



# DU PAGE COUNTY

## Development Committee

### Final Regular Meeting Agenda

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

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Tuesday, May 7, 2024

10:30 AM

Room 3500B

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1. CALL TO ORDER
2. ROLL CALL
3. CHAIRMAN'S REMARKS- CHAIR TORNATORE
4. PUBLIC COMMENT
5. MINUTES APPROVAL
  - 5.A. [24-1356](#)  
Development Committee - Regular Meeting - April 16, 2024
6. REGULATORY SERVICES
  - 6.A. [24-1443](#)  
Transfer of funds from 1100-2810-53830 (Other Contractual Expenses) \$65,000 to 1100-2810-50000 (Regular Salaries) \$65,000. Budget transfer needed to cover a job reclassification and one (1) additional headcount.
  - 6.B. [24-1444](#)  
Essentially in Accord: Z21-085 Stults (Does not require County Board Approval)
  - 6.C. [DC-O-0019-24](#)  
ZONING-24-000011 – Cabral: The Zoning Hearing Officer recommended to approve the following zoning relief:
    1. Conditional Use to reduce the required side yard setback for existing carport from required 20 feet to approximately 3.5 feet, where it has existed for at least five (5) years.
    2. Conditional Use to allow the existing detached accessory buildings/structures (two sheds) to remain in front of the front wall of the house, where they have existed for at least five (5) years.
    3. Conditional Use to increase the total area of detached accessory buildings from 2,600 sq. ft. to approximately 5,280 sq. ft. for all existing detached buildings have existed for at least five (5) years (approx. 1,770 sq. ft. stable, 477 sq. ft. shed, 697 sq. ft. detached garage, 1,477 sq. ft. detached accessory building, 460 sq. ft. shed, and 399 sq. ft. shed).
    4. Variation to allow the total area of detached accessory buildings to exceed the total area of the principal building. (Winfield/District 6) (Generally located northeast of River Glen Road and Childs Street, on the north side of River Glen Road)ZHO Recommendation to Approve

6.D. [DC-O-0020-24](#)

ZONING-24-000018 – Roman: The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop.
2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft.  
ZHO Recommendation to Deny

The Zoning Hearing Officer recommended to approve the following zoning relief:

3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft. (Downers Grove/ District 3) (Generally located northwest of Joliet Road and Andrus Road, on the west side of Andrus Road)  
ZHO Recommendation to Approve

6.E. [DC-O-0021-24](#)

ZONING-24-000020 – Sanchez: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition. (Downers Grove/District 3) (Located at the northeast corner of Sunrise Avenue and Meadow Court)  
ZHO Recommendation to Approve

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



# Minutes

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

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**File #:** 24-1356

**Agenda Date:** 5/7/2024

**Agenda #:** 5.A.

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# DU PAGE COUNTY

## Development Committee

### Final Summary

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

**Tuesday, April 16, 2024**

**10:30 AM**

**ROOM 3500B**

**1. CALL TO ORDER**

**2. ROLL CALL**

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

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

Vice Chair Rutledge led the meeting in absence of Chair Tornatore's due to illness. She wished him a speedy recovery.

**4. PUBLIC COMMENT**

No public comments were offered in person.

\*\*\*Public comment submitted electronically can be found at the end of the meeting minutes packet.

**5. MINUTES APPROVAL**

5.A. [24-1272](#)

Development Committee - Regular Meeting - April 2, 2024

**Attachments:** [Dev Comm Final Summary Minutes 4-2-24.pdf](#)

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

**6. REGULATORY SERVICES**

6.A. [DC-O-0023-24](#)

ZONING-23-000090 – Wag Suites: To approve the following zoning relief:  
Conditional Use to operate an indoor kennel in a B-2 General Business Zoning District.  
(Wayne/District 6)

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-23-000090 WagSuites Cty. Bd \(04-23-2024\).pdf](#)

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

6.B. [DC-O-0024-24](#)

ZONING-24-000009 – Barnas: To approve the following zoning relief:  
 Variation to reduce the rear yard setback for a new pool shed from required 3' to approximately 2' (replacing previous pool shed in same location). (Wayne/District 6)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000009 Barnas Cty. Bd. \(04-23-2024\) Redacted.pdf](#)

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

6.C. [DC-O-0025-24](#)

ZONING-24-000010 – CHICAGO TITLE TR800239101: To approve the following zoning relief:  
 Conditional Use for a Principal Recreational Use in the R-2 Zoning District to allow for a 2,112 square foot timber frame barn with horse stables to be built for the owner’s horses. (Winfield/District 6)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000010 CHICAGO TITLE TR800239101 Cty. Bd. \(04-23-2024\).pdf](#)

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

6.D. [DC-O-0026-24](#)

ZONING-24-000012 – Mobil-Glen Ellyn: To approve the following zoning relief:

1. Variation to reduce the corner side setback for a relocated sign from required 15' setback to approximately 3.1 feet, due to IDOT R.O.W. taking.
2. Variation to reduce the rear yard setback for a relocated sign from required 20' setback to approximately 2.7 feet, due to IDOT R.O.W. taking. (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000012 Mobil - Glen Ellyn Cty. Bd. \(04-23-2024\).pdf](#)

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

6.E. [DC-O-0027-24](#)

ZONING-24-000013 – CTLTC #8002391179: To approve the following zoning relief:

Variation to reduce the interior setback of an existing fence from 3” to approximately 0” for an existing fence post on the property line. (Downers Grove/District 3)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000013 CTLTC #8002391179 Cty. Bd. \(04-23-2024\)\\_Redacted.pdf](#)

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

6.F. [DC-O-0028-24](#)

ZONING-24-000015 – Weiss: To approve the following zoning relief:

Conditional Use to allow existing shed to remain less than 10' from the west property line (approximately 2') where it has existed for at least 5 years (extension of previously approved zoning relief Z15-006 Weiss). (Downers Grove/District 3)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000015 Weiss Cty. Bd. \(04-23-2024\).pdf](#)

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

6.G. [DC-O-0029-24](#)

ZONING-24-000016 – Correa: To approve the following zoning relief:  
 Conditional Use to allow a 6'/100% closed fence within the 10' corner side yard setback.  
 (York/District 4)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent

**Attachments:** [Z-24-000016 Correa Cty. Bd. \(04-23-2024\) Redacted.pdf](#)

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

6.H. [24-1273](#)

“DuPage County Liquor Ordinance Proposed changes related to Video Gaming”  
 Documents to be distributed from Liquor Control Office at Committee Meeting.

Paul Hoss, Planning & Zoning Administration Coordinator clarified that this item is informational only. Jason Blumenthal, Policy and Program Manager shared that the County has audited the liquor code and started a review. Currently, video game terminals facilities have a Class B restaurant/tavern liquor license. In order to obtain a gaming license with the State of Illinois, facilities need a pour license from the local jurisdiction. They are looking at creating two new classes of liquor licenses. Class G1, for a stand alone video gaming cafe, which would allow consumption on premises. Also, Class G2 license, for an accessory video gaming terminal license, which would coincide with the Class A license for packaged liquor sales, which would be the necessary pour license for consumption on premises. Mr. Blumenthal advised these additions will help clarify regulations. Discussion ensued.

6.I. [24-1275](#)

T-1-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to video gaming uses and Permitted and Conditional Use

sections of the B-1 Local Commercial, B-2 General Commercial, I-1 Light Industrial and I-2 General Industrial Zoning districts to include Video Gaming Cafe and video gaming facilities ancillary to permitted uses in these various zoning districts.

T-2-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to electric vehicles and Permitted and Conditional Use sections to allow for electric vehicle charging stations, and to add further regulations for lighting performance standards in all zoning districts.

T-3-24 Text Amendments to the DuPage County Zoning Ordinance to add to the definition section relative to Accessory Dwelling Units and Dwelling units in general and add new residential use requirements and bulk regulations in all zoning districts.

T-4-24 Text Amendments to the DuPage County Zoning Ordinance to add the Lake Street Corridor Overlay District Regulations to the DuPage County Zoning Ordinance.

- Attachments:**
- [1. Memo Proposed Text Amendments Dev. Com. Mandate \(4-16-24\).pdf](#)
  - [2. Exhibit #1 Proposed Text Amendments Dev. Com. Mandate \(4-16-24\).pdf](#)
  - [3. Exhibit #2 Lake St - Draft Public Hearing Version 2.12.2024.pdf](#)

Mr. Hoss instructed the Committee that a motion and second are needed to forward these proposed text amendments to the Zoning Board Appeals for a public hearing. He reviewed each amendment with Members. T-1-24 coincides with the changes being made on liquor licensing. T-2-24, will also include beekeeping, along with dark skies initiatives and electric vehicle charging stations. T-3-24 deals with historical lots of record being able to be developed under any utility service without a conditional use. Also, changing additional dwelling units as of right in an existing principal structure or existing detached accessory structure. T-4-24 is a result of the Lake Street Corridor Study Overlay Land Use Plan which included the County, CMAP, Teska Associates, Hanover Park, Bloomingdale, and Roselle. This is to overlay a new zoning district on Lake Street with use allowances, regulations and bulk requirements.

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

**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 11:08 A.M.



## Budget Transfer

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

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**File #:** 24-1443

**Agenda Date:** 5/7/2024

**Agenda #:** 6.A.

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DuPage County, Illinois  
 BUDGET ADJUSTMENT  
 Effective January 22, 2024

BUILDING, ZONING & PLANNING  
 From: Company/Accounting Unit Name

From: 1100  
 Company #

Accounting Unit	Account	Sub-Account	Title	Amount	Finance Dept Use Only Available Balance		Date of Balance	B/S Fund
					Prior to Transfer	After Transfer		
2810	53830		OTHER CONTRACTUAL EXPENSES	\$ 65,000.00	155,880.00	90,880.00	5/2/24	1100-9170
Total				\$ 65,000.00				

BUILDING, ZONING & PLANNING  
 To: Company/Accounting Unit Name

To: 1100  
 Company #

Accounting Unit	Account	Sub-Account	Title	Amount	Finance Dept Use Only Available Balance		Date of Balance	B/S Fund
					Prior to Transfer	After Transfer		
2810	50000		REGULAR SALARIES	\$ 65,000.00	1,281,774.11	1,246,774.11	5/2/24	1100-9170
Total				\$ 65,000.00				

Reason for Request:

For job reclassification and one (1) additional headcount.

MWR  
 Department Head  
CM  
 Chief Financial Officer

5/2/2024  
 Date  
5/2/2024  
 Date

Activity \_\_\_\_\_  
 (optional)

\*\*\*\*Please sign in blue ink on the original form\*\*\*\*

Finance Department Use Only

Fiscal Year 24 Budget Journal # \_\_\_\_\_ Acctg Period \_\_\_\_\_

Entered By/Date \_\_\_\_\_ Released & Posted By/Date \_\_\_\_\_

Development - 5/7/24  
 FIN/CB - 5/14/24



## Action Item

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

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**File #:** 24-1444

**Agenda Date:** 5/7/2024

**Agenda #:** 6.B.

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DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

# BUILDING & ZONING DEPARTMENT

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

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

## MEMORANDUM

TO: Staff

FROM: DuPage County Development Committee

DATE: May 7, 2024

RE: **Essentially in Accord: Z21-085 Stults**

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**DuPage County Development Committee: May 7, 2024:** To approve the following as “Essentially in Accord” for Z21-085 Stults:

To find as, “Essentially in Accord” the request by the owner of the property to amend condition #2 of Z21-085 Stults Zoning Ordinance to allow the self-storage facility operator/manager and owner to be someone other than Jon Stults and/or Extra Space Storage.

### **Summary:**

Z21-085 Stults zoning relief granted a Conditional Use to allow a self-storage facility to be developed.

Per the findings of fact of the ZBA and public hearing record the owner of the property Jon Stults never intended to personally develop the storage facility. However, the market for managing and operating self-storage facilities is competitive and dynamic, and the Applicant believes he can command the best operation, service, and maintenance of the facility by opening the operation and management of the facility to competitive proposals from multiple self-storage operator/managers. In addition, Mr. Stults originally intended to continue to own the property as it has been in the family for over 70 years. However, because of health conditions he must now sell the property to a new owner who will continue to pursue the Public Storage development on the property.

The condition relative to ownership was at the request of the petitioner to ensure that he continued to be directly involved in the development and the ZBA honored that request. That ownership condition is no longer desirable and as such no longer warranted.



**DUPAGE  
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## BUILDING & ZONING DEPARTMENT

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2. That the Conditional Use shall inure only to the owner, Jon Stults and/or Extra Space Storage, and shall terminate in the event that the owner, or any entity owned or controlled by Jon Stults/Extra Space Storage, discontinues operation of the subject self-storage facility on the property located at 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185.

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



**DUPAGE  
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## BUILDING & ZONING DEPARTMENT

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### LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC

105 EAST IRVING PARK ROAD  
ITASCA, ILLINOIS 60143  
TELEPHONE (630) 773-8500  
FAX (630) 773-1006

BRIAN J. ARMSTRONG  
PATRICK M. BRADY  
BRUCE E. GARNER  
PHILLIP A. LUETKEHANS  
SALLIE MOUTVIC LUPESCU  
GIOVANNI PADILLA

March 28, 2024

#### VIA ELECTRONIC MAIL ONLY

[paul.hoss@dupageco.org](mailto:paul.hoss@dupageco.org)

Mr. Paul Hoss  
Planning & Zoning Coordinator  
DuPage County Building & Zoning Department  
421 N. County Farm Road  
Wheaton, IL 60187

Re: Stults, Z21-085  
Our File No. 4467

Dear Mr. Hoss:

As you may recall, I represent the Applicant, Jon K. Stults, regarding the application for zoning relief regarding the property at 27W010 North Avenue (the "Property"), which was submitted in 2021. The County Board approved Ordinance DC-O-0002-22 (the "Ordinance") on December 14, 2021, which granted a conditional use and other relief for development of a self-storage facility at the Property.

Pursuant to § 37-1404.3 of the Zoning Ordinance, the Applicant requests that condition 2 of the permit as described in the Ordinance be removed and that this modification be deemed to be essentially in accord with the approved permit. Due to health issues, Mr. Stults has been unable to begin developing the property as intended and wishes to have the ability to convey the property and approved conditional use and other relief to a third party as a "shovel-ready" project as approved in the event he determines he is unable to develop the property due to health issues.

Thank you for your cooperation. If you have any questions, need additional information, or wish to discuss these matters further, please call me at (630) 760-4604.

Very truly yours,

LUETKEHANS, BRADY, GARNER & ARMSTRONG, LLC



Brian J. Armstrong

BJA/bms - Att.  
c: J. Stults w/Att.  
(via email only)



**DUPAGE  
COUNTY**

Building  
Division

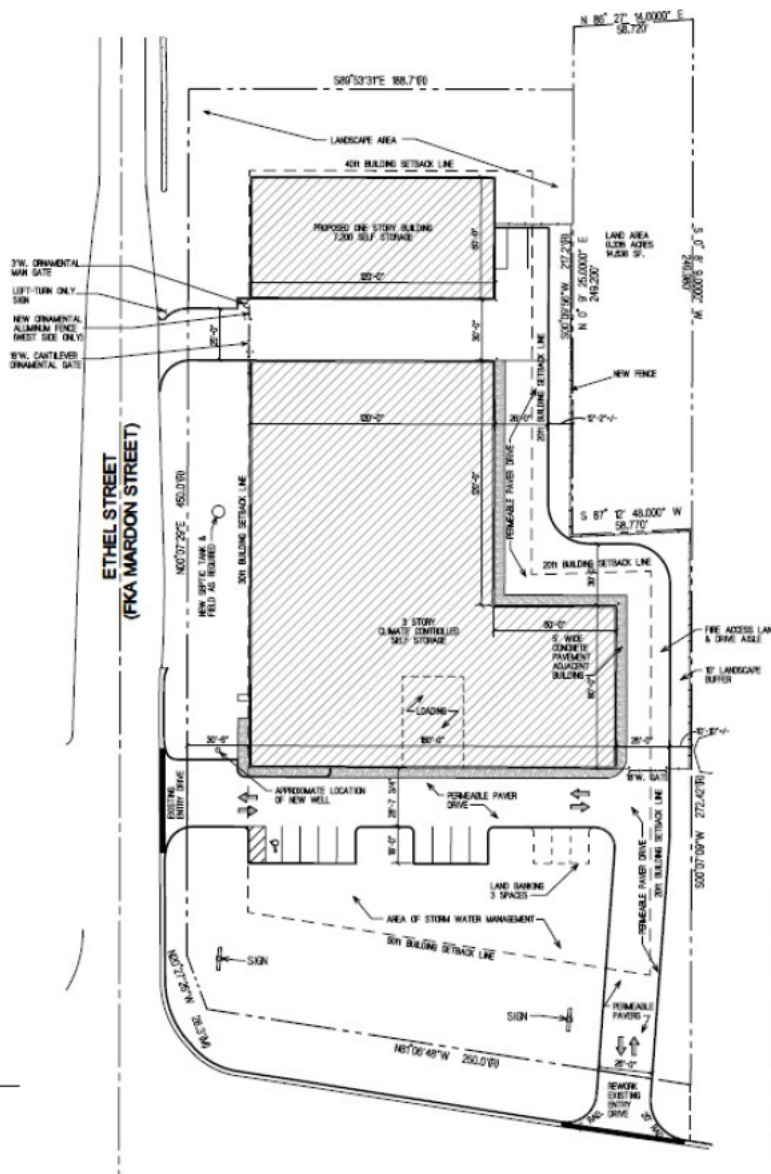
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# BUILDING & ZONING DEPARTMENT

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### Site & Building Data

DISTING ZONING B-2  
REQUESTING CONDITIONAL USE FOR SELF STORAGE

SITE AREA: 103,988 SF, ORIGINAL PARCEL  
ADDED PARCEL: 14,638 SF  
TOTAL AREA: 117,826 SF / 2.7049 ACRES  
ALLOWABLE F.A.R. = 117,826 SF. @ 80% MAX  
EQUALS: 94,260.8 SF.  
ACTUAL F.A.R.: 78%

BUILDING DATA  
3 STORY: 3rd FLOOR: 28,800 SF.  
2nd FLOOR: 27,444 SF.  
3rd FLOOR: 28,800 SF.  
TOTAL AREA: 85,044 SF.

PROPOSED ONE STORY BUILDING FOR SELF STORAGE  
7,200 SF. (80'X120')  
TOTAL BUILDING AREA: 92,244 SF.





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## BUILDING & ZONING DEPARTMENT

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### Ordinance

DC-O-0002-22

WHEREAS, a public hearing was held on in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Conditional Use for a self-storage facility (B-2 Zoning District), on the property hereinafter described:

LOT 1 (EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN DEED RECORDED MAY 26, 1995 AS DOCUMENT R95-63938) IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36 TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948 AS DOCUMENT 555355, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 18, 2021 does find as follows:

### FINDINGS OF FACT:

1. That petitioner testified that he has requested the subject zoning relief to construct a climate-controlled, self-storage facility operated by Extra Space Storage.
2. That petitioner testified that the subject property is zoned B-2 General Business on approximately 2.37 acres and includes the vacant Coachlight Motel.
  - a. That petitioner testified that the subject property has been owned by his family for over fifty (50) years.
3. That petitioner testified that the proposed self-storage building will be three (3) stories tall and approximately 71,550 square feet in size.
4. That petitioner testified that the subject self-storage facility will be open for customers from 6:00 AM to 10:00 PM, seven (7) days a week.
  - a. That petitioner testified that employees will be on-site from 9:30 AM to 6:00 PM, Monday through Saturday.
  - b. That petitioner testified that the self-storage facility will be accessed via a key-pad access in order to enter and access the building/units.
  - c. That petitioner testified that the self-storage facility will include 24-hour surveillance.



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### Ordinance

DC-O-0002-22

5. That petitioner testified that the proposed self-storage facility will have approximately 600 units, with approximately 95% of the units located inside of the facility and a drive-through area with four (4) indoor loading bays.
  - a. That petitioner testified that most customers would be unloading and loading their vehicles inside the drive-through portion of the building, not outside.
6. That petitioner testified that the average storage unit move-in/ move-out time is approximately 45 minutes and that the average storage drop-off time is typically 15 minutes.
7. That petitioner testified that due to credits from existing buildings and utilizing permeable pavers in the parking lot and access drives, the Stormwater Department has determined that stormwater detention is not required.
8. That petitioner testified that complete fire access is located completely around the proposed facility.
  - a. Furthermore, that staff has confirmed with the Carol Stream Fire Protection District that there are no objections to the proposed plan.
9. That petitioner's traffic engineer with KLOA testified that self-storage facilities generate much less traffic compared to other uses that are permitted in the B-2 General Business Zoning District.
10. That petitioner testified that the proposed site plan was created in order to protect the two (2) large sycamore trees and root systems that have existed for over fifty (50) years.
11. That petitioner testified that the proposed self-storage facility use is an excellent transition between the open space to the east (Carol Stream dog park) and more intensive highway commercial-type uses to the west.
12. Furthermore, that petitioner testified that increasing the FAR to 0.79 and having a larger building is mitigated by the fact that a self-storage facility is a low-intensity use, due to the nature of self-storage business practices, hours, signage, and the low parking intensity. Additionally, petitioner testified that most of the self-storage business operations, including customer move-in/move-out and pick-up, is completed inside of the building.
13. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that a self-storage use is a low-intensity use in a B-2 General Business Zoning District, and that due to the nature of a self-storage business practices, there is generally less traffic and customers compared to other uses that would be permitted in the B-2 General Business Zoning District.



DUPAGE COUNTY

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Ordinance

DC-O-0002-22

**STANDARDS FOR CONDITIONAL USES:**

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the V 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.
2. That the Zoning Board of Appeals finds that petitioner **has demonstrated** 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 subject self-storage building will maintain all required setbacks and will not alter the supply of light or air to adjacent properties. Additionally, that petitioner testified that they will prohibit the storage of hazardous materials, per the Extra Space Storage leasing contract.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that there will be a fire suppression system in the subject building and that the Carol Stream Fire Protection District has no objections to the proposed self-storage use.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed use will be an added benefit to the area 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 use as self-storage facility is a low-intensity use, with minimal vehicles accessing the property. Additionally, that most customer move-in/move-out and pick-up will occur inside of the proposed self-storage facility.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed development will include Stormwater Best Management Practices (BMPs) such as a permeable paver parking lot and access drives, and that the subject property will have better stormwater management with the proposed improvements in comparison to the existing property conditions.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed development will include Stormwater Best Management Practices (BMPs) such as a permeable paver parking lot and access drives, and that the subject property will have better stormwater management with the proposed improvements in comparison to the existing property conditions.
  - 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 development is a low-intensity use for the B-2 Zoning District and that the proposed development will be an excellent transition use between open space to the east and higher-intensity uses to the west along North Avenue.



**DUPAGE  
COUNTY**

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Zoning &  
Planning Division

Environmental  
Division

# BUILDING & ZONING DEPARTMENT

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Ordinance

DC-O-0002-22

## PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
<b>CASE #/PETITIONER</b>	<b>Z21-085 Stults</b>
<b>ZONING REQUEST</b>	Conditional Use for a self-storage facility (B-2 Zoning District).
<b>OWNER</b>	JON K. STULTS, 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185 / JOHN K. STULTS, P.O. BOX 280, MAPLE PARK, ILLINOIS 60151/ AGENT: BRIAN J. ARMSTRONG, 105 E. IRVING PARK ROAD, ITASCA, IL 60143
<b>ADDRESS/LOCATION</b>	27W010 NORTH AVENUE, WEST CHICAGO, IL 60185
<b>PIN</b>	01-36-203-044/ 02-31-300-001
<b>TWSP./CTY. BD. DIST.</b>	Wayne and Bloomingdale District 6
<b>ZONING/LUP</b>	B-2 General Business Local Commercial
<b>AREA</b>	2.37 acres (103,237 sq. ft.)
<b>UTILITIES</b>	Well and Septic
<b>PUBLICATION DATE</b>	Daily Herald: November 2, 2021
<b>PUBLIC HEARING</b>	November 18, 2021 at 6 PM
<b><u>ADDITIONAL INFORMATION:</u></b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.
Public Works:	Our office has no jurisdiction in this matter.
<b>EXTERNAL:</b>	
Village of Carol Stream:	<i>No Comments Received.</i>



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DC-O-0002-22

Village of Winfield:	<i>No Comments Received.</i>
Wayne Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Bloomingtondale Township:	<i>No Comments Received.</i>
Township Highway:	No Objections
Carol Stream Fire Dist.:	"No Questions, as long as our fire engine can navigate the roadway around the building (IFC 2018 D103.3) and provide an aerial fire apparatus access road as per 2018 IFC D105."
Sch. Dist. 25:	No Objections.
Forest Preserve:	<i>No Comments Received.</i>

**GENERAL BULK REQUIREMENTS:**

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	40 FT	APPROX. 75 FT	APPROX. 70 FT
Int. Side Yard:	20 FT	APPROX. 8 FT	APPROX. 10 FT
Corner Side Yard:	30 FT	APPROX. 0 FT	APPROX. 30 FT
Rear Yard:	40 FT	APPROX. 240 FT	APPROX. 45 FT
Floor Area Ratio:	0.3	NA	APPROX. 0.79

**LAND USE**

Location	Zoning	Existing Use	LUP
Subject	B-2 General Business	Motel	Local Commercial
North	R-2 SF RES	House	0-5 DU AC
South	North Ave. and beyond Village of Carol Stream	Office	Village of Carol Stream
East	Village of Carol Stream	Dog Park	Village of Carol Stream
West	Ethel Street and beyond B-2 General Business	Vacant	Local Commercial



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### Ordinance

DC-O-0002-22

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 2, 2021, recommends to approve the following zoning relief:

Conditional Use for a self-storage facility (B-2 Zoning District).

#### **Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z21-085 Stults dated November 18, 2021.
2. That the Conditional Use shall inure only to the owner, Jon Stults and/or Extra Space Storage, and shall terminate in the event that the owner, or any entity owned or controlled by Jon Stults/Extra Space Storage, discontinues operation of the subject self-storage facility on the property located at 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185.
3. 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 use be discontinued.
  - b. The property is conveyed to new ownership, other than an entity owned or controlled by Jon Stults/ Extra Space Storage.
4. That an exception be granted to increase the FAR from 0.3 to 0.79.
5. That the subject self-storage facility shall not permit the storage of hazardous materials, per the Extra Space Storage leasing contract dated November 18, 2021.
6. That the storage of garbage/refuse shall be contained inside of the proposed subject building.
7. That the hours of operation to the public shall be from 6:00 AM to 10:00 PM, seven (7) days a week.
8. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
9. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
10. That the property be developed in accordance with all other codes and Ordinances of DuPage County.



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Ordinance

DC-O-0002-22

**ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent**

WHEREAS, the County Board Development Committee on December 7, 2021, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional Use for a self-storage facility (B-2 Zoning District).

**Subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z21-085 Stults dated November 18, 2021.
2. That the Conditional Use shall inure only to the owner, Jon Stults and/or Extra Space Storage, and shall terminate in the event that the owner, or any entity owned or controlled by Jon Stults/Extra Space Storage, discontinues operation of the subject self-storage facility on the property located at 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185.
3. That an exception be granted to increase the FAR from 0.3 to 0.79.
4. That the subject self-storage facility shall not permit the storage of hazardous materials, per the Extra Space Storage leasing contract dated November 18, 2021.
5. That the storage of garbage/refuse shall be contained inside of the proposed subject building.
6. That the hours of operation to the public shall be from 6:00 AM to 10:00 PM, seven (7) days a week.
7. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
8. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
9. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent**



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### Ordinance

DC-O-0002-22

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Conditional Use for a self-storage facility (B-2 Zoning District), on the property hereinafter described:

LOT 1 (EXCEPT THAT PART CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION IN DEED RECORDED MAY 26, 1995 AS DOCUMENT R95-63938) IN MARDON ACRES, BEING A SUBDIVISION OF PART OF SECTION 36 TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 4, 1948 AS DOCUMENT 555355, IN DUPAGE COUNTY, ILLINOIS; and

#### **The Zoning Relief is subject to the following conditions:**

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z21-085 Stults dated November 18, 2021.
2. That the Conditional Use shall inure only to the owner, Jon Stults and/or Extra Space Storage, and shall terminate in the event that the owner, or any entity owned or controlled by Jon Stults/Extra Space Storage, discontinues operation of the subject self-storage facility on the property located at 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185.
3. That an exception be granted to increase the FAR from 0.3 to 0.79.
4. That the subject self-storage facility shall not permit the storage of hazardous materials, per the Extra Space Storage leasing contract dated November 18, 2021.
5. That the storage of garbage/refuse shall be contained inside of the proposed subject building.
6. That the hours of operation to the public shall be from 6:00 AM to 10:00 PM, seven (7) days a week.
7. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
8. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
9. That the property be developed in accordance with all other codes and Ordinances of DuPage County.





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### Ordinance

DC-O-0002-22

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; JON K. STULTS, 27W010 NORTH AVENUE, WEST CHICAGO, IL 60185 / JOHN K. STULTS, P.O. BOX 280, MAPLE PARK, ILLINOIS 60151/ AGENT: BRIAN J. ARMSTRONG, 105 E. IRVING PARK ROAD, ITASCA, IL 60143

; and Township Assessor, Wayne Township, 27W031 North Avenue, West Chicago, IL 60185 and Township Assessor, Bloomingdale Township, 123 N. Rosedale, Bloomingdale, IL 60108.

Enacted and approved this 14th day of December, 2021 at Wheaton, Illinois.

[REDACTED]  
DANIEL J. CRONIN, CHAIRMAN  
DU PAGE COUNTY BOARD

A [REDACTED]  
JEAN KACZMAREK COUNTY CLERK

AYES 14  
NAYS 0  
ABSENT 4



## Development Ordinance

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

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**File #:** DC-O-0019-24

**Agenda Date:** 5/7/2024

**Agenda #:** 6.C.

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## BUILDING & ZONING DEPARTMENT

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### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: March 27, 2024  
RE: **ZONING-24-000011 Cabral (Winfield/District 6)**

---

**Development Committee: May 7, 2024:**

**Zoning Hearing Officer: March 27, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to reduce the required side yard setback for existing carport from required 20 feet to approximately 3.5 feet, where it has existed for at least five (5) years.
2. Conditional Use to allow the existing detached accessory buildings/structures (two sheds) to remain in front of the front wall of the house, where they have existed for at least five (5) years.
3. Conditional Use to increase the total area of detached accessory buildings from 2,600 sq. ft. to approximately 5,280 sq. ft. for all existing detached buildings have existed for at least five (5) years (approx. 1,770 sq. ft. stable, 477 sq. ft. shed, 697 sq. ft. detached garage, 1,477 sq. ft. detached accessory building, 460 sq. ft. shed, and 399 sq. ft. shed).
4. Variation to allow the total area of detached accessory buildings to exceed the total area of the principal building.

**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-24-000011 Cabral** dated March 27, 2024.
2. That the Conditional Use zoning relief for the chicken coop shed (located in middle of yard – next to house) shall expire after three (3) years and that the Conditional Use zoning relief for all other detached accessory buildings and structures (except the chicken coop shed) 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 for the detached accessory buildings on the subject property.
- B. That petitioner testified that they purchased the subject property approximately one (1) year ago and that all detached accessory buildings existed at the time of purchase.
- C. That petitioner testified that they plan to keep all existing buildings on the subject property.
- D. That petitioner testified that they have horses and chickens on the subject property, and that several of the detached accessory buildings are used for the horses and storage of horse equipment and feed.
- E. That at the public hearing, a neighbor testified that they do not have any objections and that most of the detached accessory building have existed for at least thirty (30) years.
- F. That petitioner testified that the chicken coop/shed located in the middle of yard, near the home, is in poor condition and may only last another three years.
  - That the Zoning Hearing Officer finds that based on petitioner's testimony, the subject chicken coop/shed is in poor condition and therefore placed a three (3) year condition on the chicken coop/shed and a ten (10) year condition on all other detached accessory buildings included in the subject zoning relief.

- G. That the Zoning Hearing Officer finds that petitioner has demonstrated that the subject zoning relief 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 detached accessory buildings do 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 detached accessory buildings.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the detached accessory buildings do not diminish the value of land.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing detached accessory buildings do not 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 existing detached accessory buildings.
  - 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 existing detached accessory buildings.
  - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the detached accessory buildings do 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.

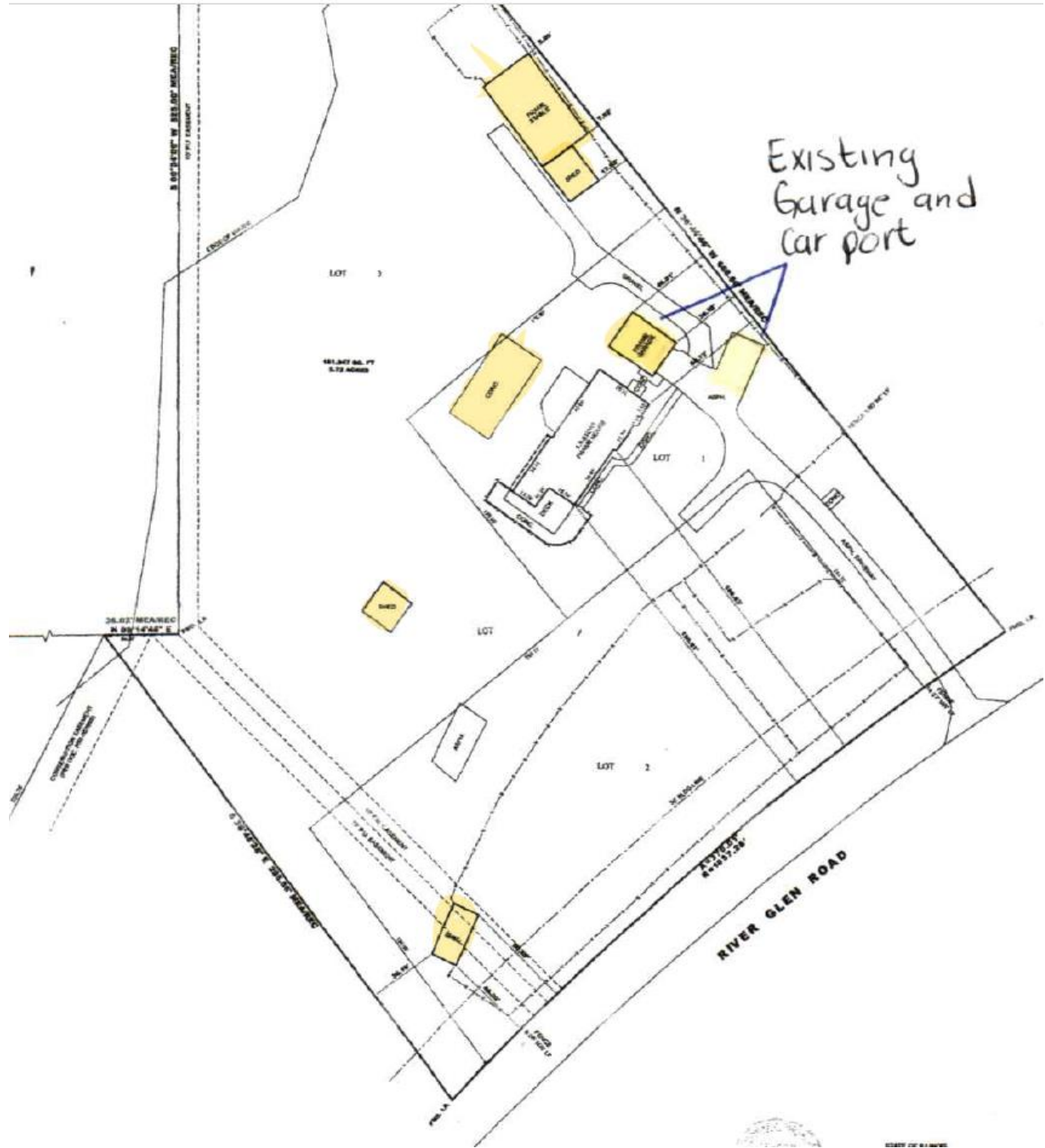
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000011 Cabral</b>
<b>ZONING REQUEST</b>	<ol style="list-style-type: none"> <li>1. Conditional Use to reduce the required side yard setback for existing carport from required 20 feet to approximately 3.5 feet, where it has existed for at least five (5) years.</li> <li>2. Conditional Use to allow the existing detached accessory buildings/structures (two sheds) to remain in front of the front wall of the house, where they have existed for at least five (5) years.</li> <li>3. Conditional Use to increase the total area of detached accessory buildings from 2,600 sq. ft. to approximately 5,280 sq. ft. for all existing detached buildings have existed for at least five (5) years (approx. 1,770 sq. ft. stable, 477 sq. ft. shed, 697 sq. ft. detached garage, 1,477 sq. ft. detached accessory building, 460 sq. ft. shed, and 399 sq. ft. shed).</li> <li>4. Variation to allow the total area of detached accessory buildings to exceed the total area of the principal building.</li> </ol>
<b>OWNER</b>	FELIPE AND MARTHA CABRAL, 0S434 RIVER GLEN ROAD, WEST CHICAGO, IL 60185
<b>ADDRESS/LOCATION</b>	0S434 RIVER GLEN ROAD, WEST CHICAGO, IL 60185
<b>PIN</b>	04-15-201-011 / 04-15-401-024 / 04-15-201-010
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD   DISTRICT 6
<b>ZONING/LUP</b>	R-1 SF RES   0-5 DU AC
<b>AREA</b>	3.73 ACRES (162,479 SQ. FT.)
<b>UTILITIES</b>	WELL / SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: MARCH 12, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, MARCH 27, 2024
<b><u>ADDITIONAL INFORMATION:</u></b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdictions in this matter.
Health:	No Objections.
Stormwater:	No Objections with the petition. "Floodplain is located on western portion of the property. Stable and shed are in close proximity to floodplain; however, the structures and land uses appear to have existing as of February 15,1992 and therefore the Countywide Stormwater and Floodplain Ordinance does not apply to them until they are subsequently re-developed."
Public Works:	Our office has no jurisdictions in this matter.
<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 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.”

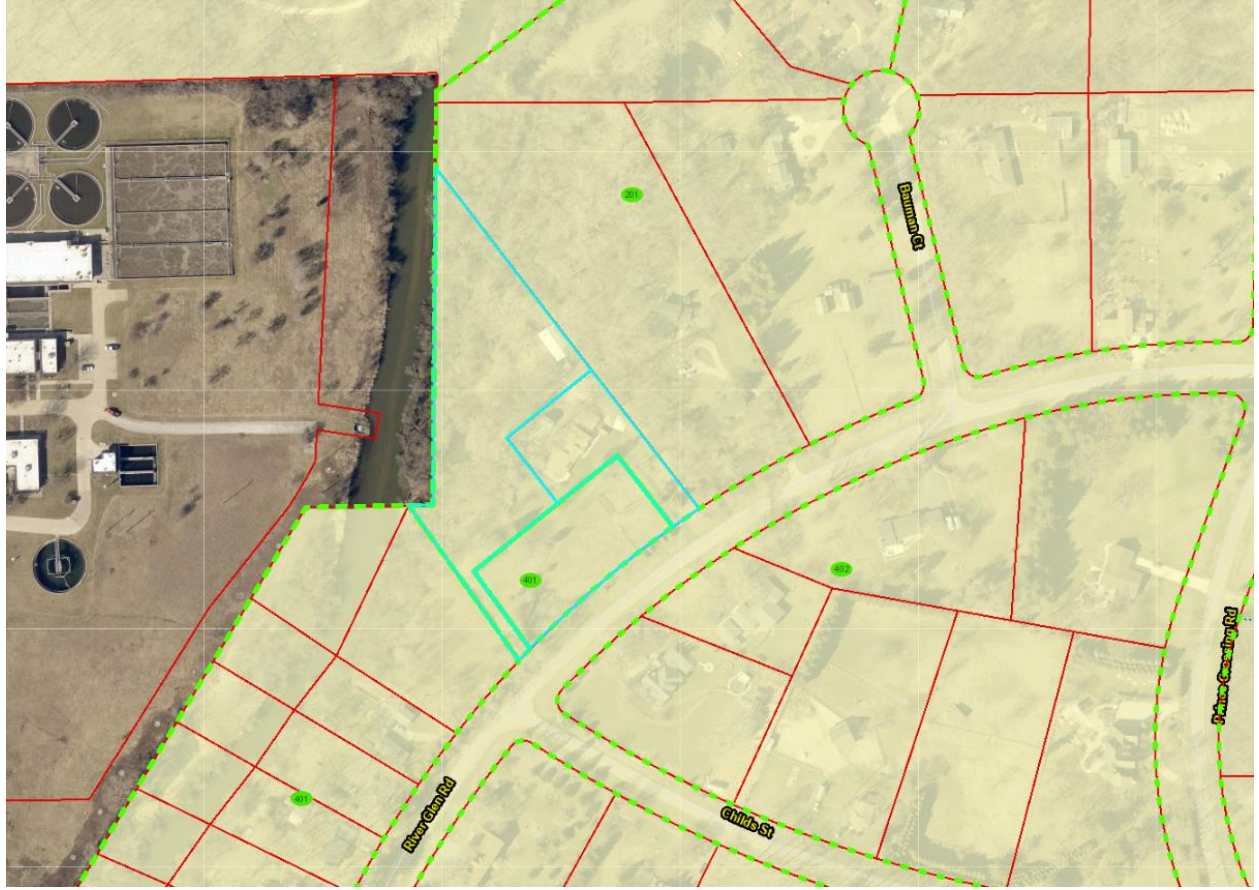
**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	CITY OF WEST CHICAGO	FOREST PRESERVE	CITY OF WEST CHICAGO
South	RIVER GLEN ROAD AND BEYOND 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













DUPAGE COUNTY

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BUILDING & ZONING DEPARTMENT

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

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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000011 Cabral

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 or via facsimile at 630-407-6702 by March 26, 2024.

Form with sections: COMMENT SECTION, COMMENTS, SIGNATURE, MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT, GENERAL ZONING CASE INFORMATION, and a table with fields like CASE #/PETITIONER, ZONING REQUEST, OWNER, ADDRESS/LOCATION, PIN, TWSP./CTY. BD. DIST., ZONING/LUP, AREA, UTILITIES.



## Development Ordinance

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

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**File #:** DC-O-0020-24

**Agenda Date:** 5/7/2024

**Agenda #:** 6.D.

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## BUILDING & ZONING DEPARTMENT

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### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: March 27, 2024

RE: **ZONING-24-000018 Roman  
(Downers Grove/ District 3)**

---

**Development Committee: May 7, 2024:**

**Zoning Hearing Officer: March 27, 2024:** The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop.
2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft.

**ZHO Recommendation to Deny**

The Zoning Hearing Officer recommended to approve the following zoning relief:

3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft.

**Subject to the following conditions:**

1. That the Conditional Use zoning relief to allow a 4-H program with a goat shall expire after one (1) year 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.

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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That petitioner submits a 4-H Certification to the DuPage County Building and Zoning Department for the subject goat and that petitioner maintain all required setbacks for the 4-H program on 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 they have requested the subject zoning relief to allow a rooster and goat, in addition to a chicken coop less than 25' from the rear property line, on the subject property.
- B. That petitioner testified that her daughter is enrolled in a 4-H program for a chicken and goat, and that they keep the chicken and goat in the rear of the subject property within the existing chicken coop.
- C. That petitioner testified that the goat is approximately 12 lbs. and 1 foot in height, and that it has no scent glands.
- D. That petitioner testified that the rooster is a Bantum rooster, approximately 1 lbs., and is approximately 1/5<sup>th</sup> the size of a standard rooster.
- E. That petitioner testified that the subject goat and rooster are quiet and do not impede on neighboring properties.
- F. That at the public hearing neighbors testified and stated that the rooster is loud, however that they did not know a goat was on the subject property as they have never heard or noticed a goat on the property.
- G. That petitioner originally applied for a Variation for the subject zoning relief for a goat, and that the request was converted to a Conditional Use at the public hearing, as a Conditional Use is lesser zoning relief than a Variation, and that conditions can therefore be placed on the subject goat to mitigate any future impacts on adjacent properties.
- H. That the Zoning Hearing Officer finds that the subject goat is a part of the 4-H program for petitioner's daughter and is not an impediment to the neighboring properties and that petitioner has demonstrated sufficient evidence to allow a 4-H program for a goat on the subject property.

- I. Furthermore, that the Zoning Hearing Officer finds that petitioner has not demonstrated or presented evidence for a particular hardship, practical difficulty, or unique circumstance in relation to the rooster and chicken coop on the subject property, and the subject rooster and chicken coop located 2 feet from the rear property line both impair the public health, comfort, and general welfare if the inhabitants of DuPage County.

**STANDARDS FOR CONDITIONAL USES (4-H FOR GOAT):**

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 a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year 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 any detached accessory buildings related to the subject goat.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year 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 a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year does not 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 a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year.
  - 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 a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year.
  - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year 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.

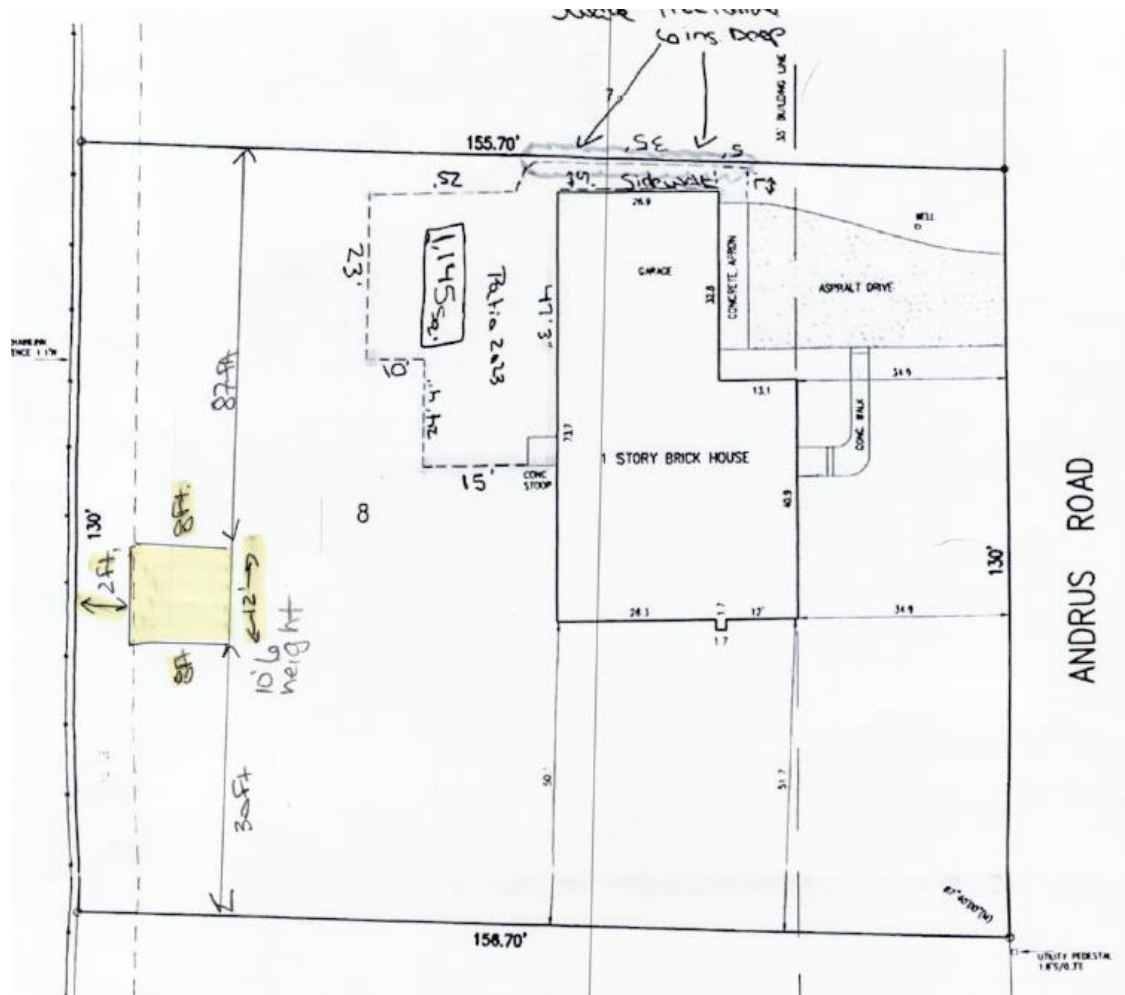


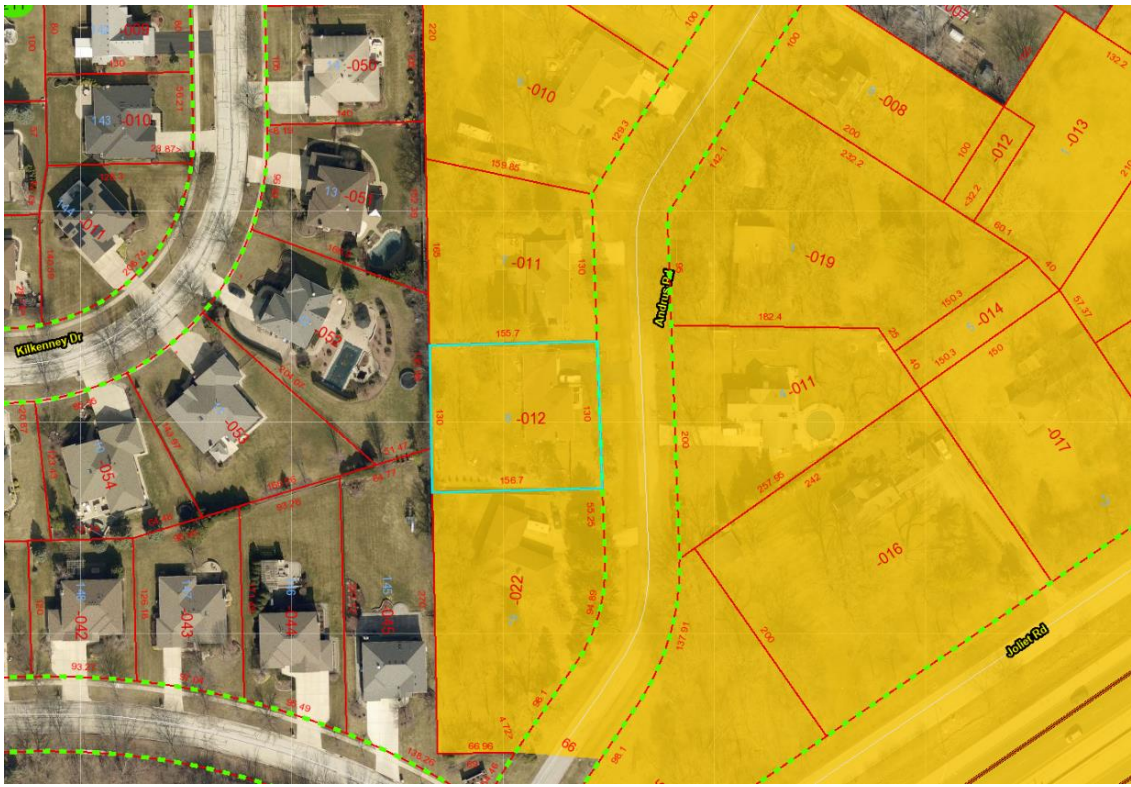
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000018 Roman</b>
<b>ZONING REQUEST</b>	1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. 2. Variation to allow 4-H program with a goat and 1lb rooster on a property less than 40,000 sq. ft.
<b>OWNER</b>	LILIA ROMAN, 460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
<b>ADDRESS/LOCATION</b>	460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
<b>PIN</b>	10-05-202-012
<b>TWSP./CTY. BD. DIST.</b>	DOWNERS GROVE      DISTRICT 3
<b>ZONING/LUP</b>	R-3 SF RES      0-5 DU AC
<b>AREA</b>	0.45 ACRES (19,602 SQ. FT.)
<b>UTILITIES</b>	WELL / SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: MARCH 12, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, MARCH 27, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	Objects. "I have concerns regarding the impact of a rooster on the surrounding community." (See attached documentation)
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objections.
Public Works:	Our office has no jurisdiction in this matter. "We have water in the area."
<b>EXTERNAL:</b>	
City of Darien:	No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)
Village of Woodridge:	<i>No Comments Received.</i>
Village of Lemont:	<i>No Comments Received.</i>
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.
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 63:	<i>No Comments Received.</i>
Sch. Dist. 86:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

**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	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	ANDRUS ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
West	CITY OF DARIEN	HOUSE	CITY OF DARIEN









**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-24-000018 Roman

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 **March 26, 2024**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
X : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: THE SUBJECT PROPERTY ABUTS PARCELS WITHIN THE CITY OF DARIEN. AS THE REQUEST INCLUDES A SETBACK REDUCTION AND ANIMAL ACTIVITY, INFORMATION FROM OWNER ON HOW NOISE, ODOR, AND OTHER POTENTIAL IMPACTS ON NEIGHBORING PROPERTIES SHOULD BE ADDRESSED.	
SIGNATURE: [REDACTED] DATE: 03/14/2024	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: CITY OF DARIEN	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000018 Roman
ZONING REQUEST	1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. 2. Variation to allow 4-H program with a goat and 1lb rooster on a property less than 40,000 sq. ft.
OWNER	LILIA ROMAN, 460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
ADDRESS/LOCATION	460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
PIN	10-05-202-012
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.45 ACRES (19,602 SQ. FT.)
UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: MARCH 12, 2024
PUBLIC HEARING	WEDNESDAY, MARCH 27, 2024

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

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



**DUPAGE  
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### DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000018 Roman

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 **March 26, 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. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: I have concerns regarding the impact of a rooster on the surrounding community	
SIGNATURE: [REDACTED] DATE: <i>March 14, 2024</i>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000018 Roman
ZONING REQUEST	1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. 2. Variation to allow 4-H program with a goat and 1lb rooster on a property less than 40,000 sq. ft.
OWNER	LILIA ROMAN, 460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
ADDRESS/LOCATION	460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
PIN	10-05-202-012
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.45 ACRES (19,602 SQ. FT.)
UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: MARCH 12, 2024
PUBLIC HEARING	WEDNESDAY, MARCH 27, 2024

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

1

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



**Illinois Extension**

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

University of Illinois Extension  
DuPage County  
1100 E. Warrenville Road, Suite 170  
Naperville, IL 60563  
(630) 955-1123  
[www.extension.illinois.edu/dkk](http://www.extension.illinois.edu/dkk)

February 16, 2024

To Whom It May Concern:

**Priscilla Blas** is an Active 4-H Member of **Whirlybirds** (for youth ages 8-18), and enrolled in the Dairy Goat Livestock animal project, which the youth may Show as a project each year at the DuPage County Fair. 4-H clubs enable positive youth development experiences in a wide variety of project learning areas, including **Livestock Animals** and **Animal Science**.

Please let me know if I can provide more information about 4-H or answer any questions/concerns.

Sincerely,



Nancy Reppe  
Extension Program Coordinator, 4-H Youth Development, DuPage County  
[Nslep2@illinois.edu](mailto:Nslep2@illinois.edu)







We also have 4 Bantam miniature chickens (2 males and 2 females). Each weighing about a pound. The Bantams don't need as much space and resources since they are about 7 inches in height each. Their size comparison is to a pigeon. Bantams tend to match their smaller size with smaller voices. Throughout the day you won't be able to notice them because they are quiet and the highway I55 is louder than my chickens' voices because we don't have sound walls to block the high traffic noise. Our chickens lay edible eggs, creating nutrition for my family in the most organic way. Like our goat, our chickens roam our 6 ft fenced backyard dropping smaller amounts of manure fertilizing the grass. The chickens also create a companionship to our goat Carolina, when we are busy at work or school.



(size comparison to Bantam vs Silkie)

We do not have more than 5 chickens and we do not have a normal size rooster; which is what is claimed in the violation.



Carolina is our 15lb female Pygmy dwarf goat. Pygmy goats are miniature, genetically dwarfed, and their main purpose in life is for enjoyment and companionship. Female pygmy goats do not have a scent gland meaning that her maintenance is low. Her shed is cleaned once a week and is properly cared for. She is very loving, supportive, and our medium size bundle of joy. Carolina is fun, energetic, and for the most part quiet unless she gets excited, like any other pet. She is our version of a dog. Thanks to her, my daughter has the opportunity to bond, learn to have responsibilities, and have the experience of being in a 4H club in our community.

Having a goat comes with many benefits. Very early we learned she is a great natural lawn mower. Pygmy goats are affectionate and kind like certain dogs. She brings emotional support to my daughter when she feels lonely. Goat's manure and urine supply nutrients to plants, improve soil structure and overall fertilize my backyard. Their manure content has higher nitrogen than chicken or cow manure. I have seen a difference because I don't have to buy as much fertilizer in the summer to keep my lawn healthy.



## Development Ordinance

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

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**File #:** DC-O-0021-24

**Agenda Date:** 5/7/2024

**Agenda #:** 6.E.

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## BUILDING & ZONING DEPARTMENT

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

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### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: April 17, 2024

RE: **ZONING-24-000020 Sanchez  
(Downers Grove/ District 3)**

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**Development Committee: May 7, 2024:**

**Zoning Hearing Officer: April 17, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear 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-24-000020 Sanchez** on April 17, 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 new home on existing foundation and rear addition, and that as the rehabilitation of the existing home is more than 50% of the existing house, the work to be completed is technically considered a new home on existing foundation.
  - That petitioner testified that as the proposed work is technically considered a new home on existing foundation, she would need to meet the current zoning code setbacks and that the home has existed at 26.4’ from the front property line and 27.1 feet from the corner side property line since it was originally constructed.
- B. That petitioner testified that she purchased the subject property in September 2023 and that it was abandoned for at least 5 years prior to her purchase and that the inside of the home was covered in mold.
- C. That petitioner testified that the rear addition is to expand the existing kitchen and bedroom.
- D. That the Zoning Hearing Officer finds that finds that petitioner has demonstrated evidence for a particular hardship, practical difficulty, and unique circumstance, as petitioner indicated that she is not demolishing the existing home and that the work to be completed is rehabbing more than 50% of the existing home and constructing a rear addition, which technically considers the work to be completed as a new home on existing foundation.
  - Furthermore, that petitioner is not extending the home further into the front yard and corner side yard setback, and that the zoning relief is for the existing home setbacks, as the proposed work to be completed is technically a new home on existing foundation.

**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 new house on existing foundation and rear addition 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 new house on existing foundation and rear addition will not increase in the hazard from fire or other dangers and that they will receive a building permit for all work proposed.

- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the new house on existing foundation and rear addition will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the new house on existing foundation and rear 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 new house on existing foundation and rear addition will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the new house on existing foundation and rear 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 new house on existing foundation and rear addition will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000020 Sanchez</b>
<b>ZONING REQUEST</b>	<ol style="list-style-type: none"> <li>1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.</li> <li>2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition.</li> </ol>
<b>OWNER</b>	JASMIN SANCHEZ, 149 MEADOW COURT, WILLOWBROOK, IL 60527
<b>ADDRESS/LOCATION</b>	149 MEADOW COURT, WILLOWBROOK, IL 60527
<b>PIN</b>	09-35-112-008
<b>TWSP./CTY. BD. DIST.</b>	DOWNERS GROVE   DISTRICT 3
<b>ZONING/LUP</b>	R-4 SF RES   0-5 DU AC
<b>AREA</b>	0.22 ACRES (9,583 SQ. FT.)
<b>UTILITIES</b>	WELL / SEWER
<b>PUBLICATION DATE</b>	Daily Herald: APRIL 2, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, APRIL 17, 2024
<b>ADDITIONAL INFORMATION:</b>	
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 required at time of permit application.
Public Works:	No Objections with the concept of the petition. Additional information required at time of permit application. "We have both sewer and water available to this property."
<b>EXTERNAL:</b>	
City of Darien:	No Objections.
Village of Willowbrook:	<i>No Comments Received.</i>
Village of Burr Ridge:	<i>No Comments Received.</i>
Downers Grove Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information required at time of permit application.
Tri-State Fire Dist.:	Our office has no jurisdiction in this matter.
Sch. Dist. 62:	<i>No Comments Received.</i>
Sch. Dist. 86:	<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:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Front Yard:	30'	APPROX. 26.4'	APPROX. 26.4'
Int. Side Yard:	7.5'	APPROX. 9.6'	APPROX. 9.6'
Corner Side Yard:	30'	APPROX. 27.1'	APPROX. 27.1'
Rear Yard:	25'	APPROX. 71'	APPROX. 71'

**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	MEADOW COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	SUNRISE AVENUE AND BEYOND R-4 SF RES	FIRE STATION	0-5 DU AC



