



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: July 1, 2025

RE: **ZONING-25-000022 Perez (Addison/District 1)**

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**DuPage County Board: July 8, 2025:**

**Development Committee: July 1, 2025:** The DuPage County Development Committee recommended to approve the following zoning relief:

Rezoning from B-1 Local Business to R-4 Single Family Residential.

**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-25-000022 Perez** dated June 4, 2025.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County

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

**Zoning Hearing Officer: June 18, 2025:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Rezoning from B-1 Local Business to R-4 Single Family Residential.

**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-25-000022 Perez** dated June 4, 2025.

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 seek the subject zoning relief to rezone the subject property from B-1 Local Business to R-4 Single Family Residential.
- B. That petitioner testified that he is downzoning the subject property and converting the existing building into a single-family home.
- C. That petitioner testified that other than the properties directly north and east of the subject property, all other properties west and south of the subject property are zoned single family residential in both the Village of Addison and unincorporated DuPage County.
- D. That petitioner testified the subject property zoned as B-1 Local Business is not compatible with the surrounding area and that the subject property has been vacant for over eight (8) years.
  - a. Furthermore, that there are only single-family homes being constructed in the surrounding area.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated the minimum of Standards for a Map Amendment (Rezoning) and that the Hearing Officer finds that downzoning the subject property from B-1 Local Business to R-4 Single Family Residential is suitable for the subject property and compatible with the surrounding area and neighborhood trend of development.

#### **STANDARDS FOR MAP AMENDMENT (REZONING):**

That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the map amendment (rezoning) is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner has demonstrated the following standards for a map amendment (rezoning):

1. Existing uses of property within the general area of the property in question, as petitioner **has demonstrated** that the property directly to the west is located in the Village of Addison and is a single family home; that the property to the south is located in the Village of Addison and is a single family home; that the property directly to the east is located in the Village of Addison and is an office building; and that the property directly to the north is located in the Village of Addison and is a commercial Tupperware store.
2. The zoning classification of property within the general area of the property in question, as petitioner **has demonstrated** that the property directly to the west is located in the Village of Addison and is a single family home; that the property to the south is located in the Village of Addison and is a single family home; that the property directly to the east is located in the Village of Addison and is an office building; and that the property directly to the north is located in the Village of Addison and is a commercial Tupperware store.

3. The suitability of the property in question for the uses permitted under the existing zoning classification, as petitioner **has demonstrated** that the subject property is not suitable under the existing zoning classification as it has remained vacant for over eight (8) years and that the subject property is primarily surrounded by single family homes.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which may have taken place since the property in question was placed in its present zoning classification, as petitioner **has demonstrated** that the trend of development in the general area is primarily toward single family homes.
5. The length of time the property has been vacant as zoned, considered in the context of the land development in the area surrounding the subject property, as petitioner **has demonstrated** that the subject property has been vacant for over eight (8) years as a B-1 Local Business property.
6. The extent to which the property values are diminished by particular zoning restrictions, as petitioner **has demonstrated** that the existing B-1 Local Business zoning district is not compatible with the surrounding land uses, and that the subject property has remained vacant for over eight (8) years as a commercial property.

**PETITIONER'S DEVELOPMENT FACT SHEET**

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000022 Perez	
ZONING REQUEST	Rezoning from B-1 Local Business to R-4 Single Family Residential.	
OWNER	NEWFLOW LLC., 4N481 9 <sup>TH</sup> AVENUE, ADDISON, IL 60101 / NEWFLOW LLC., 1980 GARDNER CIRCLE E, AURORA, IL 60503 / AGENT: ADALBERTO PEREZ, 1980 GARDNER CIRCLE E, AURORA, IL 60503	
ADDRESS/LOCATION	4N481 9 <sup>TH</sup> AVENUE, ADDISON, IL 60101	
PIN	03-20-112-005/ 03-20-112-006	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	B-1 LOCAL BUSINESS	0-5 DU AC/LOCAL BUSINESS
AREA	0.3 ACRES (13,068 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: MAY 20, 2025	
PUBLIC HEARING	WEDNESDAY, JUNE 4, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Objects. (See attached documentation)	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”	
EXTERNAL:		
Village of Addison:	No Objections.	
Village of Itasca:	“The Village of Itasca has no comment on this Zoning case.”	
City of Wood Dale:	No Comments Received.	
Addison Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Addison Fire Dist.:	No Comments Received.	
Sch. Dist. 4:	No Comments Received.	
Sch. Dist. 88:	No Comments Received.	
Forest Preserve:	No Comments Received.	

**LAND USE:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	B-1 LOCAL BUSINESS	HOUSE	0-5 DU AC/LOCAL BUSINESS
North	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON
South	VILLAGE OF ADDISON	HOUSE	VILLAGE OF ADDISON
East	VILLAGE OF ADDISON	COMMERCIAL	VILLAGE OF ADDISON
West	9 <sup>TH</sup> AVENUE AND BEYOND VILLAGE OF ADDISON	HOUSE	VILLAGE OF ADDISON



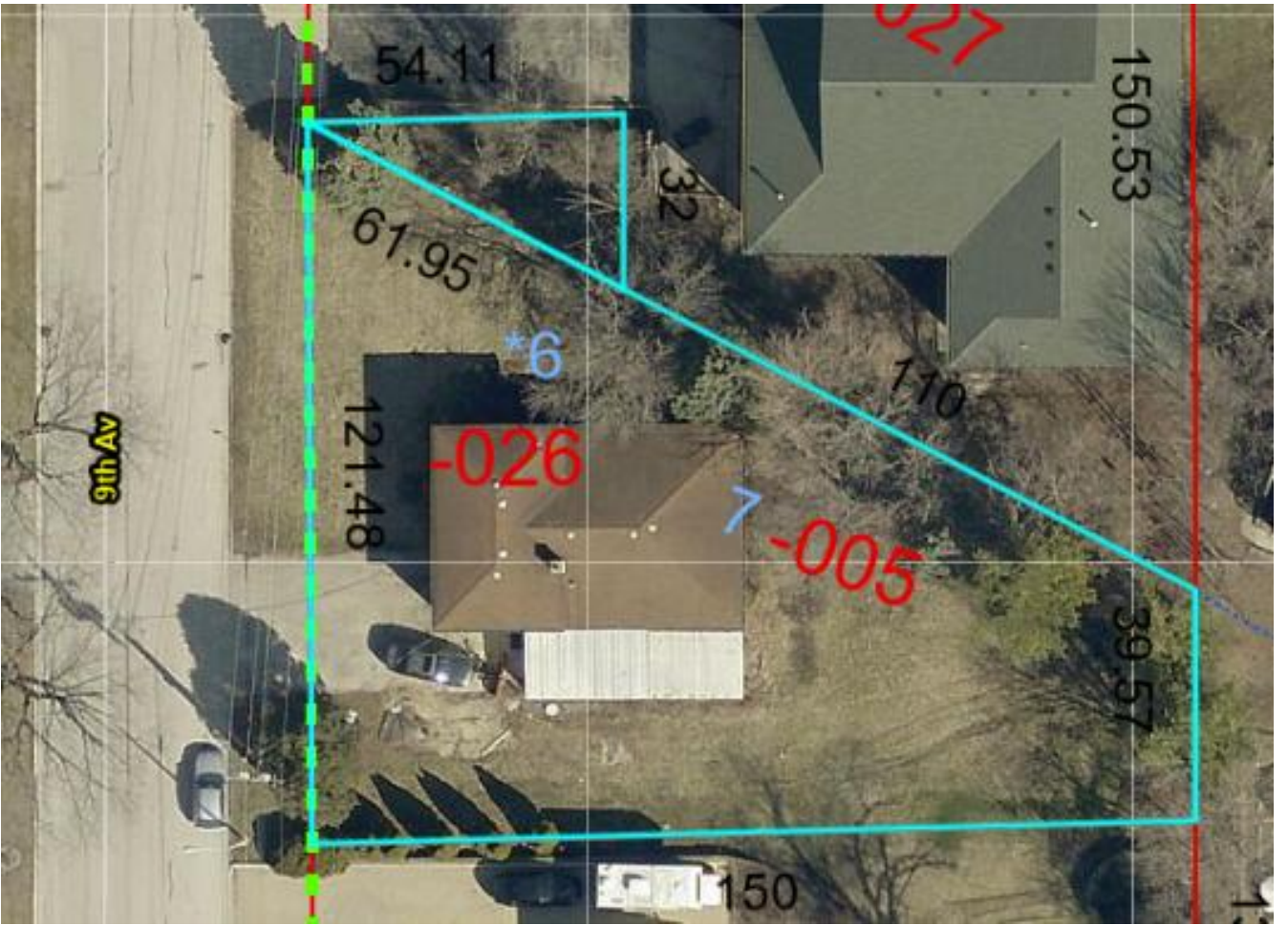














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### DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000022 Perez

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, 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 **June 3, 2025**.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.	
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The current septic system is too small for the residential property that is proposed to be constructed. The applicant will have to submit plans for a new septic system or connect to public sewer. Outreach was made to the client but there was no answer.	
SIGNATURE: [REDACTED] DATE: 6/4/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Department	
GENERAL ZONING CASE INFORMATION	
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ADDRESS/LOCATION	4N481 9 <sup>TH</sup> AVENUE, ADDISON, IL 60101
PIN	03-20-112-005/ 03-20-112-006
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1
ZONING/LUP	B-1 LOCAL BUSINESS 0-5 DU AC/LOCAL BUSINESS
AREA	0.3 ACRES (13,068 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: MAY 20, 2025
PUBLIC HEARING	WEDNESDAY, JUNE 4, 2025

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