
<td>$100.56</td>
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<tr>
<td>Toshiba</td>
<td>Monthly Copier charges - May - September</td>
<td>$3,260.40</td>
</tr>
<tr>
<td>TPI</td>
<td>Plan Reviews - April - September</td>
<td>$46,423.45</td>
</tr>
<tr>
<td>USPS</td>
<td>Postage Charges - April - August</td>
<td>$5,791.66</td>
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<tr>
<td>Various</td>
<td>Fee refunds</td>
<td>$660.00</td>
</tr>
<tr>
<td>Verizon</td>
<td>Wireless phone charges - May - September</td>
<td>$3,600.40</td>
</tr>
<tr>
<td>Warehouse Direct</td>
<td>Project notebooks for staff</td>
<td>47.92</td>
</tr>
<tr>
<td>WebOfficeMart.com</td>
<td>Kraft permit file envelopes</td>
<td>$612.63</td>
</tr>
</tbody>
</table>
Requisition under 25k dollars

2019-3
Requisition under 25k dollars

2019-3

PROCUREMENT REVIEW CHECKLIST
REQUISITION

This form must accompany all County Purchase Requisitions.

NEW PURCHASE ORDER REQUEST

<table>
<thead>
<tr>
<th>DATE SUBMITTED</th>
<th>CONTRACT TOTAL AMOUNT</th>
<th>CONTRACT TERM</th>
<th>REQUESTING DEPT.</th>
</tr>
</thead>
<tbody>
<tr>
<td>November 19, 2018</td>
<td>$24,000.00</td>
<td>11/15/2018 - 11/13/2020</td>
<td>DEVELOPMENT COMMITTEE</td>
</tr>
</tbody>
</table>

SOLICITATION METHOD FOR SOURCE SELECTION

<table>
<thead>
<tr>
<th>Name</th>
<th>Method</th>
<th>Date/Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eileen Schwalm</td>
<td>Completed</td>
<td>11/19/2018 2:11 PM</td>
</tr>
<tr>
<td>Nick Kottmeyer</td>
<td>Completed</td>
<td>11/20/2018 3:47 PM</td>
</tr>
<tr>
<td>Kathy Ostrowski</td>
<td>Completed</td>
<td>11/20/2018 4:35 PM</td>
</tr>
<tr>
<td>James McGuire</td>
<td>Completed</td>
<td>11/26/2018 8:59 AM</td>
</tr>
<tr>
<td>Paul Rafac</td>
<td>Completed</td>
<td>11/26/2018 5:48 PM</td>
</tr>
<tr>
<td>Kathy Ostrowski</td>
<td>Completed</td>
<td>11/27/2018 3:27 PM</td>
</tr>
<tr>
<td>Development Committee</td>
<td>Pending</td>
<td>12/04/2018 11:00 AM</td>
</tr>
</tbody>
</table>
Purchase Requisition
Procurement Services Division

<table>
<thead>
<tr>
<th>Send Purchase Order To:</th>
<th>Send Invoices To:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vendor: Konewko &amp; Associates LTD Vendor #: 12095</td>
<td>Dept: Building &amp; Zoning</td>
</tr>
<tr>
<td>Attn: Michael Konewko Email: <a href="mailto:mrk47@att.net">mrk47@att.net</a></td>
<td>Attn: Marla Flynn Email: <a href="mailto:marla.flynn@dupageco.org">marla.flynn@dupageco.org</a></td>
</tr>
<tr>
<td>Address: 29W204 Roosevelt Rd</td>
<td>Address: 421 N County Farm Rd</td>
</tr>
<tr>
<td>Phone: 630-231-5500 Fax: 630-375-9440</td>
<td>Phone: 630-407-6700 Fax: 630-407-6702</td>
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<tbody>
<tr>
<td>Vendor: Konewko &amp; Associates LTD Vendor #: 12095</td>
<td>Dept:</td>
</tr>
<tr>
<td>Attn: Michael Konewko Email: <a href="mailto:mrk47@att.net">mrk47@att.net</a></td>
<td>Email:</td>
</tr>
<tr>
<td>Address: 29W204 Roosevelt Rd</td>
<td>Address:</td>
</tr>
<tr>
<td>City: West Chicago State: IL Zip: 60185</td>
<td>City:</td>
</tr>
<tr>
<td>Phone: 630-231-5500 Fax: 630-375-9440</td>
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<tr>
<td>PER 50 ILCS 505/1 Destination</td>
<td>Use for Contract Administrator</td>
<td>Contract Start Date</td>
<td>Contract End Date</td>
</tr>
<tr>
<td></td>
<td>Marla Flynn</td>
<td>Nov 15, 2018</td>
<td>Nov 13, 2020</td>
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<tr>
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<th>UOM</th>
<th>Item Detail (Product #)</th>
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<th>FY</th>
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<th>Acctg Unit</th>
<th>Acct #</th>
<th>Sub-Accts and/or Activity #</th>
<th>Unit Price</th>
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<tbody>
<tr>
<td>1</td>
<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 1100 2810 53090</td>
<td>12,000.00</td>
<td>12,000.00</td>
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<tr>
<td>2</td>
<td>1</td>
<td>EA</td>
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<td>20 1100 2810 53090</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: Konewko &amp; Associates LTD</th>
<th>Vendor #: 12095</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept: Building &amp; Zoning</td>
<td>Contact: Marla Flynn</td>
</tr>
<tr>
<td>Phone: X6789</td>
<td>Contract Term: 11/15/18 - 11/13/20</td>
</tr>
<tr>
<td>Assigned Committee: Development</td>
<td>Contract Total: $24,000.00</td>
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</table>

**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>
<th>Recommended for Approval</th>
<th>Date</th>
<th>IT Approval, if required</th>
<th>Date</th>
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<td>11/19/18</td>
<td>11/19/18</td>
<td>11/21/18</td>
<td>11-26-18</td>
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### REVIEWED BY (Initials Only)

<table>
<thead>
<tr>
<th>Buyer</th>
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<table>
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<th>Chief Financial Officer</th>
<th>Date</th>
<th>Chairman's Office</th>
<th>Date</th>
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<tbody>
<tr>
<td>(Decision Memos Over $25,000)</td>
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<td>(Decision Memos Over $25,000)</td>
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**Reason for Procurement**
New 2-year contract for Chairman Appointed Hearing Officer.

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

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<tbody>
<tr>
<td>(Decision Memos Over $25,000)</td>
<td></td>
<td>(Decision Memos Over $25,000)</td>
<td></td>
</tr>
</tbody>
</table>
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.

Date: Nov 19, 2018

MinuteTraq (IQM2) ID #: 13992

Department Requisition #: 

Requesting Department: Building & Zoning

Contact Email: marla.flynn@dupageco.org

Vendor Name: Konewko & Associates, LTD

Department Contact: Marla Flynn

Contact Phone: x6789

Vendor #: 12095

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

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

Quality of Life

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.

Attachment: Konewko - Decision Memo (2019-3 : Konewko & Assoc)
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: Michael Konewko

Contact Phone: 630-231-5520

Company Contact: Michael Konewko

Contact Email: mkonewko@konewko.com

Date: 11/9/18

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, 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.

[Table]

<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>
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</thead>
<tbody>
<tr>
<td>Konewko</td>
<td>Konewko</td>
<td>Abbr cash / check</td>
<td>500</td>
<td>10/18</td>
</tr>
</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 contracts 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>
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</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/within 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: [Signature]

Printed Name: Michael Konewko

Title

Date: 11/9/18

Attach additional sheets if necessary. Sign each sheet and number each page. Page _______ of _________ (total number of pages)
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: October 24, 2018
RE: Z18-054 Lee (Winfield/District 6)

Development Committee: December 4, 2018:

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

CASE #/PETITIONER: Z18-054 Lee

ZONING REQUEST: 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.

OWNER: Felicidad Lee, 0N720 Flaming Oaks Ct, West Chicago, IL 60185

ADDRESS/LOCATION: 0N720 Flaming Oaks Ct, West Chicago, IL 60185


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

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

AREA: 1.45 Acres

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.

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:

<table>
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<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
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<td>Behind Front Wall</td>
<td>In Front of Front Wall and APPROX. 47.03 FEET</td>
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<tr>
<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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<tr>
<td>South Rear Yard:</td>
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### LAND USE

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<td>0-5 DU AC</td>
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<tr>
<td>North</td>
<td>Flaming Oaks Court and R-3 SF RES</td>
<td>House</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>
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<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? [OUTDOOR SHEDS]

2. How long have you owned the property? [SINCE 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: 1.90 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, TABLEWARE, PATIO FURNITURE, ETC.]

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): [NOT PRACTICAL TO MOVE]

9. Do you have any letters of support from neighbors (attach): [Attached]
AFFIDAVIT:
CASE NAME AND NUMBER: 218-054 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: ON620 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
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: October 24, 2018
RE: Z18-060 Murphy (Wayne/District 6)

Development Committee: December 4, 2018:

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

<table>
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<tbody>
<tr>
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</tr>
<tr>
<td>OWNER</td>
<td>APRIL MURPHY, 30W536 ARBOR LANE, WEST CHICAGO, IL 60185</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>30W536 ARBOR LANE, WEST CHICAGO IL 60185</td>
</tr>
<tr>
<td>PIN</td>
<td>01-28-106-015</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Wayne District 6</td>
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<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES 0-5 DU AC</td>
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<tr>
<td>AREA</td>
<td>0.57 (24,829 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Septic</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: October 8, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>October 24, 2018</td>
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</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.
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:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Front Yard</td>
<td>Behind front wall &amp; at least 30 FT</td>
<td>Behind front wall &amp; APPROX. 115 FT</td>
<td>Behind front wall &amp; APPROX. 115 FT</td>
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<tr>
<td>East Int. Side Yard</td>
<td>10 FT</td>
<td>APPROX. 82 FT</td>
<td>APPROX. 82 FT</td>
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<tr>
<td>West Int. Side Yard</td>
<td>10 FT</td>
<td>APPROX. 4.21 FT</td>
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<tr>
<td>North Rear Yard</td>
<td>3 FT</td>
<td>APPROX. 120 FT</td>
<td>APPROX. 120 FT</td>
</tr>
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</table>
## LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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<tbody>
<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>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Arbor Lane and beyond R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
LOT 471 IN ROBERT BARTLETT'S OAK MEADOWS SUBDIVISION UNIT 3, BEING A SUBDIVISION IN SECTIONS 21 AND 28, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE
PLAT THEREOF RECORDED SEPTEMBER 22, 1953 AS DOCUMENT 585749, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 3098536 ARBOR LANE, WEST CHICAGO
P.O. BOX 1030, CHICAGO, IL
AREA: 0.044 ACRE

LOT 464
LOT 463
LOT 471
LOT 472

82.00' (M-R)
30' BUILDING LINE
STONE RET WALL 0.10' WEST

LAND SURVEYING AND CIVIL ENGINEERS
LAMBERT & ASSOCIATES
561 W. LIBERTY AVE
WHEATON, IL 60187
P: (630) 655-0381
F: (630) 469-0389
E: info@lambertsurvey.com

LAND TECHNOLOGY
3223 W. MAIN STREET
MORREY, IL 60141
P: (815) 793-8600
F: (815) 793-8609
E: info@landtechnology.com

Norbert V. Lambert Jr
2016.07.05 12:42:15.6

BECK & FREEMAN
RESUB.

STATE OF ILLINOIS
COUNTY OF DUPage | 6.6
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY
FIELD WORK COMPLETED DATE: 06/18/2016.
THE PROFESSIONAL SERVE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A SURVEY OF THIS TYPE.
EIN UNDERS MY HAND AND SEAL AT WHEATON, ILLINOIS
441 30D DAY OF JULY 2016.

Norbert V. Lambert Jr
2016.07.05 12:42:15.6

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Norbert V. Lambert Jr
2016.07.05 12:42:15.6

BECK & FREEMAN
RESUB.
QUESTIONNAIRE REGARDING THE SUBJECT PROPERTY:

1. For what type of building or structure are you seeking zoning relief:
   9:00

2. How long have you owned the property:
   SINCE 1984

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

4. Did you build the building or structure:
   Y

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. 75 FT
   b. Side:
   APPROX. 42 FT AND 60 Y
   c. Corner Side:
   APPROX. 75 FT
   d. Rear:
   APPROX. 75 FT

7. Why do you need the building or structure:
   TO KEEP ANIMALS AND IVE
   [Handwritten text: TO KEEP ANIMALS AND IVE]

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):
   [Handwritten text: REASON: ORGANIC]

9. Do you have any letters of support from neighbors (attach):
   [Handwritten text: PRINT]
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
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: October 24, 2018
RE: Z18-063 Ohlmann (Milton/District 4)

Development Committee: December 4, 2018:

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**

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-063 Ohlmann</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>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.</td>
</tr>
<tr>
<td>OWNER</td>
<td>BRENT OHLMANN, 23W221 WINDSOR RD., GLEN ELLYN, IL 60137</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>23W221 WINDSOR RD., GLEN ELLYN, IL 60137</td>
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<tr>
<td>PIN</td>
<td>05-27-411-002</td>
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<td>TWSP/CTY. BD. DIST.</td>
<td>Milton District 4</td>
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<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES 0-5 DU AC</td>
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<td>AREA</td>
<td>.23 (10,018 sq. ft.)</td>
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<td>UTILITIES</td>
<td>Water and Sewer</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: October 8, 2018</td>
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<tr>
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</tr>
<tr>
<td>ADDITIONAL INFORMATION:</td>
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<td>Building:</td>
<td>No Objections.</td>
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<tr>
<td>DUDOT:</td>
<td>No Comments.</td>
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<td>Health:</td>
<td>No Objections.</td>
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<td>Stormwater:</td>
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<td>Public Works:</td>
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<td>EXTERNAL:</td>
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<tr>
<td>City of Wheaton:</td>
<td>No Comments.</td>
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<td>Village of Glen Ellyn:</td>
<td>No Comments.</td>
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<tr>
<td>Village of Lisle:</td>
<td>No Comments.</td>
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<tr>
<td>Milton Township:</td>
<td>No Objections.</td>
</tr>
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<td>Township Highway:</td>
<td>No Objections.</td>
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<td>Lisle Woodridge Fire Dist.:</td>
<td>No Comments.</td>
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<td>Sch. Dist. 89:</td>
<td>No Comments.</td>
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<td>Forest Preserve:</td>
<td>No Comments.</td>
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**GENERAL BULK REQUIREMENTS:**

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</tr>
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<td>3 FT</td>
<td>APPROX. 0.81 FT</td>
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</tr>
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<td>South Rear Yard:</td>
<td>3 FT</td>
<td>APPROX. 4.5 FT</td>
<td>APPROX. 4.5 FT</td>
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<td>Location</td>
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<td>Existing Use</td>
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</tr>
<tr>
<td>-------------------</td>
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<tr>
<td>Subject</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Windsor Drive and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
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<tr>
<td>West</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
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</table>
PLAT OF SURVEY
OF
LOT 17 IN BLOCK 4 OF FOULKERT UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE third PRINCIPAL Meridian, accordance TO THE plat recording RECORDED MAY 17, 1903 AS DOCUMENT NO. 2709 AND COUNTY, ILLINOIS.

1 INCH = 20 FEET

WINDSOR DR.

LEGEND:
+ = FOUND IRON STAKE
# = RECORDED DISTANCE
\( \times \) = Measured Distance

ADDRESS: 2808 Windsor Dr.

SURVEYED FOR: PATRICK M. MURPHY, P.E.

FILE NO.: 790-372-7

ALL Dimensions ARE TO BE ASSUMED BY SCALING.

STATE OF ILLINOIS
COUNTY OF DU PAGE

TRI-ANGLE LAND SURVEYS & ENGINEERING ASSOC.
279 Forest Avenue
Suite 202
Glen Ellyn, IL 60137

George Bawarski
1998

SE TRI-ANGLE LAND SURVEYS & ENGINEERING ASSOC.
HELD CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER THE DIRECTION OF A REGISTERED ILLINOIS LAND SURVEYOR, AND THAT THE SURVEY IS A CORRECT REPRESENTATION OF THE LAND.

Revised: 8/13/1999

Packet Pg. 43
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: 50 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 can not relocate building or structure to an area on the property that would meet the code (e.g. to move would be too destroy; location of toxic 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.
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: 23102 WINDSOR DR.
GLEN ELlyn, IL 60025

I HAVE DRAWN A 10 X 20 FPT 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:

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: October 24, 2018
RE: Z18-065 Augustinas (Downers Grove S./ District 3)

Development Committee: December 4, 2018:

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.
## GENERAL ZONING CASE INFORMATION

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<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z18-065 Augustinas</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>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.</td>
</tr>
<tr>
<td>OWNER</td>
<td>Albertas G. and Carol L. Augustinas, 20W211 South Frontage Rd., Lemont, IL 60439</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>20W211 South Frontage Rd., Lemont, IL 60439</td>
</tr>
<tr>
<td>PIN</td>
<td>10-07-203-009</td>
</tr>
<tr>
<td>TWSP/CTY. BD. DIST.</td>
<td>Downers Grove S. District 3</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-3 SF RES 0-5 DU AC</td>
</tr>
<tr>
<td>AREA</td>
<td>1.02 (44,431 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Septic</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: October 8, 2018</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>October 24, 2018</td>
</tr>
</tbody>
</table>

### ADDITIONAL INFORMATION:

- **Building:** No Objections.
- **DUDOT:** No Comment.
- **Health:** I object/ have concerns with the petition. (See attached documentation)
- **Stormwater:** No Objections with the concept of the petition. Additional information by be required at time of permit application.
- **Public Works:** No Objections. “We do not provide sewer or water to that area.”

#### EXTERNAL:

- **Village of Woodridge:** No Comment.
- **City of Darien:** No Comment.
- **Village of Lemont:** No Comment.
- **Downers Grove Township:** No Objections.
- **Township Highway:** No Comment.
- **Lemont Fire Dist.:** No Objections.
- **Sch. Dist.113a:** No Comment.
- **Forest Preserve:** No Comment.
### GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Front Yard:</td>
<td>30 FT</td>
<td>APPROX. 40.05 FT</td>
<td>APPROX. 40.05 FT</td>
</tr>
<tr>
<td>East Int. Side Yard:</td>
<td>10 FT</td>
<td>APPROX. 44.28 FT</td>
<td>APPROX. 44.28 FT</td>
</tr>
<tr>
<td>West Int. Side Yard:</td>
<td>10 FT</td>
<td>APPROX. 192.81 FT</td>
<td>APPROX. 39.81</td>
</tr>
<tr>
<td>South Rear Yard:</td>
<td>25 FT</td>
<td>APPROX. 71.25 FT</td>
<td>APPROX. 71.25 FT</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>40,000 sq. ft.</td>
<td>APPROX. 44,431 sq. ft.</td>
<td>APPROX. 22,185 sq. ft./ lot</td>
</tr>
</tbody>
</table>

### LAND USE

<table>
<thead>
<tr>
<th>Location</th>
<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
</tr>
</thead>
<tbody>
<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>Frontage Road &amp; beyond I-55 and Village of Woodridge</td>
<td>Village of Woodridge</td>
<td>Village of Woodridge</td>
</tr>
<tr>
<td>South</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>R-3 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
**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.

<table>
<thead>
<tr>
<th>COMMENT SECTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- NO OBJECTION/CONCERNS WITH THE PETITION.</td>
</tr>
<tr>
<td>- NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.</td>
</tr>
<tr>
<td>ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.</td>
</tr>
<tr>
<td>- I CAN NOT COMMENT AT THIS TIME. ADDITIONAL INFORMATION REQUIRED.</td>
</tr>
<tr>
<td>- I OBJECT; HAVE CONCERNS WITH THE PETITION.</td>
</tr>
</tbody>
</table>

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

**SIGNATURE:** [Signature]
**DATE:** 10-23-18

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

---

**GENERAL ZONING CASE INFORMATION**

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

---

Jack T. Knuepfer 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: __________________________

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.: too 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
2017-816

Facsimile:
(312) 263-2204
MPerlstein@MPerlsteinLaw.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

[Signature]
Michael A. Perlstein

MAP: jm
(Enclosures-4)

We, the undersigned, Albertus 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.

[Signature]
Albertus G. Augustinas

[Signature]
Carol L. Augustinas

Packet Pg. 60
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:  
Address of neighbor

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 Clint at address of property

Name of neighbor

Subscribed and sworn to before me this:

[Signature]

Day or OCT., 2018

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

OFFICIAL SEAL

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:

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: 20W211 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 Client at address of property

____________________________
Print and Signature of Owner

____________________________
Print and Signature of Owner

Subscribed and sworn to before me this:

____________________________
Notary Public, State of Illinois

My Commission Expires 6/22/2021

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:

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 (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: Greg & Sherry Mauritzens
Residing at: 11 S. 221 Oakwood Ave 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

Subscribed and sworn to before me this:

Day of OCT., 2018

Notary Public, State of Illinois
My Commission Expires 6/29/2021
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: October 24, 2018
RE: Z18-067 Suhs (Winfield/District 6)

Development Committee: December 4, 2018:

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 sight 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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</thead>
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<td>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.</td>
</tr>
<tr>
<td>OWNER</td>
<td>STEVEN AND JILL SUHS, 28W692 FOREST AVE, WEST CHICAGO, IL 60185</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>28W692 FOREST AVE, WEST CHICAGO, IL 60185</td>
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<tr>
<td>PIN</td>
<td>04-11-319-045</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Winfield District 6</td>
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</tr>
</tbody>
</table>

#### 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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<th>REQUIRED</th>
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<th>PROPOSED</th>
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<tbody>
<tr>
<td>South Front Yard</td>
<td>4 FT 6 IN/ 50% Open</td>
<td>3 FT/ 100% closed</td>
<td>3 FT/ 100% closed</td>
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<tr>
<td>East Int. Side Yard</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>West Int. Side Yard</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>North Rear Yard</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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</table>
## LAND USE

<table>
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<tr>
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<th>Zoning</th>
<th>Existing Use</th>
<th>LUP</th>
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<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Forest Avenue and beyond R-1 SF RES</td>
<td>Forest Preserve</td>
<td></td>
</tr>
<tr>
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<td>R-4 SF RES</td>
<td>House</td>
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</tr>
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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 counties requirement with regards to visibility and safety and
   for cars and ability to see the lot from the road. This is due to the grade 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.

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

Packet Pg. 74
ATTACHMENT: Z18-067 Suhs Dev. Com (DC-O-0005-19 : Z18-067 Suhs)

10

Building & Zoning Department

Affidavit:

Case Name and Number: Z18-067 SUHS

1. Steven M. Suhs, 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:

Petitioner's Address:

28W 692 Forest Ave
West Chicago IL 60185

Notary Seal:

Subscribed and sworn to before me this 4th day of October 2018.

Eileen M. Schwalm
Notary Public, State of Illinois

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187
Additional information submitted by Petitioner: