



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 19, 2023

RE: **ZONING-23-000048 Ongkiko (York/District 2)**

DuPage County Board: September 26, 2023:

Development Committee: September 19, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce front yard setback from 30' to approximately 10' for an addition.

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-23-000048 Ongkiko** dated August 23, 2023.
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 (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: August 23, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce front yard setback from 30' to approximately 10' for an addition.

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-23-000048 Ongkiko dated August 23, 2023.
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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce front yard setback from 30' to approximately 10' for an addition.
- B. That petitioner testified that the subject property includes a twenty-five (25) foot drainage easement on the south side of the property, requiring any future building/ addition on the subject property to occur on the northern half, and towards to the front property line.
- C. That petitioner testified that although the proposed addition will be ten (10) feet from the front property line, the addition will actually be more than fifty (50) feet from Linden Avenue, due to the large right-of-way in front of the subject property.
- D. That Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship for a Variation to reduce front yard setback from 30' to approximately 10' for an addition, as the subject property is unique with an unbuildable twenty-five (25) foot drainage easement, rendering the southern quarter of the property unusable, requiring petitioner to build towards the front property line but still remaining more than fifty (50) feet from Linden Avenue.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

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 home addition will maintain the interior side setbacks and rear setback, will be

located more than fifty (50) feet from Linden Avenue, and therefore will not impair an adequate supply of light and air to the adjacent properties.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed home addition will not increase in the hazard from fire or other dangers and that he will receive a building permit for the proposed addition.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed home addition will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed home addition will be located more than fifty (50) feet from Linden Avenue and 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 the proposed home addition 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 home addition 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 home addition will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

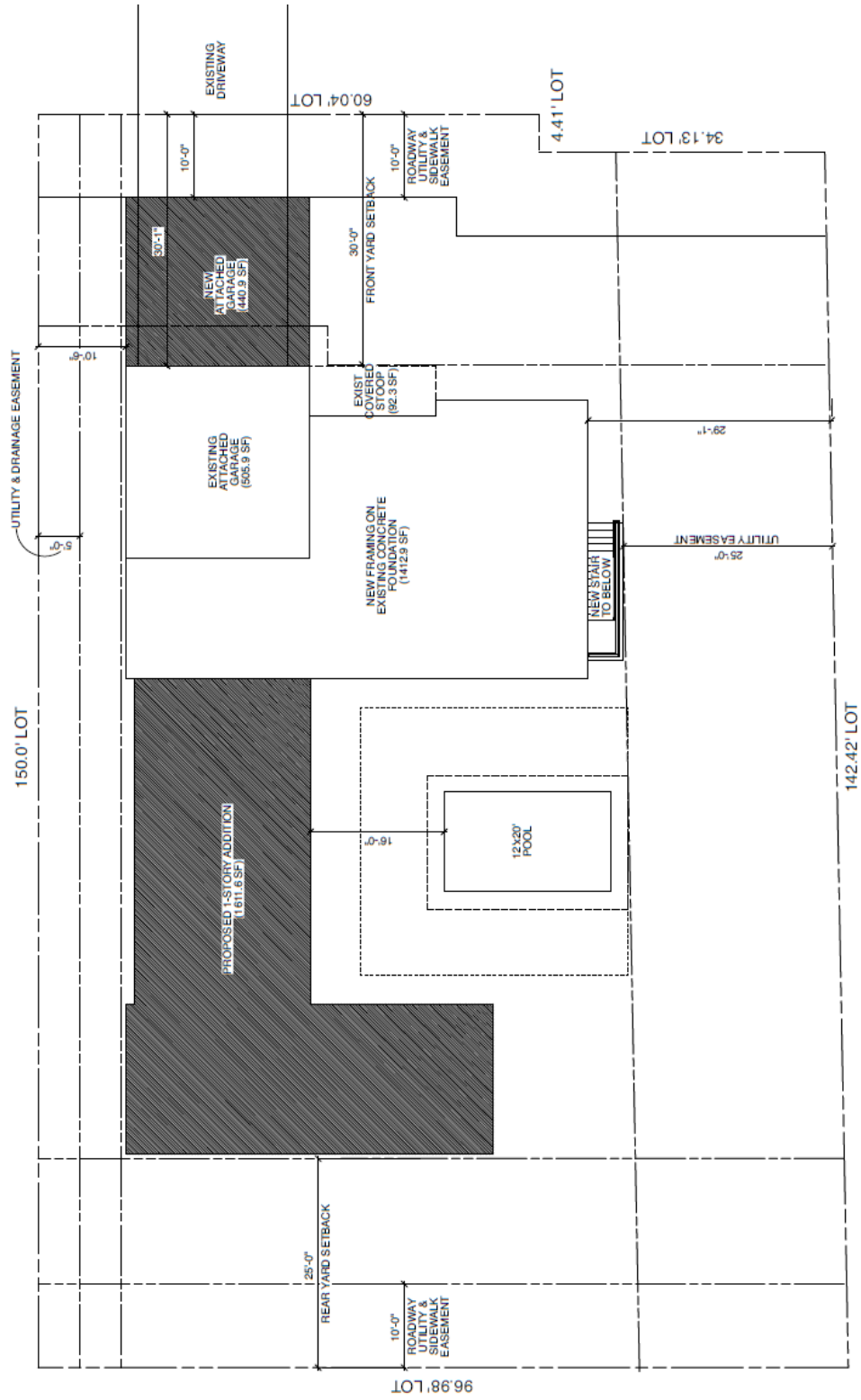
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000048 Ongkiko	
ZONING REQUEST	Variation to reduce front yard setback from 30' to approximately 10' for an addition.	
OWNER	CHRISTOPHER ONGKIKO, 0S748 LINDEN AVENUE, ELMHURST, IL 60126	
ADDRESS/LOCATION	0S748 LINDEN AVENUE, ELMHURST, IL 60126	
PIN	06-13-408-034	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.33 ACRES (14,375 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 1, 2023	
PUBLIC HEARING	WEDNESDAY, AUGUST 16, 2023, CONTINUED TO AUGUST 23, 2023	
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 Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Elmhurst:	No Comments Received.	
Village of Oak Brook:	No Comments Received.	
City of Oakbrook Terrace:	No Comments Received.	
York Township:	No Comments Received.	
Township Highway:	No Objections.	
Elmhurst Fire Dist.:	No Comments Received.	
Sch. Dist. 205:	No Comments Received.	
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.”	

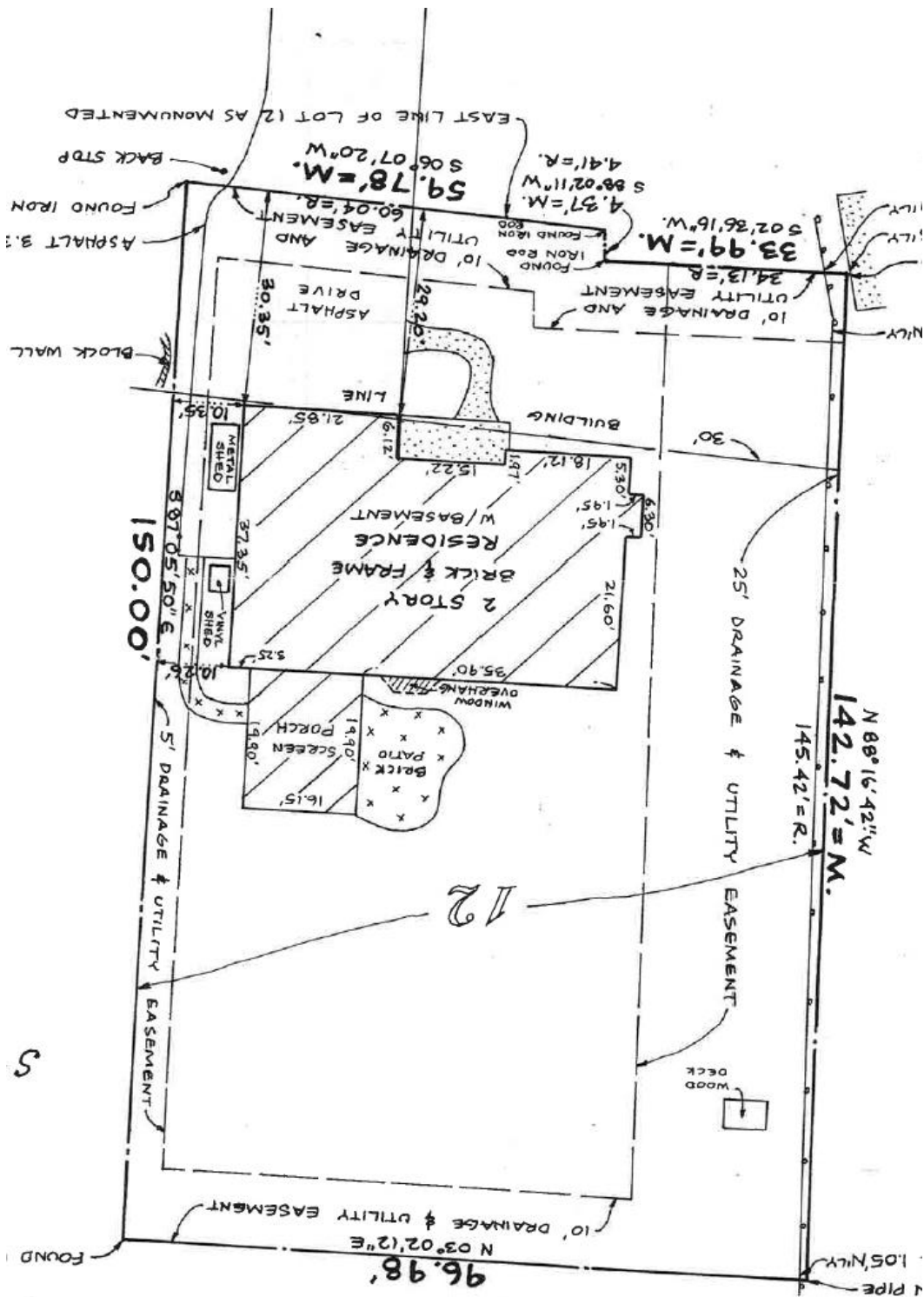
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30'	APPROX. 29.20'	APPROX. 10'
Int. Side Yard:	10'	APPROX. 10.26'	APPROX. 10.5'
Int. Side Yard:	10'	APPROX. 30'	APPROX. 25'
Rear Yard:	25'	APPROX. 80'	APPROX. 25'

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-5 SF RES	VACANT	0-5 DU AC
East	LINDEN AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC





MORE COMMONLY KNOWN AS: 0 S 748 LINDEN AVENUE, ELMHURST, ILLINOIS

