



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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[www.dupageco.org/building](http://www.dupageco.org/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: November 7, 2023

RE: **ZONING-23-000068 Eckler (Winfield/ District 6)**

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**DuPage County Board: November 14, 2023:**

**Development Committee: November 7, 2023:** The DuPage County Development Committee recommended to approve the following zoning relief:

Conditional Use to allow existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.

**Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent**

**DEVELOPMENT COMMITTEE FINDINGS OF FACT:**

A. That the Development Committee finds that petitioner has demonstrated and provided sufficient evidence to allow an existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.

**Zoning Hearing Officer: October 4, 2023:** The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to allow existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the subject zoning relief is to allow an existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
- B. That petitioner testified that she purchased the camper/RV in January/February 2023.
- C. That petitioner testified that she parks the subject camper/RV east-west alongside the existing shed.
- D. That petitioner testified that she cannot park the subject camper/RV further to the east (facing an east-west direction) meeting the setback due to the existing septic system and possible impacts to the septic field.
  - a. That petitioner testified that she would not like to park the subject camper/RV facing a north-south direction and at least 30 feet back from the corner side property line because she would consider that an eyesore.
  - b. Furthermore, that petitioner testified that if she parked the subject camper/RV facing north-south and at least 30 feet back from the corner side property line, the subject camper/ RV would be located in the middle of the property and would take up most of the subject property's backyard.
- E. That Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to allow an existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
  - a. In addition, that Hearing Officer finds that not parking the subject camper/RV in the buildable area because it would be considered an eyesore to the petitioner/would take up a portion of the backyard is not a valid reasoning for a Conditional Use and does not demonstrate the evidence required to approve a Conditional Use.
  - b. Furthermore, that Hearing Officer finds that petitioner has additional locations on the subject property to park the subject camper/RV, such as closer to the side of the house, which would meet all required setbacks.

**STANDARDS FOR CONDITIONAL USES:**

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Conditional Use 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 not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not impact or impair the supply of light and air to adjacent properties.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase the hazard from fire or other dangers.
- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not diminish the value of land.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not incur additional public expense for flood protection.
- g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not impair the public health, safety, comfort, morals, or general welfare of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-23-000068 Eckler</b>
<b>ZONING REQUEST</b>	Conditional Use to allow existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
<b>OWNER</b>	SHARON ECKLER, 28W504 BOLLES AVENUE, WEST CHICAGO, IL 60185
<b>ADDRESS/LOCATION</b>	28W504 BOLLES AVENUE, WEST CHICAGO, IL 60185
<b>PIN</b>	04-11-313-032/ 04-11-313-014
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD DISTRICT 6
<b>ZONING/LUP</b>	R-4 SF RES 0-5 DU AC
<b>AREA</b>	0.43 ACRES (18,731 SQ. FT.)
<b>UTILITIES</b>	WELL AND SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: SEPTEMBER 19, 2023
<b>PUBLIC HEARING</b>	WEDNESDAY, OCTOBER 4, 2023
<b>ADDITIONAL INFORMATION:</b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	Our office has no jurisdiction in this matter.
<b>EXTERNAL:</b>	
City of West Chicago:	<i>No Comments Received.</i>
Village of Winfield:	<i>No Comments Received.</i>
Winfield Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Winfield Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 33:	<i>No Comments Received.</i>
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 the District property, we do not have any specific comments. Thank you."

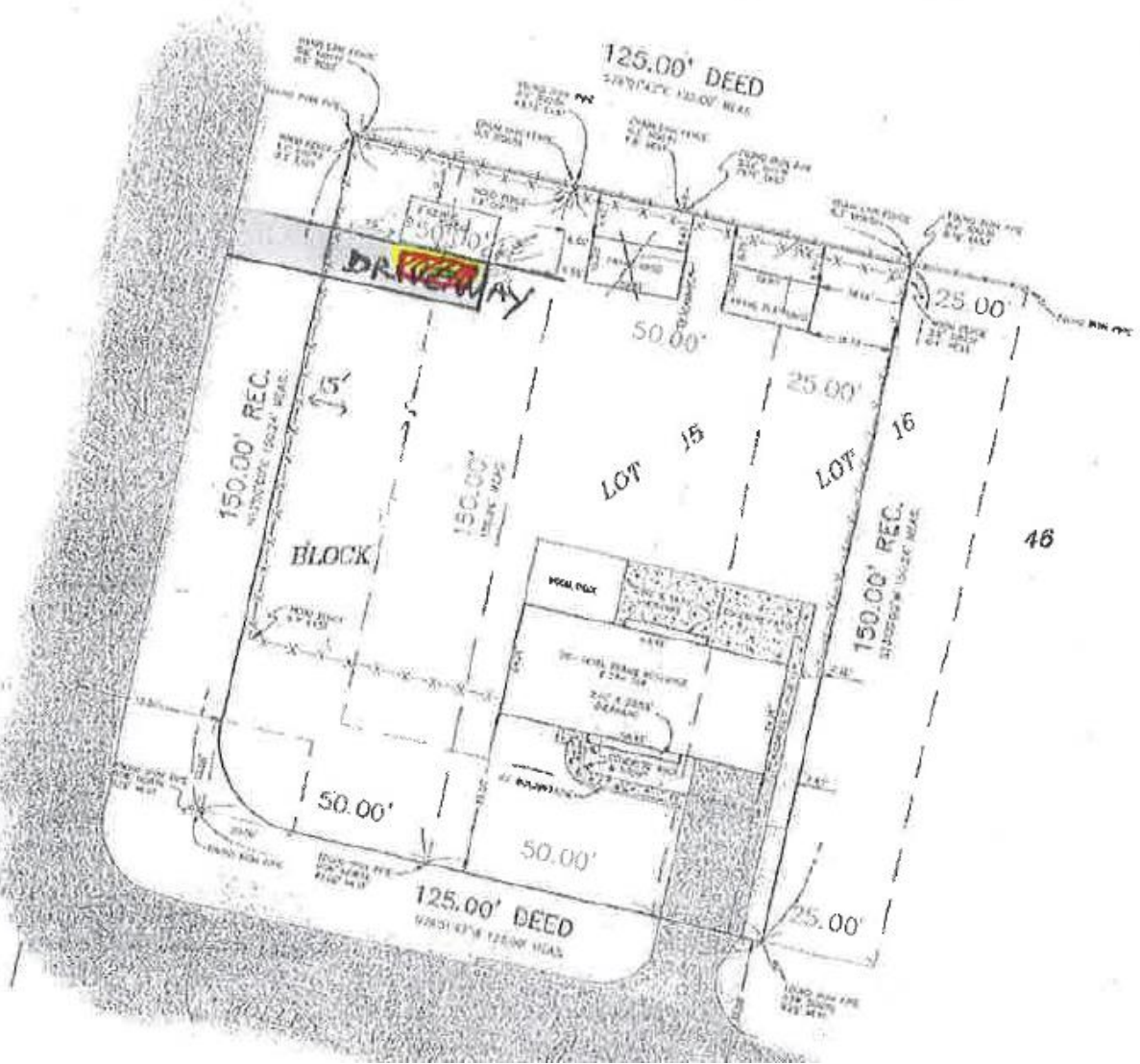
**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Corner Side Yard:	30 FT	APPROX. 15 FT	APPROX. 15 FT

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	BOLLES AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC

West	MORNINGSIDE AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
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