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 December 3rd, 2019

6. REGULATORY SERVICES
   A. DC-O-0005-20 ORDINANCE -- Z19-035 – ORDINANCE – Hur: The Zoning Board of Appeals did not recommend the following zoning relief, as petition received a tie or favorable vote by a lesser number than the required majority: Conditional Use for a Planned Development, with an exception (variation): 1. In the front setback from 30 feet to approximately 20 feet; 2. Corner setback from 30 feet to approximately 5 feet; 3. Interior side setback from 10 feet to approximately 5 feet; 4. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet; 5. To reduce the open space percentage from 30% (thirty percent); 6. To increase the floor area ratio from 0.35 to approximately 0.6; and 7. To reduce the minimum space between buildings from 12 feet to approximately 5 feet. (York/ District 2) (Generally located southeast of Meyers Road and 16th Street, at the northwest corner of Essex Drive and Luther Avenue) ZBA VOTE (No Recommendation): 3 Ayes, 3 Nays, 0 Absent
B. DC-O-0006-20 ORDINANCE -- Z19-067 - ORDINANCE – LaPlant: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Variation to increase the height of a detached garage from 15’ to approximately 22’. (Winfield/ District 6) (Located approximately 230 feet east of Prince Crossing Road and Hawthorne Lane, on the south side of Hawthorne Lane) ZHO Recommendation to Approve

C. DC-O-0007-20 ORDINANCE -- Z19-070 – ORDINANCE – Ward: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line. 2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years. (Bloomingdale/ District 1) (Located approximately 800 feet east of Swift Road and Sidney Avenue, on the north side of Sidney Avenue) ZHO Recommendation to Approve

D. DC-O-0008-20 ORDINANCE -- Z19-073 – ORDINANCE – Valles: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet; 2. Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet; 3. Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house. (Addison/ District 1) (Generally located southwest of Route 83 and Lake Street, approximately 740 feet south of Lake Street on McNair Avenue) ZHO Recommendation to Approve

E. DC-O-0009-20 ORDINANCE -- Z19-074 – ORDINANCE – Granbom: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years; 2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and 3. Variation to allow 6’6”/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.). (Winfield/ District 6) (Located approximately 700 feet east of Route 59 and Lee Road, on the south side of Lee Road) ZHO Recommendation to Approve

F. DC-O-0010-20 ORDINANCE -- Z19-075 – ORDINANCE – Sands: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years. (York/ District 2) (Generally located north west of 39th Street and Fairview Avenue, approximately 630 feet north of 39th street on Douglas Road) ZHO Recommendation to Approve
G. DC-O-0011-20 ORDINANCE -- Z19-080 -- ORDINANCE -- Fecarotta: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10”; 2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft. (Downers Grove/ District 3) (Located approximately 350 north of 63rd Street on the east side of Woodward Avenue) ZHO Recommendation to Approve

H. DC-O-0012-20 ORDINANCE -- Z19-081 -- ORDINANCE -- Zoeller: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Conditional Use to allow a shed and patio to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2”), as they have existed for more than 5 years. (Milton/ District 4) (Generally located southeast of County Farm Road and Jewell Road, at the southeast corner of Prairie Avenue and Cedar Court) ZHO Recommendation to Approve

I. DC-O-0013-20 ORDINANCE -- Z19-082 -- ORDINANCE -- Barrido: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: 1. A Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage; and 2. Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 years. (Addison/ District 1) (Generally located northwest of Central Avenue and Woodland Avenue, at the southeast corner of White Pine Road and Cedar Street) ZHO Recommendation to Approve

J. DC-O-0014-20 ORDINANCE -- Z19-084 -- ORDINANCE -- Rushing: The Zoning Hearing Officer (ZHO) recommended to approve the following zoning relief: Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback. (Bloomingdale/ District 1) (Located southeast of Irving Park Road and Harvey Road, at the Northeast corner of Harvey Road and Temple Drive) ZHO Recommendation to Approve

K. DC-R-0028-20 RESOLUTION -- To Approve the sale of County owned property located at 22W126 VALLEY VIEW DR GLEN ELLYN IL 60137 (PIN: 0502203017) as surplus property pursuant to Resolution DC-R-0094-18 R

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURNMENT
1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

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

2. ROLL CALL

PRESENT: Chaplin, Covert, Rutledge (10:31 AM), Tornatore, Zay
ABSENT: Hart, Ozog

Chair Tornatore asked for a motion to make Board Member James Zay a Committee Member to have a quorum. Vice Chair Chaplin made the motion and Member Covert, seconded.

3. CHAIRMAN'S REMARKS

Chairman Sam Tornatore thanked Vice Chair Liz Chaplin for handling his duties while he was away.

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.

There was No Public Comment

5. APPROVAL OF MINUTES

A. Development Committee - Regular Meeting - Nov 19, 2019 10:30 AM

Member Rutledge arrived after Vote on the Meeting Minutes.
RESULT: ACCEPTED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: Sadia Covert, District 5
AYES: Chaplin, Covert, Tornatore, Zay
ABSENT: Hart, Ozog
ABSENT: Rutledge

REGULATORY SERVICES

1. Consent Item -- Recommendation for the approval of an amendment to resolution DC-P-0015-19 for change order number one (1) amending contract number 3666-001 SERV, for a contract issued to TPI Building Code Consultants, Inc., to perform building and plumbing plan reviews on an “as-needed” basis, for the Building & Zoning Department, to extend the contract end date to June 29, 2020, with no change to the existing contract dollar amount.

Member Rutledge arrived after vote. Member Zay exited the Committee Meeting when Member Rutledge arrived.

RESULT: APPROVED [UNANIMOUS]
MOVER: Elizabeth Chaplin, Vice Chair
SECONDER: James Zay, District 6
AYES: Chaplin, Covert, Tornatore, Zay
ABSENT: Hart, Ozog
ABSENT: Rutledge

7. OLD BUSINESS
There was no Old Business.

8. NEW BUSINESS
There was no New Business.

9. EXECUTIVE SESSION
Motion by Member Chaplin, seconded by Member Covert to go into Executive Session to review the Executive Session Minutes Pursuant to Section 2(c)(21) at 10:33 AM. On a voice vote all member presented voted aye. Motion carried.

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

10. DISPOSITION OF EXECUTIVE SESSION MINUTES
The meeting resumed in open session at 10:36 am.
Motion by Member Chaplin, seconded by Member Covert to release the minutes of February 6, 2018 and November 6, 2018 and to keep confidential the minutes of June 27, 2006 and September 3, 2019. On a voice vote all members voted aye. Motion carried.

11. ADJOURNMENT
The Meeting was Adjourned without Objection at 10:37 a.m.
M E M O R A N D U M

TO: DuPage County Development Committee
FROM: DuPage County Zoning Board of Appeals
DATE: December 5, 2019
RE: Z19-035 Hur (York/ District 2)

Development Committee: January 7, 2020:

Zoning Board of Appeals Meeting: December 5, 2019: The Zoning Board of Appeals did not recommend the following zoning relief, as petition received a tie or favorable vote by a lesser number than the required majority:

A Conditional Use for a Planned Development, with an exception (variation):
1. In the front setback from 30 feet to approximately 20 feet;
2. Corner setback from 30 feet to approximately 5 feet;
3. Interior side setback from 10 feet to approximately 5 feet;
4. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet;
5. To reduce the open space percentage from 30% (thirty percent);
6. To increase the floor area ratio from 0.35 to approximately 0.6; and
7. To reduce the minimum space between buildings from 12 feet to approximately 5 feet.

ZBA VOTE (No Recommendation): 3 Ayes, 3 Nays, 0 Absent

Dissenting Opinion:
That the three dissenting Zoning Board of Appeals members find that petitioner did not present evidence to support the subject zoning relief, specifically the Variation to reduce the corner setback from 30 feet to approximately 5 feet, irrespective that the development’s setbacks matched that of the surrounding Berkshire Development.
FINDINGS OF FACT:
1. That petitioner testified that he seeks the subject zoning relief to build a Planned Development for ten (10) single family homes on the subject property.

2. That petitioner testified that the purpose of the proposed development layout is to conform to the surrounding properties of the Berkshire Development.
   - That petitioner testified that the size of the proposed single-family homes will range between approximately 2,000 and 2,800 square feet.
   - Furthermore, that petitioner testified that each home will have a front loading two (2) car garage, as well as space for two (2) additional vehicles on the driveway.

3. That petitioner testified that he discussed and agreed upon the proposed development layout with the attorney for the Berkshire Homeowners Association, as well as the City of Oakbrook Terrace, in which the Berkshire Development will grant access easements to Essex Drive. Essex Drive is a private street owned, operated, and maintained by the Berkshire Development.

4. That petitioner testified that under the proposed development, each homeowner will be responsible for snow removal and will have typical residential trash collection.

5. That petitioner testified that the proposed development will be served with water from the Village of Oak Brook and sewer from Flagg Creek Sanitary.

6. That petitioner testified that the subject property is zoned R-4 Single-Family Residential surrounded by private roadways and Berkshires Development, and that due to the unique location, the highest and best use of the subject property is to conform to the existing character of the surrounding development.

STANDARDS FOR CONDITIONAL USES:
1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Conditional Use for the Planned Development is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
   a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed development will be built in a similar manner
and layout to the surrounding Berkshire Development, which not impair the supply of light or air to adjacent properties.

b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that he will receive a building permit from the County for the proposed development, and that it will be built pursuant to the current building codes.

c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the proposed development will be built in a similar manner and layout to the surrounding Berkshire Development, and will improve the value of land through the development of vacant land.

d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed development will be accessed through a private street and that the addition of ten (10) single family homes will not unduly increase traffic congestion in the public streets and highways.

e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that he will receive a building permit from the County for the proposed development, and that it will be built pursuant to the current building codes.

f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that he will receive a building permit from the County for the proposed development, and that it will be built pursuant to the current building codes.

g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that he has changed the original layout of the development to the site plan supplied on November 13, 2019, in order to alleviate previous concerns of neighboring residents.

- As such, petitioner has reorganized the layout to allow for front loading garages, with open space in the rear of each property to satisfy concerns of the Berkshire Development and City of Oakbrook Terrace.
## GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z19-035 Hur</th>
</tr>
</thead>
</table>
| ZONING REQUEST    | A Conditional Use for a Planned Development, with an exception (variation):  
1. In the front setback from 30 feet to approximately 20 feet;  
2. Corner setback from 30 feet to approximately 5 feet;  
3. Interior side setback from 10 feet to approximately 5 feet;  
4. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet;  
5. To reduce the open space percentage from 30% (thirty percent);  
6. To increase the floor area ratio from 0.35 to approximately 0.6; and  
7. To reduce the minimum space between buildings from 12 feet to approximately 5 feet. |
| OWNER             | ALECS HUR, 3922 N. CASS AVENUE, WESTMONT, IL 60559 / AGENT: KENNETH FLOREY, 55 W. MONROE, SUITE 800, CHICAGO, IL 60603 |
| ADDRESS/LOCATION  | 1S560 LUTHER AVENUE, LOMBARD, IL 60148 |
| PIN               | 06-21-303-016 |
| TWSP/CTY. BD. DIST. | York  
District 2 |
| ZONING/LUP        | R-4 SF RES  
0-5 DU AC |
| AREA              | 1.23 (53,579 sq. ft.) |
| UTILITIES         | Water and Sewer |
| PUBLICATION DATE  | Daily Herald: July 31, 2019 and October 29, 2019 |
| PUBLIC HEARING    | August 15, 2019, continued to September 18, 2019, continued to October 17, 2019, re-noticed for November 13, 2019 |

### ADDITIONAL INFORMATION:
- Building: No Objections.
- DUDOT: No Comment.
- Health: Our office has no jurisdiction in this matter.
- Stormwater: Objects. (See attached documentation)
- Public Works: No Objections.

### EXTERNAL:
- Village of Oak Brook: No Comment.
- City of Oak Brook Terrace: No Comment.
- York Township: No Comment.
- Village of Lombard: “1S560 LUTHER AVENUE, LOMBARD, IL 60148 is not within our planning boundary, therefore we have no comments.”
- Village of Downers Grove: The Village of Downers Grove has no comments.
Village of Villa Park: No Comment.
Township Highway: No Objections.
York Center Fire Dist.: No Objections with the concept of the petition. Additional information may be required at time of permit application.
Sch. Dist. 45: No Comment.
Forest Preserve: No Comment.

GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>30 FT</td>
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<tr>
<td>Int. Side Yard:</td>
<td>10 FT</td>
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<td>5 FT</td>
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<tr>
<td>Corner Side Yard:</td>
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<tr>
<td>Rear Yard:</td>
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LAND USE

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<th>Location</th>
<th>Zoning</th>
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<tr>
<td>Subject</td>
<td>R-4 SF RES</td>
<td>Vacant</td>
<td>0-5 DU AC</td>
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<td>North</td>
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<td>Residential – Planned Development</td>
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<tr>
<td>South</td>
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<td>Residential – Planned Development</td>
<td>City of Oakbrook Terrace</td>
</tr>
<tr>
<td>East</td>
<td>Luther Avenue and beyond City of Oakbrook Terrace</td>
<td>Residential</td>
<td>City of Oakbrook Terrace</td>
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<tr>
<td>West</td>
<td>Essex Avenue and beyond City of Oakbrook Terrace</td>
<td>Residential – Planned Development</td>
<td>City of Oakbrook Terrace</td>
</tr>
</tbody>
</table>
Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187, or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-6702 by November 12, 2019.

COMMENT SECTION:

- OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
- NO OBLIGATION/CONCERNS WITH THE PETITION
- NO OBLIGATION/CONCERNS WITH THE CONCEPT OF THE PETITION
- ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
- X: I OBJECT/HAVE CONCERNS WITH THE PETITION.

COMMENTS: The plans do not appear to have components that are needed to comply with the DuPage County Countywide Stormwater & Floodplain Ordinance, such as site runoff conveyance and storage (detention), and post construction best management practices for water quality (PC-BMPs).

SIGNATURE: Clayton Hoefler DATE: 11/5/19
MUNICIPALITY/TOWNSHIP: DDC Stormwater Management AGENCY/DEPARTMENT:
GENERAL ZONING CASE INFORMATION
CASE #PETITIONER Z19-035 Hur
ZONING REQUEST A Conditional Use for a Planned Development, with an exception (variation):
1. In the front setback from 30 feet to approximately 20 feet;
2. Comcur setback from 20 feet to approximately 5 feet;
3. Interior side setback from 10 feet to approximately 5 feet;
4. In the rear yard setback from 30 feet to approximately 12 feet;
5. To not treat the subject lot as a through-lot;
6. To reduce transition yard on corner side and interior side from 12 feet to approximately 5 feet;
7. To reduce the open space percentage from 30% (thirty percent); and
8. To increase the floor area ratio from 0.35 to approximately 0.6; and
9. To reduce the minimum space between buildings from 12 feet to approximately 5 feet.

OWNER: ALECS HUR, 5922 N. CASS AVENUE, WESTMONT, IL 60559 / AGENT: KENNETH FLOREY AND MARGARET MACNAIR, 55 W. MONROE, SUITE 500, CHICAGO, IL 60603
ADDRESS/LOCATION: 18860 LUTHER AVENUE, LOMBARD, IL 60148
FIN: 06-21-203-916
TWP./CITY, RD. DIST. York | District 2
ZONING/LUP E-4 SFRE8 | 0-5 DU AC
AREA: 1.25 (55,579 sq. ft.)
UTILITIES: Water and Sewer
PUBLICATION DATE: Daily Herald: October 29, 2019
PUBLIC HEARING: Wednesday, November 13, 2019
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: November 20, 2019
RE: Z19-067 LaPlant (Winfield/ District 6)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

Variation to increase the height of a detached garage from 15’ to approximately 22’.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-067 LaPlant dated November 20, 2019.

2. That owner/developer is not permitted to operate a business out of the subject detached garage.

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

4. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve
FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to increase the height of a detached garage from 15’ to approximately 22’.

B. That petitioner testified that he seeks the subject zoning relief to tear down the existing 18.5-foot-tall detached garage and build a new, 22-foot-tall detached garage.
   • That petitioner testified that the existing detached garage was built in the 1940s and was built lower than the subject home, causing existing detached garage to flood.

C. That petitioner testified that the existing home was built with no attic space due to vaulted ceilings, causing limited storage space in the home.

D. That Hearing Officer finds that petitioner has demonstrated that a Variation to increase the height of a detached garage from 15’ to approximately 22’ does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

E. That Hearing Officer finds that petitioner has demonstrated a unique circumstance and practical difficulty in carrying out the Zoning Ordinance, as the existing home on the subject property was built with no attic space and vaulted ceilings, causing limited storage space in the home, therefore requiring petitioner to build additional storage space above the proposed detached garage.
   • In addition, that Hearing Officer finds that there does not appear to be any future ability for residential space on the 2nd story/storage area of the proposed detached garage, as the ceiling height of the 2nd story/storage area is purposely planned to be lower than what is considered as livable space under the Ordinances of DuPage County.
   • Furthermore, that Hearing Officer finds that petitioner’s request to increase the height of the proposed detached garage will maintain the architectural integrity of the subject property as the oldest home in the neighborhood.
## GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z19-067 LaPlant</th>
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<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Variation to increase the height of a detached garage from 15’ to approximately 22’</td>
</tr>
<tr>
<td>OWNER</td>
<td>SCOTT LAPLANT, 28W745 HAWTHORNE LANE, WEST CHICAGO, IL 60185</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>28W745 HAWTHORNE LANE, WEST CHICAGO, IL 60185</td>
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<tr>
<td>PIN</td>
<td>04-02-100-007</td>
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<td>TWSP./CTY. BD. DIST.</td>
<td>Winfield District 6</td>
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<td>ZONING/LUP</td>
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<tr>
<td>AREA</td>
<td>0.63 acres (27,443 sq. ft.)</td>
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<td>UTILITIES</td>
<td>Well and Septic</td>
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<td>PUBLICATION DATE</td>
<td>Daily Herald: November 5, 2019</td>
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<tr>
<td>PUBLIC HEARING</td>
<td>November 20, 2019</td>
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### ADDITIONAL INFORMATION:

- **Building:** No Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)
- **DUDOT:** Our office has no jurisdiction this matter.
- **Health:** Our office has no jurisdiction this matter.
- **Stormwater:** Our office has no jurisdiction this matter.
- **Public Works:** Our office has no jurisdiction this matter.
- **EXTERNAL:**
  - **City of West Chicago:** No Comment.
  - **Village of Winfield:** No Comment.
  - **Village of Carol Stream:** Our office has no jurisdiction this matter/ no concerns.
  - **Winfield Township:** No Comment.
  - **Township Highway:** Our office has no jurisdiction this matter.
  - **West Chicago Fire Dist.:** No Objections.
  - **Sch. Dist. 25:** No Comment.
  - **Forest Preserve:** "The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do no have any specific comments. Thank you."

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Packet Pg. 17
### GENERAL BULK REQUIREMENTS:

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<tr>
<th>REQUIREMENTS:</th>
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<tr>
<td>Height:</td>
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<td>APPROX. 22 FT</td>
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### LAND USE

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<tr>
<td>Subject</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
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<td>North</td>
<td>Hawthorne Lane and beyond R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<td>South</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td>East</td>
<td>Hillcrest Road and beyond R-1 SF RES</td>
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<tr>
<td>West</td>
<td>R-1 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition Z19-067 LaPlant

Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at jessica_infelise@dupageco.org or via facsimile at 630-407-6702 by November 15, 2019.

COMMENT SECTION:
- NO OBJECTION/CONCERNS WITH THE PETITION
- NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION
- I OBJECT/ HAVE CONCERNS WITH THE PETITION

COMMENTS:
A two-story garage will require a minimum of a 42” deep trench foundation

SIGNATURE: Jia Swahn
DATE: November 8, 2019

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER Z19-067 LaPlant
ZONING REQUEST Variation to increase the height of a detached garage from 13” to approximately 22”
OWNER SCOTT LAPLANT, 28W745 HAWTHORNE LANE, WEST CHICAGO, IL 60185
ADDRESS/Locations 28W745 HAWTHORNE LANE, WEST CHICAGO, IL 60185
PIN 04-02-100-007
TWSP/CTY. BD. DIST. Winfield District 6
ZONING/LUP R-1 SF RES 0.5 DU AC
AREA 0.63 acres (27,443 sq. ft.)
UTILITIES Well and Septic
PUBLICATION DATE Daily Herald: November 5, 2019
PUBLIC HEARING November 10, 2019

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

September 16, 2019

I am applying to put up a new garage on my residential property at 28w745 Hawthorne Ln. West Chicago IL 60185.

The garage will be in the same location as the existing garage. The new garage will be slightly larger than the current garage. The new garage will be 24 wide by 26 long. The current garage is 20 x 20 and 18.5 feet high. The variance that I am requesting is for the height of the new garage to be 22 feet high. This will allow the roof line of the new garage to match the roof lines of the house with all peaks at a 12/12 pitch. I would like to keep the oldest home in the neighborhood with the same looks that were intended for the property when it was built in 1916.

I would like to request your approval and signature on this variance request as you are my adjacent neighbors at 1N771 Prince Crossing Road West Chicago IL 60185

[Signatures]

Raymond Lustro  Date 9-16-2019  Susan Lustro  Date 9-16-2019

Thank you

Scott & Cinthya LaPlant
Variance for New Garage

September 16, 2019

I am applying to put up a new garage on my residential property at 28W745 Hawthorne Ln. West Chicago IL 60185.

The garage will be in the same location as the existing garage. The new garage will be slightly larger than the current garage. The new garage will be 24 wide by 26 long. The current garage is 20 x 20 and 18.5 feet high. The variance that I am requesting is for the height of the new garage to be 22 feet high. This will allow the roof line of the new garage to match the roof lines of the house with all peaks at a 12/12 pitch. I would like to keep the oldest home in the neighborhood with the same looks that were intended for the property when it was built in 1916.

I would like to request your approval and signature on this variance request as you are my adjacent neighbors at 1N756 Hillcrest Road West Chicago IL 60185

Signed

James O'Connell

Printed

Date 9/16/2019

Thank you

Scott & Cinthya LaPlant
Garage Variance request

Reason for garage rebuild: 24 x 26 foot with 12/12 pitch. Height to be Approx 22 feet. (Existing garage is 18.6 feet)
1. Water runs through the garage, in the front and out the sides and rear wall. Currently sandbagged.
2. Concrete floor badly cracked
3. Need to raise concrete floor 16 inches to level with topography of the lot.
   This will bring the garage up to the same level as the house.
4. I need storage space. The house was built in 1916 (over 100 years old)
   Every ceiling in the house is a cathedral ceiling. No attic space at all.
5. Need to maintain a 12/12 roof pitch to match with the 6 12/12 peaks on the house.
   Maintaining the look of an old, well maintained home.
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: November 20, 2019
RE: Z19-070 Ward (Bloomingdale/ District 1)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line.
2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-070 Ward dated November 20, 2019.

2. That the Conditional Use zoning relief for the subject shed shall expire after three (3) 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 structure is voluntarily removed.
3. That owner/developer is not permitted to operate a business out of the subject shed.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

FINDINGS OF FACT:

A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow an approximately 6ft tall and 100% close.opacity fence to remain within the first 10 ft of the corner side property line and a Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years.

B. The Hearing Officer finds that petitioner has demonstrated that the existing shed has been in existence prior to when the petitioner purchased the subject property in June 2019.

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

D. That petitioner testified that the subject property is located adjacent to Helen Street and I-355 to the east, and that due to the close proximity to I-355, petitioner requires additional screening for noise control and privacy on the subject property.

E. That Hearing Officer finds that petitioner has demonstrated that a Variation to allow an approximately 6ft tall and 100% close.opacity fence to remain within the first 10 ft of the corner side property line and a Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years, does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

F. That Hearing Officer finds that petitioner has demonstrated a unique circumstance in relation to the subject fence, as the subject property is located adjacent to Helen Street and I-355 to the east, creating a unique circumstance to allow a 6’6’’/100% closed fence, in order to allow screening for noise control and privacy on the subject property.
# PETITIONER’S DEVELOPMENT FACT SHEET
## GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z19-070 Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td></td>
</tr>
<tr>
<td>1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line.</td>
<td></td>
</tr>
<tr>
<td>2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.99 ft) where it has existed for at least 5 years.</td>
<td></td>
</tr>
<tr>
<td>OWNER</td>
<td>BRANDEN WARD, 21W260 SIDNEY AVENUE, LOMBARD, IL 60148</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>21W260 SIDNEY AVENUE, LOMBARD, IL 60148</td>
</tr>
<tr>
<td>PIN</td>
<td>02-36-406-007</td>
</tr>
<tr>
<td>TWSP./CTY. BD. DIST.</td>
<td>BLOOMINGDALE District 1</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES</td>
</tr>
<tr>
<td>AREA</td>
<td>0.49 acres (21,344 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Well and Septic</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: November 5, 2019</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>November 20, 2019</td>
</tr>
</tbody>
</table>

## ADDITIONAL INFORMATION:

### Building:
No Objections.

### DUDOT:
Our office has no jurisdiction in this matter.

### Health:
No Objections.

### Stormwater:
No Objections.

### Public Works:
Our office has no jurisdiction in this matter.

### EXTERNAL:

- **Village of Lombard:**
  “21W260 Sidney Avenue, Lombard is not in our planning boundary. Therefore, we have no comments.”

- **Village of Addison:**
  No Comment.

- **Village of Glendale Heights:**
  No Comment.

- **Village of Glen Ellyn:**
  No Comment.

- **Bloomingdale Township:**
  No Objections.

- **Township Highway:**
  No Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)

- **Bloomingdale Fire Dist.:**
  No Comment.
Sch. Dist. 15: No Objections.

Forest Preserve: “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do no have any specific comments. Thank you.”

### GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>30 FT</td>
<td>APPROX. 175 FT</td>
<td>APPROX. 175 FT</td>
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<tr>
<td>Int. Side Yard:</td>
<td>10 FT</td>
<td>APPROX. 90 FT</td>
<td>APPROX. 90 FT</td>
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<tr>
<td>Corner Side Yard:</td>
<td>30 FT</td>
<td>APPROX. 23.99 FT</td>
<td>APPROX. 23.99 FT</td>
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<tr>
<td>Rear Yard:</td>
<td>3 FT</td>
<td>APPROX. 6.8 FT</td>
<td>APPROX. 6.8 FT</td>
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### 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-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>
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</tr>
<tr>
<td>South</td>
<td>Sidney Avenue and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Helen Street and beyond I-355</td>
<td>ROW</td>
<td>N/A</td>
</tr>
<tr>
<td>West</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
Zoning Petition Z19-070 Ward

Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-6702 by November 19, 2019.

<table>
<thead>
<tr>
<th>COMMENT SECTION:</th>
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<tbody>
<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>☑️ OBJECTION/HAVE CONCERNS WITH THE PETITION</td>
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</table>

<table>
<thead>
<tr>
<th>COMMENTS:</th>
<th>Entrance Permit required prior to starting work</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGNATURE:</td>
<td>[Signature] Date: 11-7-19</td>
</tr>
</tbody>
</table>

| MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: | Bloomingdale Township |

<table>
<thead>
<tr>
<th>GENERAL ZONING CASE INFORMATION</th>
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| ZONING REQUEST: | 1. Variation to allow an approximately 6ft tall and 100% close/opacity fence to remain within the first 10 ft of the corner side property line.  
2. Conditional Use to allow an existing shed to remain less than 30 ft from the corner side property line (approximately 23.96 ft) where it has existed for at least 5 years. |
| OWNER: | BRANDON WARD, 21W260 SIDNEY AVENUE, LOMBARD, IL 60148 |
| ADDRESS/LOCATION: | 21W260 SIDNEY AVENUE, LOMBARD, IL 60148 |
| PIN: | 02-36-406-007 |
| TWP./CTY./BD. DIST.: | BLOOMINGDALE District 1 |
| ZONING/LUP: | R-4 SF RES 0-5 DU AC |
| AREA: | 0.49 acres (21,344 sq. ft.) |
| UTILITIES: | Well and Septic |
| PUBLICATION DATE: | Daily Herald: November 5, 2019 |
| PUBLIC HEARING: | November 26, 2019 |

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

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: November 20, 2019
RE: Z19-073 Valles (Addison/ District 1)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet;
2. Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet;
3. Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-073 Valles dated November 20, 2019.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve
FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet; Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet; and Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house.

B. That petitioner testified that he seeks the subject zoning relief to build additions onto the existing 1,000 sq. ft. single-family home on the subject property.

C. That petitioner testified that the front wall of the existing home was built too close to the front property line, at approximately 24 feet.

D. That petitioner testified that there is floodplain on the northwest corner and western portion of the subject property, causing any development on the subject property to shift to the east, causing encroachments into the required setbacks.

E. That Hearing Officer finds that petitioner has demonstrated that a Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet; Variation to reduce the corner side yard setback from 30 feet to approximately 28.7 feet; and Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

F. That Hearing Officer finds that petitioner has demonstrated a unique circumstance and particular hardship in carrying out the Zoning Ordinance, as the existing single-family home was built too close to the existing front and corner side property lines, and that due to floodplain in the northwest corner and western portion of the subject property, any development on the subject property would be required to shift to the eastern portion of the property, out of floodplain.
**GENERAL ZONING CASE INFORMATION**

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**OWNER**

GUILLERMO VALLES, 1329 WISCONSIN AVENUE, BERWYN, IL 60101/ AGENT: EDUARDO PROENZA, 6806 HOHMANN, HAMMOND, IN 46324

**ADDRESS/LOCATION**

17WS10 WRIGHTWOOD AVENUE, ADDISON, IL 60101

**PIN**

03-27312-020

**TWSP/CTY. BD. DIST.**

Addison District 1

**ZONING/LUP**

R-4 SF RES 0-5 DU AC

**AREA**

.27 acres (11,761 sq. ft.)

**UTILITIES**

Water and Sewer

**PUBLICATION DATE**

Daily Herald: November 5, 2019

**PUBLIC HEARING**

November 20, 2019

**ADDITIONAL INFORMATION:**

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)

Public Works: Our office has no jurisdiction in this matter.

**EXTERNAL:**

Village of Addison: No Comment.

Village of Elmhurst: No Comment.

Village of Bensenville: No Objections.

Village of Villa Park: No Comment.

Addison Township: No Comment.

Township Highway: No Comment.

Addison Fire Dist.: No Comment.

Sch. Dist. 4: No Comment.
Forest Preserve: “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”

**GENERAL BULK REQUIREMENTS:**

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<tr>
<td>Int. Side Yard:</td>
<td>10 FT</td>
<td>APPROX. 65 FT</td>
<td>APPROX. 13.3 FT</td>
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<tr>
<td>Corner Side Yard:</td>
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<td>APPROX. 29.3</td>
<td>APPROX. 28.7 FT</td>
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<tr>
<td>Rear Yard:</td>
<td>25 FT</td>
<td>APPROX. 40 FT</td>
<td>APPROX. 18.6 FT</td>
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**LAND USE**

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<tr>
<td>North</td>
<td>R-4 SF RES</td>
<td>Vacant</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Wrightwood Avenue and</td>
<td>Forest Preserve</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td></td>
<td>beyond R-3 SF RES</td>
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</tr>
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<td>East</td>
<td>McNair Avenue and</td>
<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td></td>
<td>beyond R-4 SF RES</td>
<td></td>
<td></td>
</tr>
<tr>
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<td>R-4 SF RES</td>
<td>Vacant</td>
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Please review the information herein and return with your comments to: Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-5’02 by November 19, 2019.

COMMENT SECTION:

☐ NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.
☐ ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.

COMMENTS: Jurisdictional floodplain is present on the property. Additional information will be required at time of permit application to address floodplain location in relation to proposed additions and any design engineering required to address potential floodplain development.

SIGNATURE: Clayton Haffner  DATE: 11/15/20

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER | 219-073 Valles

ZONING REQUEST
1. Variation to reduce the front yard setback from 30 feet to approximately 18.9 feet;
2. Variation to reduce the corner side yard setback from 30 feet to approximately 23.7 feet;
3. Variation to reduce the rear yard setback from 25 feet to approximately 18.6 feet, in order to remodel and build additions (including 2nd floor) to an existing single-family house.

OWNER
GUILLERMO VALLES, 1129 WISCONSIN AVENUE, BERWYN, IL 60101/AGENT: EDUARDO PROENZA, 6806 HOHMAN, HAMMOND, IN 46324

ADDRESS/LOCATION
17W510 WRIGHTWOOD AVENUE, ADDISON, IL 60101

PIN
03-27512.020

TWSP./CTY. BD. DIST.
Addison  District 1

ZONING/LUP
R-4 SF RES  O-3 DU AC

AREA
.27 acres (11,761 sq. ft.)

UTILITIES
Water and Sewer

PUBLICATION DATE
Daily Herald, November 5, 2019

PUBLIC HEARING
November 20, 2019

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

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: November 20, 2019

RE: Z19-074 Granbom (Winfield/ District 6)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years;
2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and
3. Variation to allow 6’6”/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.)

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-074 Granbom dated November 20, 2019.

2. That the Conditional Use zoning relief for the subject shed, deck, and brick fireplace 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 structure is voluntarily removed.

3. That owner/developer is not permitted to operate a business out of the subject shed.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve

FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years; 2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and 3. Variation to allow 6'6"/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.)

B. The Hearing Officer finds that petitioner has demonstrated that the existing shed, deck, and brick fireplace have been in existence prior to when the petitioner purchased the subject property, approximately twenty (20) years ago.

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

D. That petitioned testified that the subject property is located adjacent to a right-of-way that was never improved (Ridgeland Avenue), and that the subject property is unique as it is not actually located on a corner of two (2) streets.

E. That Hearing Officer finds that petitioner has demonstrated that a 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years; 2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and 3. Variation to allow 6'6"/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.), does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

F. That Hearing Officer finds that petitioner has demonstrated a unique circumstance in relation to the subject fence, as the subject property is located on an unimproved
corner, with no cross street, creating a unique circumstance to allow a 6’6”/100% closed fence.

### PETITIONER’S DEVELOPMENT FACT SHEET

#### GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z19-074 Granbom</th>
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</table>
| ZONING REQUEST    | 1. Conditional Use to allow existing deck and brick fireplace to remain less than 3 ft. from interior side property line, where it has existed for at least 5 years;  
2. Conditional Use to allow existing shed to remain less than 30 ft. (approximately 3 ft) from corner side property line, where it has existed at least 5 years; and  
3. Variation to allow 6’6”/100% closed (opacity) fence within the corner side yard, as public right of way was never improved (Ridgeland Ave.) |
| OWNER             | CAROLYN GRANBOM, 29W279 LEE ROAD, WEST CHICAGO, IL 60185 |
| ADDRESS/LOCATION  | 29W279 LEE ROAD, WEST CHICAGO, IL 60185 |
| PIN               | 04-03-211-001 |
| TWSP./CTY. BD. DIST. | Winfield         | District 6 |
| ZONING/LUP        | R-4 SF RES       | 0-5 DU AC |
| AREA              | 0.28 acres (12,197 sq. ft.) |
| UTILITIES         | Well and Septic  |
| PUBLICATION DATE  | Daily Herald: November 5, 2019 |
| PUBLIC HEARING    | Wednesday, November 20, 2019 |

#### ADDITIONAL INFORMATION:

- **Building:** No Objections.
- **DUDOT:** Our office has no jurisdiction in this matter.
- **Health:** No Objections.
- **Stormwater:** No Objections.
- **Public Works:** Our office has no jurisdiction in this matter.

#### EXTERNAL:

- **City of West Chicago:** No Comment.
- **Winfield Township:** No Comment.
- **Township Highway:** No Objections.
- **West Chicago Fire Dist.:** No Objections.
- **Sch. Dist. 33:** No Comment.
- **Forest Preserve:** “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”
<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-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>North</td>
<td>Lee Road and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>ROW and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: November 20, 2019
RE: Z19-075 Sands (York/ District 2)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-075 Sands dated November 20, 2019.

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 structure is voluntarily removed.

3. That owner/developer is not permitted to operate a business out of the subject shed.

4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve

FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years.

B. The Hearing Officer finds that petitioner has demonstrated that the existing shed has been in existence prior to when the petitioner purchased the subject property, approximately ten (10) years ago.

C. That petitioner testified that the existing shed is used to store gardening tools and yard equipment.

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

E. That Hearing Officer finds that petitioner has demonstrated that a Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years, does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.
### GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE#/PETITIONER</th>
<th>Z19-075 Sands</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING REQUEST</td>
<td>Conditional Use to allow an existing shed to remain less than 3 ft. from interior side property line (approximately 2 ft.) and rear property line (approximately 2.5 ft.), when located entirely in the rear yard, where it has existed for at least 5 years.</td>
</tr>
<tr>
<td>OWNER</td>
<td>LAURIE SANDS, 3803 DOUGLAS ROAD, DOWNERS GROVE, IL 60515</td>
</tr>
<tr>
<td>ADDRESS/LOCATION</td>
<td>3803 DOUGLAS ROAD, DOWNERS GROVE, IL 60515</td>
</tr>
<tr>
<td>PIN</td>
<td>06-32-415-003</td>
</tr>
<tr>
<td>TWSP/CTY. BD. DIST.</td>
<td>YORK</td>
</tr>
<tr>
<td>ZONING/LUP</td>
<td>R-4 SF RES</td>
</tr>
<tr>
<td>AREA</td>
<td>0.64 acres (27,878 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES</td>
<td>Water and Sewer</td>
</tr>
<tr>
<td>PUBLICATION DATE</td>
<td>Daily Herald: November 5, 2019</td>
</tr>
<tr>
<td>PUBLIC HEARING</td>
<td>November 20, 2019</td>
</tr>
</tbody>
</table>

### ADDITIONAL INFORMATION:

- **Building:** No Objections.
- **DUDOT:** Our office has no jurisdiction in this matter.
- **Health:** Our office has no jurisdiction in this matter.
- **Stormwater:** No Objections.
- **Public Works:** Our office has no jurisdiction in this matter.

### EXTERNAL:

- **Village of Downers Grove:** No Comment.
- **Village of Oakbrook:** No Comment.
- **Village of Westmont:** No Comment.
- **Village of Lombard:** “3803 Douglas Rd, Downers Grove is not in our planning boundary. Therefore, we have no comments.”
- **York Township:** No Comment.
- **Township Highway:** No Objections.
- **Fire Dist.:** No Comment.
- **Sch. Dist. 58:** No Comment.
- **Forest Preserve:** “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do no have any specific comments. Thank you.”
### GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>30 FT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>3 FT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Int. Side Yard:</td>
<td>3 FT (WHEN IN ENTIRE REAR 25 FT)</td>
<td>APPROX. 2.77 FT</td>
<td>APPROX. 2.77 FT</td>
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<tr>
<td>Rear Yard:</td>
<td>3 FT</td>
<td>APPROX. 2.37 FT</td>
<td>APPROX. 2.37 FT</td>
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</tbody>
</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-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>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Douglas Road and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: November 20, 2019
RE: Z19-080 Fecarotta (Downers Grove/ District 3)

Development Committee: January 7, 2020:

Zoning Hearing Officer: November 20, 2019: The ZHO recommended to approve the following zoning relief:

1. Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10”;
2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-080 Fecarotta dated November 20, 2019.

2. That owner/developer is not permitted to operate a business out of the proposed pool house.

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

4. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve
FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10” and a Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft.

B. That petitioner testified that he seeks the subject zoning relief to build a pool house with storage for household accessory equipment, household items (children’s toys and clothing), and pool equipment.

C. That petitioner testified that the existing home was built with no basement causing limited storage space on the subject property.
   • Furthermore, that petitioner testified that the subject property has a two-car detached garage that is used to store two vehicles, as well as household equipment, such as a lawnmower and snowblower.

D. That petitioner testified the rear yard of the subject property is screens with trees and bushes.

E. That Hearing Officer finds that petitioner has demonstrated that a Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10” and a Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft., does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

F. That Hearing Officer finds that petitioner has demonstrated a unique circumstance and practical difficulty in carrying out the Zoning Ordinance, as the existing home was built with no basement causing limited storage space on the subject property, requiring petitioner to build additional storage space above the proposed pool house.
   • In addition, that Hearing Officer finds that there does not appear to be any future ability for residential space on the 2nd story/storage area of the proposed pool house, as the ceiling height of the 2nd story/storage area is purposely planned to be lower than what is required to be considered livable space under the Ordinances of DuPage County.
PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION

<table>
<thead>
<tr>
<th>CASE #/PETITIONER</th>
<th>Z19-080 Fecarotta</th>
</tr>
</thead>
</table>

ZONING REQUEST

1. Variation to increase the height of a detached accessory building (pool house) from 15’ to approximately 18’10”;
2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft.

OWNER

JOHN FECAROTTA 6293 WOODWARD AVENUE, DOWNERS GROVE IL 60516

ADDRESS/LOCATION

6293 WOODWARD AVENUE, DOWNERS GROVE IL 60516

PIN

09-18-304-016

TWSP./CTY. BD. DIST.

Downers Grove N District 3

ZONING/LUP

R-4 SF Res 0-5 DU AC

AREA

.62 acres (27,007 sq. ft.)

UTILITIES

Water/Septic

PUBLICATION DATE

Daily Herald: November 5, 2019

PUBLIC HEARING

November 20, 2019

ADDITIONAL INFORMATION:

Building: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)

DUDOT: Our office has no jurisdiction in this matter.

Health: No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)

Stormwater: No Objections.

Public Works: Our office has no jurisdiction in this matter.

EXTERNAL:

Village of Downers Grove: No Comment.

Village of Woodridge: No Objections/ Our office has no jurisdiction in this matter.

Downers Grove Township: No Comment.

Township Highway: No Objections.

Darien-Woodridge Fire Dist.: No Objections.

Sch. Dist.:
Forest Preserve: “The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do no have any specific comments. Thank you.”

<table>
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<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
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<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>West Front Yard</td>
<td>30 FEET</td>
<td>N/A</td>
<td>APPROX. 263 FT</td>
</tr>
<tr>
<td>South Int. Side Yard</td>
<td>6.6 FEET</td>
<td>N/A</td>
<td>APPROX. 6.6 FT</td>
</tr>
<tr>
<td>North Int. Side Yard</td>
<td>6.6 FEET</td>
<td>N/A</td>
<td>APPROX. 40 FT</td>
</tr>
<tr>
<td>East Rear Yard</td>
<td>3 FEET</td>
<td>N/A</td>
<td>APPROX. 120 FT</td>
</tr>
<tr>
<td>Height</td>
<td>15 FEET</td>
<td>N/A</td>
<td>APPROX. 18 FT. 10 IN.</td>
</tr>
<tr>
<td>Floor Area Ratio</td>
<td>850 SQ. FT. TOTAL</td>
<td>APPROX. 542 SQ. FT.</td>
<td>APPROX. 1,004 SQ. FT.</td>
</tr>
</tbody>
</table>

**LAND USE**

<table>
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<tr>
<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>Village of Downers Grove</td>
<td>House</td>
<td>Village of Downers Grove</td>
</tr>
<tr>
<td>West</td>
<td>Woodward Ave. and beyond, R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
Zoning Petition Z19-080Fecarotta

Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm
Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile

<table>
<thead>
<tr>
<th>COMMENT SECTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>: OUR OFFICE HAS JURISDICTION IN THIS MATTER</td>
</tr>
<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>X ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION</td>
</tr>
<tr>
<td>: I OBJECT/HAVE CONCERNS WITH THE PETITION</td>
</tr>
</tbody>
</table>

| COMMENTS: |
| Verification of the existing slab foundation will be required |

| SIGNATURE: Jim Stevin DATE: November 7, 2019 |
| MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager |

<table>
<thead>
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<td>1. Variation to increase the height of a detached accessory building (pool house) from 15' to approximately 18'10&quot;;</td>
</tr>
<tr>
<td>2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,604 sq. ft.</td>
</tr>
<tr>
<td>OWNER: JOHN FECAROTTA 6293 WOODWARD AVENUE, DOWNS GROVE IL 60516</td>
</tr>
<tr>
<td>ADDRESS/LOCATION: 6293 WOODWARD AVENUE, DOWNS GROVE IL 60516</td>
</tr>
<tr>
<td>PIN: 02-18-304-016</td>
</tr>
<tr>
<td>TWP./CTY. BD. DIST.: Downers Grove N District 3</td>
</tr>
<tr>
<td>ZONING/LUP: R-4 SF Res 0-5 DU AC</td>
</tr>
<tr>
<td>AREA: .62 acres (27,007 sq. ft.)</td>
</tr>
<tr>
<td>UTILITIES: Water/Septic</td>
</tr>
<tr>
<td>PUBLICATION DATE: Daily Herald: November 5, 2019</td>
</tr>
<tr>
<td>PUBLIC HEARING: November 20, 2019</td>
</tr>
</tbody>
</table>

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION FURNISHED TO THE ILLINOIS STATE STATUTES.
Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-6702 by November 19, 2019.

COMMENT SECTION:
- NO OBJECTION CONCERNS WITH THE CONCEPT OF THE PETITION.
- ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION.

COMMENTS: Once connection to Downers Grove Sanitary Sewer is complete, health will have no issues.

SIGNATURE: Michael J. Adam
DATE: 11-19-19

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z19-080 Fecarotta

ZONING REQUEST:
1. Variation to increase the height of a detached accessory building (pool house) from 15' to approximately 18'10";
2. Variation to increase the square feet for a detached accessory building from 850 sq. ft. to approximately 1,004 sq. ft.

OWNER: JOHN FECAROTTA

ADDRESS/LOCATION: 6293 WOODWARD AVENUE, DOWNERS GROVE IL 60516

PEN: 09-18-304-016

TWP./CITY, BD. DIST.: Downers Grove N District 3

ZONING/LUP: R-4 SF Res D-5 DU AC

AREA: .62 acres (27,007 sq. ft.)

UTILITIES: Water/Septic

PUBLICATION DATE: Daily Herald: November 5, 2019

PUBLIC HEARING: November 20, 2019

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

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: December 4, 2019
RE: Z19-081 Zoeller (Milton/ District 4)

Development Committee: January 7, 2020:

Zoning Hearing Officer: December 4, 2019: The ZHO recommended to approve the following zoning relief:

Conditional Use to allow a shed and to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-081 Zoeller dated December 4, 2019.

2. That the Conditional Use zoning relief for the subject shed and patio 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 structure is voluntarily removed.

3. That owner/developer is not permitted to operate a business out of the subject shed.

4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

**ZHO Recommendation to Approve**

**FINDINGS OF FACT:**

A. The Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to allow a shed and to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years.

B. The Hearing Officer finds that petitioner has demonstrated that the subject shed and patio have been in existence prior to when the petitioner purchased the subject property in June 2012.

C. That petitioner testified that post-hearing he would supply an updated site plan, indicating that the subject shed is approximately 24’ from the corner side property line and that the subject patio is approximately 2’ from the corner side property line.

D. That Hearing Officer finds that petitioner has demonstrated for a Conditional Use to allow a shed and to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years, does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.
GENERAL ZONING INFORMATION

CASE #/PETITIONER: Z19-081 Zoeller

ZONING REQUEST: Conditional Use to allow a shed and to be closer than 30’ to corner lot property line (shed approximately 24’ and patio approximately 2’), as they have existed for more than 5 years.

OWNER: AARON ZOELLER, 0N071 CEDAR CT., WINFIELD, IL 60190

ADDRESS/LOCATION: 0N071 CEDAR CT., WINFIELD, IL 60190

PIN: 05-07-310-049

TWSP/CTY. BD. DIST.: Milton District 4

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

AREA: 0.35 acres (15,246 sq. ft.)

UTILITIES: Water and Sewer

PUBLICATION DATE: Daily Herald: November 20, 2019

PUBLIC HEARING: Wednesday, December 4, 2019

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

Stormwater: No Comment.

Public Works: Our office has no jurisdiction in this matter.

EXTERNAL:

Village of Winfield: No Comment.

City of Wheaton: No Comment.

Village of Carol Stream: Our office has no jurisdiction in this matter/ No Objection.

Milton Township: No Comment.

Township Highway: No Comment.

Winfield Fire Dist.: No Comment.

Sch. Dist. 200: No Comment.

Forest Preserve: No Comment.

GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS:</th>
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<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard:</td>
<td>30 FT.</td>
<td>Patio: APPROX. 121 FT</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Shed: APPROX. 61 FT</td>
<td>Patio: APPROX. 121 FT</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Shed: APPROX. 61 FT</td>
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<tr>
<td>Int. Side Yard:</td>
<td>3 FT.</td>
<td>Patio: APPROX. 75 FT</td>
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<tr>
<td></td>
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<td>Shed: APPROX. 71 FT</td>
<td>Patio: APPROX. 75 FT</td>
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<td>Shed: APPROX. 71 FT</td>
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<tr>
<td>Corner Side Yard:</td>
<td>30 FT</td>
<td>Patio: APPROX. 2 FT</td>
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<td></td>
<td></td>
<td>Shed: APPROX. 24 FT</td>
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<td></td>
<td></td>
<td></td>
<td>Shed: APPROX. 24 FT</td>
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<tr>
<td>Rear Yard:</td>
<td>3 FT.</td>
<td>Patio: APPROX. 3 FT</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Shed: APPROX. 71 FT</td>
<td>Patio: APPROX. 3 FT</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Shed: APPROX. 71 FT</td>
</tr>
</tbody>
</table>
## Location | Zoning | Existing Use | LUP
--- | --- | --- | ---
Subject | R-4 SF RES | House | 0-5 DU AC
North | Prairie Avenue and beyond R-4 SF RES | House | 0-5 DU AC
South | R-4 SF RES | House | 0-5 DU AC
East | R-4 SF RES | House | 0-5 DU AC
West | Cedar Court and beyond R-4 SF RES | House | 0-5 DU AC
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: December 4, 2019
RE: Z19-082 Barrido (Addison/ District 1)

Development Committee: January 7, 2020:

Zoning Hearing Officer: December 4, 2019: The ZHO recommended to approve the following zoning relief:

1. A Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage; and
2. Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 years.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-082 Barrido dated December 4, 2019.

2. That the Conditional Use zoning relief for the subject shed 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 structure is voluntarily removed.

3. That owner/developer is not permitted to operate a business out of the subject shed.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.

5. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

FINDINGS OF FACT:

A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage and a Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 years.

B. The Hearing Officer finds that petitioner has demonstrated that the existing shed has been in existence prior to when the petitioner purchased the subject property in December 2018.

C. That petitioner testified that the combined total area of the existing detached garage and shed is 1,240 square feet.

D. That petitioner testified that there is no attached garage and that petitioner owns and stores three (3) vehicles in the existing detached garage.

- Furthermore, that petitioner testified that the existing shed is used to store gardening equipment, a snow blower, and general household equipment.

E. That petitioner testified that existing home was built with little storage for household accessory equipment, requiring petitioner to utilize the existing shed to store gardening and household accessory equipment and existing detached garage to store petitioner’s vehicle.

F. That Hearing Officer finds that petitioner has demonstrated that a Variation to allow a Variation to increase the total area of detached accessory buildings from required 850 sq. ft. to approximately 1,240 sq. ft., for existing shed and detached garage and a Conditional Use to allow existing shed to remain less than 10 feet (approximately 2.7 feet) from interior side property line, where it has existed for at least 5 year.
G. That Hearing Officer finds that petitioner has demonstrated a unique circumstance in carrying out the Zoning Ordinance, as the existing home on the subject property was built with little storage space, therefore requiring petitioner to maintain the existing shed for additional storage space of household accessory equipment.
**PETITIONER’S DEVELOPMENT FACT SHEET**

**GENERAL ZONING CASE INFORMATION**

<table>
<thead>
<tr>
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<th>Z19-082 Barrido</th>
</tr>
</thead>
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</tr>
</tbody>
</table>

| OWNER            | JOHN BARRIDO, 17W525 WHITE PINE ROAD, ADDISON, IL 60101 |
|ADDRESS/LOCATION  | 17W525 WHITE PINE ROAD, ADDISON, IL 60101 |
| PIN              | 03-22-309-002 & 03-22-309-001 |
| TWSP/CTY. BD. DIST. | Addison District 1 |
| ZONING/LUP       | R-4 SF RES 0-5 DU AC |
| AREA             | 0.72 acres (31,363 sq. ft.) |
| UTILITIES        | Well and Septic |
| PUBLICATION DATE | Daily Herald: November 20, 2019 |
| PUBLIC HEARING   | December 4, 2019 |

**ADDITIONAL INFORMATION:**

- **Building:** No Objections.
- **DUDOT:** Our office has no jurisdiction in this matter.
- **Health:** No Objections.
- **Stormwater:** No Comments.
- **Public Works:** Our office has no jurisdiction in this matter.

**EXTERNAL:**

- **Village of Addison:** (See attached documentation)
- **City of Wood Dale:** No Comments.
- **Village of Bensenville:** No Objections.
- **City of Elmhurst:** Our office has no jurisdiction in this matter.
- **Addison Township:** No Comments.
- **Township Highway:** No Comments.
- **Addison Fire Dist.:** No Comments.
- **Sch. Dist. 4:** No Comments.
- **Forest Preserve:** No Comments.
GENERAL BULK REQUIREMENTS:

<table>
<thead>
<tr>
<th>REQUIREMENTS</th>
<th>REQUIRED</th>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td>Front Yard:</td>
<td>30 FT</td>
<td>APPROX. 120 FT</td>
<td>APPROX. 120 FT</td>
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<tr>
<td>Int. Side Yard:</td>
<td>10 FT.</td>
<td>APPROX. 2.7 FT</td>
<td>APPROX. 2.7 FT</td>
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<tr>
<td>Corner Side Yard:</td>
<td>30 FT</td>
<td>APPROX. 109 FT</td>
<td>APPROX. 109 FT</td>
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<tr>
<td>Rear Yard:</td>
<td>3 FT</td>
<td>APPROX. 100 FT</td>
<td>APPROX. 100 FT</td>
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<tr>
<td>Floor Area Ratio:</td>
<td>850 SQ. FT.</td>
<td>APPROX. 1,240 SQ. FT.</td>
<td>APPROX. 1,240 SQ. FT.</td>
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LAND USE

<table>
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<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-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td>North</td>
<td>White Pine Road and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<tr>
<td>South</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>East</td>
<td>R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Cedar Street and beyond R-4 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
</tbody>
</table>
Re: FW: DuPage County Zoning Notification - Z19-082 Barrido

Mike Crandall
To: Infelds, Jessica
CC: Jennifer Henaghan
Sent: 11/22/2019 11:02 AM

Good morning Jessica,

Thank you for allowing the Village of Addison to comment on the Barrido Zoning Case Z19-082. See our Addison’s below:

- The garage is roughly 1,112 sq. ft., which exceeds the Village of Addison’s maximum allowable square footage of 700 sq. ft.
- The shed is only 2.7 feet from the property line where the Addison Zoning Ordinance requires a minimum setback of 5 feet.

Please contact me should you have any questions. Thanks.

Michael Crandall, CBO, MCP

Director of Community Development
Village of Addison
1 Friendship Plaza
Addison, IL 60101-2786
(630) 693-7541
Fax (630) 543-3967
mcrandall@addison-il.org
MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: December 4, 2019
RE: Z19-084 Rushing (Bloomingdale/ District 1)

Development Committee: January 7, 2019:

Zoning Hearing Officer: December 4, 2019: The ZHO recommended to approve the following zoning relief:

Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback.

Subject to the following conditions:
1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #Z19-084 Rushing dated December 4, 2019.

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 petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve
FINDINGS OF FACT:
A. The Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback.

B. That petitioner testified that the DuPage County Health Department rejected petitioner’s previous building permit application for a 6’6”/ 100% closed fence that complied with the DuPage County Zoning Ordinance, as the fence was located between two septic field lines on the western portion of the property.

- Furthermore, that petitioner testified that the Health Department stated that in order to build a fence on the subject property, the fence would need to be constructed outside of the septic field, closer to the west/ corner side property line.

C. That petitioner testified that the subject property is located approximately 300 feet south of Irving Park Road at the northeast corner of Temple Drive and Harvey Road, and that due to the close proximity to Irving Park Road, petitioner requires additional screening for noise control and privacy on the subject property.

- In addition, that petitioner testified that the topography of Harvey Road is higher than the subject property, requiring additional screening on the corner side property line.

D. That Hearing Officer finds that petitioner has demonstrated that a Variation to allow a 6’6”/ 100% closed (opacity) fence within the corner side yard setback, does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

E. That Hearing Officer finds that petitioner has demonstrated a unique circumstance and particular hardship on the subject property, as the DuPage County Health Department rejected petitioner’s previous permit application for a 6’6”/ 100% closed fence that complied with the DuPage County Zoning Ordinance, as it would be built on top of the subject property’s septic field. As such, in order to construct a fence on the subject property, petitioner would be required to build outside of the septic field, closer to the western/ corner side property line.

- In addition, that Hearing Officer finds that the subject property is located in close proximity to Irving Park Road, and that the subject property is located at the northeast corner of Harvey Road and Temple Drive, in which the topography of Harvey Road is higher than the subject property, requiring additional screening for noise control and privacy on the subject property.
**GENERAL ZONING CASE INFORMATION**

**CASE #/PETITIONER**
Z19-084 Rushing

**ZONING REQUEST**
Variation to allow a 6’6” / 100% closed (opacity) fence within the corner side yard setback.

**OWNER**
JASON RUSHING, 22W156 TEMPLE DRIVE, MEDINAH, IL 60157

**ADDRESS/LOCATION**
22W156 TEMPLE DRIVE, MEDINAH, IL 60157

**PIN**
02-11-200-001

**TWSP./CTY. BD. DIST.**
Bloomingdale District 1

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

**AREA**
0.45 acres (19,602 sq. ft.)

**UTILITIES**
Well and Septic

**PUBLICATION DATE**
Daily Herald: November 20, 2019

**PUBLIC HEARING**
Wednesday, December 4, 2019

**ADDITIONAL INFORMATION:**

| Building: | No Objections. |
| DUDOT: | Our office has no jurisdiction in this matter. |
| Health: | No Objections. |
| Stormwater: | No Comment. |
| Public Works: | Our office has no jurisdiction in this matter. |

**EXTERNAL:**

| Village of Roselle: | No Comment. |
| Village of Itasca: | No Comment. |
| Village of Bloomingdale: | No Comment. |
| Bloomingdale Township: | No Comment. |
| Township Highway: | No Objection with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation) |
| Roselle Fire Dist.: | No Objections. (See attached documentation) |
| Sch. Dist. 11: | No Comment. |
| Forest Preserve: | No Comment. |

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<tbody>
<tr>
<td>Height:</td>
<td>4’6” / 50% Open</td>
<td>NA</td>
<td>6’6” / 100% Closed</td>
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<tr>
<td>Location</td>
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<tr>
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<td>--------------</td>
<td>---------</td>
</tr>
<tr>
<td>Subject</td>
<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
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<tr>
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<td>R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>South</td>
<td>Temple Drive and beyond R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
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<td>House</td>
<td>0-5 DU AC</td>
</tr>
<tr>
<td>West</td>
<td>Harvey Road and beyond R-2 SF RES</td>
<td>House</td>
<td>0-5 DU AC</td>
</tr>
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</table>
Zoning Petition Z19-084 Rushing

Please review the information herein and return with your comments to:
Jessica Infleece, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187, or via email at Jessica.Infleece@dupageco.org or via facsimile at 630-407-6702 by December 3, 2019.

COMMENT SECTION:
- OUR OFFICE HAS NO JURISDICTION IN THIS MATTER
- 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
- OBJECTION/HAVE CONCERNS WITH THE PETITION

COMMENTS:

Must obtain an Entrance Permit from Bloomingdale Township

SIGNATURE: ___________________________ DATE: 11-21-19

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Bloomingdale Township

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: Z19-084 Rushing

ZONING REQUEST: A Variation to allow a 6'0"/ 100% closed (opacity) fence within the corner side yard setback.

OWNER: JASON RUSHING, 22W156 TEMPLE DRIVE, MEDINAH, IL 60157

ADDRESS/LOCATION: 22W156 TEMPLE DRIVE, MEDINAH, IL 60157

PIN: 02-11-202-001

TWP/CTY, BD, DIST: Bloomingdale District 1

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

AREA: 0.45 acres (19,602 sq. ft.)

UTILITIES: Well and Septic

PUBLICATION DATE: Daily Herald: November 20, 2019

PUBLIC HEARING: Wednesday, December 4, 2019

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.
Zoning Petition Z19-084 Rushing

Please review the information herein and return with your comments to:
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupageco.org or via facsimile at 630-407-6702 by December 3, 2019.

**COMMENT SECTION:**

- **OUR OFFICE HAS NO JURISDICTION IN THIS MATTER**
- **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**
- **OBJECT/HAVE CONCERNS WITH THE PETITION.**

**COMMENTS:** No objection as long as fence does not obstruct site lines for vehicular traffic at the intersection.

**SIGNATURE**

DATE: 11-21-19

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

RUSHING

**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.
WHEREAS, the Illinois General Assembly has granted the County of DuPage ("COUNTY") authority to condemn, remediate and resell blighted real estate (Illinois Compiled Statutes, Chapter 55, paragraphs 5/5-1121); and

WHEREAS, in accordance with the above-referenced authority, the COUNTY condemned and acquired a residential property commonly known as 22 W 126 Valley View, unincorporated Glen Ellyn; and

WHEREAS, the County has no current or foreseeable need for this party for the performance of its governmental functions and duties, and that it is in the County’s best interests, and the best interests of its residents, to dispose of said property as surplus; and

WHEREAS, the County Development Committee previously determined and declared that County-owned parcel, 22 W 126 Valley View, unincorporated Glen Ellyn, identified by PIN 05-02-203-017 and legally described as, “LOT 18 IN ARTHUR T. MCINTOSH AND COMPANY’S GLENRISE ESTATES UNIT #1, BEING A SUBDIVISION OF PART OF SECTIONS 1 & 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1946 AS DOCUMENT 494346, IN DUPAGE COUNTY, ILLINOIS,” to be surplus property, which declarations and determinations are hereby ratified and affirmed; and

WHEREAS, the County Development Committee previously determined and declared that the COUNTY dispose of this parcel by any reasonable means calculated to meet the County’s public trust and fiduciary obligations to residents and taxpayers, including disposing of said property through a negotiated sale; and

WHEREAS, the County advertised 22 W 126 Valley View, unincorporated Glen Ellyn for sale in various forums and, in response, ended up negotiating a sale price with a prospective purchaser in an amount that reasonably approximates the fair market value for that parcel; and

WHEREAS, it’s in the COUNTY’s best interests, and the best interests of the COUNTY’s residents and taxpayers, for the COUNTY to dispose of 22 W 126 Valley View, unincorporated Glen Ellyn as surplus real estate through a sale in accordance with the Land Sales Contract attached hereto; and

WHEREAS, the Development Committee recommends that the County Board accept and approve the attached Land Sales Contract for the sale of the above-described surplus real estate; and

NOW, THEREFORE, BE IT ORDAINED that the DuPage County Board hereby approves the sale of the surplus property (22 W 126 Valley View, unincorporated Glen Ellyn) currently identified by permanent parcel number 05-02-203-017 in the amount of $60,000.00 and the Chairman of the DuPage County Board is hereby authorized and directed to execute the attached Land Sales Contract on behalf of the County of DuPage; and

BE IT FURTHER ORDAINED that the Director of Building and Zoning and the Office of the State’s Attorney are hereby authorized and delegated with the responsibility to execute, on behalf of the County of DuPage, any further and additional documents and agreements.
necessary, or prudent, for completing the sale of 22 W 126 Valley View, unincorporated Glen Ellyn in accordance with the this Ordinance and the attached Land Sales Contract; and

BE IT FURTHER ORDAINED that the County Clerk is hereby directed to transmit certified copies of this Ordinance to Aamir Razvi, Esq., Zara Law Group, LLC., 6825 Hobson Valley Drive, Suite 102, Woodridge, Illinois 60517; Anthony Hayman, State’s Attorney’s Office, and the Department of Building and Zoning.

Enacted and approved this 14th day of January, 2020 at Wheaton, Illinois.

________________________
DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

Attest: _____________________
JEAN KACZMAREK, COUNTY CLERK
LAND SALES CONTRACT FOR THE PURCHASE OF 22W126 VALLEY VIEW DRIVE,
GLEN ELLYN, ILLINOIS 60137  PERMANENT PARCEL NUMBER: 05-02-203-017

BUYER, Mohammed Ahsan Salik and Saira Massarat, 823 Vale Rd, Carol Stream, IL 60188, agrees to purchase from SELLER, COUNTY OF DUPAGE, 421 North County Farm Road, Wheaton, Illinois 60187, the subject Property which is legally described as follows:

LOT 18 IN ARTHUR T. MCINTOSH AND COMPANY'S GLEN RISE ESTATES, UNIT #1, BEING A SUBDIVISION OF PART OF SECTION 1 & 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1946, AS DOCUMENT 494346 IN DUPAGE COUNTY, ILLINOIS

Property Address: 22W126 Valley View Drive, Glen Ellyn, Illinois 60137. Permanent Parcel Number: 05-02-203-017

The SELLER and BUYER shall be collectively referred to hereafter as the "Parties," and individually as a "Party."

1. PURCHASE PRICE: The BUYER agrees to pay to SELLER, at the time of closing, the sum of Sixty Thousand US Dollars and 00/100, ($60,000.00) (US Currency).

2. CLOSING: The closing date shall be scheduled by mutual agreement of the Parties not less than thirty (30) days, or more than six (6) months from the effective date of this Contract. The time for closing, or scheduled closing date, may be changed, extended, delayed or continued with the consent of both Parties. At the option of the SELLER, the closing shall be conducted at the offices of Chicago Title Insurance Company, 1725 S. Naperville Road, Wheaton, Illinois. At the further option of the SELLER, the sale shall be closed through an Escrow account with Chicago Title (New York-style closing), in accordance with the general provisions of a deed and money escrow agreement consistent with the terms and conditions of this Contract. The costs of such closing and Escrow shall be borne by the SELLER.

3. POSSESSION: Possession shall be granted to BUYER at closing.

4. DEED: SELLER shall convey, or cause to be conveyed, to BUYER by a recordable, stamped, Quit Claim Deed.

6. SELLER's REPRESENTATIONS: SELLER represents that:

The SELLER is an Illinois county duly organized under the laws and constitutions of the State of Illinois. Pursuant to and in accordance with the laws of the State of Illinois, and the ordinances and regulations adopted by the DuPage County Board, the SELLER has the full power, authority, and legal right to enter into and perform this Contract, and all other instruments required hereunder, and has done (or will do) every act necessary to authorize the execution, delivery and performance hereunder, including the
authorization of any and all acts undertaken by SELLER's employees, officers, officials, agents or counsel. SELLER's actions shall not contravene any law, governmental rule, regulation or order binding on SELLER.

b. SELLER is and will continue to be, until the closing date, the title owner of the subject Property.

c. SELLER has not received any notice of any ordinance or code violation or pending special assessment, condemnation, rezoning, or annexation petition by any governmental body in connection with the subject Property.

d. The subject Property is and has for a period of at least one (1) year prior to the effective date of this Contract, been exempt from local real estate taxes and that no real estate taxes are currently due or owing. Said exemption shall terminate upon conveyance of the subject Property.

e. Subject property has no time restrictions for the commencement of construction of the land.

7. **BUYER's ACKNOWLEDGEMENTS:** The BUYER acknowledges that;

a. No representations of SELLER, or SELLER's employees, officers, officials, agents or counsel, regarding zoning and plat/subdivision laws, building lines, use and occupancy restrictions, soil conditions, septic percolation, utility permits or connections (or the availability thereof), or any other conditions and covenants of record not expressly contained herein are being relied upon by BUYER.

b. This Contract is subject to approval by the DuPage County Board and execution of this Contract by its Chairman and, accordingly, the Terms and Conditions of this Contract are not binding upon the SELLER (County of DuPage) until such approval and execution occur, notwithstanding any statements or acts by County employees, officers, officials, agents or counsel.

c. BUYER has the full power, authority, and legal right to enter and perform this hereof does not contravene any law, governmental rule, regulation or order binding on BUYER.

d. BUYER is accepting the subject Property "as is" with respect to soil conditions, septic percolation, flood plain and/or wetland determinations.

8. **ADDITIONAL TERMS AND CONDITIONS:** This Contract is subject to any and all additional Terms and Conditions set forth in any riders subsequently executed by the Parties, as though said rider(s) were attached hereto, and which rider(s) is (are) expressly understood to be a part of this Contract.

9. **NOTICES:** All notices required to be given under this Contract shall be construed to mean notice in writing signed by or on behalf of the Party giving same, and served upon the other part, or their attorney, personally or deposited properly addressed to such Party at the address herein set forth in the U.S. Mail postage paid, certified or registered mail, return receipt requested, or personal delivery, or by commercial courier delivery service. Notices may be given by other means of electronic transmittal as agreed upon by the Parties in writing. Notice by mail shall be deemed served, effective and given when deposited into the U.S. Mail in accordance herewith, and Notice by personal delivery shall be deemed served, effective and given immediately upon delivery. Notice by other means be deemed served, effective and given on the Business Day following the day of delivery or transmittal as established by a receipt confirming successful delivery or transmittal. All notices shall be served on the Parties at the following addresses:
BUYER:
Mohammed Ahsan Salik
Saira Massarat
823 Vale Rd
Carol Stream, IL 60188

SELLER AGENT:
Office of the State's Attorney, Civil Bureau
503 No. County Farm Road
Wheaton, Illinois 60187
ATTN: Anthony Hayman, A.S.A.

10. MERGER OF CONTRACTS: This Contract contains the entire agreement between the Parties hereto for transfer of the subject Property. All negotiations between the Parties are merged in this Contract for transfer of the subject Property and shall survive the transfer thereof.

IN WITNESS WHEREOF, the Parties set their hands and seals as of the date of acceptance as specified above.

BUYER:
By: _________________________
Saira Massarat
Mohammed Ahsan Salik
By: _________________________

SELLER:
COUNTY OF DUPAGE
By: _________________________
DANIEL CRONIN
CHAIRMAN, DUPAGE COUNTY BOARD
Attest:
By: _________________________
JEAN KACZMAREK,
DUPAGE COUNTY CLERK