



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, October 17, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 11:03 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT	Ozog

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore informed the Committee that the petitioner for the scheduled appeal hearing had withdrawn his request.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [23-3325](#)

Development Committee - Regular Meeting - October 3, 2023

Attachments: [Meeting Minutes](#)

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

6. REGULATORY SERVICES

6.A. [23-3326](#)

SAFEbuilt Illinois LLC 5532-0001 SERV - This purchase order is decreasing in the amount of \$85,927.50 and closing due to the purchase order expiring.

Attachments: [CO to DEC & CLOSE SAFEbuilt 5532](#)

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

6.B. [23-3327](#)

TPI Building Code Consultants 5558-0001 SERV - This purchase order is decreasing in the amount of \$50,000 and closing due to the purchase order expiring.

Attachments: [CO DEC & CLOSE TPI 5558](#)

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

6.C. [23-3328](#)

County Court Reporters 5653-0001 SERV - This purchase order is decreasing in the amount of \$10,777 and closing due to the purchase order expiring.

Attachments: [CO DEC & CLOSE CCR 5653](#)

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

6.D. [DC-O-0051-23](#)

ZONING-23-000056 – Almedia: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter). (Wayne/ District 6) (Generally located southwest of Schick Road and Cuyahoga Terrace, on the south side of Schick Road)

ZHO Recommendation to Approve

Attachments: [Z-23-000056 Almedia Dev. Com. \(10-17-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	Ozog

6.E. [DC-O-0052-23](#)

ZONING-23-000057 – Schmidt: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage). (Lisle/District 3) (Generally located northeast of 79th Street and Wayewood Lane, on the east side of Wayewood Lane)

ZHO Recommendation to Approve

Attachments: [Z-23-000057 Schmidt Dev. Com. \(10-17-2023\).pdf](#)

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

6.F. [DC-O-0053-23](#)

ZONING-23-000058 – McCann: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line. (Milton/District 4) (Generally located southeast of Balsam Drive and Shagbark Lane, on the south side of Balsam Drive)

ZHO Recommendation to Approve

Attachments: [Z-23-000058 MCANN Dev. Com. \(10-17-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	Ozog

6.G. [DC-O-0054-23](#)

ZONING-23-000060 – Taft: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3" to approximately 0" for a proposed fence on the property line. (Milton/District 4) (Generally located southeast of Balsam Drive and Shagbark Lane, on the south side of Balsam Drive)

ZHO Recommendation to Approve

Attachments: [Z-23-000060 TAFT Dev. Com. \(10-17-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	Ozog

6.H. [DC-O-0055-23](#)

ZONING-23-000061 – Ruth Lake Country Club: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts. (Downers Grove/ District 3) (Generally located northwest of 63rd Street and Madison Street, on the west side of Madison Street)

ZHO Recommendation to Approve

Attachments: [Z-23-000061 RUTH LAKE COUNTRY CLUB Dev. Com. \(10-17-2023\) Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Patty Gustin
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	Ozog

6.I. [DC-O-0056-23](#)

ZONING-23-000064 – Szul: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet. (Wayne/ District 6) (Generally located northwest of Timberline Drive and Cape Avenue, on the west side of Timberline Drive)

ZHO Recommendation to Approve

Attachments: [Z-23-000064 Szul Dev. Com. \(10-17-2023\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Krajewski, Rutledge, and Tornatore
ABSENT:	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 11:09 A.M.

10. ADMINISTRATIVE HEARING

11. ROLL CALL

12. PUBLIC COMMENT

13. ADMINISTRATIVE APPEAL HEARING

13.A. [23-3329](#)

Request to review Building Code Violation BZ-V-23-000779 was issued in error.

Attachments: [BBA Memo_Redacted.pdf](#)

RESULT:	WITHDRAWN
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14. ADJOURNMENT



Minutes

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

File #: 23-3325

Agenda Date: 10/17/2023

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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WHEATON, IL 60187
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Tuesday, October 3, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

PRESENT	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT	Krajewski, and Ozog

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [23-3116](#)

Development Committee - Regular Meeting - September 19, 2023

Attachments: [Dev Comm Minutes 9-19-2023.pdf](#)

6. REGULATORY SERVICES

6.A. [DC-P-0017-23](#)

Recommendation for the approval of a contract to Accela, Inc., for annual subscription service for Velosimo software integration between Accela on-line permitting software and Bluebeam plan review software, for the period of December 1, 2023 through November 30, 2024, for a contract total amount not to exceed \$30,618 (Building & Zoning - \$7,654.50, Division of Transportation - \$7,654.50, Public Works - \$7,654.50, Stormwater - \$7,654.50). Per 55 ILCS 5/5-1022 (d) IT/Telecom purchases under \$35,000.

Attachments: [PRCC Accela - Velosimo FY24.pdf](#)
[Accela - Velosimo Renewal Form FY24](#)
[Vendor Ethics Placeholder.pdf](#)

There was some discussion about the review process and time frames for obtaining permits.

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Patty Gustin
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Rutledge, and Tornatore

ABSENT: Krajewski, and Ozog

7. ACTION ITEM**7.A. [AH-R-002-23](#)**

Resolution AH-R-002-23 - A Resolution to enter into a Memorandum of Understanding with the Chicago Metropolitan Agency for Planning (CMAP) and our partner Collar Counties to participate in a competitive grant application to the department of Housing and Urban Development (HUD) for their “pro housing” Notice Of Funding Opportunity (NOFO) seeking a portion of the \$85 million federal grant for the identification and removal of barriers to affordable housing production and preservation.

Attachments: [MOU Housing Ready Program.pdf](#)

Jonathan Burch from Chicago Metropolitan Agency for Planning made a presentation about the Pro Housing Federal Grant Program. The program is about removing barriers to affordable housing, increasing production and lowering housing costs for families. This is a national competition and they will be giving approximately 20 awards up to 10 million dollars. Priorities for CMAP are to develop resources and increase awareness of the economic benefits of diverse, affordable, and connected housing options. Also, providing technical support to communities to operationalize that. He told the Committee that Cook, Kane, Lake, McHenry, Will and DuPage counties will come together on a regional application that CMAP is working on. CMAP will also provide housing planning and implementation support after the grant is issued.

RESULT:	APPROVED
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Rutledge, and Tornatore
ABSENT:	Krajewski, and Ozog

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:07 a.m.



Change Order

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

File #: 23-3326

Agenda Date: 10/17/2023

Agenda #: 8.B.

Consent
Dev 10/17
CB 10/24



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Date: Sep 28, 2023

MinuteTraq (IQM2) ID #: 23-3204

Purchase Order #: 5532-0001 SERV	Original Purchase Order Date: Dec 1, 2021	Change Order #: 1	Department: Building & Zoning
Vendor Name: SAFEbuilt Illinois LLC	Vendor #: 33979	Dept Contact: Marla Flynn	
Background and/or Reason for Change Order Request:	To decrease and close remaining encumbrance on contract. Contract expired 11/30/2022.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

- ☐ (A) Were not reasonably foreseeable at the time the contract was signed.
- ☐ (B) The change is germane to the original contract as signed.
- ☒ (C) Is in the best interest for the County of DuPage and authorized by law.

INCREASE/DECREASE		
A	Starting contract value	\$125,000.00
B	Net \$ change for previous Change Orders	\$0.00
C	Current contract amount (A + B)	\$125,000.00
D	Amount of this Change Order <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease	(\$85,927.50)
E	New contract amount (C + D)	\$39,072.50
F	Percent of current contract value this Change Order represents (D / C)	-68.74%
G	Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)	-68.74%

DECISION MEMO NOT REQUIRED

- ☐ Cancel entire order ☐ Close Contract ☐ Contract Extension (29 days) ☐ Consent Only
- ☐ Change budget code from: _____ to: _____
- ☐ Increase/Decrease quantity from: _____ to: _____
- ☐ Price shows: _____ should be: _____
- ☒ Decrease remaining encumbrance and close contract ☐ Increase encumbrance and close contract ☐ Decrease encumbrance ☐ Increase encumbrance

DECISION MEMO REQUIRED

- ☐ Increase (greater than 29 days) contract expiration from: _____ to: _____
- ☐ Increase ≥ \$2,500.00, or ≥ 10%, of current contract amount ☐ Funding Source _____
- ☐ OTHER - explain below:

MF	X6789	Sep 28, 2023	MF	X6789	Sep 28, 2023
Prepared By (Initials)	Phone Ext	Date	Recommended for Approval (Initials)	Phone Ext	Date
REVIEWED BY (Initials Only)					
Buyer		Date	Procurement Officer		Date
Chief Financial Officer (Decision Memos Over \$25,000)		Date	Chairman's Office (Decision Memos Over \$25,000)		Date



Change Order

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

File #: 23-3327

Agenda Date: 10/17/2023

Agenda #: 6.B.

Consent
Dev 10/17
CB 10/24



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Date: Sep 29, 2023

MinuteTraq (IQM2) ID #: 23-3206

Purchase Order #: 5558-0001 SERV	Original Purchase Order Date: Dec 1, 2021	Change Order #: 1	Department: Building & Zoning
Vendor Name: TPI Building Code Consultants Inc		Vendor #: 12063	Dept Contact: Marla Flynn
Background and/or Reason for Change Order Request:	To decrease and close remaining encumbrance on contract. Contract expired 11/30/2022.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

- ☐ (A) Were not reasonably foreseeable at the time the contract was signed.
- ☐ (B) The change is germane to the original contract as signed.
- ☒ (C) Is in the best interest for the County of DuPage and authorized by law.

INCREASE/DECREASE		
A	Starting contract value	\$50,000.00
B	Net \$ change for previous Change Orders	\$0.00
C	Current contract amount (A + B)	\$50,000.00
D	Amount of this Change Order <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease	(\$50,000.00)
E	New contract amount (C + D)	\$0.00
F	Percent of current contract value this Change Order represents (D / C)	-100.00%
G	Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)	-100.00%

DECISION MEMO NOT REQUIRED

- ☐ Cancel entire order ☐ Close Contract ☐ Contract Extension (29 days) ☐ Consent Only
- ☐ Change budget code from: _____ to: _____
- ☐ Increase/Decrease quantity from: _____ to: _____
- ☐ Price shows: _____ should be: _____
- ☒ Decrease remaining encumbrance and close contract ☐ Increase encumbrance and close contract ☐ Decrease encumbrance ☐ Increase encumbrance

DECISION MEMO REQUIRED

- ☐ Increase (greater than 29 days) contract expiration from: _____ to: _____
- ☐ Increase ≥ \$2,500.00, or ≥ 10%, of current contract amount ☐ Funding Source _____
- ☐ OTHER - explain below:

MF	X6789	Sep 29, 2023	MF	X6789	Sep 29, 2023
Prepared By (Initials)	Phone Ext	Date	Recommended for Approval (Initials)	Phone Ext	Date
REVIEWED BY (Initials Only)					
Buyer		Date	Procurement Officer		Date
Chief Financial Officer (Decision Memos Over \$25,000)		Date	Chairman's Office (Decision Memos Over \$25,000)		Date



Change Order

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

File #: 23-3328

Agenda Date: 10/17/2023

Agenda #: 6.C.

Dev Only 10/17



Request for Change Order

Procurement Services Division

Attach copies of all prior Change Orders

Date: Sep 29, 2023

MinuteTraq (IQM2) ID #: 23-3214

Purchase Order #: 5653-0001 SERV	Original Purchase Order Date: Jan 18, 2022	Change Order #: 1	Department: Building & Zoning
Vendor Name: County Court Reporters		Vendor #: 11173	Dept Contact: Marla Flynn
Background and/or Reason for Change Order Request:	To decrease and close remaining encumbrance on contract. Contract expired 12/23/2022.		
IN ACCORDANCE WITH 720 ILCS 5/33E-9			

- ☐ (A) Were not reasonably foreseeable at the time the contract was signed.
- ☐ (B) The change is germane to the original contract as signed.
- ☒ (C) Is in the best interest for the County of DuPage and authorized by law.

INCREASE/DECREASE		
A	Starting contract value	\$22,350.00
B	Net \$ change for previous Change Orders	\$0.00
C	Current contract amount (A + B)	\$22,350.00
D	Amount of this Change Order <input type="checkbox"/> Increase <input checked="" type="checkbox"/> Decrease	(\$10,777.00)
E	New contract amount (C + D)	\$11,573.00
F	Percent of current contract value this Change Order represents (D / C)	-48.22%
G	Cumulative percent of all Change Orders (B+D/A); (60% maximum on construction contracts)	-48.22%
DECISION MEMO NOT REQUIRED		

- ☐ Cancel entire order ☐ Close Contract ☐ Contract Extension (29 days) ☐ Consent Only
- ☐ Change budget code from: _____ to: _____
- ☐ Increase/Decrease quantity from: _____ to: _____
- ☐ Price shows: _____ should be: _____
- ☒ Decrease remaining encumbrance and close contract ☐ Increase encumbrance and close contract ☐ Decrease encumbrance ☐ Increase encumbrance

DECISION MEMO REQUIRED	
<input type="checkbox"/> Increase (greater than 29 days) contract expiration from: _____ to: _____	
<input type="checkbox"/> Increase ≥ \$2,500.00, or ≥ 10%, of current contract amount <input type="checkbox"/> Funding Source _____	
<input type="checkbox"/> OTHER - explain below:	

MF Prepared By (Initials)	X6789 Phone Ext	Sep 29, 2023 Date	MF Recommended for Approval (Initials)	X6789 Phone Ext	Sep 29, 2023 Date
REVIEWED BY (Initials Only)					
Buyer		Date	Procurement Officer		Date
Chief Financial Officer (Decision Memos Over \$25,000)		Date	Chairman's Office (Decision Memos Over \$25,000)		Date



Development Ordinance

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

File #: DC-O-0051-23

Agenda Date: 10/17/2023

Agenda #: 6.D.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 13, 2023

RE: **ZONING-23-000056 Almedia (Wayne/ District 6)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 13, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000056 Almedia** dated September 13, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that they requested the subject zoning relief to allow an additional 12' x 24' detached accessory building for a horse shelter on the subject property.
- B. That petitioner testified that they have lived at the subject property for approximately three (3) years.

- C. That petitioner testified that the proposed horse shelter would be located behind the existing detached accessory building and would be completely surrounded by vegetation and mature trees.
- D. That petitioner testified that the proposed horse shelter would be used for the purpose of having a family horse on the subject property.
- E. That petitioner testified that the existing detached accessory building is used for storage of household accessory equipment.
- F. That the Hearing Officer finds that petitioner has demonstrated evidence for the subject zoning relief as petitioner purchased the subject property approximately three (3) years ago and that the existing detached accessory building was already located on the 3.79-acre subject property. Furthermore, that in order to have a permitted horse on the property, petitioner requires the subject zoning relief to shelter the proposed horse.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed horse shelter would meet all require setbacks 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 the proposed horse shelter will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed horse shelter 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 horse shelter will be located in the rear property and will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed horse shelter 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 horse shelter 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 horse shelter will be built in the rear of the property, will be an added benefit to the area, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

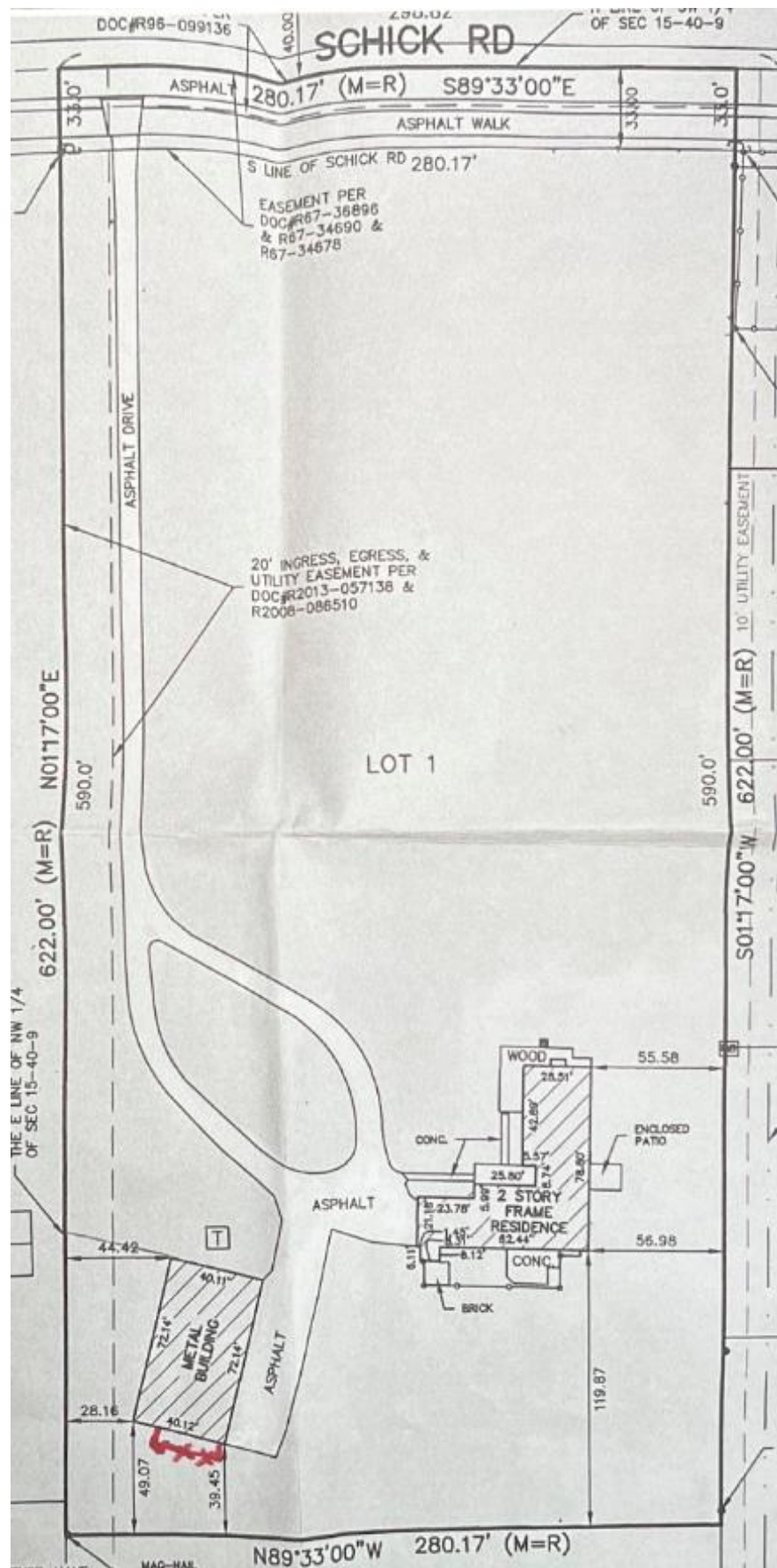
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000056 Almedia	
ZONING REQUEST	Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter).	
OWNER	RANDAL AND MALGORZATA ALMEDIA, 29W631 SCHICK ROAD, BARTLETT, IL 60103	
ADDRESS/LOCATION	29W631 SCHICK ROAD, BARTLETT, IL 60103	
PIN	01-15-300-017	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	3.79 ACRES (165,092 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 29, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 13, 2023	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Bartlett:	<i>No Comments Received.</i>	
City of West Chicago:	<i>No Comments Received.</i>	
Village of Wayne:	<i>No Comments Received.</i>	
Village of Carol Stream:	“No Comments”	
Wayne Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Bartlett Fire Dist.:	No Objections.	
Sch. Dist. U-46:	<i>No Comments Received.</i>	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you.”	

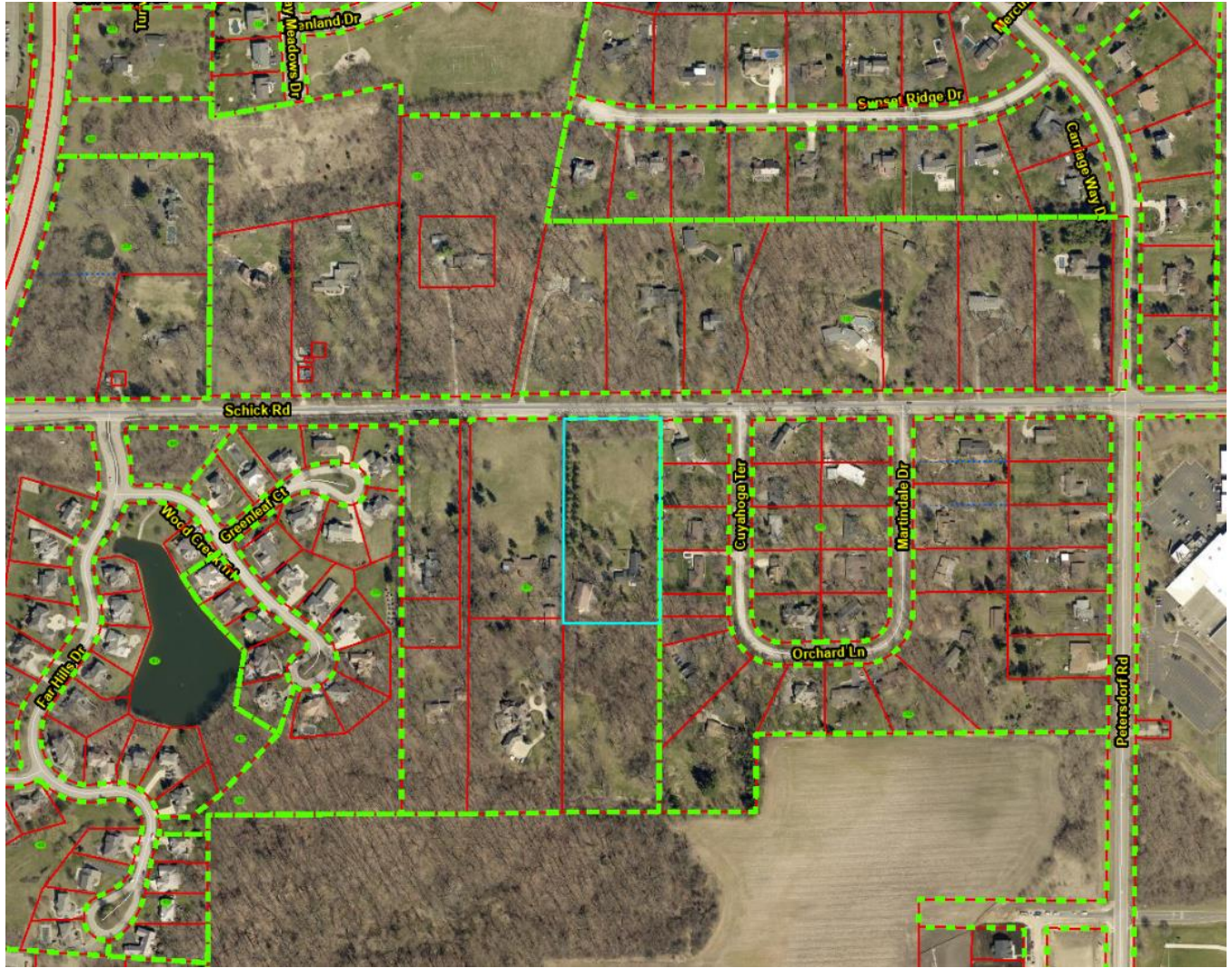
GENERAL BULK REQUIREMENTS:

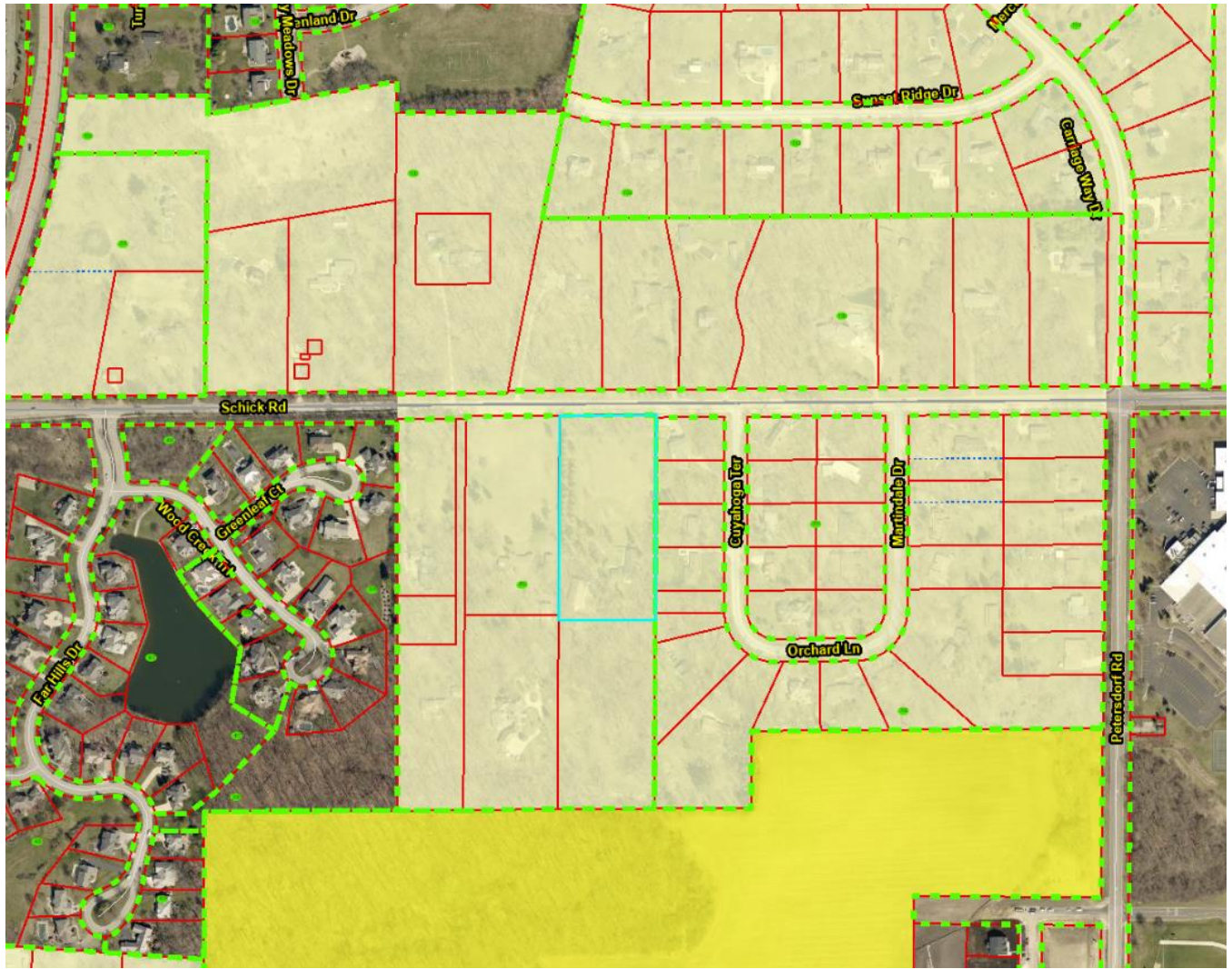
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	2,600 SQ. FT.	2,894 SQ. FT.	3,182 SQ. FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	SCHICK ROAD 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













Development Ordinance

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

File #: DC-O-0052-23

Agenda Date: 10/17/2023

Agenda #: 6.E.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 13, 2023

RE: **ZONING-23-000057 Schmidt (Lisle/ District 3)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 13, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage).

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-23-000057 Schmidt** dated September 13, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That owner/developer is not permitted to operate a business on the subject 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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to increase the total size of detached accessory buildings from

permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage).

- B. That petitioner testified that they originally applied for a “Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,226 sq. ft. (26 sq. ft. existing shed and 1,200 sq. ft. proposed detached garage),” and that at the public hearing, petitioner amended this request to lesser zoning relief (as he removed the existing 26 sq. ft. shed on the subject property) for a “Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,200 sq. ft. (1,200 sq. ft. proposed detached garage),”.
- C. That petitioner testified that he has lived at the subject property for approximately seven (7) years.
- D. That petitioner testified that no commercial activities would occur on the subject property and that the proposed detached garage would be used for the storage of his vehicles, an ATV, a side-by-side (UTV), a motorcycle, and wooden boat, in addition to household accessory equipment, all of which would be safely stored under cover of the proposed detached garage.

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 proposed detached garage will meet all required setbacks and will 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 proposed detached garage and that it will be 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 proposed detached garage will be an added benefit to the neighborhood and will be built pursuant to the current DuPage County building codes.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will meet all required setbacks and will not impact or 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 County’s Stormwater Department has no objections to the proposed detached garage.

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed detached garage.
- 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 detached garage will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

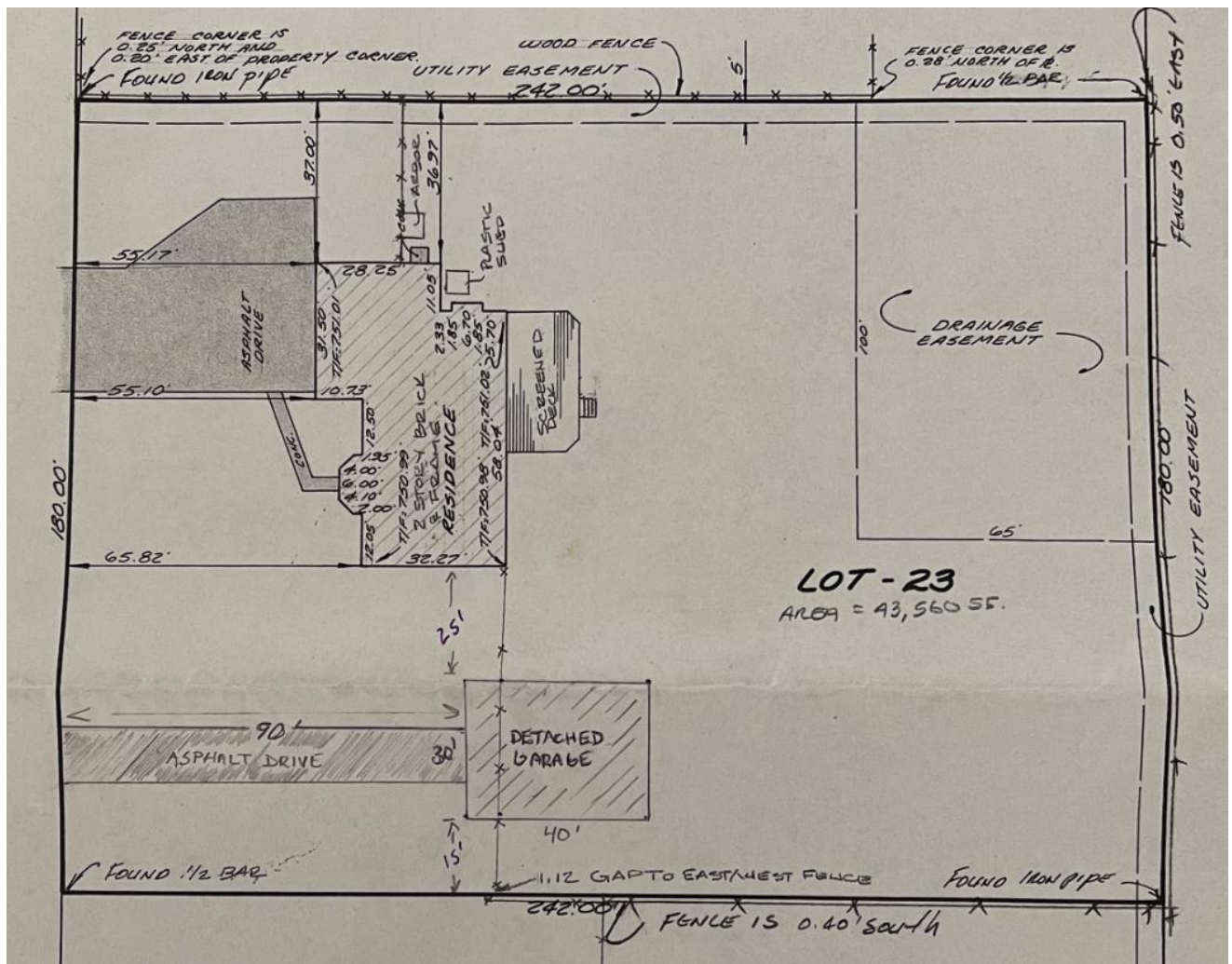
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000057 Schmidt	
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 708 sq. ft. to approximately 1,226 sq. ft. (26 sq. ft. existing shed and 1,200 sq. ft. proposed detached garage).	
OWNER	RYAN AND MICHELLE SCHMIDT, 8S701 WAYEWOOD LANE, NAPERVILLE, IL 60565	
ADDRESS/LOCATION	8S701 WAYEWOOD LANE, NAPERVILLE, IL 60565	
PIN	08-27-302-005	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 3
ZONING/LUP	R-2 SF RES	0-5 DU AC
AREA	1 ACRE (43,560 SQ. FT.)	
UTILITIES	WELL AND SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 29, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 13, 2023	
ADDITIONAL INFORMATION:		
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:	No Objections. “We are the sanitary sewer provider.”	
EXTERNAL:		
City of Naperville:	No Comments Received.	
Village of Lisle:	Our office has no jurisdiction in this matter. “Located outside the Village boundary agreement.”	
Village of Woodridge:	Our office has no jurisdiction in this matter.	
Lisle Township:	No Comments Received.	
Township Highway:	No Objections.	
Lisle-Woodridge Fire Dist.:	“N/A”	
Sch. Dist. 203:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you.”	

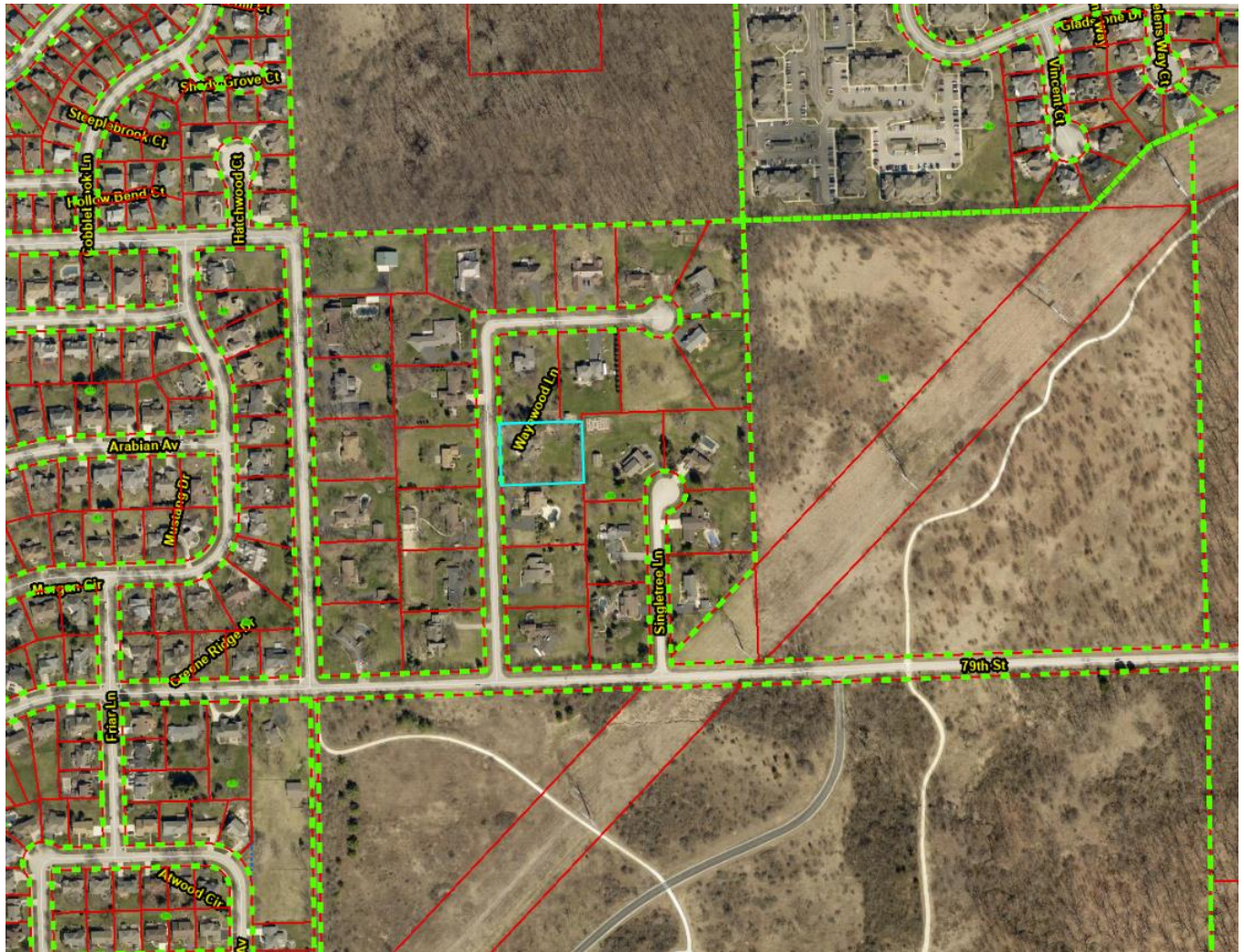
GENERAL BULK REQUIREMENTS:

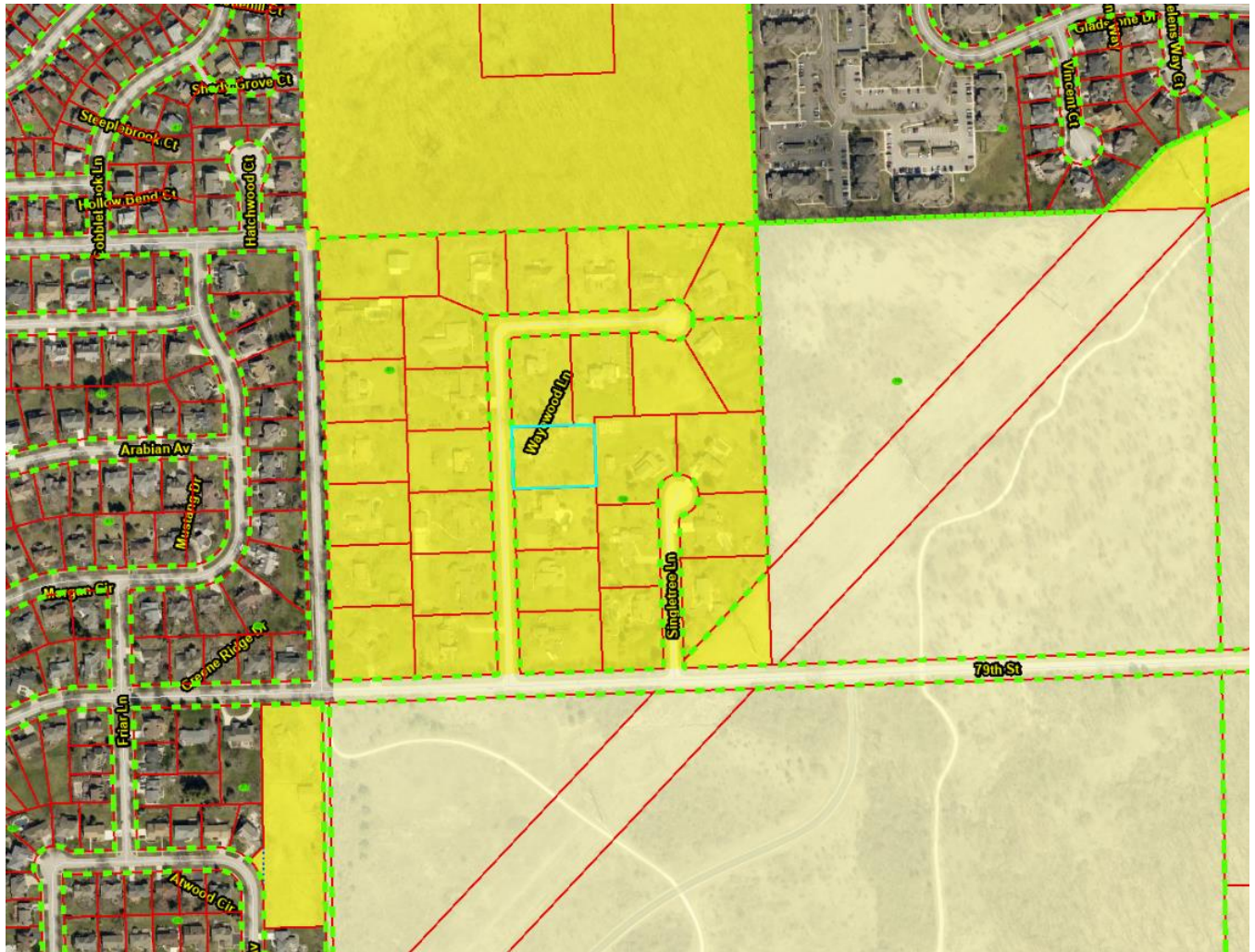
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	708 SQ. FT.	26 SQ. FT.	1,226 SQ. FT.

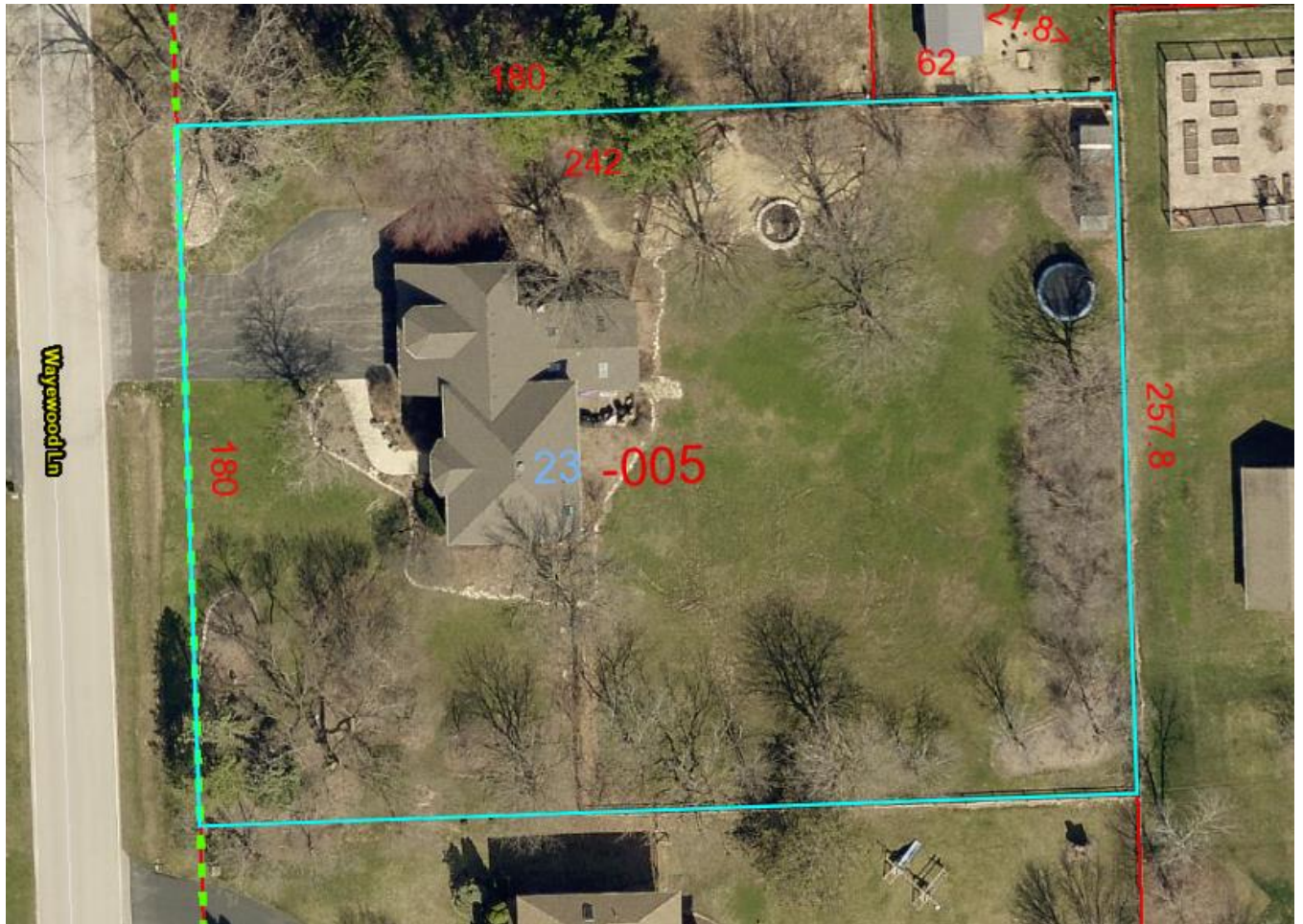
LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-2 SF RES	HOUSE	0-5 DU AC
North	R-2 SF RES	HOUSE	0-5 DU AC
South	R-2 SF RES	HOUSE	0-5 DU AC
East	R-2 SF RES	HOUSE	0-5 DU AC
West	WAYNEWOOD LANE AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC











Development Ordinance

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

File #: DC-O-0053-23

Agenda Date: 10/17/2023

Agenda #: 6.F.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 27, 2023

RE: **ZONING-23-000058 McCann (Milton/District 4)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 17, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000058 McCann** dated September 27, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that he and his adjacent neighbor, Steven Taft, both requested the same Variation in order to share a fence on their shared interior side property line and that their neighbor's case number is ZONING-23-000060 Taft.

- a. Further, that the Zoning Hearing Officer combined both cases (ZONING-23-000058 McCann and ZONING-23-000060 Taft) to be heard together for the public hearing.
- B. That petitioner testified that he requested the subject zoning relief in order to construct a proposed fence on the shared property line, and that due to the existing driveway location, petitioner is not able to meet the required 3” setback.
- C. That the Hearing Officer finds that petitioner demonstrated evidence for a practical difficulty and particular hardship as the location of subject property’s existing driveway does not allow petitioner to meet the required 3” setback requiring petitioner to request the subject zoning relief to construct a proposed fence on the interior side property line.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed fence will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed fence will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed fence 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 fence will be located behind the front wall of the house and will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed fence 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 fence will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed fence will be built in the rear

of the property, will be an added benefit to the area, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000058 McCann	
ZONING REQUEST	Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line.	
OWNER	JOSH D. MCCANN & ALEKSANDRA BARAN, 22W531 BALSAM DRIVE, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	22W531 BALSAM DRIVE, GLEN ELLYN, IL 60137	
PIN	05-35-112-005	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.26 ACRES (11,326 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 12, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 27, 2023	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Wheaton:	<i>No Comments Received.</i>	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Village of Lisle:	Our office has no jurisdiction in this matter. “Subject property is outside of the Village’s Boundary Agreement.”	
Village of Lombard:	“As the property is outside of our planning boundaries, we do not have any comments on the petition.”	
Village of Downers Grove:	“The Village of Downers Grove has no comments on this.”	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections 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>	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	3"	NA	0"

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	BALSMA DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

variance requested to encroach 3' setback in order
to connect fence to Lot 14 neighbor's fence









Development Ordinance

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

File #: DC-O-0054-23

Agenda Date: 10/17/2023

Agenda #: 6.G.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 27, 2023

RE: **ZONING-23-000060 Taft (Milton/ District 4)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 27, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 3" to approximately 0", for a proposed fence on the property line.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000060 Taft** dated September 27, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that he and his adjacent neighbor, Josh McCann, both requested the same Variation in order to share a fence on their shared interior side property line and that their neighbor's case number is ZONING-23-000058 McCann

- a. Further, that the Zoning Hearing Officer combined both cases (ZONING-23-000058 McCann and ZONING-23-000060 Taft) to be heard together for the public hearing.
- B. That petitioner testified that he requested the subject zoning relief in order to construct a proposed fence on the shared property line, and that due to the existing driveway location of his adjacent neighbor, the subject fence will be located on the shared property line and that petitioner is required to request the subject zoning relief to meet the technical requirements of a 3” setback.
- C. That the Hearing Officer finds that petitioner demonstrated evidence for a practical difficulty and particular hardship as the location of the adjacent neighbor’s driveway and proposed fence on the property line requires petitioner to request the subject zoning relief to construct the proposed fence.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County’s comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed fence will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed fence will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed fence 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 fence will be located behind the front wall of the house and will not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed fence 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 fence will not incur additional public expense for flood protection, rescue, or relief.

- g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed fence will be built in the rear of the property, will be an added benefit to the area, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000060 Taft	
ZONING REQUEST	Variation to reduce the interior side setback from 3" to approximately 0" for a proposed fence on the property line.	
OWNER	STEVEN TAFT, 22W541 BALSAM DRIVE, GLEN ELLYN, IL 60137/ AGENT: JOSH D. MCCANN, 22W531 BALSAM DRIVE, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	22W541 BALSAM DRIVE, GLEN ELLYN, IL 60137	
PIN	05-35-112-004	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.26 ACRES (11,326 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 12, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 27, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Wheaton:	<i>No Comments Received.</i>	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Village of Lisle:	Our office has no jurisdiction in this matter. "Subject property is outside of the Village's Boundary Agreement."	
Village of Lombard:	"As the property is outside of our planning boundaries, we have no comments on the petition."	
Village of Downers Grove:	"The Village of Downers Grove has no comment."	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections 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>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."	

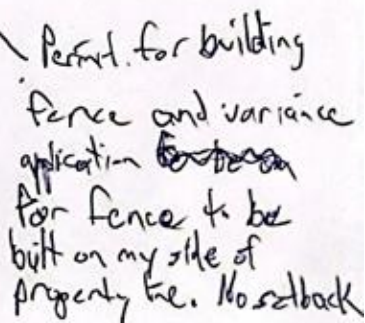
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	3''	NA	0''

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	BALSAM DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

ADDRESS 220511 DALLAM DR, CINCINNATI
 PN 05-25-112-021
 AREA 020 ACRES



PAGE OF SLIDES
STATE OF TEXAS PAGE 123

THIS IS TO CERTIFY THAT I, ALFRED LIND SURVEYOR, HAVE
 INSPECTED THE PROPERTY DESCRIBED ABOVE AND THAT THE
 ABOVE PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY.
 (SEE WORK COMPLETION DATE) 1/15/2014

THE PROFESSIONAL SURFACE CONTAINS THE CURRENT SURVEY
 NEIGH STANDARDS FOR A BOUNDARY SURVEY.

SIGN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS
 ON 18TH DAY OF NOVEMBER, A.D. 2014.

WINDS LAST STRUCTURE NO. 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525,

BOOKED BY STAG A. BATHS-ATL. BOOK #638,111 FILE #638-107

LAND SURVEYING AND CIVIL ENGINEERING	
LANDERT & ASSOCIATES 932 W. LIBERTY DR WREATHON, IL 60187 P: (630)653-6331 F: (630)653-6336 E: INFO@LANDERTSU.COM	LAND TECHNOLOGY 3922 W. MAIN STREET WILMANTON, IL 60090 P: (815)362-9200 F: (815)362-9223 E: LANDTECH@L-TECH.COM









Development Ordinance

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

File #: DC-O-0055-23

Agenda Date: 10/17/2023

Agenda #: 6.H.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 27, 2023

RE: **ZONING-23-000061 Ruth Lake Country Club
(Downers Grove/ District 3)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 27, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000061 Ruth Lake Country Club** dated September 27, 2023.
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 the proposed pickleball courts shall not be illuminated.
5. That petitioner maintains the existing landscaping around the perimeter of the subject property.
6. 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 he requested the subject zoning relief to add two (2) recreational pickleball courts to the Ruth Lake Country Club.
- B. That petitioner originally applied for a Variation for the proposed zoning relief, and that this request was converted to a Conditional Use, as a Conditional Use is lesser zoning relief than a Variation and that conditions can therefore be placed on the proposed pickleball courts in order to mitigate any impacts on adjacent properties.
- C. That petitioner testified that the only location to place the proposed pickleball courts is in the proposed location, approximately 18' from the front yard property line on Madison Street, due to the existing parking lot, existing monument/entrance sign, and existing trees.
- D. That petitioner testified that the proposed pickleball courts will not be illuminated and that they will be screened with existing and proposed trees.
- E. That petitioner testified that there will not be an increase in traffic, as the same people that currently use the country club will utilize the pickleball courts.
 - a. Further, that petitioner testified that the Country Club has a limited membership of 475 families.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Conditional Use to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts.

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 proposed pickleball courts will 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 proposed pickleball courts and that it will be 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 proposed pickleball courts will be an added benefit to the neighborhood and will be built pursuant to the current DuPage County building codes.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed pickleball courts will be screened from the roadways and will not impact or 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 County's Stormwater Department has no objections to the proposed pickleball courts.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the proposed pickleball courts.
- 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 pickleball courts will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000061 Ruth Lake Country Club	
ZONING REQUEST	Variation to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts.	
OWNER	RUTH LAKE COUNTRY CLUB, 6200 S. MADISON STREET, HINSDALE, IL 60521/ AGENT: MICHAEL MOORE, MANHARD CONSULTING, LTD., 700 SPRING DRIVE, LOMBARD, IL 60148	
ADDRESS/LOCATION	6200 S. MADISON STREET, HINSDALE, IL 60521	
PIN	09-14-400-002/ 09-14-301-001/ 09-14-400-001	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-4 SF RES	OPEN SPACE
AREA	153 ACRES (6,664,680 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 12, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 27, 2023	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections.	
DUDOT:	No Objections.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Burr Ridge:	See attached documentation.	
Village of Hinsdale:	<i>No Comments Received.</i>	
Village of Clarendon Hills:	<i>No Comments Received.</i>	
Village of Westmont:	<i>No Comments Received.</i>	
Village of Willowbrook:	<i>No Comments Received.</i>	
City of Darien:	No Objections.	
Downers Grove Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Tri-State Fire Dist.:	No Objections.	
Sch. Dist. 62:	<i>No Comments Received.</i>	

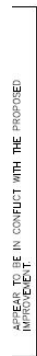
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you.”
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GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30'	NA	APPROX. 18'

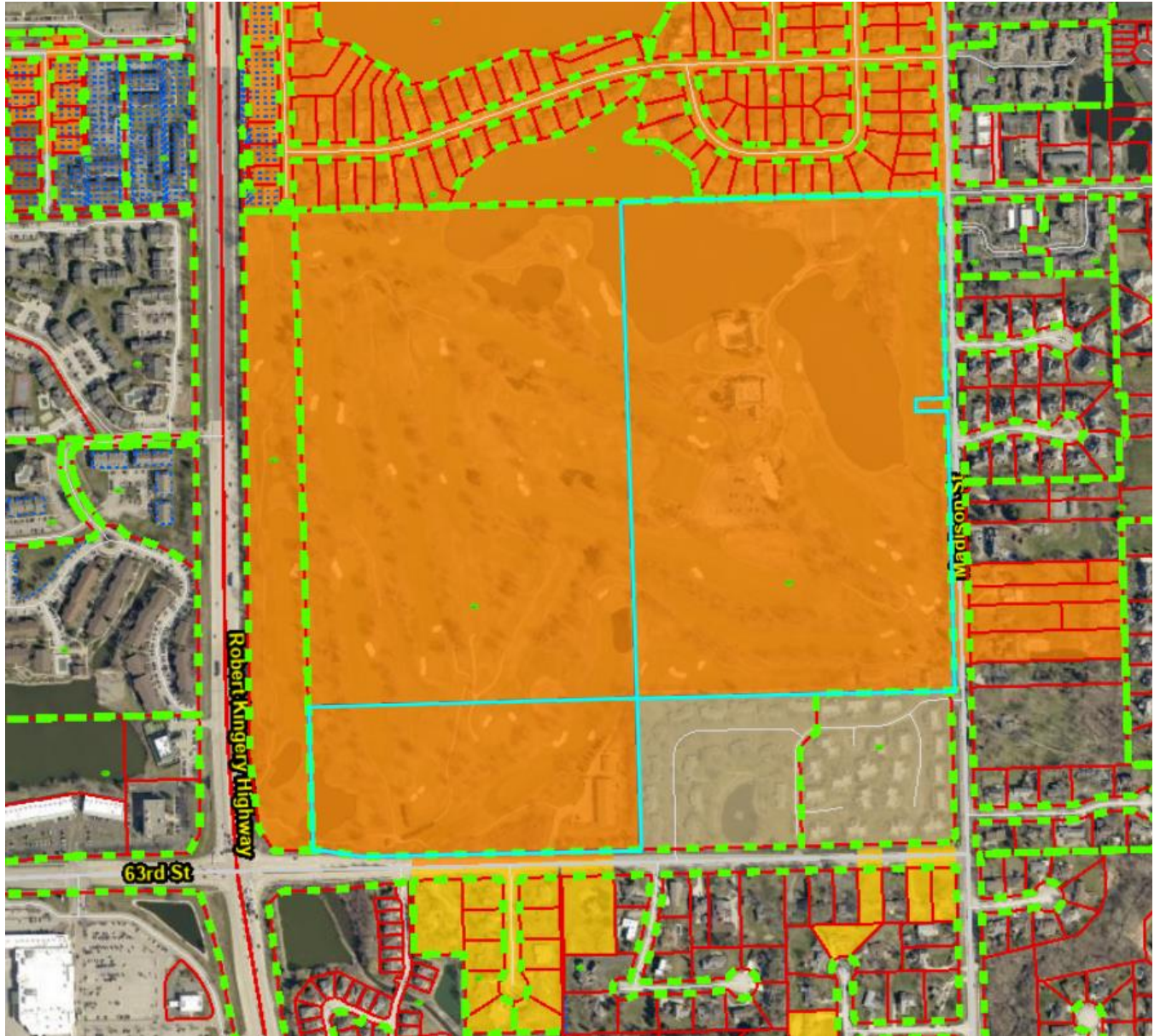
LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	COUNTRY CLUB	OPEN SPACE
North	R-4 SF RES	SF RES	0-5 DU AC
South	R-5 SF RES	ATTACHED SF RES	5-15 DU AC
East	VILLAGE OF BURR RIDGE	SF RES	VILLAGE OF BURR RIDGE
West	ROUTE 83 AND BEYOND VILLAGE OF WILLOWBROOK	COMMERCIAL	VILLAGE OF WILLOWBROOK



COMMON NAME	SIZE	CONTAINER	REMARKS
Mission Arbovitae	6" Ht.	B&B	







September 19, 2023

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

Via email to Jessica.infelise@dupageco.org

Re: Zoning Petition ZONING-23-000061 Ruth Lake Country Club

Dear Ms. Infelise,

On September 18, 2023, the Village of Burr Ridge Plan Commission/Zoning Board of Appeals performed an extraterritorial review of the variation to reduce the front yard setback from 30' to approximately 18' for the construction of two recreational pickleball courts at 6200 S. Madison St, Hinsdale, IL, 60521. This property is directly across from and to the west of the Village of Burr Ridge.

The Plan Commission expressed concerns about noise emanating from the pickleball activity and increased traffic congestion with the courts' proximity to the road and main entrance. While the plans did not indicate additional lighting being installed, the Commission expressed concerns about glare and light spillover from the courts onto the adjacent residential properties.

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

Sincerely,

Ella Stern,
Planner

Ruth Lake Woods Condominium Association

c/o RedBrick Property Management
204 E. St. Charles Road
Lombard, IL 60148

DuPage County Building & Zoning Department
Attn: Robert J. Kartholl, Chairman

Re: Zoning Petition ZONING 23-000061

Per your request at the hearing on Wednesday, September 27, 2023, I am writing to confirm our position on the above petition.


We have a majority consensus of our Board of Directors that Ruth Lake Woods Condominium Association will NOT contest the petition by Ruth Lake Country Club for a variation to reduce the front yard setback.

Respectfully submitted,



Fred W. Seeholzer
President

SHEILA MACDIARMID
60 Godair Drive
Hinsdale, IL 60521



October 2, 2023

Dear Mr. Kartholl:

I recently attended the hearing on the Ruth Lake Country Club request for a zoning variance and want to review my points for my objection to granting this variance.

1. As you pointed out, a variance is forever.
2. Some time in the distant future, Madison will need to be widened. This variance would make that a very difficult proposition.
3. The explanation you provided reviewing the benefits of a conditional use variance would be a much more reasonable solution. It would allow some basic requirements if the (conditional use) were permitted. Lighting and screening could be made a part of the conditional use. Courts with lighting so close to the roadway would be a serious distraction for vehicles on Madison. Screening should be mandatory – lights or no lights.
4. The other issues (parking – noise) seem to be beyond the purview of the Zoning Board, basically RLCC problem.

My preference would be NO VARIANCE at all, however if the Zoning Board feels this would be hardship on Ruth Lake Country Club – well it is your decision.

As you pointed out with 153 acres under their control, it is hard to believe there is no other site for these Pickle Ball Courts.

Many thanks for your consideration.

Sheila MacDiarmid



Development Ordinance

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

File #: DC-O-0056-23

Agenda Date: 10/17/2023

Agenda #: 6.I.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: September 13, 2023

RE: **ZONING-23-000064 Szul (Wayne/ District 6)**

Development Committee: October 17, 2023:

Zoning Hearing Officer: September 13, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-23-000064 Szul** dated September 13, 2023.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet.
- B. That petitioner testified that they require a home generator to protect their property, as their sump pump has failed multiple times due to power outages.

- C. That petitioner testified that the only location to place the proposed generator is approximately 6 feet from the interior side property line, which is in line with the existing A/C condenser.
 - a. Furthermore, that petitioner testified that they attempted to place the generator in the rear of the subject property, however due to the close proximity of the subject home's windows, a generator could not be located on that side of the house.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet, as the only location to place the proposed generator is on the side of the subject home, approximately 6 feet from the interior side property line.

STANDARDS FOR VARIATIONS:

**Per Zoning Code Section 37-1411.3*

- 1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed generator will not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed generator will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed generator.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed generator will not diminish the value of land and buildings throughout the County and is an added benefit to the neighborhood.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed generator will be located behind the front wall of the subject house and therefore will not impact traffic.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed generator will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed generator 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 generator will be an added benefit to the neighborhood, and will impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

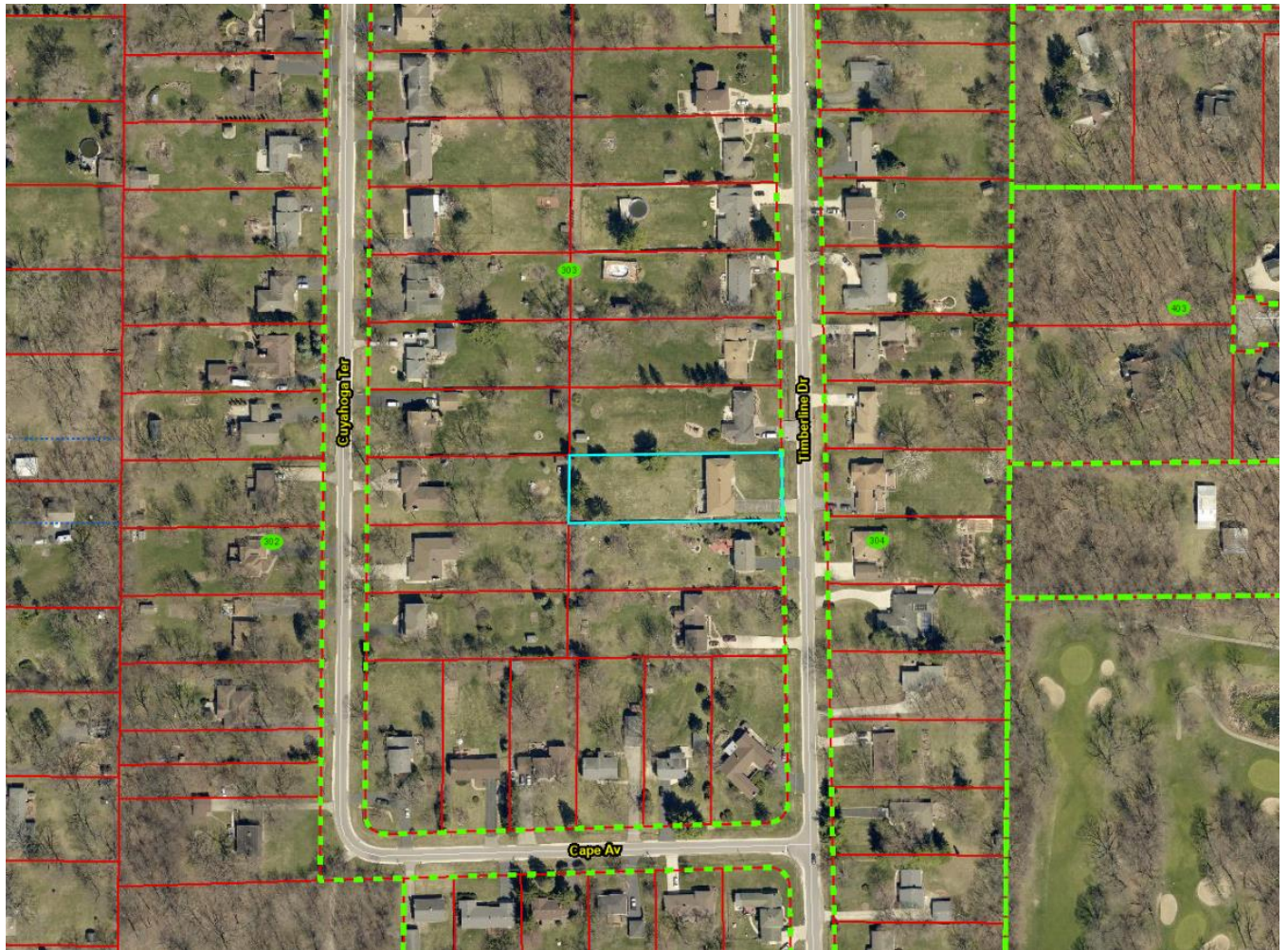
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000064 Szul	
ZONING REQUEST	Variation to reduce the interior side setback for a new generator from 9 feet to approximately 6 feet.	
OWNER	DALE AND MARY SZUL, 3N188 TIMBERLINE DRIVE, WEST CHICAGO, IL 60185	
ADDRESS/LOCATION	3N188 TIMBERLINE DRIVE, WEST CHICAGO, IL 60185	
PIN	01-27-303-023	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.73 ACRES (31,799 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 29, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 13, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of West Chicago:	No Comments Received.	
Village of Wayne:	No Comments Received.	
Village of Carol Stream:	“No Comments”	
Wayne Township:	No Comments Received.	
Township Highway:	No Comments Received.	
West Chicago Fire Dist.:	No Comments Received.	
Sch. Dist. 33:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you.”	

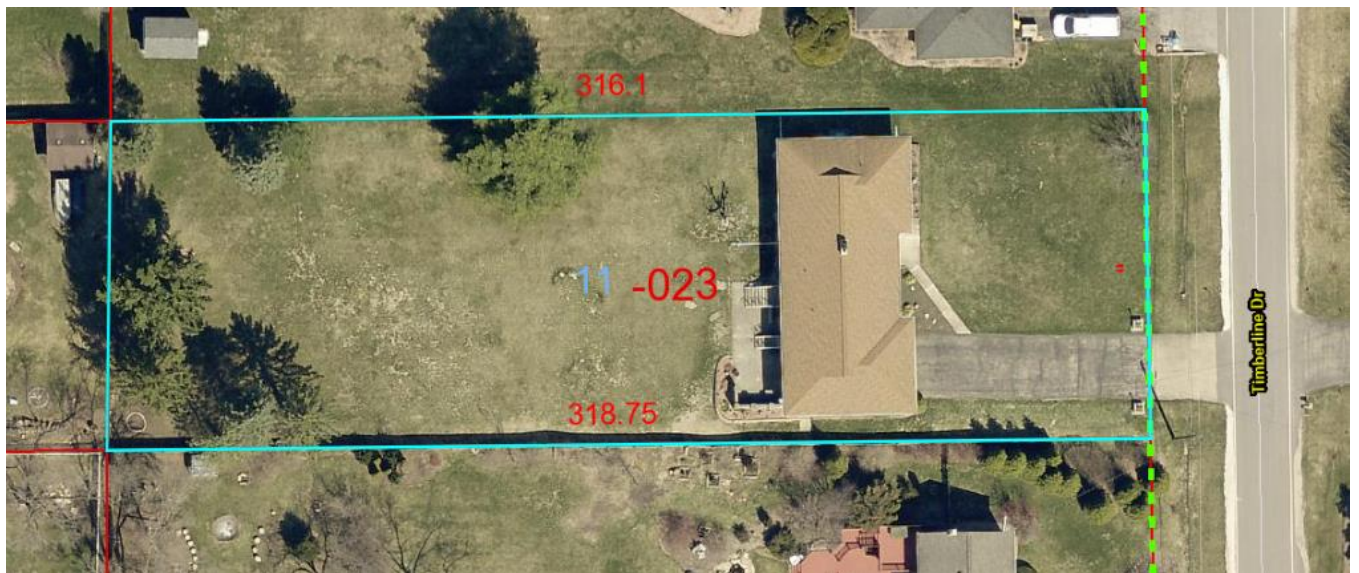
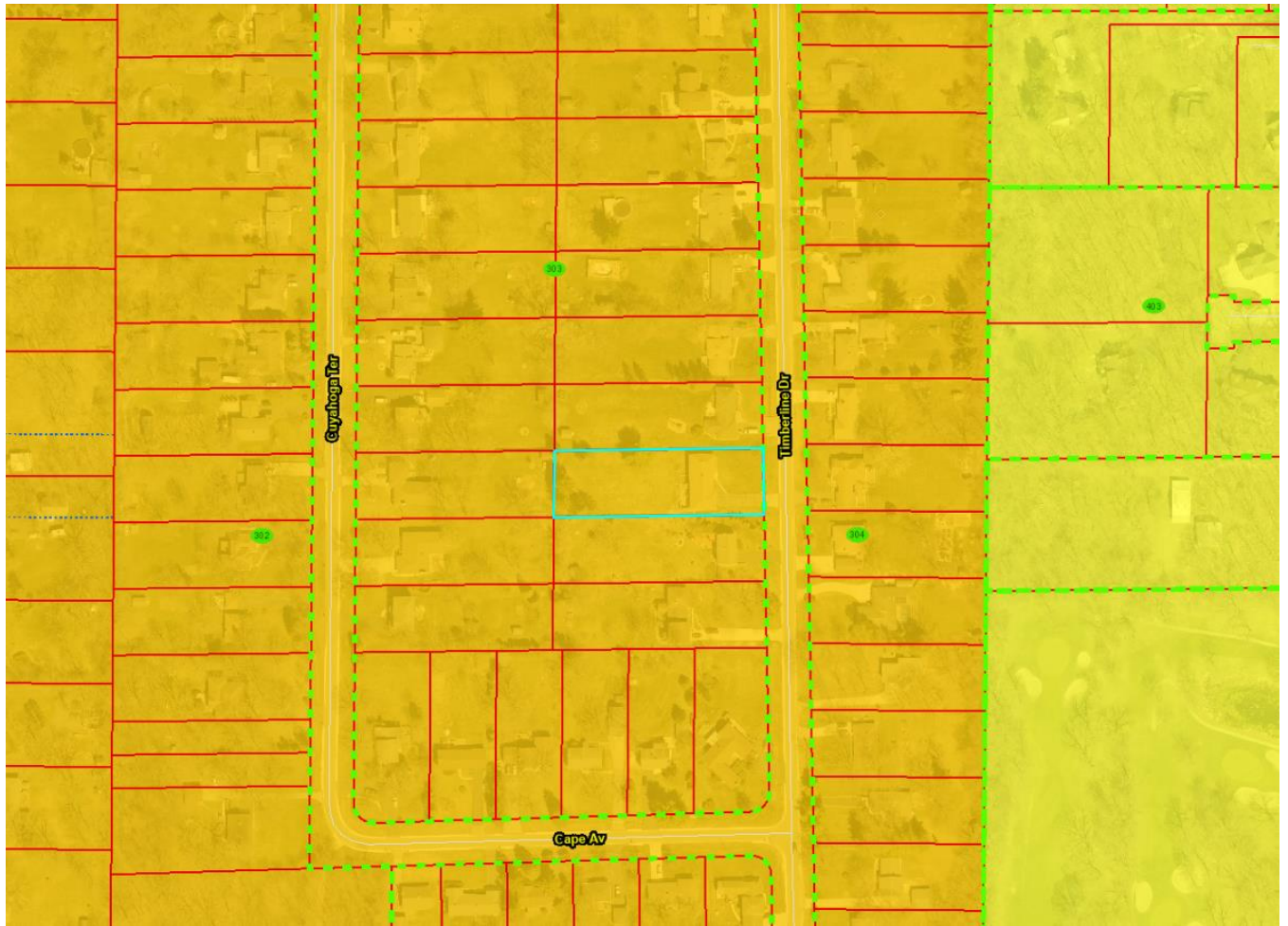
GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	9 FT	NA	6 FT

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	TIMBERLINE DRIVE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC







Action Item

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

File #: 23-3329

Agenda Date: 10/17/2023

Agenda #: 13.A.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

October 17, 2023

TO: DuPage County Building Board of Appeals

FROM: Jim Stran
Building & Zoning Manager

RE: Request to review Building Code Violation BZ-V-23-000779 was issued in error.

On August 1, 2023, the County Building & Zoning Department received a complaint alleging a trellis and stone pathway were constructed without permits. Upon investigation the Code Enforcement Officer confirmed the existence of the structures and issued Violation Notice BZ-V-23-000779 (See Attached).

The permitting history for the property includes a permit secured by the previous owner Permit #95-442 for a new one-story addition on the north side, new two-story addition on the west side, new 2nd floor over west side of existing house and an electric service upgrade. Additional permits include Permit #P42306 for a deck, and Permit #P58303 for a Reroof. (See attached permit applications and surveys).

A search of the past County records finds no permits for a trellis or landscaping of this nature. The importance of a permit for this type of work is to ensure the trellis is placed correctly within the subject property. Regarding the paver stone pathway, it is to ensure no drainage swales or other drainage routes have been compromised because of the work.

Subsequently to the issuance of the violation notice the property owner contacted the Department to indicate he believed the violation notice had been issued in error. His position is that the 1995 permit included the landscaping. On the attached survey there is no reference to landscaping, nor is it included within the description of the work to be done. Permit #P42306 for the deck also indicates no landscaping on the plat of survey that was prepared on July 19, 2013. (See attached survey).

At this time, the County's position is that BZ-V-23-000779 a violation of section 8-112.2 Permit required was not issued in error.

BZ-V-23-000779

Menu Reports Help

File Date: [08/01/2023](#)Application Status: [Pending Legal Action](#)

DBA Name:

Application Type: [Violation Process](#)

Description Detail:

Total Fee Assessed: [\\$0.00](#)Total Fee Invoiced: [\\$0.00](#)Balance: [\\$0.00](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary
Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #

Custom Fields: COMPLAINT INFORMATION

Source of Complaint

[Citizen](#)

Stormwater Ordinance Section 15-104 - Notice of Violations

Building Code Section 8-117-2 Notice of Violation

[Other](#)

Location on Property

[backyard on or over property line to the west](#)

Hearing Officer

Description of Complaint

[trellis and stone pathway without permits](#)

State Attorney

ENFORCEMENT VIOLATION

Service of Notice

[Posted on Property and Sent Certified Mail](#)

Violation Date

[08/17/2023](#)

ADJ ORDINANCE VIOLATIONS

Violation/Observation

[Building 8-112.1 \(Permit required\) - trellis/fencing, stone walkway](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	Show all					

Workflow Status: Task

Assigned To

Status

Status Date

Action By

[Violation](#)

Send to Adju...

09/06/2023

Deborah Houdek

Application Comments: View ID

Comment

Date

PHOSS

[Owners have filed an appeal with the Building D...](#)

09/25/2023

Scheduled/Pending Inspections: Inspection Type

Scheduled Date

Inspector

Status

Comments

Resulted Inspections: Inspection Type

Inspection Date

Inspector

Status

Comments

[Follow-Up Investigation](#)

09/06/2023

Deborah Houdek

In Violation

[Initial Investigation](#)

08/17/2023

Deborah Houdek

In Violation

VIOLATION NOTICE

TO: OWNER OF RECORD

LOCATION: 21W262 CRESCENT BLVD, GLEN ALYN IL 60137 P.I.N.: 05 12 201009

A VIOLATION EXISTS ON THE PROPERTY UNDER THE DUPAGE COUNTY:

**BUILDING CODE**

SECTION 8-417-3 Notice of Violation

**ZONING ORDINANCE**

SECTION 37-1417 Enforcement and Penalties - General

**STORMWATER ORDINANCE****OTHER:** _____**STOP WORK****ORDINANCE/CODE VIOLATION (S):**

ZONING -

ZONING -

ZONING -

BDLG -

BDLG -

RAINFAGE -

8-112.1 PERMIT REQUIRED - TRELLIS/FENCING, STONE WALKWAY

Compliance with the following requirements is necessary within fourteen (14) days of receipt of this notice. Failure to comply will result in this matter being forwarded on for adjudication or prosecution.

- 1. Immediately discontinue the violation and take appropriate actions to remedy the violation. Upon completion, contact the Department to schedule a re-inspection.
- 2. The fee for any re-inspection involving a Notice of Violation shall be one hundred dollars (\$100.00). Method of payment includes cash, check or approved credit card or debit card and is to be made directly to the address at the top of this notice.

VIOLATION DATE/TIME:

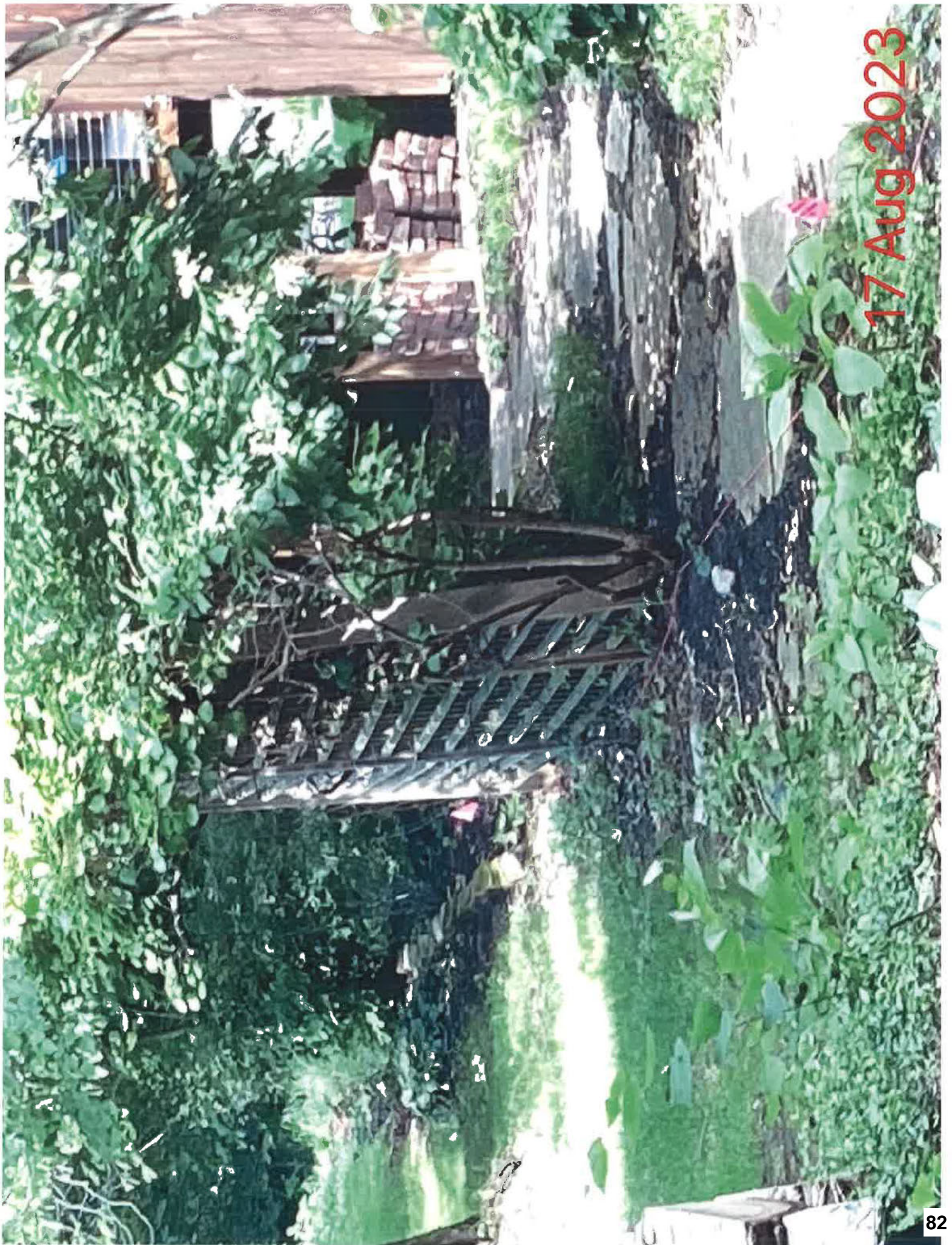
8/11/23 2:40pm

NOTICE ISSUED BY:

SERVICE OF NOTICE: POSTED ON PROPERTY AND SENT CERTIFIED MAIL

CODE ENFORCEMENT OFFICER, DUPAGE COUNTY

Any person, firm or corporation, or agents, employees, or contractors of such, who violate, disobey, omit, neglect, or refuse to comply with, or who resist enforcement of any of the provisions of these codes or fails to perform as directed by this notice of violation, within the time specified above, shall be subject to legal proceedings by the County. The Codes authorize assessment of fines up to and including \$1,000.00.





17 Aug 2023

APPLICATION FOR BUILDING PERMIT

DUPAGE COUNTY DEVELOPMENT DEPARTMENT

Building Division

421 North County Farm Road, Wheaton, IL 60187

Telephone (708) 682-7220

Permit No.

85-4462

Date Rec'd by Bldg. Div.

3/9/85

ZONE

R4

APPLICATION IS HEREBY MADE FOR PERMISSION TO CONSTRUCT

(Please Print Description of Work To Be Done) NEW ONE STORY ADDITION ON NORTH SIDE; NEW TWO STORY ADDITION ON WEST SIDE; NEW 2ND FLOOR OVER WEST SIDE OF EXISTING HOUSE Frame, BSMT dec upgrade

Was property recently Red-Tagged? No ☒ Yes ☐ Date on Red-Tag _____

Subdivision

In NE

Section 12

lot

block

Twp.

Permanent Parcel Number

05-12-204-009

SQUARE FEET OF NEW:

NUMBER OF NEW:

NUMBER OF NEW:

living area

1818 SF

2 wire ckts.

bathtubs

1

floor drains

basement

96 SF

3 wire ckts.

sinks

2

laundry tubs

crawl space

4 wire ckts.

toilets

1

drinking fountains

garage

service size new

200 AMP

urinals

1

hot water heaters

deck

64 SF

existing

100 X

showers

1

water softeners

business

well or water

dishwashers

1

interceptors

warehouse

septic or sewer

disposals

1

sewage ejector

other

Number of bedrooms

4

sump pumps

1

roughed in fixtures

Total sq. ft.

1978 SF

new

1

existing

3

AC units

TOTAL FIXTURES

8

Applicant's estimated cost of construction \$ 175,000

BOCA Constr. type

and classification

County's estimated cost of construction \$

Owner AL & JANET BAURLE

Address 21 W 242 CRESCENT BLVD

GLEN ELLYN

Tel. 790-0820

Architect WILLIAM GLEASON

City

IL

Phone

General contractor SPENGLER DESIGN

City

527-8130

Carpenter

City

Phone

Electrician AUBURN ELECTRIC

City

Phone

Plumber COTTON PLUMBING

City

Phone

Concrete contractor SPENGLER DESIGN

City

Phone

Fire alarm contractor AUBURN ELECTRIC

City

Phone

Sprinkler contractor NONE

City

Phone

Roofer MIKE WEST

City

Phone

Naperville

882-1912

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of DuPage County. I realize that the information that I have affirmed hereon forms a basis for the issuance of the building permit herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any Ordinance of DuPage County or to excuse the owner or his successors in title from complying therewith. Where no work has been started within 90 days after the issuance of a permit, or when more than 90 days lapsed between required inspections, such permit shall be

Applicant (Print) SPENGLER DESIGN CONSTR. INC.

Address 778 FOREST AVE

City GLEN ELLYN

State

IL

PHONE: Home NONE

Business

(708)

60137

office use only

Building permit

\$700.00

Alarm system

\$

Building plan review

\$55.00

Suppression system

\$

Plumbing inspection fee

\$56.00

Other

\$

Electrical inspection fee

\$70.00

Other

\$

Certificate of occupancy

\$50.00

TOTAL FEES

\$251.00

Fire review

\$20.00

Pre. Fee Rec.

5548

Date

3/9/85

Drainage review

\$20.00

Bal. Due Rec.

5186

Date

4/2/85

Zoning Division App

House No.

21 W 242 CRESCENT BLVD

RECEIPT HEREBY ACKNOWLEDGED AND PERMITS AS

El. School D.

CHECKED HEREBY AUTHORIZED.

High School D.

F.P.D.

Application Taken by

Glen Elynn

Inspector

ED KOZLOWSKI

Date

4/14/85

ALL TRADES MUST SCHEDULE INSPECTIONS WITH THE BUILDING DIVISION 24 HOURS IN ADVANCE MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 3:30-4:30 P.M.

Use of Structure:

APPLICATION FOR REGULATORY PERMIT
ACCESSORY STRUCTURES/STORMWATER UNINCORPORATED (TYPE I)
DU PAGE COUNTY BUILDING & ZONING DEPARTMENT
421 North County Farm Road, Wheaton, Illinois 60187 (630) 497-6700

For Office Use Only

DATE: 4/17/17 ZONING: R-4 TECHNICIAN: Amanda TRACKING #: T53238 PERMIT #: P42306

OWNER/APPLICANT INFORMATION:

Owner Name: Matthew Dirlor Phone: [REDACTED] E-Mail: [REDACTED]
Owner Address: 21W262 CRESCENT BLVD City: GENE ELYN State: IL Zip: 60137
Applicant Name: - SAME - Phone: _____ Fax: _____ E-Mail: _____

PROJECT INFORMATION:

PIN/TAX I.D. #: 05-12-204-009

Proposed Project Address: 21W262 CRESCENT BLVD City: GENE ELYN State: IL Zip: 60137

Proposed Project Cost \$ 20,000 Check two that apply to property: ☒ Well ☒ Septic ☐ Water ☐ Sewer

VIOLATION NOTICE ISSUED? ☒ No ☐ Yes Date of Issuance: _____ Existing Construction Cost \$ _____

COMPLETE ALL APPLICABLE ITEMS:

- ☐ SHED _____ sq. ft. _____ w/ electric _____ 15' _____ 24' max ht. ☐ GAZEBO _____ sq. ft. _____ 15' _____ 24' max ht.
☐ DETACHED GARAGE _____ sq. ft. _____ w/ elec. _____ 15' _____ 24' max ht. ☐ FENCE _____ ht ft _____ type _____
☐ SCREEN PORCH _____ sq. ft. _____ w/ electric _____ ☒ DECK 561.8 sq. ft. ☐ PATIO _____ sq. ft.
☐ DRIVEWAY ☐ NEW AIR CONDITIONER _____ (pad sq. ft.) ☐ DEMOLITION of: _____
☐ SWIMMING POOL _____ above ground _____ in ground ☐ SPA/HOT TUB _____ indoor _____ outdoor
_____ self latching/closing gate _____ removable/lock-up ladder _____ G.F.I. power supply _____ pump U.L.# _____ rigid locking cover
☐ SIGN _____ sq. ft. _____ type _____ ☐ EXCAVATION/FILL _____ acreage: _____
☐ STORMWATER: _____ acreage: _____ ☐ ZBA/PLAT _____

TOTAL SQUARE FOOTAGE: 561.8 ☐ OTHER _____

NAME:

REGISTRATION #:

CONTRACTORS

NAME:

REGISTRATION #:

General: _____ HVAC: _____
Carpentry: Chase Builders Group COR 7559/08163 Insulation: _____
Concrete: _____ Irrigation: _____
Damp Proofing: _____ Masonry: _____
Demolition: _____ Plumbing: _____
Drywall: _____ Roofing: _____
Electrical: _____ Siding: _____
Excavating: _____ Sign Erector: _____
Fence: _____ Swimming Pools: _____
Fireplaces: _____ Other: _____

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made the application and it is true and correct to the best of my knowledge and belief. I agree to construct said proposed project in compliance with all provisions of the Ordinances of DuPage County. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Regulatory permit herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises/site or use thereof in violation of any provision of any Ordinance of DuPage County or to excuse the owner or his successors in title from complying therewith. Where no work has been started within 90 _____ the issuance of a permit, or when more than 90 days lapses between required inspections, such permit shall be NULL&VOID. No work shall commence prior to issuance of permit.

Owner Signature: [REDACTED] Applicant Signature: _____ Date: _____
Original Signature Original Signature

For Office Use Only

County's Est. Cost of New Construction \$ 20,000 Existing Construction \$ _____
Bldg Permit Fee \$ 200 Plumbing Fee \$ _____ Drainage Fee \$ 40 (pd) S.W. Bond \$ _____ Total Fee \$ 525
Plan Review \$ 145 + 100 Electrical Fee \$ _____ Stormwater Fee \$ _____ Building Bond \$ 80 App Fee Paid \$ 50
Health Dept Fee \$ 127 (pd) Fence Fee \$ _____ Other \$ _____ BALANCE DUE: \$ 475

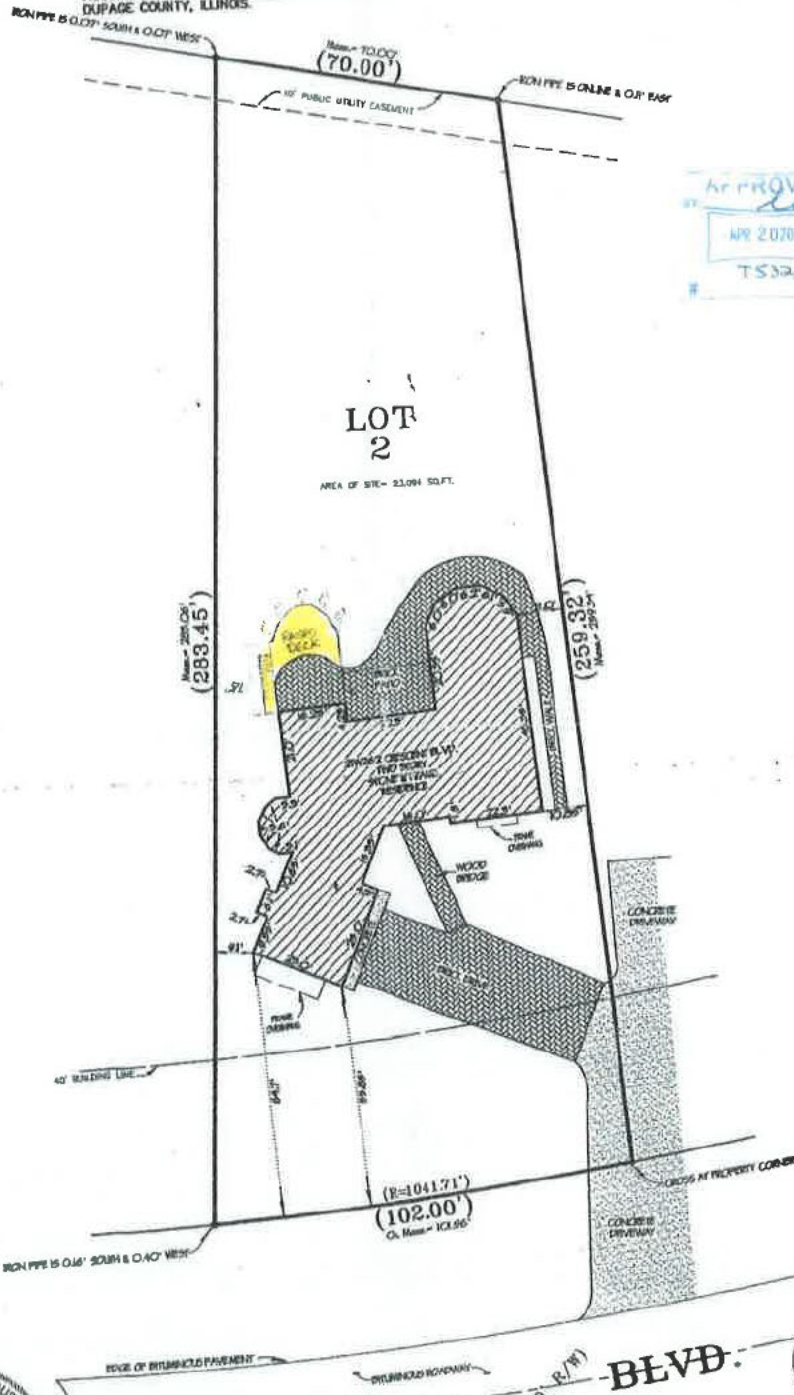
PERMIT ACKNOWLEDGED & HEREBY AUTHORIZED BY: [REDACTED]

DATE: 4/18/17

SURVEY LEGEND
 * Monumental Point
 (M) Monumental Point
 (M) Monumental Point
 (M) Monumental Point

PLAT OF SURVEY

LOT 2 IN MALCOLMSON'S RESUBDIVISION OF LOTS 6 AND 7 IN FONT HILL TERRACE, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24, 1966 AS DOCUMENT R88-15759, IN DUPAGE COUNTY, ILLINOIS.



APPROVED
 APR 20 2017
 T53238

PJ2306



CRESCENT

NOTES

1. All distances shown herein are to be set and corner points marked according to 12" x 12" dimensions shown along corner lines and monumented across adjacent lots.
2. Compare the lot description, Building Lines, and Easements as shown herein with your deed. The Insurance Policy of the Government.
3. Compare lot survey with the additional setbacks and restrictions not shown herein.
4. Compare all survey points and report any discrepancies immediately.
5. Compare utility easements and map locations prior to the start of any construction.
6. Dimensions to and along buildings are exterior horizontal measurements.
7. Do not assume distances from stated measurements made herein.

ALLEN D. CARRADUS LAND SURVEYOR
 Residential & Commercial Land Surveying Services
 108 W. LIBERTY DRIVE, WHEATON, ILLINOIS 60187
 (630) 828-0416 (FAX) 633-7582

PREPARED FOR: MARY C. MORRISSEY, ATTORNEY
 DATE: 07/19/13 SCALE: 1"=20' PLAT: 315-50 RELEASE: 25151

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ILLINOIS, HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND THAT THE ABOVE PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF, AND THAT THIS PROFESSIONAL SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS 19th DAY OF JULY, A.D. 2013.
 ALLEN D. CARRADUS, PROFESSIONAL LAND SURVEYOR NO. 2550
 MY LICENSE EXPIRES NOVEMBER 30, 2014.