



**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: July 8, 2025

RE: **ZONING-25-000031 Blachuciak (Downers Grove/District 3)**

DuPage County Board: July 8, 2025:

Development Committee: July 1, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'.

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-25-000031 Blachuciak** dated June 4, 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): 5 Ayes, 0 Nays, 1 Absent

Zoning Hearing Officer: June 18, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the height of a new fence in the rear yard from permitted 6'6" to approximately 8'.

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-25-000031 **Blachuciak** dated June 4, 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 the subject zoning relief is to construct an 8-foot-tall privacy fence in the rear yard where the subject property directly backs up to Cass Avenue.
- B. That petitioner testified that she has no privacy or security for her backyard as the subject property is situated lower in elevation than Cass Avenue, resulting in pedestrians walking along the Cass Avenue sidewalk looking directly into her backyard and making comments to her children.
- C. That petitioner testified that she has a practical difficulty and particular hardship with her land as the subject property has a sloped yard that sits lower than Cass Avenue, resulting in no backyard privacy even with a 6'6" privacy fence, and that she requires an 8' tall privacy fence in order to safely secure her backyard area.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship with her land, as the subject property has a sloped yard and sits lower in elevation than Cass Avenue and that she requires an 8' tall privacy fence in order to safely secure her backyard area.

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 8-foot fence in the rear yard will not impact the light and air to adjacent properties, as the subject property backs up to Cass Avenue.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that she will receive a building permit for the proposed fence 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 fence 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 fence will not unduly increase traffic congestion in the public streets and highways as the subject property sits lower in elevation than Cass Avenue.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the proposed fence 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 proposed fence 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 proposed fence will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County and will be an added benefit to the surrounding area.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000031 Blachuciak	
ZONING REQUEST	Variation to increase the height of a new fence in the rear yard from permitted 6’6” to approximately 8’.	
OWNER	KIMBERLY BLACHUCIAK, 8S087 GRANT STREET, DARIEN, IL 60561-3625	
ADDRESS/LOCATION	8S087 GRANT STREET, DARIEN, IL 60561-3625	
PIN	09-28-208-006	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.24 ACRES (10,454 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: MAY 20, 2025	
PUBLIC HEARING	WEDNESDAY, JUNE 4, 2025	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections.	
DUDOT:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “Highway Permit required if installation accessed from Cass Avenue.”	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works owns an 8” sanitary sewer main on the north side of the property. They should fill out an easement	

	encroachment form, so they know we own a sewer main in the area they are working and avoid that sewer main.”
EXTERNAL:	
City of Darien:	<i>No Comments Received.</i>
Village of Willowbrook:	<i>No Comments Received.</i>
Village of Downers Grove:	“The Village of Downers Grove has no comments.”
Village of Westmont:	<i>No Comments Received.</i>
Downers Grove Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 61:	<i>No Comments Received.</i>
Sch. Dist. 99	“No Concerns”
Forest Preserve:	<i>No Comments Received.</i>

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	6’6”	NA	APPROX. 8’

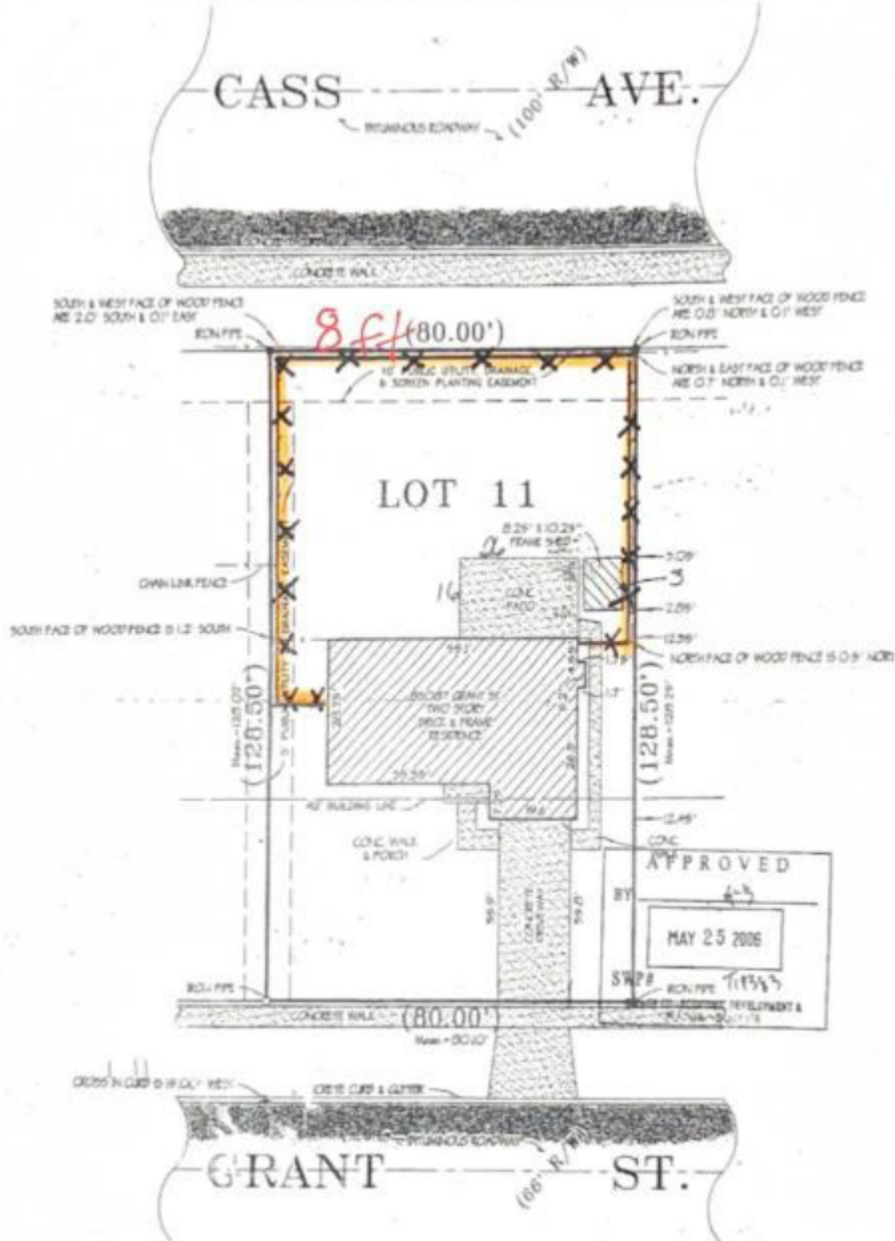
LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	CASS AVENUE AND BEYOND CITY OF DARIEN	HOUSE	CITY OF DARIEN
West	GRANT STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC

1/2"=100'
 * Measurement Foot
 0 Measurement Feet
 (N) North Arrow
 --- Fence Line

PLAT OF SURVEY

LOT 11 IN GALLAGHER AND HENRY'S BROOKHAVEN MANOR UNIT NUMBER 1, BEING A
 SUBDIVISION IN SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1967
 AS DOCUMENT NUMBER R57-46437 AND R58-6868, IN DU PAGE COUNTY, ILLINOIS.



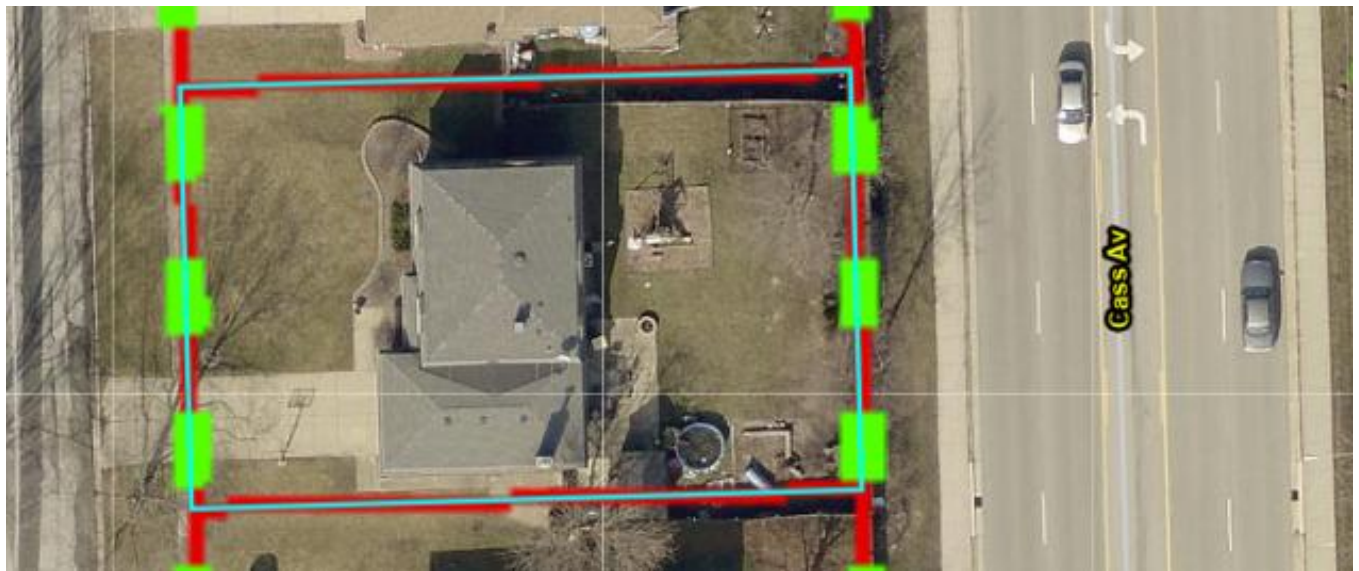
- NOTES
1. All locations shown herein are to be set and marked by the owner or his agent.
 2. Compare the Legal Description, Building Lines, and Easements to those on the plat.
 3. Correct road authorities for additional easements and restrictions not shown.
 4. Compare all survey points and report any discrepancies immediately.
 5. Correct utility companies and municipalities prior to the start of any construction.
 6. Dimensions to and along buildings are shown for reference measurements.
 7. Do not remove distances from record measurements made herein.

ALLEN D. CARRADUS
 Land Surveying, Land Planning, & Engineering Inc.
 100 W. Liberty Drive, Wheeling, Illinois 60150
 (312) 588-2418 (Fax) 588-7481
 PREPARED BY: **ROLEWICK & GUTZKE, P.C.**
 DATE: 04/13/01

STATE OF ILLINOIS)
 COUNTY OF DU PAGE)
 I, **ALLEN D. CARRADUS**, a PROFESSIONAL LAND SURVEYOR LICENSED IN
 THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED
 PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

I, **ALLEN D. CARRADUS**, a PROFESSIONAL LAND SURVEYOR LICENSED IN
 THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED
 PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.





From: Polewski, Genevieve
Sent: Wednesday, May 21, 2025 2:23 PM
To: Infelise, Jessica
Subject: RE: DuPage County Zoning Notification - ZONING-25-000031 Blachuciak

DPC Public Works owns a 8" sanitary sewer main on the north side of the property. They should fill out an easement encroachment form so they know we own a sewer main in the area they are working and avoid that sewer main.

