



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 16, 2025

RE: **ZONING-25-000047 Mahmutovich (Addison/District 1)**

DuPage County Board: September 23, 2025:

Development Committee: September 16, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-25-000047 Mahmutovich**, dated August 20, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-25-000047 Mahmutovich**, dated August 20, 2025.

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

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject zoning relief to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.
- B. That petitioner testified that they propose to construct a semi-inground pool approximately 14 feet from the corner side property line due to the location of the existing septic lines on the subject property.
- C. That petitioner testified that the only location to place a pool on the subject property is within the required 30-foot corner side setback, meeting the required Health Department setbacks from the existing septic lines.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief, as the only location to install a pool on the subject property is within the 30-foot corner side setback, approximately 14 feet from the corner side property line, due to the existing septic line locations.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the proposed pool will not impair an adequate supply of light and air to the adjacent properties as it will be a semi-inground pool.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that they will receive a building permit for the proposed pool and that it will be constructed pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the location of the proposed pool will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed pool will be located behind the house, out of the line of sight triangle, and will not impact public streets and highways.

- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed pool will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the location of the proposed pool will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the location of the proposed pool will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000047 Mahmutovich	
ZONING REQUEST	Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.	
OWNER	KEVIN MAHMUTOVICH, 20W184 BELMONT PLACE, ADDISON, IL 60101 / KEVIN MAHMUTOVICH, 717 N. 5 TH AVENUE, UNIT 302, ADDISON, IL 60101	
ADDRESS/LOCATION	20W184 BELMONT PLACE, ADDISON, IL 60101	
PIN	03-30-200-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.61 ACRES (26,572 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025	
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Objects. “The Health Department objects to this petition due to the location of the pool with respect to the property’s private sewage disposal system. The property has a variance request application filed for the private sewage disposal system dated 7/2018.”	
Stormwater:	No Objections.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
Village of Addison:	Objects. (See attached documentation).	
Village of Bloomingdale:	No Comments Received.	
Village of Glendale Heights:	No Comments Received.	

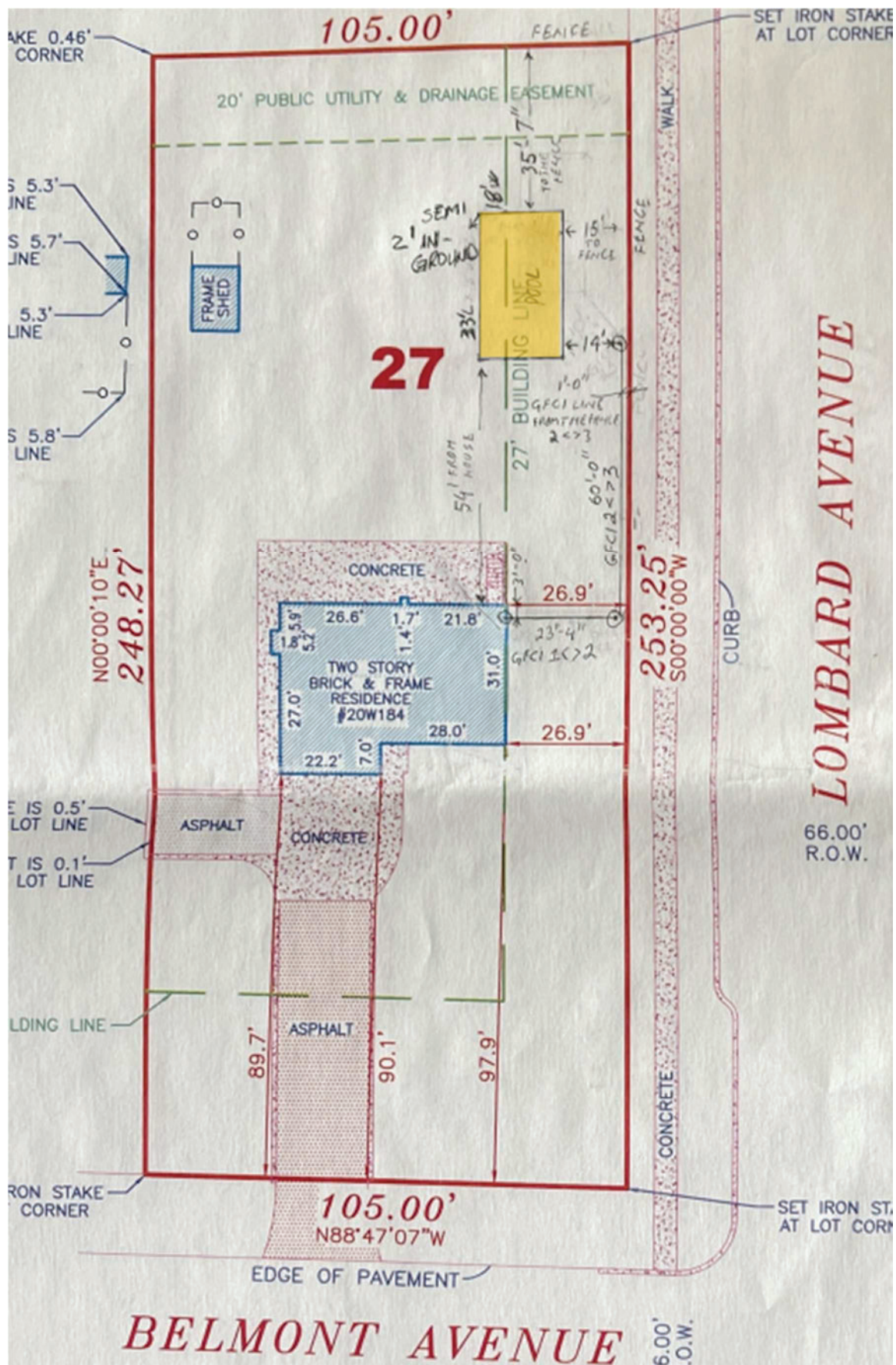
Village of Lombard:	“This property is outside the Village of Lombard’s planning jurisdiction. Therefore, the Village has no comments on the petition.”
City of Wood Dale:	<i>No Comments Received.</i>
Addison Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Addison Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 4:	<i>No Comments Received.</i>
Sch. Dist. 88:	<i>No Comments Received.</i>
Forest Preserve:	“We do not have any comments.”

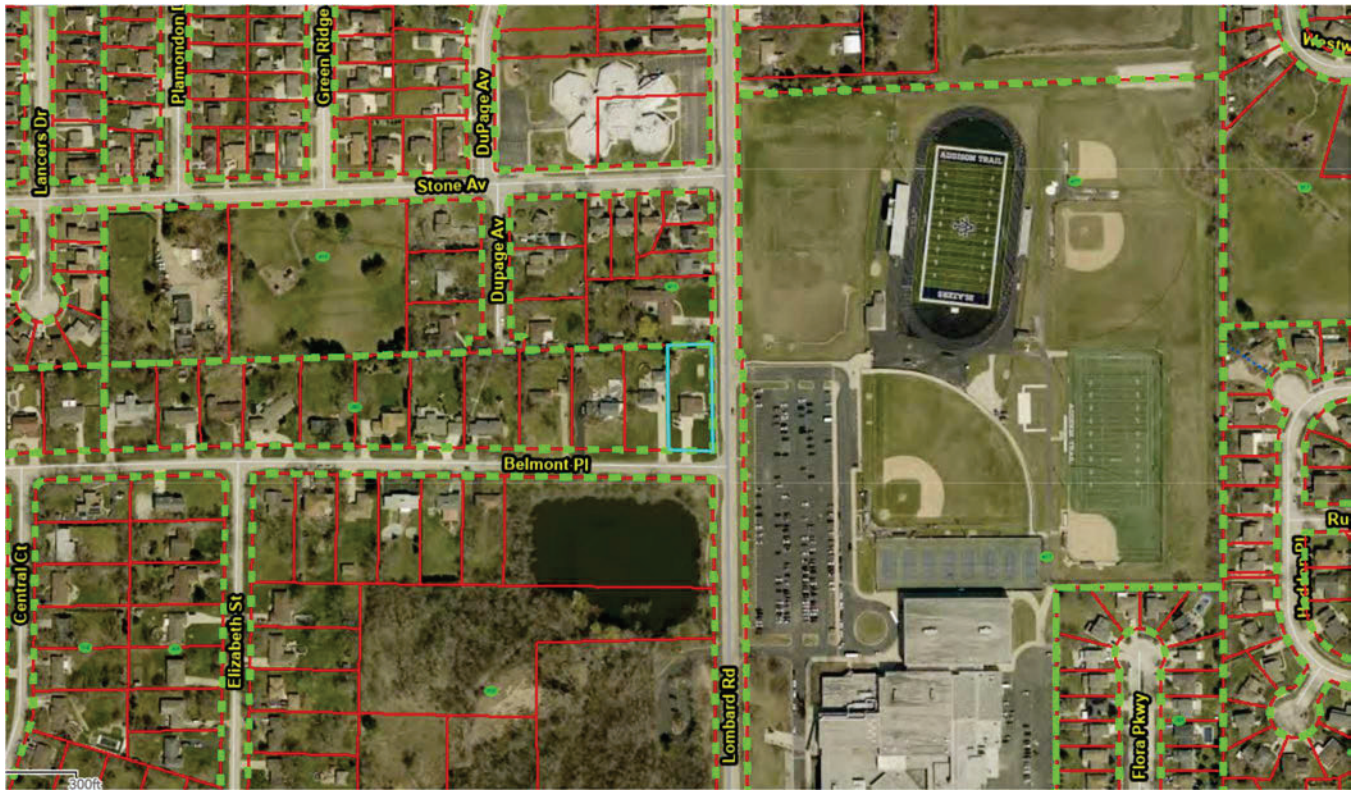
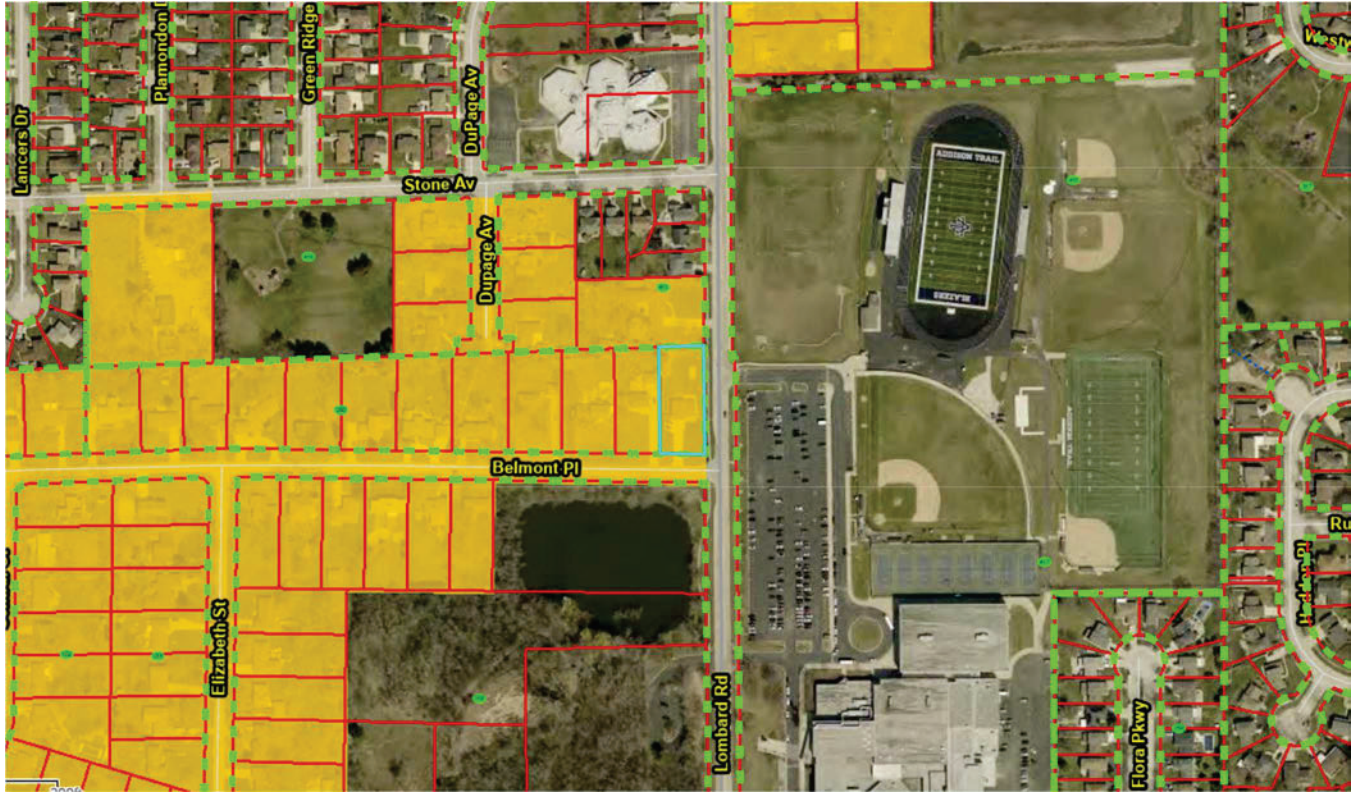
GENERAL BULK REQUIREMENTS:

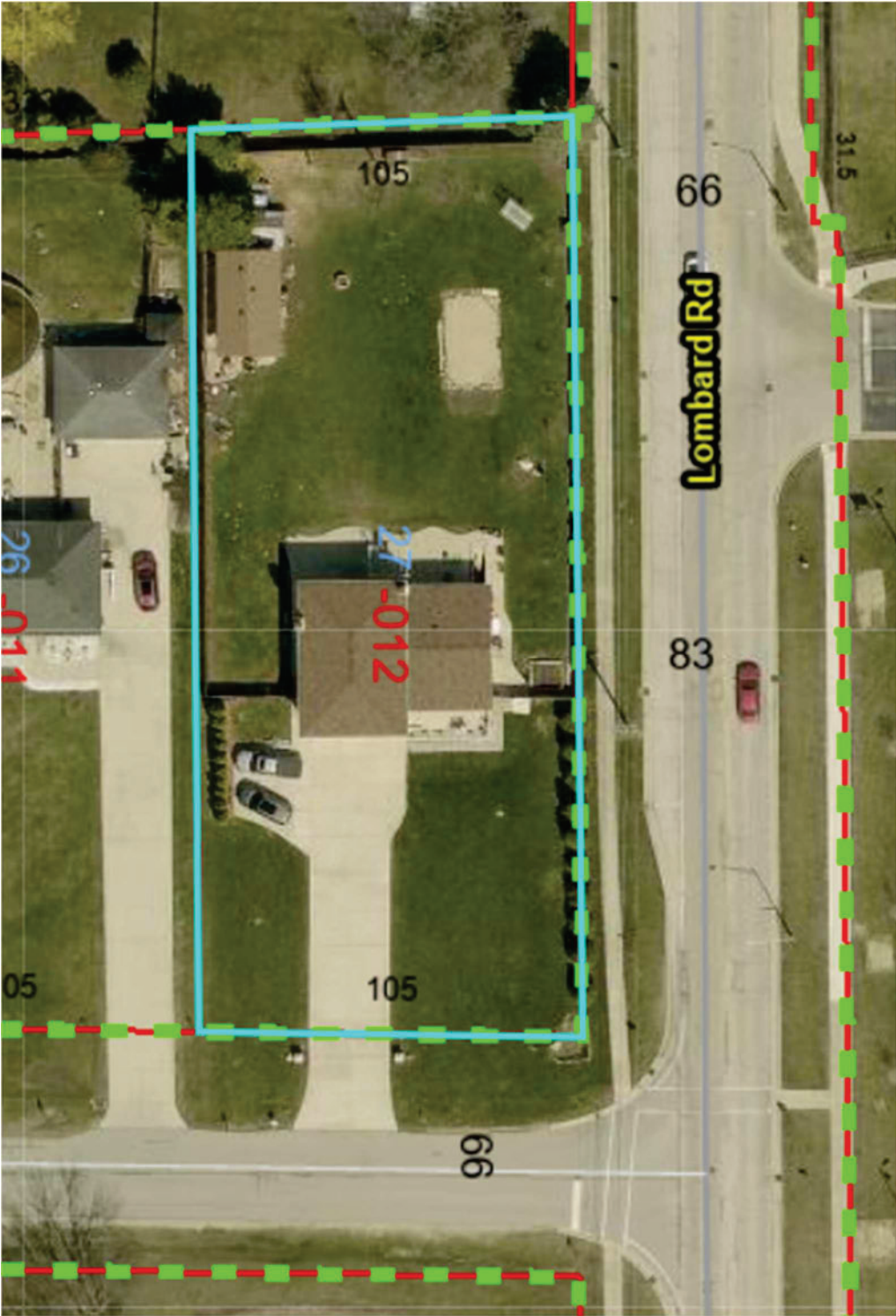
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Side Yard:	30 FEET	NA	APPROX. 14 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	BELMONT ROAD AND BEYOND VILLAGE OF ADDISON	HOUSE	0-5 DU AC
East	LOMBARD AVENYE AND BEYOND VILLAGE OF ADDISON	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC









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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000047 Mahmutovich

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via
facsimile at 630-407-6702 by **AUGUST 19, 2025**.

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	
☒ I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
The subject property abuts property zoned R1 located in the Village of Addison to the west and south. It is a corner lot, and from the Village of Addison's zoning code perspective, the property has two front yards, along Belmont Place and Lombard Road. The proposed pool would be within the 30' front yard setback located along Lombard Road and forward of the neighbor's house that is located to the north. The pool shall be relocated to the west side of the rear yard or behind the building line along Lombard Road.	
SIGNATURE:	DATE: 8/6/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Addison / Community Development Department	
GENERAL ZONING CASE INFORMATION	
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ADDRESS/LOCATION	20W184 BELMONT PLACE, ADDISON, IL 60101
PIN	03-30-200-012
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.61 ACRES (26,572 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025

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

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



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COMMENT SECTION:	
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☒ : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The health department objects to this petition due to the location of the pool with respect to the property's private sewage disposal system. The property has a variance request application filed for the private sewage disposal system dated 7/2018.	
SIGNATURE: [REDACTED] DATE: 8/15/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Department	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000047 Mahmutovich
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