



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 18, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

PRESENT	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

David Savenok, spoke on behalf of his petition 25-000060. He received a violation for a basketball hoop that was installed prior to him moving into the home in 2021. He is seeking zoning relief so he may keep the basketball hoop, which is a common item in his neighborhood.

5. MINUTES APPROVAL

5.A. [25-2514](#)

Development Committee - Regular Meeting - October 7, 2025

Attachments: [Dev Comm Summary Minutes 10-7-25](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6. REGULATORY SERVICES

6.A. [DC-O-0049-25](#)

ZONING-25-000059 – Fittanto: To approve the following zoning relief:
Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.
(Milton / District 4)
ZHO Recommendation to Deny.
Development Committee VOTE (Motion to Approve Failed): 0 Ayes, 5 Nays, 1 Absent
(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote)

{14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Vice Chair Yoo reviewed the property, which is narrow and there is no alternative place to park the RV. She inquired why the Zoning Hearing officer recommended to deny. Paul Hoss, answered that the petitioner made that point in the hearing and also that the RV was not impacting anyone. No one appeared or submitted comment at the hearing to oppose the petition, however, there was a complaint on this property and a violation was issued.. Currently, the RV is inoperable and dormant until the petitioner has the resources to rehab it. Member Ozog added that there is an expectation that if you own an RV you are going to store it, only parking it at the home when loading/unloading before and after travel.

Attachments: [ZONING-25-000059 Fittanto Cty Bd Flyer_Redacted](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
NAY:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6.B. [DC-O-0050-25](#)

ZONING-25-000060 – Savenok: To approve the following zoning relief:

Variation for a recreational apparatus in front of my house in DuPage County. (Milton / District 4)

ZHO Recommendation to Deny.

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

(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Paul Hoss advised the Committee that the hoop was discovered after a complaint came in for other violations at the property. This is a permanent piece of recreational equipment in front of the front wall of the house, which is not permitted. There was an objection from a neighbor, who complained about the noise. Discussion ensued about noise complaint.

Attachments: [ZONING-25-000060 Savenok Cty Bd Flyer_Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Yeena Yoo
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

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 10:52 AM



Minutes

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

File #: 25-2514

Agenda Date: 10/21/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, October 7, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Tornatore at 10:36 AM.

PRESENT	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo
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2. ROLL CALL

PRESENT	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo
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3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-2297](#)

Development Committee - Regular Meeting - September 16, 2025

Attachments: [Final Summary Minutes 9-16-25](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6. REGULATORY SERVICES

6.A. [DC-P-0002-25](#)

Recommendation for the approval of a contract purchase order to SAFEBuilt Illinois, LLC, for professional services to perform building & plumbing plan reviews, and inspections on an as-needed basis, in unincorporated DuPage County, for the period of December 1, 2025, through November 30, 2026, for the Building & Zoning Department, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #24-006-BZP. Second of three optional renewals.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Safebuilt FY26 PRCC](#)
[SAFEbuilt Scorecard](#)
[SAFEbuilt Renewal](#)
[SAFEbuilt Vendor Ethics](#)
[SAFEBuilt - Pricing & Signature](#)

RESULT:	APPROVED AND SENT TO FINANCE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.B. [DC-O-0044-25](#)

ZONING-25-000050 – ORDINANCE – Chromniak: To approve the following zoning relief:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet (Downers Grove / District 3)

ZHO Recommendation to Deny

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

Ashlyn Kirby, Zoning Administration Coordinator explained the property was issued a violation for building the coop without a permit. The owner modified an existing shed and built a coop and chicken run onto the front of it. The Zoning Hearing Officer recommended to deny, because there was no hardship or practical difficulty presented by the petitioner.

Attachments: [Z-25-000050 CHROMNIAK CTY BD FLYER \(10-14-25\)](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Krajewski
NAY:	Covert, Martinez, Ozog, Tornatore, and Yoo

6.C. [DC-O-0045-25](#)

ZONING-25-000051 – ORDINANCE – Willowbrook Waffles, LLC: To approve the following zoning relief:

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District (Downers Grove / District 3)

ZHO Recommendation to Approve.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-25-000051 WILLOWBROOK WAFFLES CTY BD FLYER \(10-14-25\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.D. [DC-O-0046-25](#)

ZONING-25-000057 – ORDINANCE – River Forest Country Club: To approve the following zoning relief:

Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet (Addison / District 1)

ZHO Recommendation to Approve.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

County Board Member Cronin Cahill told Members that the Country Club property is zoned residential and this is the reason the zoning relief is needed. The maximum height for a flagpole on a residential property is 24 feet and this flagpole will be located on a golf course.

Attachments: [Z-25-000057 RIVER FOREST COUNTRY CLUB FLYER \(10-14-25\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.E. [DC-O-0047-25](#)

ZONING-25-000053 – ORDINANCE – West Suburban Athletic Development: To approve the following zoning relief:

Amendment to ZONING-22-000013 West Suburban Athletic Development Corporation Conditional Use to add parking and additional land(Downers Grove / District 3)

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

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Chair Tornatore explained to the Committee the petitioner is requesting an conditional use for additional parking. This will still conform to all the standards of the original conditional use approval.

Attachments: [Z-25-000053 WEST SUBURBAN ATHLETIC CTY BD FLYER \(10-14-25\) Redacted](#)

RESULT:	APPROVED AT COMMITTEE
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MOVER:	Brian Krajewski
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.F. [DC-O-0048-25](#)

T-5-25 Text Amendments to the DuPage County Zoning Ordinance: To approve the following text amendment:

Text Amendments to the DuPage County Zoning Ordinance relative to short term rentals of a residential dwelling unit, to align the Zoning Ordinance with current initiative for housing solutions and to amend Lot Requirements (minimum size and width) in the R-3 and R-4 Residential Zoning Districts.

ZBA Vote (to Approve): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Chair Tornatore told with the Committee that the County does not currently have a short term rental ordinance and this will give the County an opportunity to regulate them. The revenue generated from this licensing will go to the Housing Solutions Program. If there is a special exception with more than six people staying at the property, they will be able to apply for a special event permit.

Attachments: [T-5-25 TEXT AMENDMENT CTY BD FLYER \(10-14-25\)_Redacted](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

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 10:56 A.M.



Development Ordinance

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

File #: DC-O-0049-25

Agenda Date: 11/25/2025

Agenda #: 6.A.

Zoning Petition ZONING-25-000059 Fittanto

WHEREAS, a public hearing was held on October 15, 2025, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

on the property hereinafter described:

LOT 4, BLOCK 2 IN MC INTOSH BROTHERS, INC., GLEN ELLYN WOODS A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, T-39-N, R-10-E OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 5, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that they seek to keep the existing RV located in front of the front wall of the home on the property. The petitioner would like to keep the RV for traveling purposes in the future.
- B. That petitioner testified that the RV is unable to be located on either side of the home due to one side being a stormwater drain and the other side not having enough space.
- C. That petitioner testified that the RV does not impact the ability to access the driveway or the garage on the property.

- D. That petitioner testified that the RV is not a safety concern. That petitioner testified that they have spoken to multiple neighbors who do not have an issue with the request.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation for a recreational vehicle (vintage Airstream RV) in front of the front wall.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that the recreational vehicle does 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 not demonstrated that the recreational vehicle does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the recreational vehicle does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the recreational vehicle does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the recreational vehicle does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that the recreational vehicle does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the recreational vehicle does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000059 Fittanto	
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.	
OWNER	SAMANTHA & DANIELLE FITTANTO, 22W753 TAMARACK DR, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137	
PIN	05-35-103-003	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU PER ACRE
AREA	0.488 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025	
PUBLIC HEARING	OCTOBER 15, 2025	

ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	<i>No Comments Received.</i>
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	"DPC Public Works doesn't own any sewer or water mains
EXTERNAL:	
Village of Downers Grove	No Comments
Village of Glen Ellyn	Objects. See attached.
Village of Lombard	No Comments.
City of Wheaton	<i>No Comments Received.</i>
Milton Township:	No Objections.
Milton Township Highway:	<i>No Comments Received.</i>
Lisle-Woodridge Fire District:	<i>No Comments Received.</i>
Sch. Dist. 89:	<i>No Comments Received.</i>
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 5, 2025, recommends to deny the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

ZHO Recommendation to Deny.

WHEREAS, the County Board Development Committee on November 18, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to deny the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

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

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

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

on the property hereinafter described:

LOT 4, IN BLOCK 2 IN MC INTOSH BROTHERS, INC., GLEN ELLYN WOODS A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF SECTION 34, T-39-N, R-10-3 OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS; and

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; PROPERTY OWNER; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 25th of November, 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: November 18, 2025

RE: **ZONING-25-000059 Fittanto (MILTON / DISTRICT 4)**

DUPAGE COUNTY BOARD: NOVEMBER 25, 2025: *(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)*

DEVELOPMENT COMMITTEE: NOVEMBER 18, 2025: The Motion to Approve failed relative to the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

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

ZONING HEARING OFFICER: OCTOBER 15, 2025: The Zoning Hearing Officer considered the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

ZHO Recommendation to Deny.

FINDINGS OF FACT:

- A. That petitioner testified that they seek to keep the existing RV located in front of the front wall of the home on the property. The petitioner would like to keep the RV for traveling purposes in the future.
- B. That petitioner testified that the RV is unable to be located on either side of the home due to one side being a stormwater drain and the other side not having enough space.

- C. That petitioner testified that the RV does not impact the ability to access the driveway or the garage on the property.
- D. That petitioner testified that the RV is not a safety concern. That petitioner testified that they have spoken to multiple neighbors who do not have an issue with the request.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation for a recreational vehicle (vintage Airstream RV) in front of the front wall.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the recreational vehicle does 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 not demonstrated that** the recreational vehicle does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the recreational vehicle does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the recreational vehicle does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the recreational vehicle does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the recreational vehicle does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the recreational vehicle does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

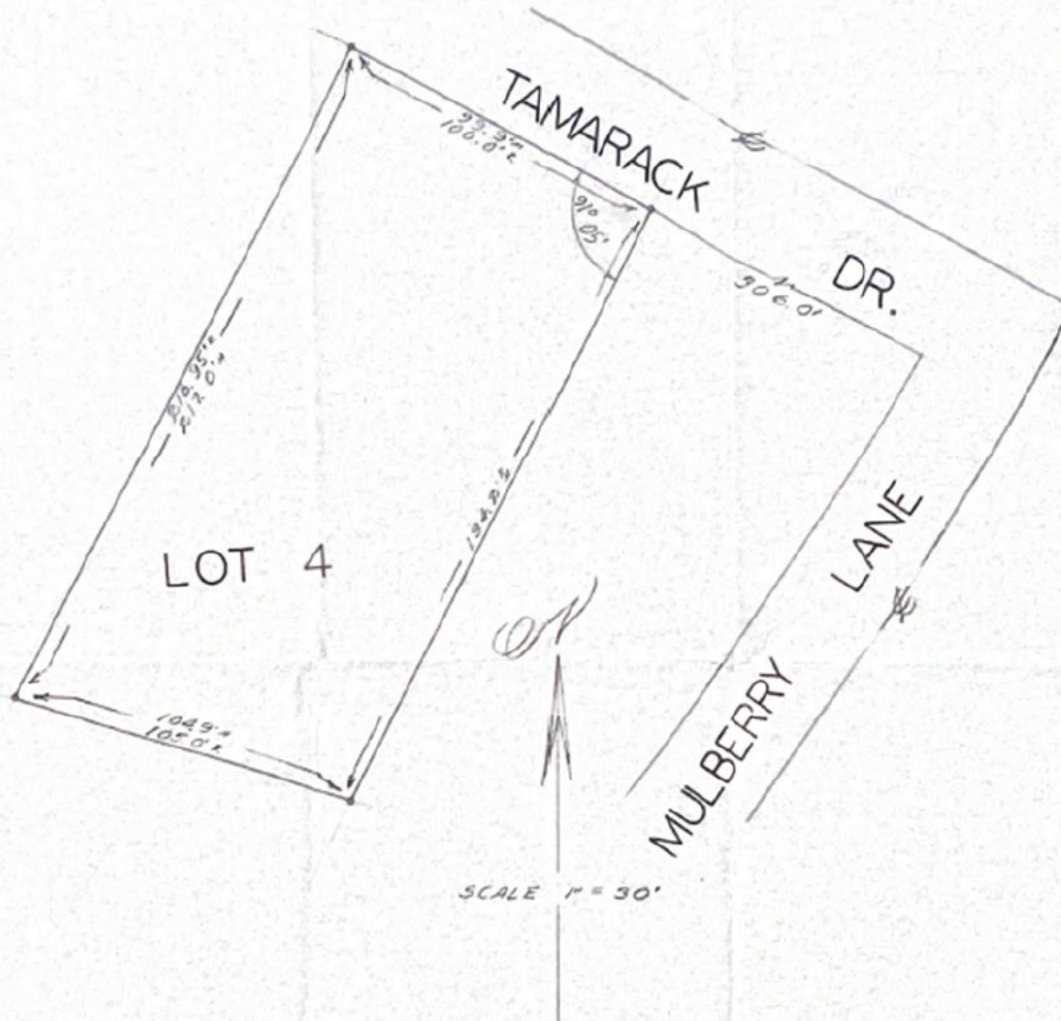
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000059 Fittanto	
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.	
OWNER	SAMANTHA & DANIELLE FITTANTO, 22W753 TAMARACK DR, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137	
PIN	05-35-103-003	
TWSP./CTY. BD. DIST.	MILTON / DISTRICT 4	
ZONING/LUP	R-4 SF RES	0-5 DU PER ACRE
AREA	0.488 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025	
PUBLIC HEARING	OCTOBER 15, 2025	
ADDITIONAL INFORMATION:		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Comments Received.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
Village of Downers Grove	No Comments.	
Village of Glen Ellyn	Objects. See attached.	
Village of Lombard	No Comments.	
City of Wheaton	No Comments Received.	
Milton Township:	No Objections.	
Milton Township Highway:	No Comments Received.	
Lisle-Woodridge Fire District:	No Comments Received.	
Sch. Dist. 89:	No Comments Received.	
Sch. Dist. 87:	No Comments Received.	
Forest Preserve:	No Comments Received.	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-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

PLAT OF SURVEY

OF
LOT 4, BLOCK 2 IN MC INTOSH BROTHERS, INC., GLEN
ELLYN WOODS A SUBDIVISION OF PART OF THE WEST HALF
OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF
SECTION 34, T-30-N, R-10-E OF THE THIRD PRINCIPAL
MERIDIAN IN DU PAGE COUNTY, ILLINOIS.



State of Illinois
County of Du Page SS

This is to certify that I, Gordon G. Frey, Illinois Land Surveyor
#1454, have surveyed the above described property as shown on the
annexed plat, which is a correct representation of said survey.
All distances are in feet and decimals thereof.

Given under my hand and seal this 18th day of December A.D. 1956.

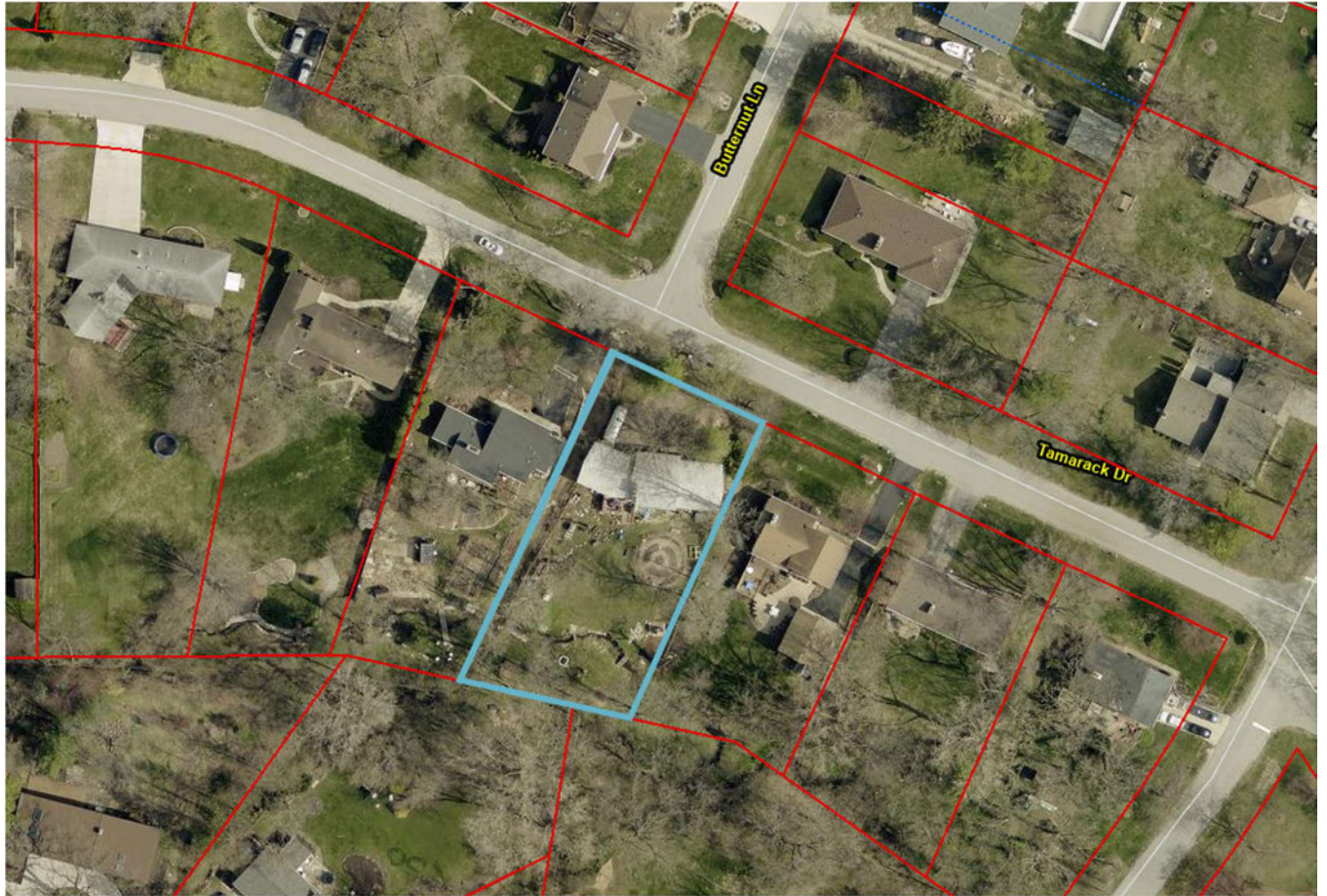


Illinois Land Surveyor #1454



JOB #822-39-10
GORDON G. FREY
SURVEYOR
WISCONSIN











**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000059 FITTANTO

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

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by _____

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: 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:	
SIGNATURE: _____ DATE: September 30, 2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000059 FITTANTO
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.
OWNER	SAMANTHA & DANIELLE FITTANTO
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137
PIN	05-35-103-003
TWSP / CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SINGLE FAMILY 0-5 DU PER ACRE
AREA	0.48 ACRES
UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025
PUBLIC HEARING	OCTOBER 15, 2025

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



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000059 FITTANTO

Please review the information herein and return with your comments to:
Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm
Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via
facsimile at 630-407-6702 by .

COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input checked="" 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 type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS: As long as it is parked on the property and not on right of way. OK per Milton Township Highway Department	
SIGNATURE: [Redacted]	DATE: September 30, 2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Milton Township Dept.	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000059 FITTANTO
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.
OWNER	SAMANTHA & DANIELLE FITTANTO
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137
PIN	05-35-103-003
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SINGLE FAMILY 0-5 DU PER ACRE
AREA	0.48 ACRES
UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025
PUBLIC HEARING	OCTOBER 15, 2025

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



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000059 FITTANTO

Please review the information herein and return with your comments to:
Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm
Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via
facsimile at 630-407-6702 by _____

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.	
<p>COMMENTS: The subject property is located within the Village of Glen Ellyn's planning jurisdiction. Section 10-5-7(A) of the village code prohibits the parking of recreational vehicles in front of the front building line. If the property were to be annexed to the Village at any time in the future, the property will be required to cease parking the recreational vehicle in front of the home.</p>	
<p>SIGNATURE: _____ DATE: <u>9/30/2025</u></p> <p>MUNICIPALITY: _____ DEPARTMENT: Glen Ellyn Community Development Department</p>	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000059 FITTANTO
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.
OWNER	SAMANTHA & DANIELLE FITTANTO
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137
PIN	05-35-103-003
TWSP/CTY. BD. DIST.	MILTON DISTRICT 4
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AREA	0.48 ACRES
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PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025
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Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



Development Ordinance

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

File #: DC-O-0050-25

Agenda Date: 11/18/2025

Agenda #: 6.B.

Zoning Petition ZONING-25-000060 Savenok

WHEREAS, a public hearing was held on October 15, 2025, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation for a recreational apparatus in front of my house in DuPage County.

on the property hereinafter described:

THE SOUTH HALF OF LOT 45 IN GIBON'S AND NEPIL'S JEWELL ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1923 AS DOCUMENT 167355, IN DUPAGE COUNTY, ILLINOIS;and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on November 5, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the recreational apparatus is a basketball hoop. The petitioner would like to keep the basketball hoop for their children to play basketball with.
- B. That petitioner testified that the house was built in 2017 and they purchased the property in 2021. That petitioner testified that the recreational apparatus has been on the property since they purchased the property in 2021.
- C. That petitioner testified that the recreational apparatus is permanently affixed on concrete located to the side of the driveway. The petitioner testified that the location of the basketball hoop is

indicated by an X on the site plan.

- D. That petitioner received a violation notice for the basketball hoop and is asking for zoning relief to bring the recreational apparatus into compliance.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation for a recreational apparatus in front of my house in DuPage County.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that the recreational apparatus does 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 not demonstrated that the recreational apparatus does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the recreational apparatus does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has not demonstrated that the recreational apparatus does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the recreational apparatus does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has not demonstrated that the recreational apparatus does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has not demonstrated that the recreational apparatus does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000060 Savenok	
ZONING REQUEST	Variation for a recreational apparatus in front of my house in DuPage County.	
OWNER	DAVID & TAMERA SAVENOK	
ADDRESS/LOCATION	0N127 NEPIL AVE, WHEATON, IL 60187	
PIN	05-08-309-011	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU PER ACRE
AREA	0.28 ACRES	
UTILITIES	WATER / SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025	
PUBLIC HEARING	OCTOBER 15, 2025	

ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	<i>No Comments Received.</i>
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	"DPC Public Works doesn't own any sewer or water m
EXTERNAL:	
City of Wheaton	<i>No Comments Received.</i>
City of Winfield	<i>No Comments Received.</i>
Village of Carol Stream	No Objection.
Milton Township:	<i>No Comments Received.</i>
Milton Township Highway:	Objects / have concerns with the petition. "Need more i the recreational apparatus."
Winfield Fire District:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on November 5, 2025, recommends to deny the following zoning relief:

Variation for a recreational apparatus in front of my house in DuPage County.

ZHO Recommendation to Deny.

WHEREAS, the County Board Development Committee on November 18, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation for a recreational apparatus in front of my house in DuPage County.

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

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

Variation for a recreational apparatus in front of my house in DuPage County.

on the property hereinafter described:

THE SOUTH HALF OF LOT 45 IN GIBON'S AND NEPIL'S JEWELL ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1923 AS

DOCUMENT 167355, IN DUPAGE COUNTY, ILLINOIS; and

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; PROPERTY OWNER; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 25th of November , 2025 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: November 18, 2025

RE: **ZONING-25-000060 Savenok (MILTON / DISTRICT 4)**

DUPAGE COUNTY BOARD: NOVEMBER 25, 2025: *(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)*

DEVELOPMENT COMMITTEE: NOVEMBER 18, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation for a recreational apparatus in front of my house in DuPage County.

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

ZONING HEARING OFFICER: OCTOBER 15, 2025: The Zoning Hearing Officer considered the following zoning relief:

Variation for a recreational apparatus in front of my house in DuPage County.

ZHO Recommendation to Deny.

FINDINGS OF FACT:

- A. That petitioner testified that the recreational apparatus is a basketball hoop. The petitioner would like to keep the basketball hoop for their children to play basketball with.
- B. That petitioner testified that the house was built in 2017 and they purchased the property in 2021. That petitioner testified that the recreational apparatus has been on the property since they purchased the property in 2021.

- C. That petitioner testified that the recreational apparatus is permanently affixed on concrete located to the side of the driveway. The petitioner testified that the location of the basketball hoop is indicated by an X on the site plan.
- D. That petitioner received a violation notice for the basketball hoop and is asking for zoning relief to bring the recreational apparatus into compliance.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation for a recreational apparatus in front of my house in DuPage County.

STANDARDS FOR VARIATIONS:

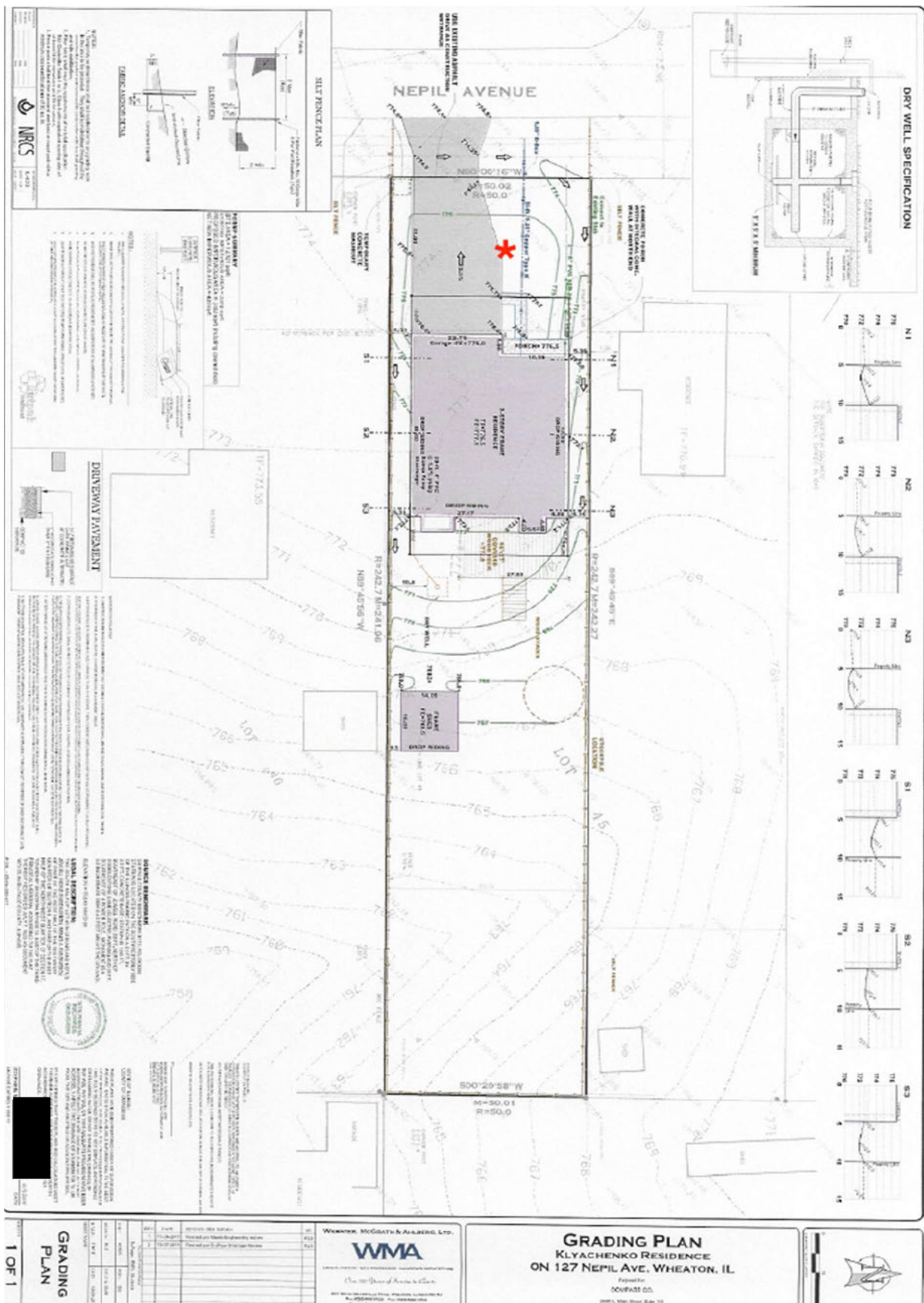
1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the recreational apparatus does 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 not demonstrated that** the recreational apparatus does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the recreational apparatus does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the recreational apparatus does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the recreational apparatus does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the recreational apparatus does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the recreational apparatus does not impair the public health, safety, comfort, morals, or general welfare.

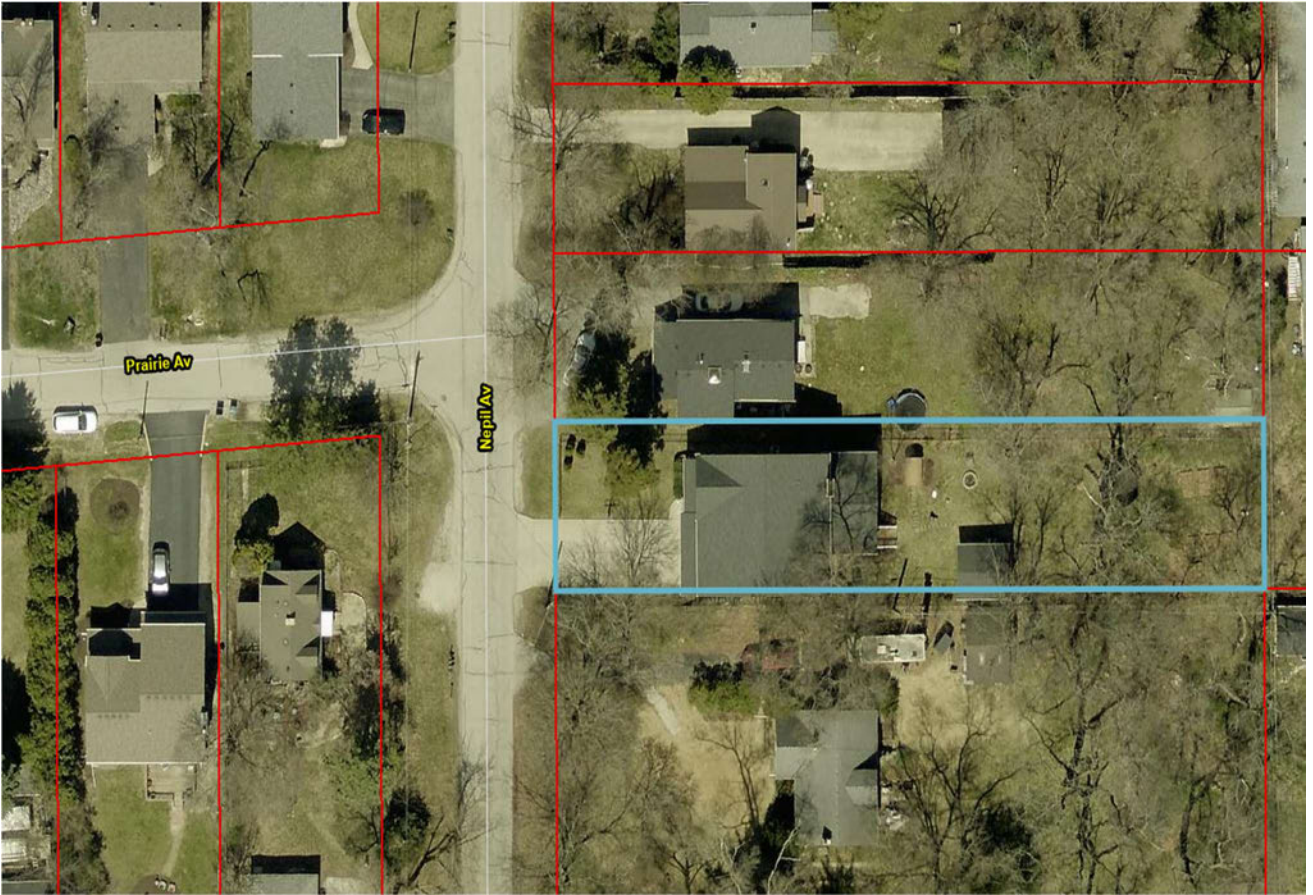
PETITIONER'S DEVELOPMENT FACT SHEET

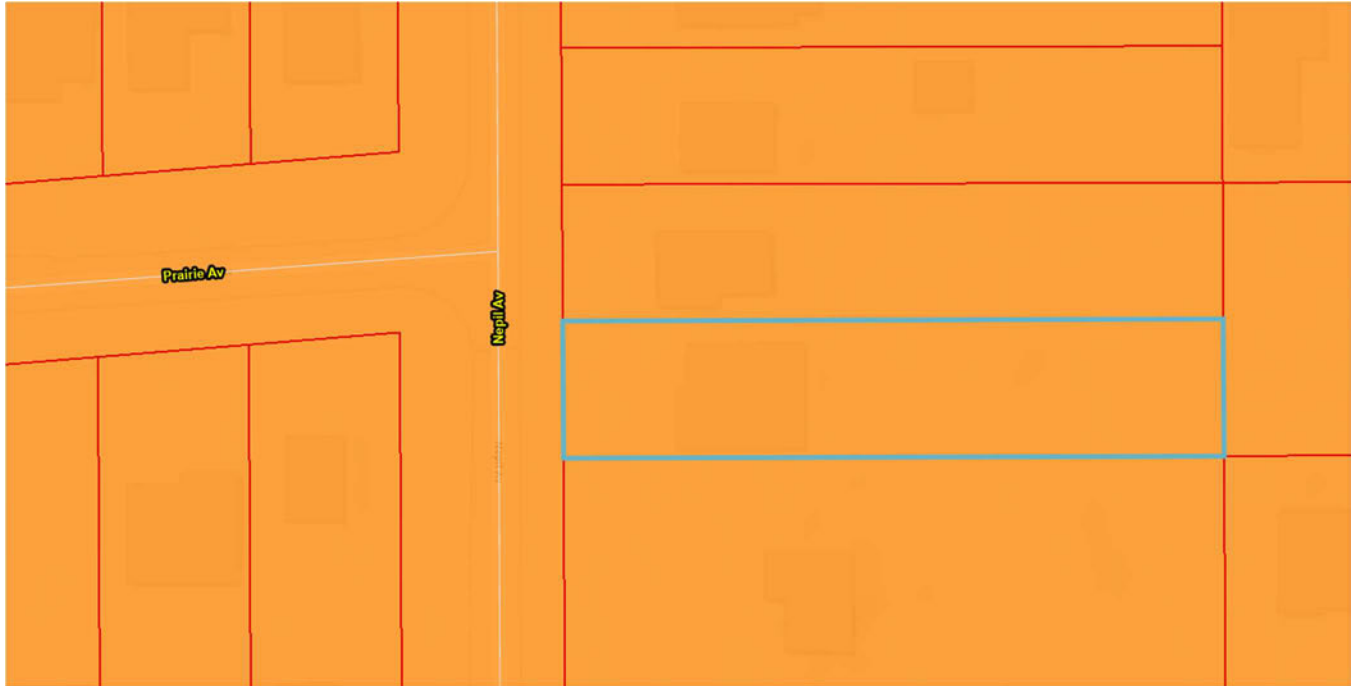
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000060 Savenok	
ZONING REQUEST	Variation for a recreational apparatus in front of my house in DuPage County.	
OWNER	DAVID & TAMERA SAVENOK	
ADDRESS/LOCATION	0N127 NEPIL AVE, WHEATON, IL 60187	
PIN	05-08-309-011	
TWSP./CTY. BD. DIST.	MILTON / DISTRICT 4	
ZONING/LUP	R-4 SF RES	0-5 DU PER ACRE
AREA	0.28 ACRES	
UTILITIES	WATER / SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025	
PUBLIC HEARING	OCTOBER 15, 2025	
ADDITIONAL INFORMATION:		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Comments Received.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		
City of Wheaton	No Comments Received.	
City of Winfield	No Comments Received.	
Village of Carol Stream	No objection.	
Milton Township:	No Comments Received	
Milton Township Highway:	Objects / have concerns with the petition. “Need more information on the placement of the recreational apparatus.”	
Winfield Fire District	No Comments Received.	
Sch. Dist. 200:	No Comments Received.	
Forest Preserve:	No Comments Received.	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	R-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











**DUPAGE
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BUILDING & ZONING DEPARTMENT

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fax: 630-407-6702

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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000060 Savenok

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

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by .

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: 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>Need more information on the placement of recreational apparatus</i>	
SIGNATURE	DATE: 10/3/25
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000060 Savenok
ZONING REQUEST	Variation for a recreational apparatus in front of my house in DuPage County.
OWNER	DAVID & TAMERA SAVENOK
ADDRESS/LOCATION	0N127 NEPIL AVE, WHEATON, IL 60187
PIN	05-08-309-011
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SINGLE FAMILY 0-5 DU PER ACRE
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Zoning Petition ZONING-25-000060 Savenok

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COMMENT SECTION:		
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: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.		
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
X <u> </u> I OBJECT/HAVE CONCERNS WITH THE PETITION.		
COMMENTS:		
SIGNATURE: [REDACTED]		DATE: September 30, 2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager		
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000060 Savenok	
ZONING REQUEST	Variation for a recreational apparatus in front of my house in DuPage County.	
OWNER	DAVID & TAMERA SAVENOK	
ADDRESS/LOCATION	0N127 NEPII AVE, WHEATON, IL 60187	
PIN	05-08-309-011	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SINGLE FAMILY	0-5 DU PER ACRE
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