



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
www.dupagecounty.gov

---

Tuesday, August 20, 2024

10:30 AM

ROOM 3500B

---

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [24-2244](#)

Development Committee - Regular Meeting - August 6, 2024

6. REGULATORY SERVICES

6.A. [DC-O-0051-24](#)

ZONING-24-000023 – ORDINANCE – Griese: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.

2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle). (Winfield/District 6) (Located at the northeast corner of Home Avenue and Butterfield Frontage Road)

ZHO Recommendation to Deny

6.B. [DC-O-0052-24](#)

ZONING-24-000035 – ORDINANCE – Bagalanon (10%): The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase). (Milton/District 6) (Generally located northeast of Geneva Road and Morse Street, on the east side of Morse Street)

ZHO Recommendation to Approve

- 6.C. [DC-O-0053-24](#)  
ZONING-24-000040 – ORDINANCE – Jimenez: The Zoning Hearing Officer recommended to approve the following zoning relief:
1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.
  2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition. (Winfield/District 6) (Generally located southwest of Indian Knoll Road and Hickory Lane, on the south side of Hickory Lane)  
ZHO Recommendation to Approve
- 6.D. [DC-O-0054-24](#)  
ZONING-24-000050 – ORDINANCE – Stout: The Zoning Hearing Officer recommended to approve the following zoning relief:  
Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property. (Winfield/District 6) (Generally located northeast of Roosevelt Road and River Glen Road, on the east side of River Glen Road)  
ZHO Recommendation to Approve
- 6.E. [DC-O-0055-24](#)  
ZONING-24-000056 – ORDINANCE – McElligott: The Zoning Hearing Officer recommended to approve the following zoning relief:  
Conditional Use to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), where it has existed for at least 5 years. (Milton/District 4) (Generally located southwest of Arboretum Road and Hackberry Drive, on the south side of Hackberry Drive)  
ZHO Recommendation to Approve
- 6.F. [DC-O-0056-24](#)  
T-2-24 Text Amendments to the DuPage County Zoning Ordinance: The Zoning Board of Appeals recommended to approve the following zoning relief:  
Zoning Petition T-2-24 proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units:
- Add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts.
  - Add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements).
- ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **ADJOURNMENT**



# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** 24-2244

**Agenda Date:** 8/20/2024

**Agenda #:** 5.A.

---



# DU PAGE COUNTY

## Development Committee

### Final Summary

421 N. COUNTY FARM ROAD  
WHEATON, IL 60187  
www.dupagecounty.gov

---

**Tuesday, August 6, 2024**

**10:30 AM**

**ROOM 3500B**

---

**1. CALL TO ORDER**

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

**2. ROLL CALL**

<b>PRESENT</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT</b>	Ozog
<b>LATE</b>	Chaplin

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chair Tornatore reminded everyone that public comment is limited to 30 minutes. All public comments are for two cases, the beekeeping text amendment and the Medinah Road Residences petition.

**4. PUBLIC COMMENT**

John Cebula of Glen Ellyn requested the Committee oppose what he feels is a well intended but misconceived proposal about bees. Honeybees are not in danger of extinction, but some native bees are. He prepared a document explaining the importance of native bees and the threat honeybees pose, which was made available to Members.

Connie Schmidt, Chair of the local Sierra Club and resident. Healthy native habitats are dwindling and she feels the current zoning for bees is appropriate. Native bees are effective crop pollinators and their population is declining due to disease and loss of food sources. Native bees need our protection, so that one population does not overtake the other.

Attorney Phil Luetkehans spoke on behalf of the petitioner for Zoning 24-000069 Medinah Road Residences. He advised the Committee that some false narratives about the project and he wants to debunk them. He spoke about the project not being as dense as the property to the north, it has more and that it includes workforce housing . The traffic study showed that Medinah Road could handle 70 units, which has been reduced to 60. There is 20% more parking than required by the County. Stormwater ordinances will be required to be met when permitting.

Peter Scolera, Village of Bloomingdale spoke opposing the Medinah petition. This is based on stormwater impact this project will create, on-site sanitary system, density and inconsistency of architectural design. He asked that the Members recommend to deny the petition.

Jim Tierney of Villa Torino, which includes 19 town homes to the north of the Medinah subject property. The Zoning Board of Appeals have recommended to deny the petition twice. He doesn't believe the developer has showed this proposal will enhance the neighborhood.

Natalie Stec, resident of Medinah Road spoke in opposition to the petition. She spoke of the definition of density in the DuPage County Code is based on total number of dwelling units. The project has been circulated shows 44 pads, but 60 units. It is double or triple the density of the homes surrounding the subject property. She feels the petition is based on a self imposed hardship.

Lori Harmon was in opposition to the Medinah Road petition

Joe Tamburello also opposed the Medinah proposal.

\*\*\*Electronic comments submitted can be found in the last pages of the meeting minute packet.

**5. MINUTES APPROVAL**

5.A. [24-1864](#)

Development Committee - Regular Meeting - June 18, 2024

**Attachments:** [Dev Comm Minutes Summary 6-18-2024.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

**6. REGULATORY SERVICES**

6.A. [DC-O-0045-24](#)

ZONING-24-000024 – ORDINANCE – Rektorski: To approve the following zoning relief:

Variation to allow a 6’/100% closed (privacy) fence within the 30’ front yard setback. (Lisle/District 2)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Chair Tornatore asked Paul Hoss why the Zoning Hearing Officer recommended to deny this petition. Mr. Hoss explained the variation is to allow a 6’/100% closed fence in the front yard at the intersection of two streets. No zoning relief has previously been granted for a petition like this.

**Attachments:** [Z-24-000024 Rektorski Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
<b>MOVER:</b>	Patty Gustin

<b>SECONDER:</b>	Sheila Rutledge
<b>NAY:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.B. [DC-O-0046-24](#)

ZONING-24-000029 – ORDINANCE – Molex Real Estate Holding: To approve the following zoning relief:  
 Conditional Use to allow a principal recreational use for walking paths. (Lisle/District 2)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000029 Molex Real Estate Holdings Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.C. [DC-O-0047-24](#)

ZONING-24-000039 – ORDINANCE – Tucker: To approve the following zoning relief:  
 Variation to reduce the required setback for a new fence from required 3” to approximately 0”. (Milton/District 4)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000039 Tucker Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.D. [DC-O-0048-24](#)

ZONING-24-000043 – ORDINANCE – Clark: To approve the following zoning relief:  
 1. Conditional Use to increase the total area of detached accessory buildings from permitted 1,200 sq. ft. to approximately 1,440 sq. ft. for a new 48'x30' detached garage.  
 2. Variation to increase the total height 15' to approximately 25' for a new detached garage.

3. Variation to reduce the interior side setback from required 10' to approximately 5' for a new detached garage. (Bloomingdale/District 1)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000043 Clark Dev. Com. \(08-06-2024\) Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.E. [DC-O-0049-24](#)

ZONING-24-000052 – ORDINANCE – Ruth Lake Woods Condominium Association:  
 To approve the following zoning relief:  
 Variation to allow the finished side of the proposed privacy fence to face inward instead of outward. (Downers Grove/District 3)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000052 Ruth Lake Woods HOA Dev. Com. \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.F. [DC-O-0050-24](#)

T-1-24 Text Amendments (b) to the DuPage County Zoning Ordinance: To approve the following zoning relief:  
 Zoning Petition T-1-24 (b) proposed text amendments to the DuPage County Zoning Ordinance relative to beekeeping.  
 ZBA VOTE (No Recommendation): 7 Ayes, 0 Nays, 0 Absent  
 Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Paul Hoss informed the Committee Members that currently beekeeping is through the local 4-H program on properties more than 40,000 sq. ft. and there are no limitations on the number of bees or any regulations. Under this proposal, any size property will require certification annually from the Department of Agriculture, a 4-H certificate, limited to two hives, 25' setbacks, and a flyaway zone 6' requirement.

**Attachments:** [T-1-24 TEXT AMENDMENT \(b\) \(08-06-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>NAY:</b>	Chaplin
<b>ABSENT:</b>	Ozog

6.G. [24-2063](#)

Intergovernmental Agreement between the Village of Roselle and the County of DuPage with regards to the removal of hazardous materials from a dangerous and unsafe building within the Village of Roselle with funds from the Neighborhood Revitalization Fund. Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

Paul Hoss made a correction to the description that the funds would be coming from the Neighborhood Revitalization Program, not the Housing Solutions Fund.

**Attachments:** [2023-2711 DuPage County IGA - Asbestos Removal \(003\) Redacted.pdf](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Sheila Rutledge
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

6.H. [FI-R-0127-24](#)

Additional appropriation for the Building, Zoning & Planning Fund, Company 1100, Accounting Unit 2810, \$30,700.

**Attachments:** [Appropriation - BZ - FY2024 - \\$30,700](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Brian Krajewski
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog
<b>LATE:</b>	Chaplin



6.I. [DC-O-0044-24](#)

ZONING-23-000069 – ORDINANCE – Medinah Road Residences: To approve the following zoning relief:

Conditional Use for a Planned Development in the R-2 Zoning District (60 attached dwelling units on 44 building pads), with the following exceptions:

1. To increase the maximum height from 36’ to approximately 40’
2. To increase the maximum FAR from 0.25 to approximately 0.55. (Bloomingdale/ District 1)

ZBA VOTE (to Deny): 6 Ayes, 1 Nays, 0 Absent

Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent

Member Krajewski stated that Stormwater shouldn't be an issue due permit requirements meeting our Stormwater ordinance. He inquired why there were no specifics mentioned for the denials for each standard.

Board Member Evans asked if there was a sewer line nearby, which there is.

Member Chaplin was concerned about affordable housing availability in the County, as well as animosity between the County and municipalities.

Board Member Cahill, who represents District 1 shared with the Committee that she has received countless calls and emails from residents in Addison and Bloomingdale who opposes this project. The ZBA felt very strongly to deny this petition twice, even with the reduction of units. No one in the community wants this and she is strongly opposed to the petition.

Chair Tornatore stated there are two primary reasons to vote against this petition. The ZBA denied the petition twice and more importantly the residents are opposed.

**Attachments:** [Z-23-000069 MEDINAH ROAD RESIDENCES1Dev. Com. \(08-06-2024\)\\_Redacted.pdf](#)

<b>RESULT:</b>	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Sheila Rutledge
<b>NAY:</b>	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
<b>ABSENT:</b>	Ozog

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

**9. ADJOURNMENT**

With no further business, the meeting was adjourned at 11:24 AM.



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0051-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.A.

---



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: July 31, 2024  
RE: **ZONING-24-000023 Griese (Winfield/District 6)**

---

**DuPage County Development Committee: August 20, 2024:**

**Zoning Hearing Officer: July 31, 2024:** The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.
2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the purpose of the proposed zoning relief is to allow a boat on a trailer to remain in front of the front wall, within the front yard setback.
- B. That the previous record from a public hearing held on May 15, 2024, for ZONING-24-000023 Griese was adopted at the July 31, 2024, public hearing.
- C. That petitioner testified that he has lived at the subject property for approximately twenty-five (25) years.
- D. That petitioner testified that he purchased the subject \$50,000 boat in early 2024 and that he would like to keep the boat on his property.

- E. That petitioner testified that he cannot place the subject boat in the rear yard due to an existing shed and septic field, and that he cannot place the boat in the interior side yard due to the existing well-head location.
- F. That petitioner testified that the subject boat would require a ten (10) foot wide gate in order to access the rear yard and that he would be unable to even place the boat in the rear yard due to the existing septic field and shed location.
- G. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to allow a boat on a trailer to remain in front of the front wall, within the front yard setback and that the plat of survey provided by the petitioner indicates ample room to place the subject boat within the rear yard or on the side of the subject house, behind the front wall of the house.
  - Furthermore, that petitioner has not provided evidence (i.e., well/septic plans) as to where the existing septic field, septic tank, and well-head are located, and therefore, the Zoning Hearing Officer could not determine if the subject boat would negatively impact the well and septic utilities in the rear yard or side yard.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Hearing Officer finds that petitioner **has not 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 not demonstrated** the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will not impair an adequate supply of light and air to adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will 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 sufficient evidence that the existing boat on trailer in front of the front wall of the house will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house will 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 sufficient evidence that the existing boat on a trailer in front of the front wall of the house will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house 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 not demonstrated** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house will not impair the public health, safety, comfort, morals or general welfare.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000023 Griese</b>
<b>ZONING REQUEST</b>	<ol style="list-style-type: none"> <li>Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.</li> <li>Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).</li> </ol>
<b>OWNER</b>	TODD GRIESE, 29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
<b>ADDRESS/LOCATION</b>	29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
<b>PIN</b>	04-34-105-025
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD DISTRICT 6
<b>ZONING/LUP</b>	R-3 SF RES 0-5 DU AC
<b>AREA</b>	0.29 ACRES (12,632 SQ. FT.)
<b>UTILITIES</b>	WELL/SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: JULY 16, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 31, 2024
<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:	"DPC PW doesn't own any sewer or water in the area, they are in the Naperville Sanitary District."
<b>EXTERNAL:</b>	
City of Warrenville:	<p>Objects.</p> <p>"City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. The City does not believe this meets the variance hardship criteria. Staff supports consideration of other locations for storage of the boat (i.e. in the back yard)."</p>
City of Aurora:	<i>No Comments Received.</i>
City of Naperville:	<i>No Comments Received.</i>
Winfield Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Warrenville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed in the information provided in this notice and do not have any specific comments. Thank you."

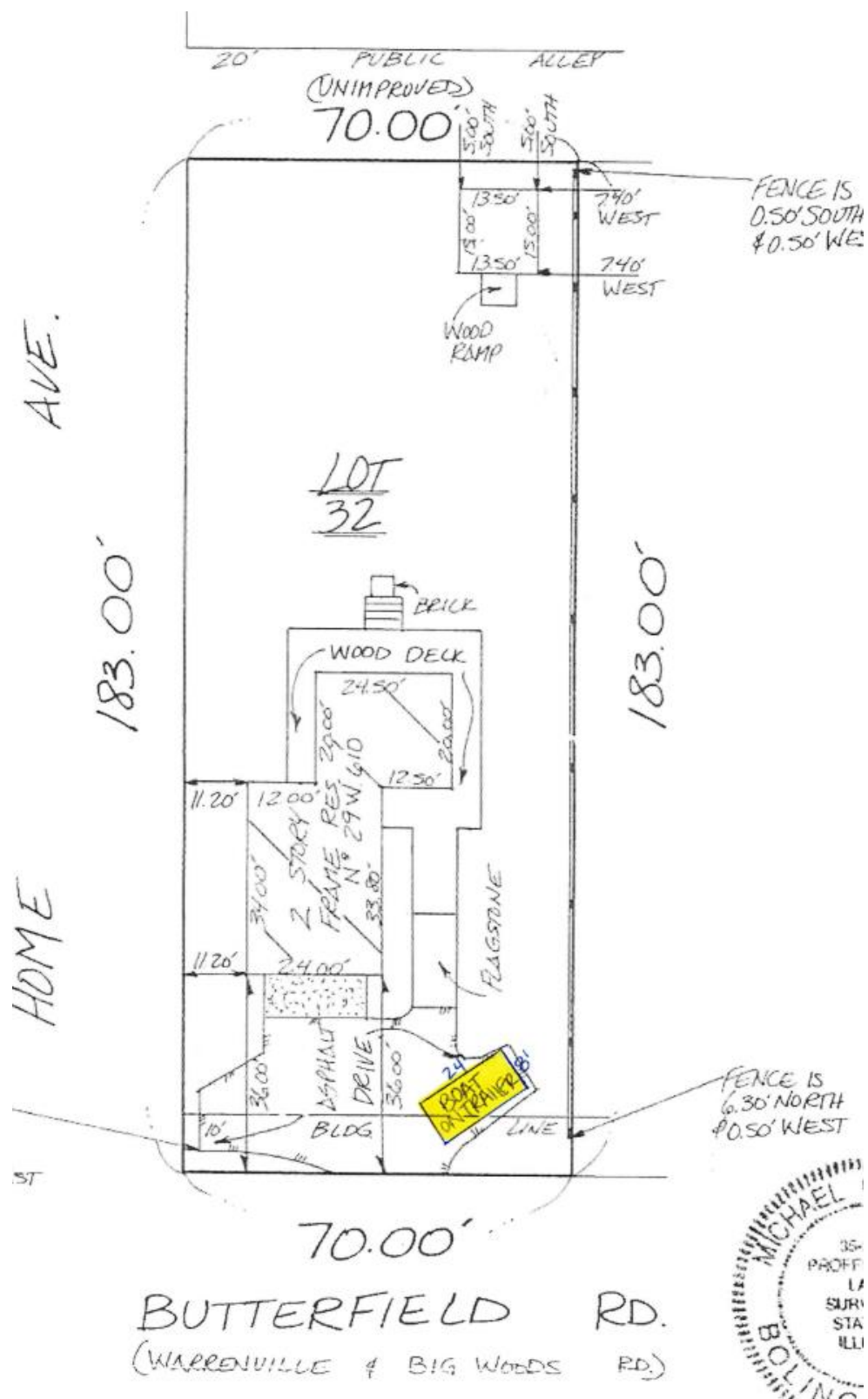
**GENERAL BULK REQUIREMENTS:**

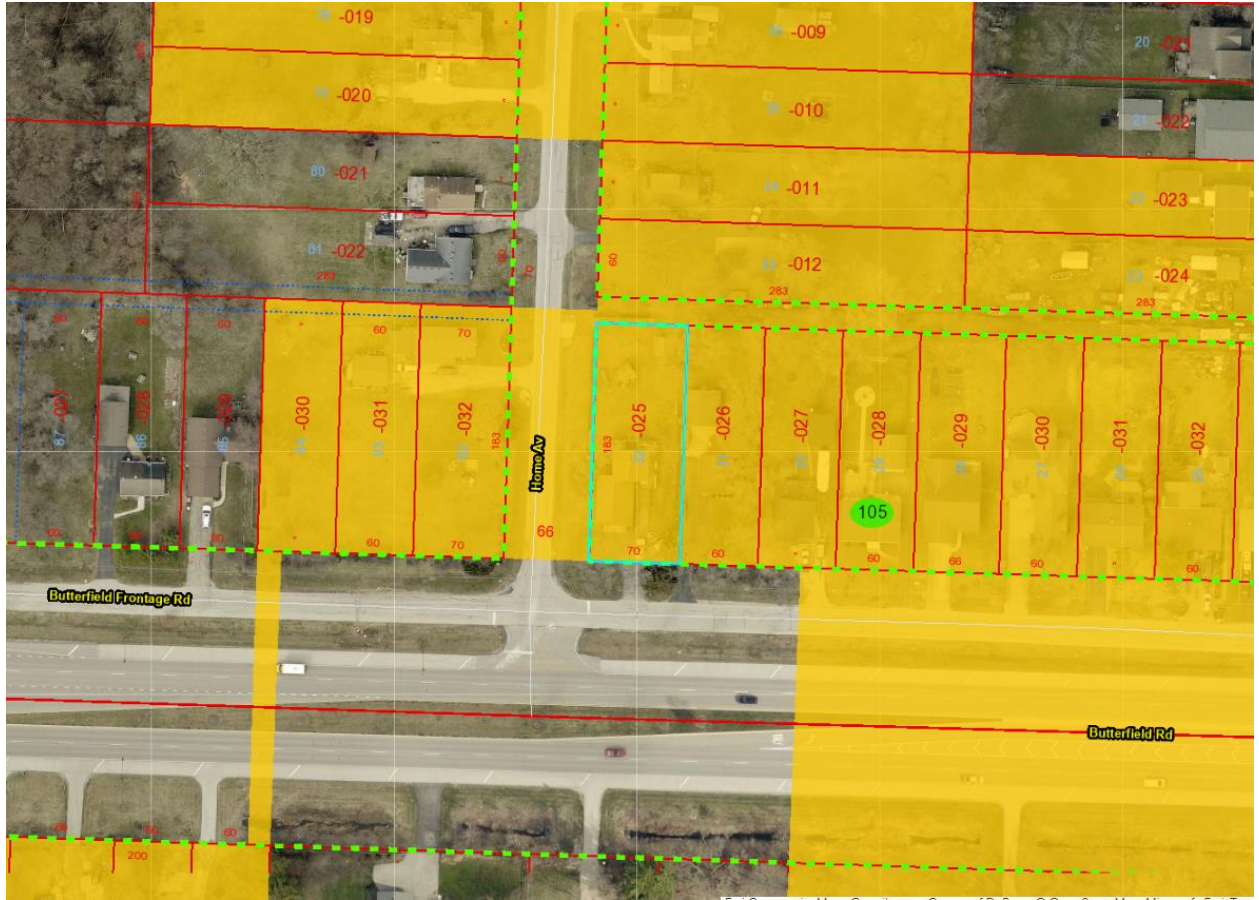
<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Front Yard:	30'	APPROX. 5'	APPROX. 5'

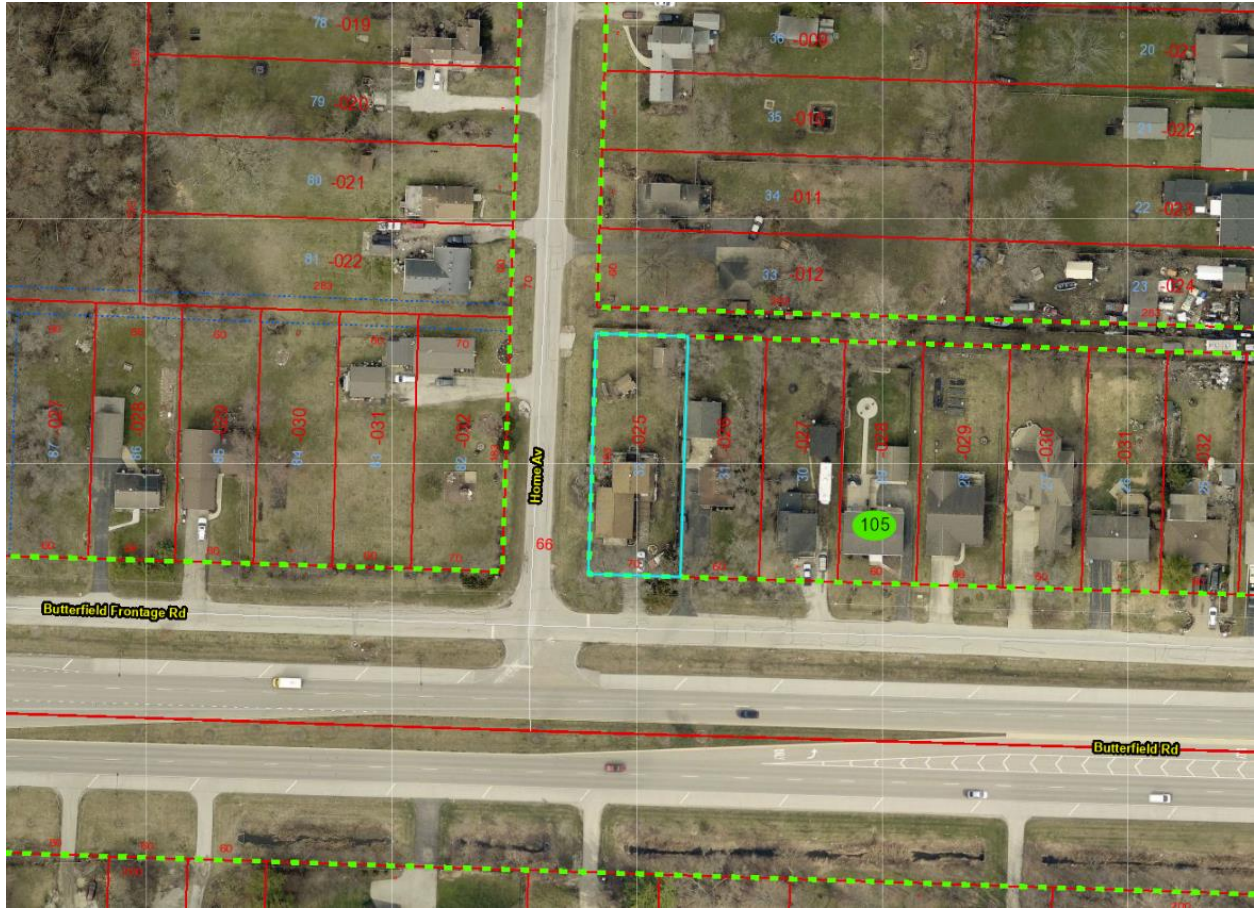
**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	ROW AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
South	BUTTERFIELD FRONTAGE ROAD AND BEYOND CITY OF WARRENVILLE	HOUSE	CITY OF WARRENVILLE
East	R-3 SF RES	HOUSE	0-5 DU AC
West	HOME AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC













**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000023 Griese

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@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov) or via  
facsimile at 630-407-6702 by **JULY 30, 2024**.

COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.	
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. The City does not believe this meets the variance hardship criteria. Staff supports consideration of other locations for storage of the boat (i.e. in the back yard).	
SIGNATURE: [REDACTED] DATE: July 17, 2024	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: City of Warrenville	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000023 Griese
ZONING REQUEST	1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall. 2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).
OWNER	TODD GRIESE, 29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
ADDRESS/LOCATION	29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
PIN	04-34-105-025
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.29 ACRES (12,632 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: JULY 16, 2024
PUBLIC HEARING	WEDNESDAY, JULY 31, 2024

1

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



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0052-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.B.

---



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 24, 2024

RE: **ZONING-24-000035 Bagalanon (10%) (Milton/District 6)**

**DuPage County Development Committee: August 20, 2024:**

**Zoning Hearing Officer: July 24, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).

**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-24-000035 Bagalanon (10%)** dated July 24, 2024.
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 increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).

- B. That petitioner testified that the while the subject property is a separate parcel and has always been a separate parcel since the subdivision of the neighborhood was created, it was previously considered part of the adjacent lot/address, which is also owned by the petitioner's family and contains an existing house.
  - a. That petitioner testified that the subject property previously contained the adjacent home's garage and that the garage was recently demolished, leaving the subject property vacant and buildable as for a separate single-family home.
  - b. That petitioner testified that he has lived at the adjacent home since 2006 and that they require a new home that would be accessible for the elderly care of his in-laws.
- C. That petitioner testified that the proposed single-family ranch home on the subject property would allow for an accessible home to serve as the dwelling for his family, including his self, wife, children, and his in-laws.
- D. That petitioner testified that he requires the additional 7.6% square footage for the proposed home as they require additional space for elderly care in the proposed ranch home.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner indicated that as the proposed single-family home will be a ranch home, they require an additional 194 sq. ft. to allow space for elderly care and accessibility of his in-laws, and that the additional square footage is less than 10% over what is permitted on the subject property.

**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 single-family home will meet all required setbacks and height requirements and 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 they will receive a building permit for the proposed single-family home, 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 single-family home will be an added benefit to the neighborhood and will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed single-family home 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 single-family home will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed single-family home 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 single-family home will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

**PETITIONER'S DEVELOPMENT FACT SHEET**

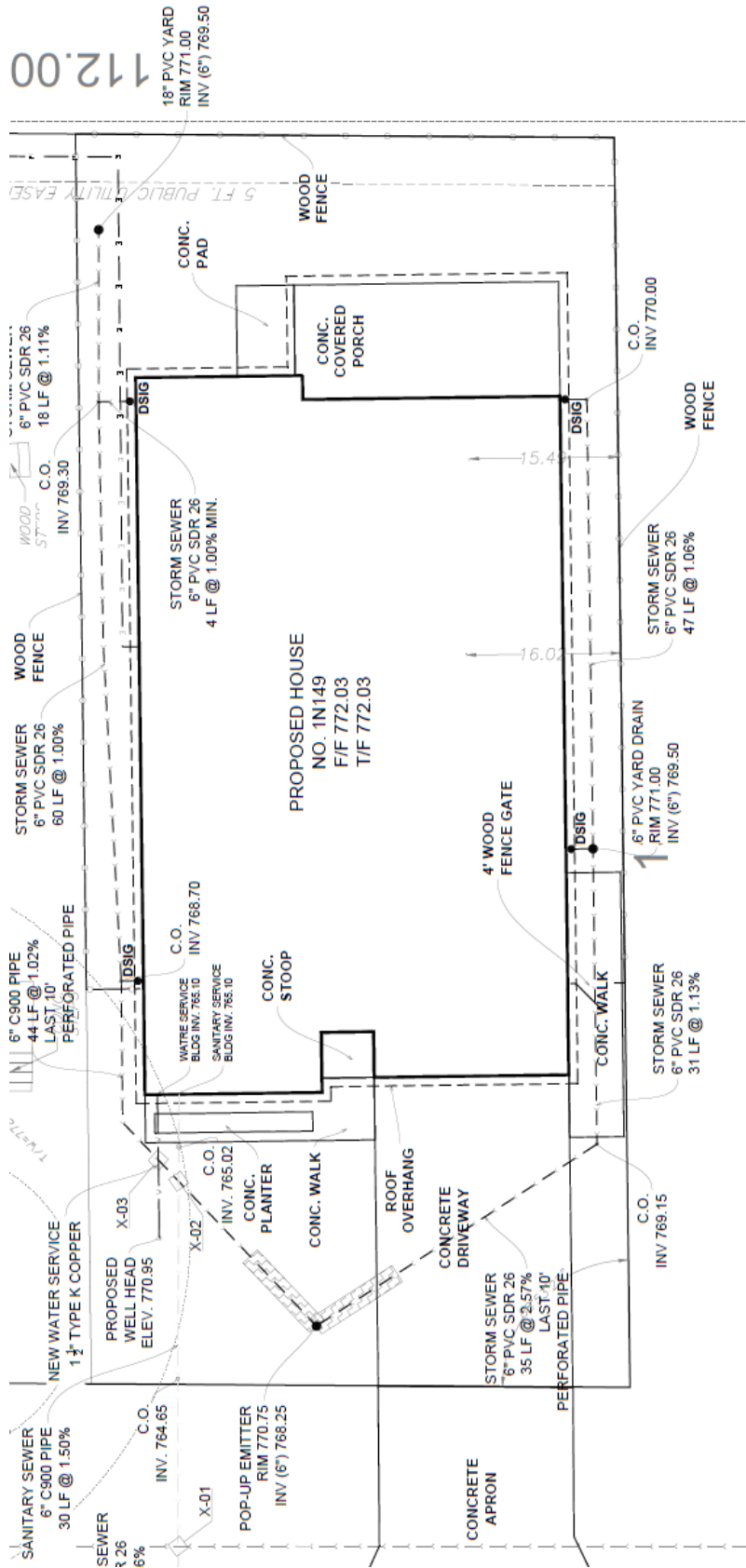
<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000035 Bagalanon (10%)</b>	
<b>ZONING REQUEST</b>	Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).	
<b>OWNER</b>	STERJA GJICA, 1N157 MORSE STREET, CAROL STREAM, IL 60188 / AGENT: PHILIP BAGALANON, 1N157 MORSE STREET, CAROL STREAM, IL 60188	
<b>ADDRESS/LOCATION</b>	1N157 MORSE STREET, CAROL STREAM, IL 60188	
<b>PIN</b>	05-05-412-011	
<b>TWSP./CTY. BD. DIST.</b>	MILTON	DISTRICT 6
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.17 ACRES (7,405 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEWER	
<b>PUBLICATION DATE</b>	Daily Herald: JULY 9, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 24, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	"DPC PW doesn't have any sewer or water mains in the area, they are in the Wheaton Sanitary District."	
<b>EXTERNAL:</b>		
Village of Carol Stream:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
Village of Glendale Heights:	"The Village has no comment relative to this matter."	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Carol Stream Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 200:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this Notice and do not have any specific comments. Thank you."	

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Floor Area Ratio:	0.35	NA	0.37

**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	R-4 SF RES	VACANT	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	MORSE STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







Sent: Tuesday, July 23, 2024 12:23 PM

To: Infelise, Jessica <[Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov)>

Cc: Hoss, Paul <[Paul.Hoss@dupagecounty.gov](mailto:Paul.Hoss@dupagecounty.gov)>

Subject: Re: PUBLIC NOTICE - Zoning Petition ZONING-24-000035 Bagalanon (10%)

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hello Jessica (and Paul),

Thank you very much, Jessica, for our recent conversations and your help to me in understanding this process.

I am reiterating my response of June 15, which has not changed, here for tomorrow's meeting below:

Per the advice of legal, appraisal, and real estate professionals, I must reject to the granting of the requested variance.

Thank you,  
Susan Jurewicz



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0053-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.C.

---





**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 24, 2024

RE: **ZONING-24-000040 Jimenez (Winfield/District 6)**

**Development Committee: August 20, 2024:**

**Zoning Hearing Officer: July 24, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.
2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house 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-24-000040 Jimenez** dated July 24, 2024.
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 reduce the west and east interior side setbacks for a house addition.

- B. That petitioner testified that the subject property is currently zoned R-1 Single Family Residential, which requires twenty (20) foot side yard setbacks, and that the existing home was built less than twenty (20) feet from the interior side property lines.
- C. That petitioner testified that the existing home was built on an angle, and that zoning relief would be required in order to build an addition on the subject home due to the existing layout of the subject property.
- D. That petitioner testified that they have lived at the subject property for approximately seven (7) years.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner indicated that the existing home was built on an angle (not perpendicular to the street) with the house setback less than twenty (20) feet on the interior sides, and that in order to build an addition onto the existing home, the addition would be less than twenty (20) feet from the interior side property lines due to the layout of the subject house on the property.

**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 house addition will follow the existing house setbacks 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 they will receive a building permit for the proposed house addition, 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 house addition will be an added benefit to the neighborhood and will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed house addition 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 house addition will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed house 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 house addition will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-24-00040 Jimenez</b>	
<b>ZONING REQUEST</b>	1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition. 2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition.	
<b>OWNER</b>	MANUEL & CYNTHIA JIMENEZ, 28W649 HICKORY LANE, WEST CHICAGO, IL 60185	
<b>ADDRESS/LOCATION</b>	28W649 HICKORY LANE, WEST CHICAGO, IL 60185	
<b>PIN</b>	04-02-103-004	
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD	DISTRICT 6
<b>ZONING/LUP</b>	R-1 SF RES	0-5 DU AC
<b>AREA</b>	0.55 ACRES (23,958 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: JULY 9, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 24, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections. "Health Department permit ONOO25079 was approved for this project."	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	"DPC PW doesn't have any sewer or water mains in the area, they are in West Chicago Sanitary District."	
<b>EXTERNAL:</b>		
City of West Chicago:	<i>No Comments Received.</i>	
Village of Carol Stream:	<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.	
West Chicago Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 25:	"Benjamin 25 has no concerns with this zoning appeal."	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this Notice and do not have any specific comments. Thank you."	

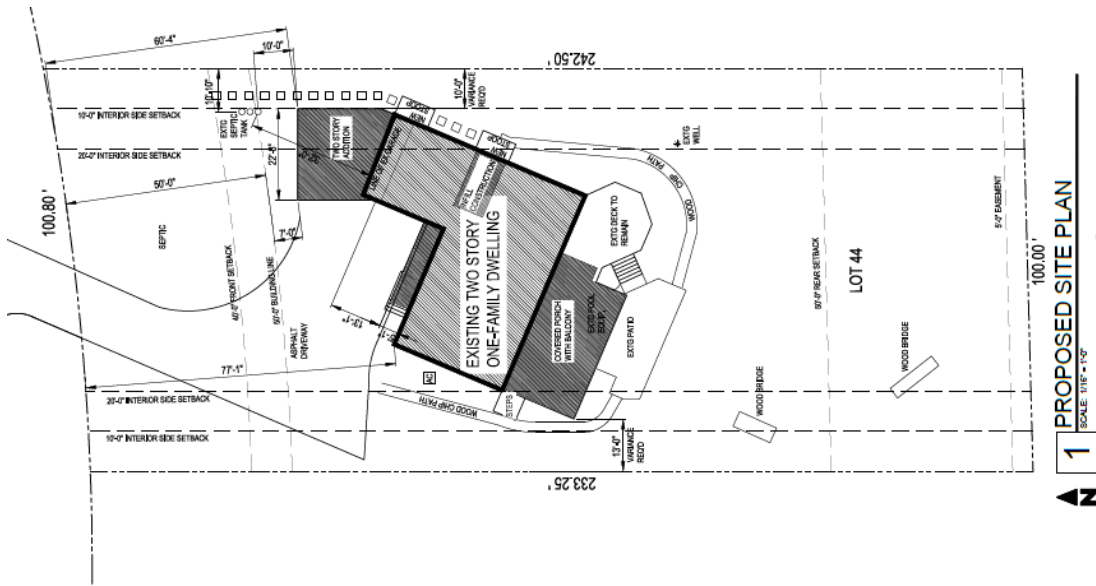
**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	20'	20'	13'

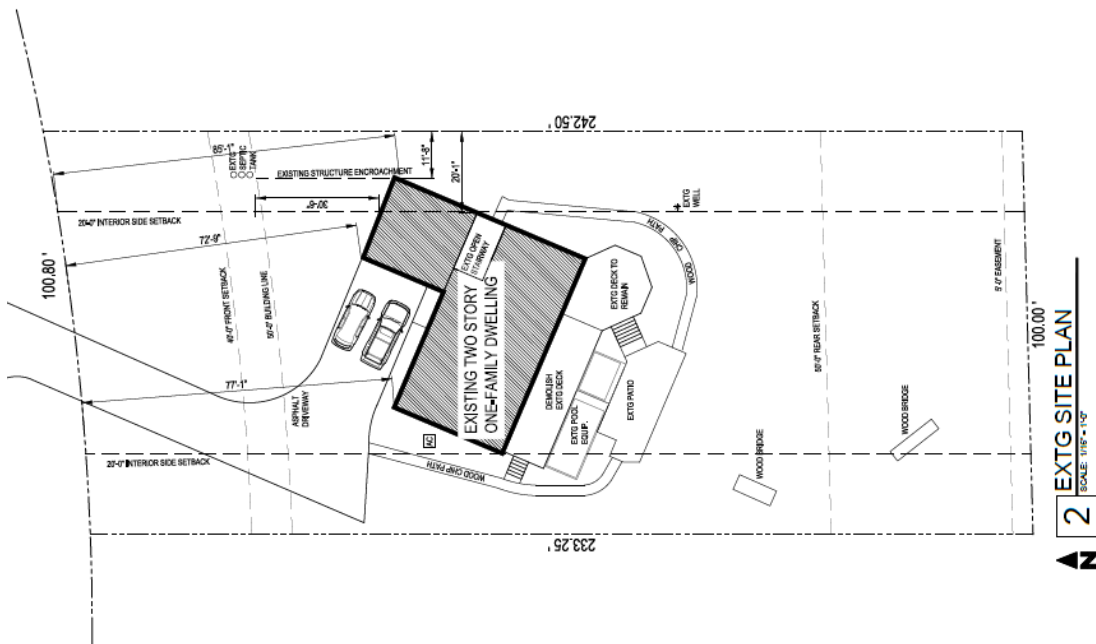
Int. Side Yard:	20'	11'8"	10'
-----------------	-----	-------	-----

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	HICKORY LANE AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC
South	R-1 SF RES	HOUSE	0-5 DU AC
East	R-1 SF RES	HOUSE	0-5 DU AC
West	R-1 SF RES	HOUSE	0-5 DU AC

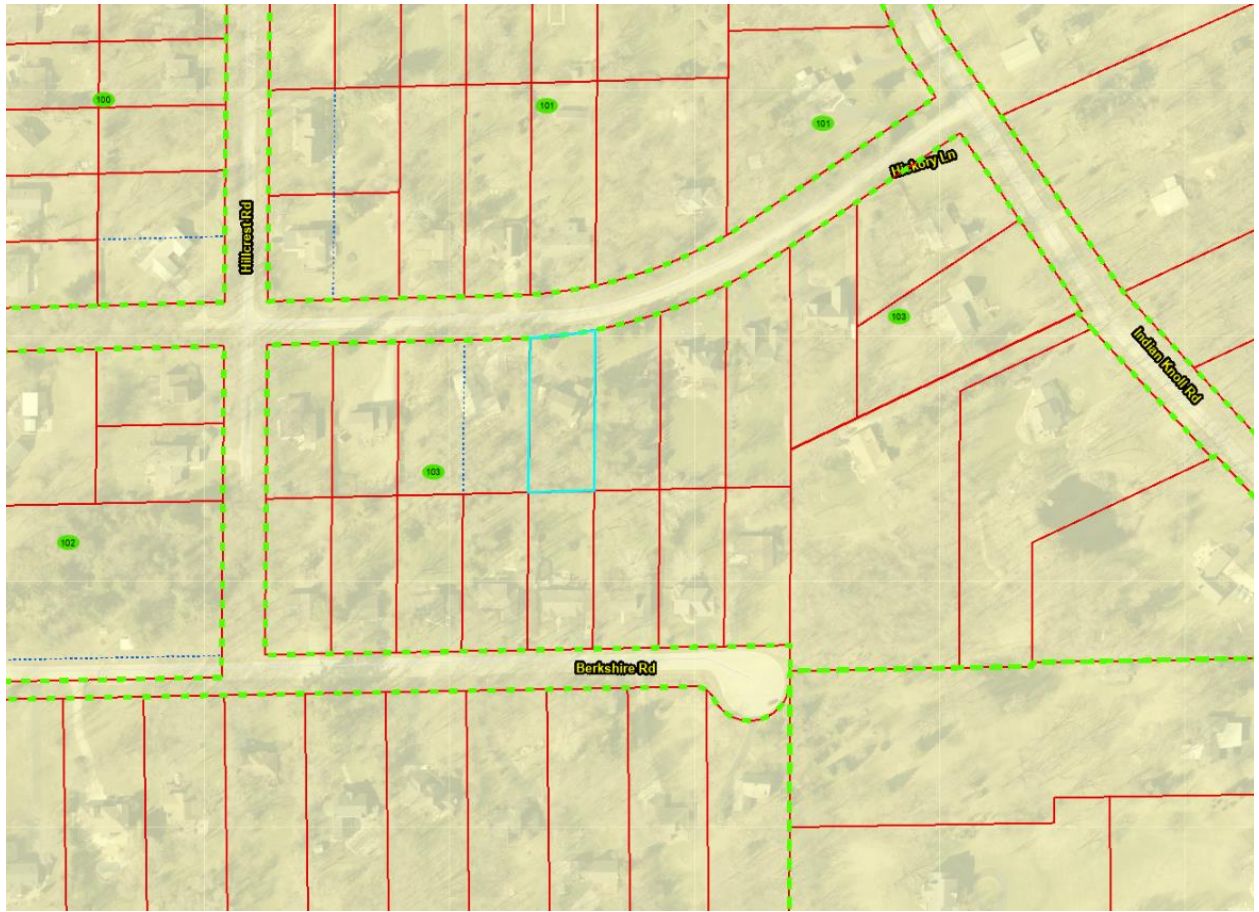


**1** PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"



**2** EXTG SITE PLAN  
SCALE: 1/8" = 1'-0"











## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0054-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.D.

---



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: July 31, 2024  
RE: **ZONING-24-000050 Stout (Winfield/District 6)**

---

**Development Committee: August 20, 2024:**

**Zoning Hearing Officer: July 31, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.

**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-24-000050 Stout** dated July 31, 2024.
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 for a Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.
- B. That petitioner testified that she has lived at the subject property for approximately eleven (11) years.

- C. That petitioner testified that she purchased the subject property in 2013, and at that time, the property size was listed as approximately one (1) acre in size.
- D. That petitioner testified that at some point, approximately thirty (30) feet was taken from the property for right-of-way purposes and that due to this taking, petitioner's land size was reduced to less than one (1) acre in size.
- E. That petitioner testified that no additional physical changes are required on the subject property as she already has an existing barn to house the miniature horse and miniature donkey on the property.
- F. That petitioner testified that she inherited the subject miniature horse and donkey from a previous neighbor, and that she took care of the subject miniature horse and miniature donkey for several years before acquiring them.
- G. That petitioner testified and presented evidence that the miniature horse and miniature donkey are companion animals that cannot be ridden and that they are smaller in size than a Great Dane dog, approximately thirty-six (36) inches in height.
- H. That petitioner testified that she has started the process to become a 4-H Leader for the University of Illinois – Illinois Extension 4-H Program for her miniature horse and miniature donkey.
- I. That the Zoning Hearing Officer finds that petitioner has demonstrated a particular hardship and unique circumstance in relation to the subject property, as the property was previously approximately one (1) acre in size, and that due to a taking for right-of-way purposes, the subject property size was reduced to just under 40,000 sq. ft. in size. Furthermore, that the Zoning Hearing Officer finds that if the subject property was still considered 40,000 sq. ft. in size, petitioner would be permitted as of right to have a 4-H project on the subject property.

**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 4-H Project will meet all required setbacks and height requirements and 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 they have already received a permit for the barn on the subject property and that it was 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 4-H Project will be an added benefit to the neighborhood and will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed 4-H Project 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 4-H Project will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed 4-H Project 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 4-H Project will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

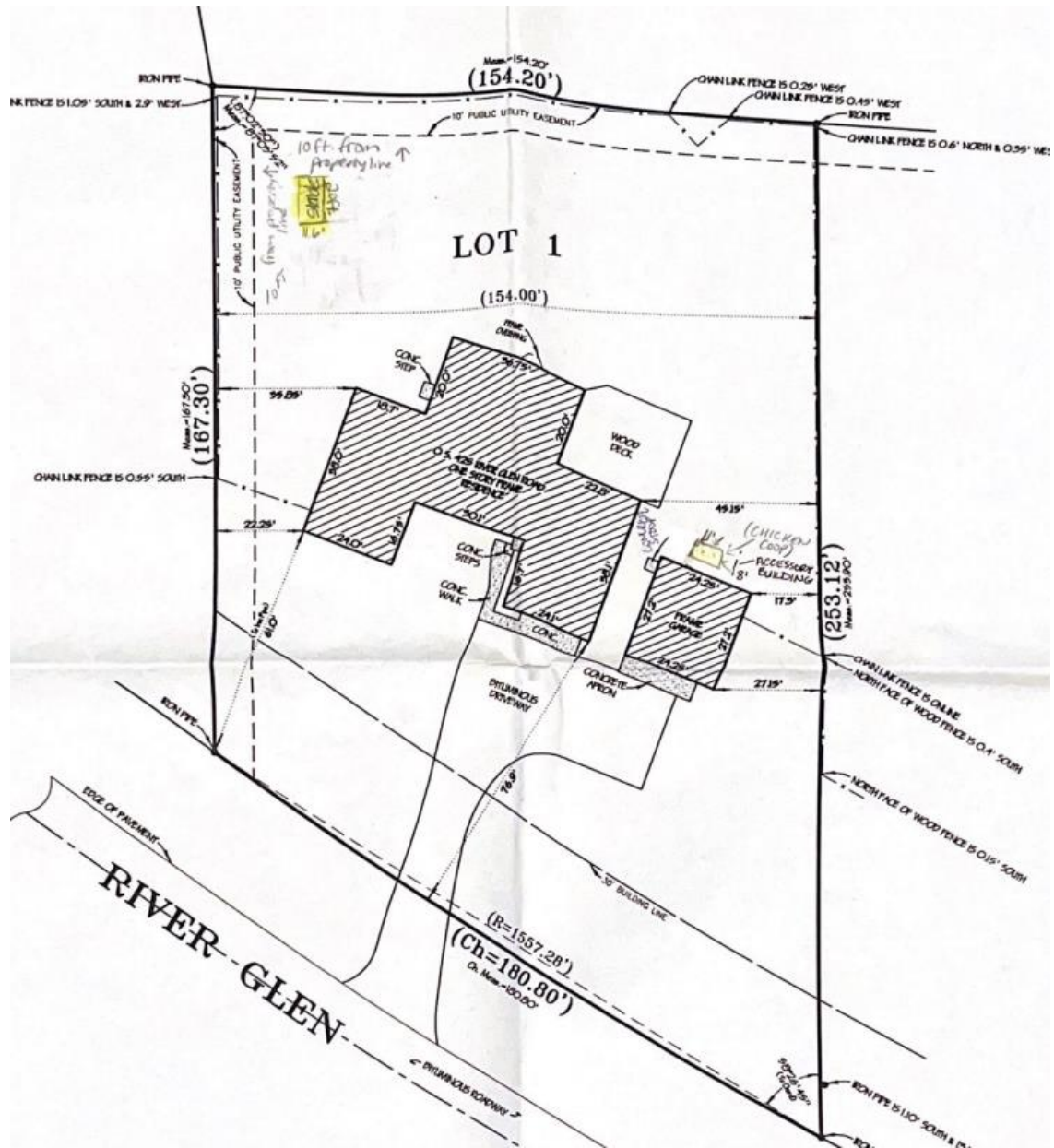
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000050 Stout</b>
<b>ZONING REQUEST</b>	Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.
<b>OWNER</b>	STACEY STOUT, 0S425 RIVER GLEN ROAD, WEST CHICAGO, IL 60185
<b>ADDRESS/LOCATION</b>	0S425 RIVER GLEN ROAD, WEST CHICAGO, IL 60185
<b>PIN</b>	04-15-402-003
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD DISTRICT 6
<b>ZONING/LUP</b>	R-1 SF RES 0-5 DU AC
<b>AREA</b>	0.75 ACRES (32,754 SQ. FT.)
<b>UTILITIES</b>	WELL/SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: JULY 16, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 31, 2024
<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:	"DPC PW doesn't own any sewer or water in the area, they are in the West Chicago Sanitary District."
<b>EXTERNAL:</b>	
City of West Chicago:	<i>No Comments Received.</i>
City of Warrenville:	<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.
West Chicago Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 33:	<i>No Comments Received.</i>
Sch. Dist. 94:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this Notice and do not have any specific comments. Thank you."

**LAND USE**

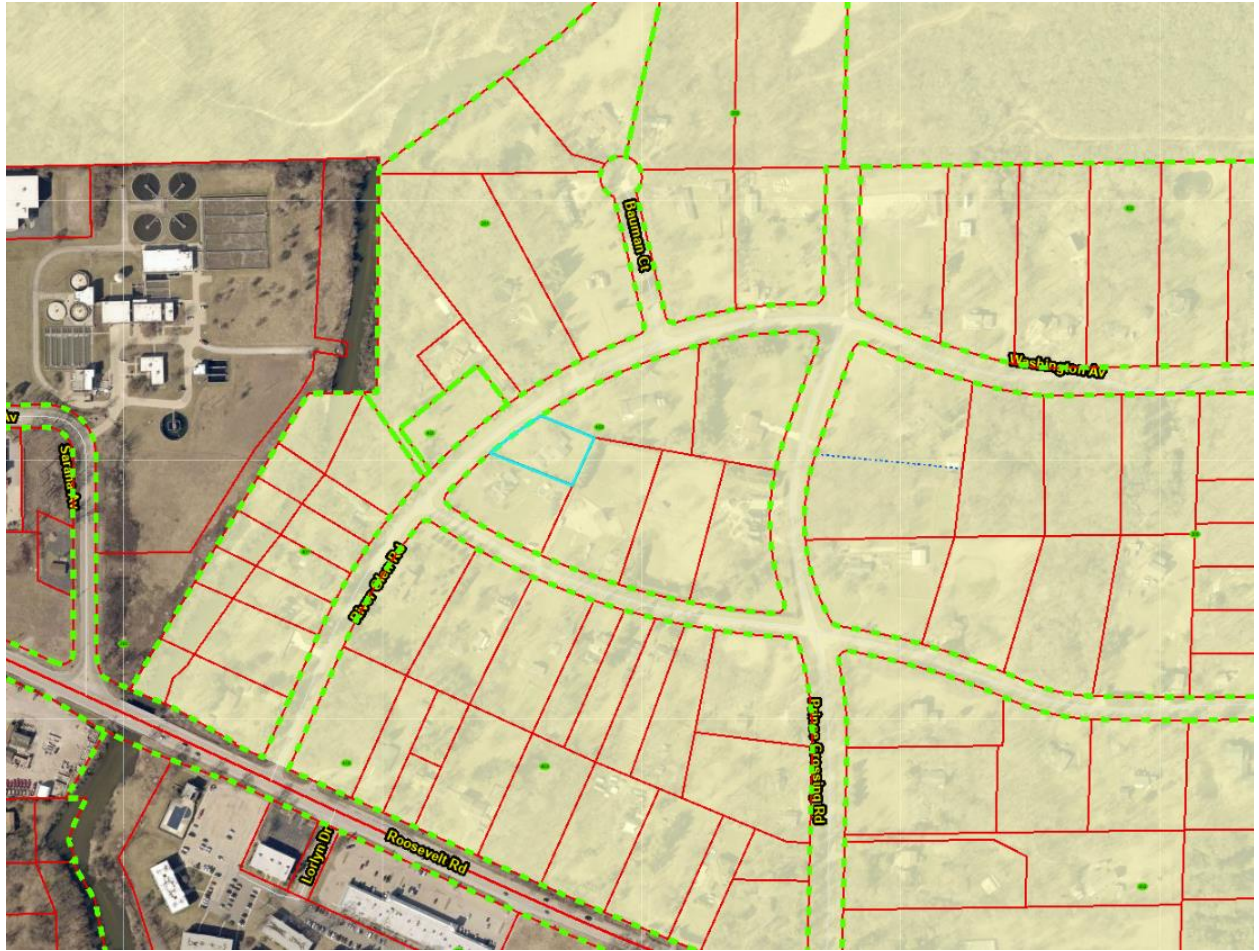
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	R-1 SF RES	HOUSE	0-5 DU AC

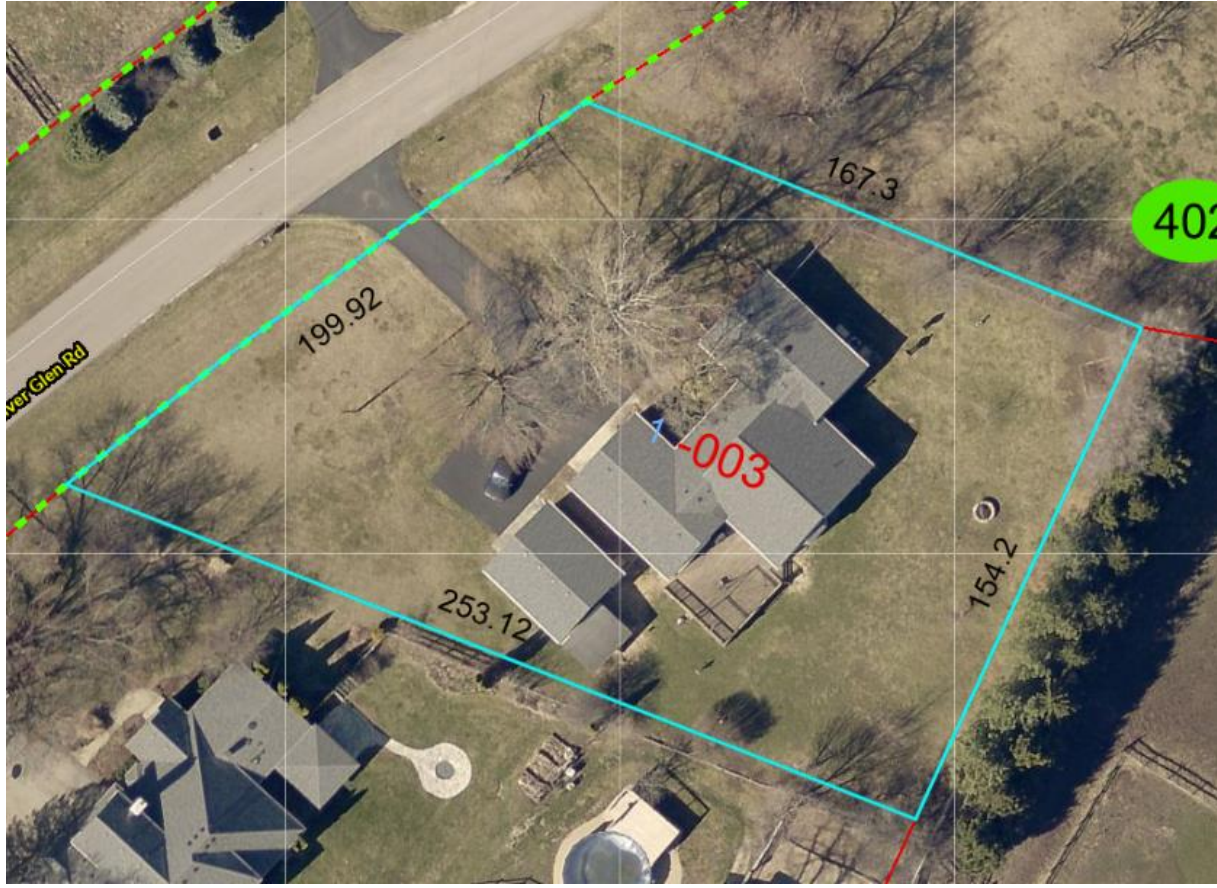
South	R-1 SF RES	HOUSE	0-5 DU AC
East	R-1 SF RES	HOUSE	0-5 DU AC
West	RIVER GLEN DRIVE AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC













Great Dane Dog – 35 inches



Miniature Donkey – 33 inches



Miniature Horse – 38 inches



Size comparison of a horse 63 inches  
versus a donkey 33 inches.



Size comparison of a Great Dane dog  
across from a horse, miniature horse and  
miniature donkey.



**Detached Single** MLS #: 09433279 List Price: \$339,900  
 Status: A CTV List Date: 08/30/2013 Orig. List Price: \$349,900  
 Area: 185 Lot Dt Rec: 08/30/2013 Sold Price:  
 Address: 05425 River Glen, West Chicago, Illinois 60185  
 Directions: Roosevelt to River Glen (East of Rt. 59) North to home,  
 Lt. Mkt. Time: 34  
 Polts:  
 Closed: Contract: Financing: Contingency:  
 Off Market: Year Built: 1961 Bt Before Yr: Yes Curr. Leased: No  
 Dimensions: 180X167X154X253  
 Ownership: Fee Simple Subdivision: Model: Ranch  
 County: DuPage  
 Corp Limits: Unincorporated Township: Winfield # Fireplaces: 0  
 Coordinates: N S E W: Bathrooms: 3 / 1 (H/Half) Parking: Garage, Exterior Space(s)  
 Rooms: 9 Master Bath: Full # Spaces: Gar: 4  
 Bedrooms: 5 Basement: Full Bermt. Bath: Yes Exb6  
 Basement: Full Bermt. Bath: Yes Parking Incl: Yes  
 In Price:



Remarks: Country living & modern conveniences on almost 1 acre horse  
 Country, 5 BEDRM Ranch w/in-law arrangement, Gar space for 4 cars. Finished  
 basement w/full ba, washer-dryer sec sys, water chlorination & soft sys. 644-  
 sq-ft deck w/SunSetter awning & beautiful indoor. Huge kit w/double oven &  
 Island. Formal Din area seats up to 15. Relax on deck & watch the horses  
 roam. Low Taxed Piece of Mind with Home Warranty Included. Come Look!  
 School Data  
 Elementary: Indian Knoll (33)  
 Junior High: West Chicago (33)  
 High School: 94  
 Other:  
 Assessments Amount: \$0 Tax Amount: \$7,821 Miscellaneous  
 Frequency: Not Applicable PIN: 0418402003 Waterfront: No  
 Applicable Mult PIN: SF Source Assessor  
 Tax Year: 2012 SF Source: Assessor  
 Tax Exmp: Homeowner Acreage:  
 Special Assessments: No  
 Special Service Area: No  
 Master Association: No

Room Name	Size	Level	Flooring	Win Trmt.	Room Name	Size	Level	Financing	Win Trmt.
Living Room		Not Applicable			Master Bedroom	17X12	Main Level	Carpet	
Dining Room	21X12	Main Level	Ceramic Tile		2nd Bedroom	23X12	Main Level	Carpet	
Kitchen	21X18	Main Level			3rd Bedroom	12X10	Main Level		
Family Room	25X20	Main Level			4th Bedroom	11X10	Main Level		
Laundry Room					Recreation Room	25X18	Lower		
5th Bedroom	12X9	Main Level							

Interior Property Features: Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath  
 Exterior Property Features: Deck, Storms/Screens  
 Age: 51-60 Years Additional Rooms: 5th Bedroom, Recreation  
 Type: 1 Story Room  
 Style: Ranch Garage Ownership: Owned  
 Exterior: Aluminum Siding Garage On Site: Yes  
 Air Cond: Central Air Garage Type: Attached, Detached  
 Heating: Gas, Forced Air, Zoned Garage Details: Garage Door Opener(s),  
 Kitchen: Eating Area-Breakfast Bar, Eating Transmitter(s)  
 Area-Table Space, Island, Pantry-Closet Parking Ownership: Owned  
 Appliances: Oven-Double, Dishwasher, Refrigerator, Disposal Parking On Site: Yes  
 Dining: Separate, Combined w/ FamRm Parking Details: Off Street  
 A/C: Full Driveway: Asphalt  
 Basement Details: Finished Foundation: Concrete  
 Bath Area: Wet Bar/Ind. Disability Access: No  
 Fireplace Details: Disability Details: Exposure:  
 Fireplace Location: Lot Size: .50-.99 Acre  
 Electricity: Lot Desc: Fenced Yard, Landscaped  
 Equipment: Humidifier, CO Detectors, Sump Pump, Backup Sump Pump, Power Generator Professionally, Wooded  
 Roof: Asphalt/Glass (Shingles)  
 Sewer: Septic-Private  
 Water: Well-Private  
 Const Opt: School Bus Service  
 General Info: School Bus Service  
 Amenities: Horse-Community Barn, Horse-Riding Area, Horse-Riding Trails, Street Paved  
 Asmt Incl: None  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Tests:  
 Sale Terms: Conventional, FHA, VA  
 Possession: Closing  
 Occ Date:  
 Addl. Sales Info: None  
 Agent Owned/Interest: No  
 Walk Score@: 32 - Car-Dependent

Copyright 2013 MRD LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professional.  
 Prepared By: Patty Fecken | Coldwell Banker Residential | 10/02/2013 07:41:28  
 MLS #: 09433279





**Detached Single**      MLS #: 06325612      List Price: \$374,900  
 Status: CLSD      Lat Date: 10/30/2006      Orig List Price: \$434,900  
 Area: 185      List Of Rec: 10/30/2006      Sold Price: \$362,500  
 Address: 05425 River Glen, West Chicago, Illinois 60185  
 Directions: ROOSEVELT TO RIVER GLEN (EAST OF RT. 59) NORTH TO HOME  
 lit. Mt. Time: 204  
 Closed: 08/17/2007      Contract: 05/21/2007      Points:  
 Off Mark: 05/21/2007      Financing: Conventional      Contingency:  
 Year Built: 1991      Bk Before 76: Yes      Curr. Leased:  
 Dimensions: 180X167X154X253  
 Ownership: Fee Simple      Subdivision:      Model:  
 Corp Limits: Unincorporated      Township: Winfield      County: DuPage  
 Coordinates: W-29      # Fireplaces: 0  
 Rooms: 10      Bathrooms: 3 / 1      Parking: Garage  
 (Full/Half):  
 Bedrooms: 5      Master Bath: Full      # Spaces: Gar: 2  
 Basement: Partial      Brmnt. Bath: Yes      Parking Incl.  
 In Price:



Remarks: RARE FIND! SPRAWLING REMODELED RANCH ON SCENE 9/10  
 ACRE, HUGE KITCHEN WITH BIRCH CABINETRY, ISLAND W/ BREAKFAST  
 BAR, PANTRY, ALL THIS IS NEW: 720 SQ.FT. FAMILY ROOM  
 ADDITION/PELLA  
 WINDOWS/ FINISHED BASEMENT/ HVAC/ SIDING/ ROOF/ SEPTIC/ GENERATOR  
 AND 6 PANEL DOORS. GREAT IN-LAW. FENCED YARD. BLOCKS TO HORSE  
 TRAILS. HORSE BOARDING AVAILABLE NEARBY. 3% COMMISSION &  
 \$1000 BONUS TO AGENT WITH CLOSING BEFORE 6/30/07. GORGEOUS!  
**School Data**  
 Elementary: Indian Knoll (33)  
 Junior High: West Chicago (33)  
 High School: (94)

Assessments	Tax	Miscellaneous
Amount: \$0	Amount: \$4,663.52	Waterfront: No
Frequency: Not Applicable	PIN: 0415402003	Appl SF: 2670
Special Assessments: No	Mult PINs:	SF Source:
Special Service Area:	Tax Year: 2005	Acres: 0
Master Association:	Tax Exempt: Homeowner	

Room Name-Size	Level	Flooring	Win.Trmt.	Room Name-Size	Level	Flooring	Win.Trmt.
Living Room	Not Applicable			Master Bedroom 15X12	Main Level	Carpet	Y
Dining Room 11X12	Main Level	Other	None	2nd Bedroom 23X12	Main Level	Carpet	Y
Kitchen 21X18	Main Level	Ceramic Tile	None	3rd Bedroom 12X9	Main Level	Hardwood	Y
Family Room 25X20	Main Level	Other	None	4th Bedroom 12X9	Main Level	Hardwood	None
Laundry Room 10X8	Main Level	Other	None				
5th Bedroom 11X10	Main Level	Carpet	None				
Recreation Room 25X18	Basement	Vinyl	None				

**Interior Property Features:** 1st Floor Bedroom  
**Exterior Property Features:** Deck, Storage Shed  
 Age: 26-50 Years      Additional Rooms: 5th Bedroom, FAM, Recreation Room, Utility Room-1st Floor      Roof: Asphalt/Glass (Shingles)  
 Type: 1 Story      Garage Ownership:      Sewer: Septic-Private  
 Style: Ranch      Garage On Site:      Water: Well-Private  
 Exterior: Aluminum/Vinyl/Steel Siding      Garage Type:      Const Opt:      Amenities: Horse-Riding Area, Horse-Riding Trails  
 Air Cond: Central Air      Garage Details:      General Info:      Asmt Incl: None  
 Heating: Gas, Forced Air, Zoned      Parking Ownership:      HERS Index Score:      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Kitchen: Eating Area-Breakfast Bar, Eating Area-Table Space, Island      Parking On Site:      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Appliances: Oven-Double, Microwave, Dishwasher-Portable, Refrigerator-Bar      Parking Details: Off Street, Side Apron      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Dining: Separate      Driveway: Asphalt      Foundation: Concrete      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Attic: Full      Ext Sto/Fnt:      Disability Access: No      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Basement Details: Finished, Crawl      Disability Details:      Exposure:      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Bath Amn:      Exposure:      Lot Size: .50+.99 Acre      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Fireplace Details:      Foundation:      Lot Desc: Fenced Yard      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Fireplace Location:      Foundation:      Lot Desc: Fenced Yard      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing  
 Electricity:      Foundation:      Lot Desc: Fenced Yard      Green Disc:      Green Rating Source:      Green Feels:      Sale Terms:      Possession: Closing

**Equipment:** TV-Cable, Sump Pump  
 Copyright 2013 MRED, LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.  
 MLS #: 06325612      Prepared By: Patty Fockan | Coldwell Banker Residential | 10/02/2013 07:41 PM



To Infelise, Jessica

Tue 7/30/2024 9:59 PM

You replied to this message on 7/31/2024 7:59 AM.

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi my name is Diven Sulkar and I support Stacey Stout in her 4-H project.

Stacey has always been a great neighbor and her animals bring joy to everyone.

Zoning-24-000050 stout

The animals in this neighborhood make it what it is, there are not many places like this left in the suburbs. I moved back here recently from Elmhurst for this exact reason.

Zoning-24-000050 stout

Thanks,  
Diven Sulkar  
29w139 Childs st  
West Chicago IL



To Infelise, Jessica

Wed 7/31/2024 10:21 AM

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good morning Jessica, this is Martha Cabral and Felipe Banuelos, neighbors of Stacy Stout. We want to express our support to Stacy to have her miniature horse and donkey. We believe that these animals don't give any trouble and we always can see her or her father taking care of them. If the zoning hearing officer ask us if he should let her keep her animals, we would say yes.

Please let him know about our support.

Thank you  
Martha & Felipe



## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0055-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.E.

---



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: July 31, 2024  
RE: **ZONING-24-000056 McElligott (Milton/District 4)**

---

**Development Committee: August 20, 2024:**

**Zoning Hearing Officer: July 31, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), 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 #**ZONING-24-000056 McElligott** dated July 31, 2024.
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 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. That petitioner testified that the subject zoning relief is to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), where it has existed for at least 5 years.
- B. That petitioner testified that he has lived at the subject property since October 2023 and that the existing shed has been on the subject property long before he purchased the home.
- C. That petitioner testified that the subject shed is used to store his lawnmower and gardening/house accessory equipment.
- D. That petitioner testified that the subject shed is made of wood with a wooden base, and that he cannot move the shed without destroying it. Furthermore, that petitioner testified that the subject shed is “locked” into its location with older trees and landscaping surrounding it.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated that the subject zoning relief to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), 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.

#### **STANDARDS FOR CONDITIONAL USES:**

1. That the Zoning Hearing Officer finds that petitioner **has 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 demonstrated** that the existing shed does 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 demonstrated** that they will receive a building permit from the County for the existing shed and that it was built pursuant to the current DuPage County building codes.

- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the existing shed does not diminish the value of land throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing shed is located behind the front wall of the home and does not impact traffic congestion in the public streets and highways.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that that the existing shed has not increased the potential for flood damages to the adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the existing shed does 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 existing shed 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.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>CASE #/PETITIONER</b>	<b>ZONING-24-000056 McElligott</b>	
<b>ZONING REQUEST</b>	Conditional Use to allow an existing shed to remain less than 3 feet from the interior side property line (approximately 0.2 feet), where it has existed for at least 5 years.	
<b>OWNER</b>	MARY C. MILLER AND JOSEPH MCELLIGOTT, 22W305 HACKBERRY DRIVE, GLEN ELLYN, IL 60137	
<b>ADDRESS/LOCATION</b>	22W305 HACKBERRY DRIVE, GLEN ELLYN, IL 60137	
<b>PIN</b>	05-35-204-002	
<b>TWSP./CTY. BD. DIST.</b>	MILTON	DISTRICT 4
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.26 ACRES (11,325 SQ. FT.)	
<b>UTILITIES</b>	WATER / SEWER	
<b>PUBLICATION DATE</b>	Daily Herald: JULY 16, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 31, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "If the shed is within ten feet (10') of the house it will require a 1-hour drywall rating on the interior."	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	<i>No Comments Received.</i>	
Public Works:	"DPC PW doesn't own any sewer or water in this area, they are located in the Glenbard Sanitary District and the lines are owned by Illinois American Water Company."	
<b>EXTERNAL:</b>		
Village of Glen Ellyn:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Lisle-Woodridge Fire Dist.:	"N/A"	
Sch. Dist. 89:	<i>No Comments Received.</i>	
Sch. Dist. 87:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and do not have any specific comments. Thank you."	

**GENERAL BULK REQUIREMENTS:**

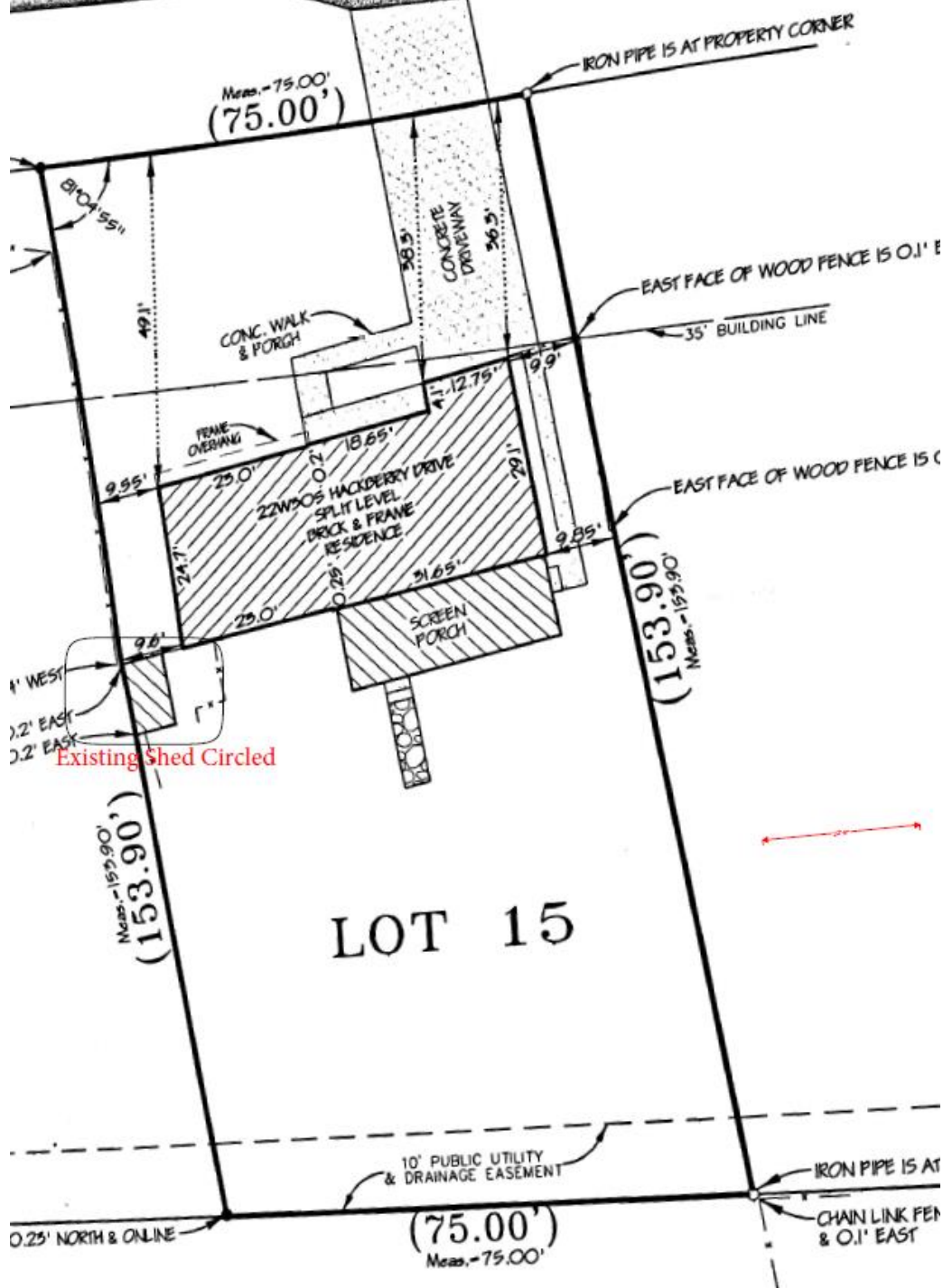
<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	3'	APPROX. 0.2'	APPROX. 0.2'

**LAND USE**

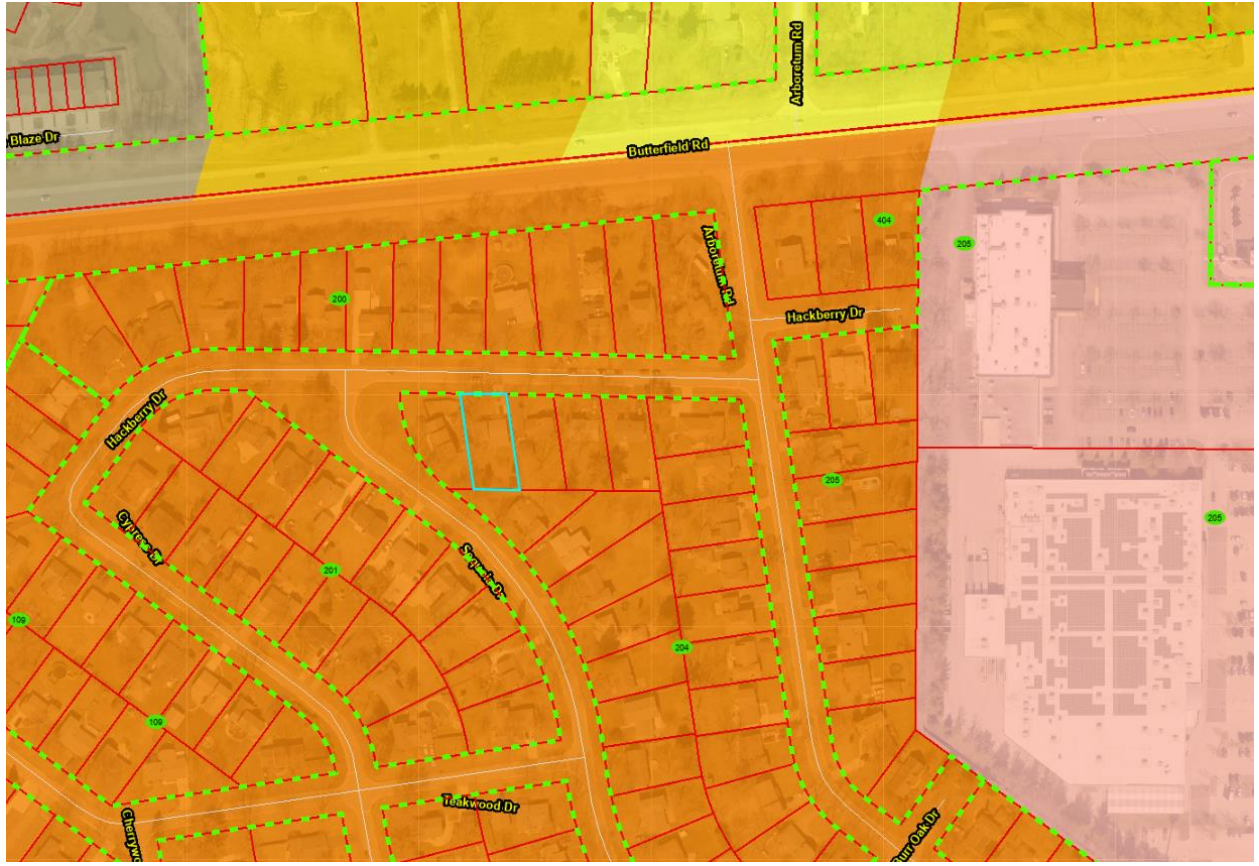
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF	HOUSE	0-5 DU AC
North	HACKBERRY DRIVE AND BEYOND R-4 SF	HOUSE	0-5 DU AC
South	R-4 SF	HOUSE	0-5 DU AC
East	R-4 SF	HOUSE	0-5 DU AC
West	R-4 SF	HOUSE	0-5 DU AC



BERRY (66)











## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

---

**File #:** DC-O-0056-24

**Agenda Date:** 8/20/2024

**Agenda #:** 6.F.

---



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Board of Appeals  
DATE: August 1, 2024  
RE: **T-2-24 Proposed Text Amendments**

---

**Development Committee: August 20, 2024:**

**Zoning Board of Appeals Meeting: August 1, 2024:** The Zoning Board of Appeals recommended to approve the following text amendments:

Zoning Petition T-2-24 proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units:

- Add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts.
- Add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements), relative to the following:

**ZBA VOTE (to Approve): 5 Ayes, 0 Nays, 2 Absent**

**FINDINGS OF FACT:**

1. That the Zoning Board of Appeals finds that over the last several months, County Board members have requested staff to research various land use topics that are of importance to their constituents. Staff has completed its research and developed several proposed amendments to the County Zoning Ordinance that would address the concerns of the County Board members relative to the following:
  - Electric Vehicles

- Accessory Dwelling Units
  - Dwelling Units
2. That the Zoning Board of Appeals finds that on Tuesday April 16, 2024, the Development Committee voted to request staff to have the proposed text amendment considered at public hearing before the Zoning Board of Appeals
  3. That the Zoning Board of Appeals finds that the proposed text amendments to the DuPage County Zoning Ordinance are important to the County in the furtherance of its goals to protect and enhance the health, welfare, and safety of its residents.

\*\*\*

**EXHIBIT A:**

**Add to and Amend ARTICLE III. RULES AND DEFINITIONS Section 37-302: DEFINITIONS:**

**Add Definitions Relative Electric Vehicles Accessory Dwelling Units and Dwelling units:**

~~**ACCESSORY UNIT: A group of rooms which has complete, permanently installed kitchen and bath facilities and which constitutes a dwelling within a converted dwelling that is separate from the primary unit.**~~

\*\*\*

CONVERTED DWELLING: A ~~single family~~ dwelling **unit** which has been converted into one primary unit and one accessory unit.

\*\*\*

**DWELLING UNIT, ACCESSORY: A self-contained room or group of rooms which has complete, permanently installed kitchen and bath facilities and which constitutes a dwelling within a converted dwelling that is separate from the primary unit.**

DWELLING, MULTIPLE-FAMILY: A building, or portion thereof, consisting of three (3) or more dwelling units of any type.

DWELLING, SINGLE-FAMILY: A building containing a single dwelling unit only, which is separated from all other dwellings by open space.

DWELLING, TWO-FAMILY: A building consisting of two (2) dwelling units either attached, side by side, or one above the other, with each dwelling unit having a separate entrance.

DWELLING UNIT: One or more rooms designed, occupied, or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

\*\*\*

AC: Alternating current (electricity).

BATTERY, BATTERIES: A cell or cells onboard an electric vehicle which is used for storing and furnishing electrical energy for the purpose of propelling the vehicle.

BATTERY ELECTRIC VEHICLE (BEV): An electric vehicle with an onboard battery that operates exclusively on electrical energy from the battery which battery is charged from an electrical power source (charging station) not onboard the vehicle.

CHARGING LEVEL: The standardized indicators of electrical force, or voltage at which an electric vehicle's battery is recharged. Typical electric vehicle charging levels and specifications are:

- Level 1: AC slow battery charging. Voltage is one hundred twenty (120) volts.
- Level 2: AC medium battery charging. Voltage is between one hundred twenty (120) volts and two hundred forty (240) volts.
- Level 3: DC fast or quick battery charging. Voltage is greater than two hundred forty (240) volts. Sometimes referred to as "DC fast".

CHARGING STATION: Equipment that has as its primary purpose the transfer of electric energy by conductive or inductive means to a battery or other energy storage device located onboard an electric vehicle. Various types of charging stations include:

- Accessible Charging Station: A charging station incorporated into or immediately adjacent to a handicapped parking space as "handicapped parking space" is defined by the Illinois vehicle code.
- Level 3 Charging Station (Sometimes: DC Fast Charging Station): A charging station that provides any single-phase voltage or current rating higher than that of level 2, or any 3-phase supply voltage configuration.
- Private Charging Station: A charging station that is: 1) privately owned and restricted access (e.g., single-family home, executive parking, designated employee parking, etc.), or 2) publicly owned and restricted (e.g., fleet parking with no access to the public).
- Public Charging Station: A charging station that is: 1) publicly owned and publicly available (e.g., park and ride, public parking lots, on street parking, etc.) or 2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots, etc.).

CHARGING STATION EQUIPMENT: The conductors, including ungrounded and grounded, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, charging stations or apparatus installed specifically for the purpose of delivering electrical energy from the charging station to the electric vehicle.

CHARGING STATION SPACE: A dedicated, marked space that identifies the use thereof as exclusively for the charging of electric vehicles.

DC: Direct current (electricity).



**ELECTRIC SCOOTERS AND/OR MOTORCYCLES: A two-wheel or three-wheel electric vehicle that operates exclusively on electrical energy stored in the vehicle's batteries.**

**ELECTRIC VEHICLE: A vehicle that operates, either partially or exclusively, on electrical energy from a charging station or other electrical energy source that is stored in the vehicle's battery for propulsion purposes. "Electric vehicle" includes a) a battery electric vehicle; b) a plug-in hybrid electric vehicle; c) a neighborhood electric vehicle; and d) electric scooters or motorcycles.**

**NEIGHBORHOOD ELECTRIC VEHICLE: An electric vehicle with four (4) wheels that conforms to federal regulations under title 49 CFR part 571.500 which can from a standstill attain a speed of twenty (20) miles per hour within one mile but cannot exceed a speed of more than twenty-five (25) miles per hour.**

**NONELECTRIC VEHICLE: A vehicle that does not meet the definition of "electric vehicle" as provided herein.**

**PLUG-IN HYBRID ELECTRIC VEHICLE (PHEV): An electric vehicle that: a) contains an internal combustion engine and also allows power to be delivered to drive wheels by an electric motor; and b) charges its battery primarily by connecting to a charging station or other electrical source not onboard the vehicle; c) may additionally be able to sustain a battery charge using an onboard internal combustion driven generator; and d) has the ability to be propelled through the use of electricity.**

**CHARGING STATION EQUIPMENT: The conductors, including ungrounded and grounded, and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, charging stations or apparatus installed specifically for the purpose of delivering electrical energy from the charging station to the electric vehicle.**

**CHARGING STATION SPACE: A dedicated, marked space that identifies the use thereof as exclusively for the charging of electric vehicles.**

\*\*\*

## **Add to and Amend Section 37-417: ACCESSORY HOUSING:**

### **37-417.1: DECLARATION OF POLICY:**

**The County Board of DuPage County, Illinois recognizes the need to create not only more housing that is affordable to a variety of income levels but also create more housing types in a variety of neighborhoods for residents of all income levels. Accessory Dwelling Units (ADU's) can serve as a source of financial stability or relief, encouraging revenue generation and wealth building for homeowners, especially for those who experience high housing costs.**

The county board of DuPage County, Illinois, recognizes that the number of persons living in the county who are sixty two (62) years old or older is increasing and that many of these persons who would otherwise desire to maintain separate households are unable to do so because of insufficient incomes or need for services. The intent of section 37 417 of this chapter providing for accessory housing is to alleviate this problem. By permitting an accessory unit to be maintained in single family dwellings in the single family residential districts of the county, persons over sixty two (62) years old or older will be afforded a means of obtaining the additional income and security which will enable them to remain in homes owned and occupied by them. Also other persons owning and occupying single family dwellings in these districts will

be provided with a means of caring and providing companionship for relatives who are sixty two (62) years or older. (2005 Code)

**37-417.2: REQUIREMENTS FOR ACCESSORY DWELLING UNIT HOUSING CONDITIONAL USE:**

An accessory ~~dwelling~~ unit may be maintained **as part of the principal** in a single-family dwelling as a conditional use in the districts hereinafter indicated. Conversion of the dwelling **unit** and maintenance of the accessory unit and primary unit must conform to the following requirements:

- A. Only one accessory **dwelling** unit may be maintained in a converted dwelling **or on a property where there is an existing dwelling unit.**
- B. The total floor area of an accessory **dwelling** unit shall not exceed ~~seven hundred (700)~~ **one thousand (1,000)** square feet.
- ~~C. The accessory unit shall be structurally part of the converted dwelling; no accessory unit or portion thereof shall be maintained in an accessory building.~~
- C. The converted **accessory dwelling unit** must conform to all applicable yard and bulk requirements of the district **for either the principal building or for the accessory building.**
- D. **The owner of the property must obtain a building permit for the converted accessory dwelling unit. The application for permit to include at least the following:**
  - a. **Floor plans for the construction of the accessory dwelling unit; and**
  - b. **A reconversion plan showing both the principal dwelling unit and the accessory dwelling unit to a single-family dwelling after the accessory dwelling unit is no longer in operation.**
    - (1) **Reconversion of the property to a single dwelling shall be completed within ninety (90) days after the discontinuance of the accessory dwelling unit**
    - (2) **The property shall be reconverted according to the plans submitted at the time the accessory dwelling unit was issued a permit.**
- E. The exterior of the converted dwelling must retain the appearance of a single-family dwelling **or an existing accessory building containing the accessory dwelling unit.** The number of exterior entries on the front of the converted dwelling shall be the same number as prior to its conversion.
- F. **The total number of occupants in the combined principal and accessory dwelling units shall not exceed five (5) people including one or more persons related by blood, marriage, adoption, or guardianship, or a group of not more than five (5) persons not so related, including their domestic servants or resident staff, maintaining a common household in both the principal and accessory dwelling unit.**

**G. The total number of passenger vehicles permitted on the property shall not exceed six (6) passenger vehicles combined for the principal dwelling unit and the accessory dwelling unit.**

~~G. No roomers or boarders allowed by the definition of dwelling unit in section 37-302 of this chapter shall be permitted in either the primary unit or the accessory unit.~~

H. At least one of the occupants **of either the principal dwelling unit or the converted accessory dwelling unit** must be the legal or beneficial owner of the property. ~~If none of the owners who occupy the converted dwelling are sixty two (62) years old or older, then the accessory unit must be occupied by a person who is sixty two (62) years old or older and who is related to one of the owners by blood, marriage, adoption or guardianship.~~

**I. The accessory dwelling unit shall not be rented/leased for less than a six (6) month period.**

~~I. By January 31 of each year after the occupancy permit for the accessory unit is issued, all owners of the property shall file an affidavit, along with the annual renewal fee, with the director of the department of economic development and planning certifying that the property complies with the preceding subsection A through I of this section on the date of the filing. (2005 Code)~~

**37-417.3: EXPIRATION OF CONDITIONAL USE:**

Every conditional use for accessory housing shall expire by its own terms without action by the county board if the property fails to conform with any of the requirements of subsection 37-417.2A through I of this chapter, or if an affidavit is not filed in accordance with subsection 37-417.2I of this chapter. The expiration date shall be thirty (30) days after the date on which the property first fails to conform with these requirements or thirty (30) days after the date on which the affidavit was to have been filed. The conditional use shall not expire, however, if the property is brought into conformity with the requirements of subsection 37-417.2A through I of this chapter, or if the affidavit is filed as required prior to the expiration date. Every conditional use for accessory housing shall also expire when any owner of the converted dwelling conveys any portion of his or her interest in the property, unless the conveyance is to a trust of which that owner is a beneficiary. (2005 Code)

**37-417.4: RECONVERSION TO SINGLE-FAMILY DWELLING:**

Reconversion of the property to a single-family dwelling shall be completed within ninety (90) days after the expiration of the conditional use. The county development committee may extend the period of conversion for cause shown. The property shall be reconverted according to the plans submitted at the time the conditional use was applied for. (2005 Code)

\*\*\*

**Add to all zoning districts as a permitted use:**

Level 1 and Level 2 charging stations are permitted in every zoning district, when accessory to the primary permitted use of said district.

Charging stations located at single-family and multiple-family uses shall be designated as private use only. Installation of Level 2 charging stations shall be subject to building permit approval.

\*\*\*

**Add to and Amend 37-801: B-1 LOCAL BUSINESS DISTRICT:**

**37-801.1: PERMITTED USES:**

**Level 3 (DC fast) charging stations when accessory to the primary permitted use.**

\*\*\*

**37-801.2: CONDITIONAL USES:**

Automobile service stations, including minor services customarily incidental thereto, and facilities for chassis and gear lubrication, **and Level 3 (DC fast) charging stations** but not including the sale, storage, or rental of vehicles, new or used.

\*\*\*

**Add to and Amend 37-802: B-2 GENERAL BUSINESS DISTRICT:**

**37-802.1: PERMITTED USES:**

Automobile service stations, including **Level 3 (DC fast) charging stations** shall not be eligible for yard reductions by conditional use.

\*\*\*

**Add to and Amend 37-1001: I-1 LIGHT INDUSTRIAL DISTRICT:**

**37-1001.1: PERMITTED USES:**

**Automobile service stations, including Level 3 (DC fast) charging stations shall not be eligible for yard reductions by conditional use.**

\*\*\*

**37-1001.2: CONDITIONAL USES:**

\*\*\*

~~Automobile service stations.~~

\*\*\*

**Add to and Amend 37-1002: I-2 GENERAL INDUSTRIAL DISTRICT:**

**37-1002.1: PERMITTED USES:**

Automobile service stations, including Level 3 (DC fast) charging stations shall not be eligible for yard reductions by conditional use.

Truck stop: Large

**37-1002.2: CONDITIONAL USES:**

~~Automobile service stations, need not be enclosed.~~

\*\*\*

**37-1205: OFF STREET LOADING REQUIREMENTS:**

**37-1205.1: GENERAL REQUIREMENTS:**

M. Electric Vehicle charging station/parking space requirements for multi-family residential, nonresidential development:

1. Charging stations spaces are reserved for use by electric vehicles only.
2. Electric vehicles may park in any parking space otherwise designated for parking, subject to the restrictions that would apply to any other vehicle generally.
3. Charging Station Space Requirements:
  - a. Minimum Requirements: A charging station space may be included in the calculation for minimum parking spaces that are required pursuant to other county and state regulations.
  - b. Number: No minimum number of charging station spaces is required.
4. Charging Station Space Location and Design Criteria:
  - a. Where provided, spaces for charging station purposes are required to include the following:
    - (1) Signage: Each charging station space shall be posted with signage indicating the charging station space is only for use by electric vehicles for charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.
    - (2) Maintenance: Charging station equipment shall be always maintained with a phone number or other contact information provided on the charging station equipment for reporting purposes when the equipment is not functioning, or other equipment problems are encountered.
    - (3) Accessibility: Where charging station equipment is provided within a pedestrian circulation area, such as a sidewalk or other accessible route to a building entrance,

the charging station equipment shall be located so as not to interfere with accessibility requirements of the Illinois accessibility code or other applicable accessibility standards.

- (4) Lighting: Where charging station equipment is installed, adequate site lighting shall be provided in accordance with county of DuPage lighting and glare performance standards and ordinances.
- (5) Charging Station Equipment: Charging station outlets and connector devices shall be no less than thirty-six inches (36") and no higher than forty-eight inches (48") from the ground or pavement surface where mounted and shall contain a retraction device and/or a place to hang permanent cords and connectors a sufficient and safe distance above the ground or pavement surface.
  - (a) Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designated and located as to not impede pedestrian travel or create trip hazards on sidewalks.
  - (b) Charging Station Equipment Protection: Adequate charging station equipment protection, such as concrete filled steel bollards, shall be used.
- (6) Non-mountable curbing may be used in lieu of bollards if the charging station is set back a minimum of twenty-four inches (24") from the face of the curb.
- (7) Usage Fees: An owner of a charging station is not prohibited from collecting a fee for the use of a charging station, in accordance with applicable state and federal regulations.
  - (a) Fees shall be prominently displayed on the charging station.

\*\*\*

**Add to and Amend 37-1203: SCHEDULE OF OFF STREET PARKING REQUIREMENTS:**

**37-1203: SCHEDULE OF OFF STREET PARKING REQUIREMENTS**

1-1 Dwelling, Single Family Detached Separate living quarters, domestic Servants and Accessory Dwelling Unit Two (2) parking space per each dwelling unit

**\*\*\*END\*\*\***

**DUPAGE COUNTY ZONING BOARD OF APPEALS  
T-2-24 TEXT AMENDMENTS (COMMENTS)**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	To consider Zoning Petition T-2-24 proposed Text Amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units: <ul style="list-style-type: none"> <li>• Add to the Permitted and Conditional Use sections to allow for electric vehicle charging stations in all nonresidential zoning districts.</li> <li>• Add new residential use requirements and bulk regulations for accessory dwelling units (i.e.: number of occupants in the accessory dwelling units, number of kitchens, setback requirements of accessory dwelling units and parking requirements).</li> </ul>
<b>PUBLICATION DATE</b>	MONDAY, JUNE 24, 2024
<b>PUBLIC HEARING</b>	THURSDAY, JULY 11, 2024 at 6:00 PM

<b>EXTERNAL: COMMENTS FROM DUPAGE COUNTY MUNICIPALITIES:</b>	
<b>Addison</b>	<i>No Comments Received.</i>
<b>Aurora</b>	<i>No Comments Received.</i>
<b>Bartlett</b>	<i>No Comments Received.</i>
<b>Batavia</b>	“We appreciate the information and have no objections to the proposed amendments at this time.”
<b>Bensenville</b>	<i>No Comments Received.</i>
<b>Bloomingtondale</b>	<i>No Comments Received.</i>
<b>Bolingbrook</b>	<i>No Comments Received.</i>
<b>Burr Ridge</b>	See attached documentation.
<b>Carol Stream</b>	<i>No Comments Received.</i>
<b>Clarendon Hills</b>	<i>No Comments Received.</i>
<b>Darien</b>	<i>No Comments Received.</i>
<b>Downers Grove</b>	<i>No Comments Received.</i>
<b>Elk Grove Village</b>	<i>No Comments Received.</i>
<b>Elmhurst</b>	<i>No Comments Received.</i>
<b>Glen Ellyn</b>	<i>No Comments Received.</i>
<b>Glendale Heights</b>	<i>No Comments Received.</i>
<b>Hanover Park</b>	<i>No Comments Received.</i>
<b>Hinsdale</b>	<i>No Comments Received.</i>
<b>Itasca</b>	<i>No Comments Received.</i>
<b>Lemont</b>	<i>No Comments Received.</i>
<b>Lisle</b>	<i>No Comments Received.</i>
<b>Lombard</b>	<i>No Comments Received.</i>

<b>Naperville</b>	<i>No Comments Received.</i>
<b>Oak Brook</b>	<i>No Comments Received.</i>
<b>Oakbrook Terrace</b>	<i>No Comments Received.</i>
<b>Roselle</b>	<i>No Comments Received.</i>
<b>Schaumburg</b>	<i>No Comments Received.</i>
<b>St. Charles</b>	<i>No Comments Received.</i>
<b>Villa Park</b>	<i>No Comments Received.</i>
<b>Warrenville</b>	<i>No Comments Received.</i>
<b>Wayne</b>	<i>No Comments Received.</i>
<b>West Chicago</b>	<i>No Comments Received.</i>
<b>Westmont</b>	<i>No Comments Received.</i>
<b>Wheaton</b>	<i>No Comments Received.</i>
<b>Willowbrook</b>	<i>No Comments Received.</i>
<b>Winfield</b>	<i>No Comments Received.</i>
<b>Wood Dale</b>	<i>No Comments Received.</i>
<b>Woodridge</b>	<i>No Comments Received.</i>





July 8, 2024

Jessica Infelise  
DuPage County Building and Zoning Department  
421 North County Farm Rd.  
Wheaton, IL 60187

Via email to [Jessica.infelise@dupageco.org](mailto:Jessica.infelise@dupageco.org)

Re: T-2-24 Text Amendments

Dear Ms. Infelise,

On July 1, 2024, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the consideration of Zoning Petition T-2-24, proposed text amendments to the DuPage County Zoning Ordinance Chapter 37 relative to Electric Vehicles, Accessory Dwelling Units, and Dwelling Units.

The Plan Commission discussed various aspects of the proposed amendment, highlighting potential inconsistencies between the proposed DuPage text amendments and the existing regulations in the Village of Burr Ridge. The Village of Burr Ridge passed an Ordinance on September 25 and October 23, 2023, amending the definition and regulations of family and short-term rentals, as noted below;

*FAMILY: An owner or a single lessee and persons related thereto by blood, marriage, domestic partnership, or legal adoption living together as a single housekeeping unit within a dwelling unit, including foster children, domestic employees, and non-paying guests. The word "family" shall also include not more than two (2) unrelated persons living together as a single housekeeping unit.*

*SHORT-TERM RENTAL: A single-family detached dwelling, semi-detached dwelling, attached dwelling, cluster dwelling, multiple-family dwelling, two-family dwelling, accessory dwelling, accessory structure, accessory use and/or any portion thereof rented to transients or temporary guests for a period less than thirty (30) consecutive days and whether or not the permission for such occupancy or use is in exchange for a fee. This definition does not include a hotel or motel establishment duly licensed by the Village, boarding, lodging, or rooming houses, or rental of a dwelling to no more than three separate lessees per year for a 30-day minimum duration.*

**HOME OCCUPATIONS:** In all Residence Districts and for all residential uses in non-residential districts (Amended by Ordinance A-834-13-11), any customary home occupation shall be permitted provided that it meets the regulations as detailed below. *Short-term rentals are expressly prohibited as a home occupation use.*

The Plan Commission expressed concerns regarding occupancy limits, rental regulations, vehicle parking, and safety standards for electric vehicle charging stations. The Plan Commission sought clarification on whether the proposal would permit renting out accessory structures to third parties and questioned the impact of allowing an additional dwelling unit with up to five unrelated individuals. The Plan Commission emphasized the need for regulations to ensure safety and compliance with existing codes regarding electric vehicle charging stations. Additionally, the Plan Commission discussed provisions for vehicle parking, noting the existing challenges with multiple vehicles parked in driveways within the Village of Burr Ridge, and expressed concerns regarding the proposed DuPage text amendment, which would permit up to six vehicles.

[www.burr-ridge.gov](http://www.burr-ridge.gov)  
630.654.8181

Should you have any questions, please do not hesitate to contact me at [estern@burr-ridge.gov](mailto:estern@burr-ridge.gov) or (630) 654-8181 x 6260.

Sincerely,



Ella Stern,  
Planner