



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: May 14, 2025

RE: **ZONING-25-000019 Saiz (Lisle/District 2)**

Development Committee: May 20, 2025:

Zoning Hearing Officer: May 14, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

A Variation to reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **ZONING-25-000019 Saiz** dated May 14, 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 the home on the property suffered substantial fire damage and the Building Department has determined that the restoration of the home is considered a "new build". As such, in order zoning to approve the permit application as a new build the building must meet all current zoning bulk requirements.

- B. That petitioner testified that the existing foundation on the existing house is located 10 feet from the corner side property line and within the corner side yard setback where the Zoning Code requires the setback be 20 feet.
- C. That petitioner testified that the subject zoning relief is for a variation to reduce the corner side setback from the required 20 feet to approximately 10 feet to allow petitioner to continue on with the restoration of the fire damaged homes as a new build per the Building Code.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that 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; and specifically, that 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 development is technically a "new build" but in actuality is the fire restoration of an existing home that has been located approximately 10 feet from the corner side property line for for approximately 70years, which home was originally constructed within the required 20 foot corner side setback and does not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed fire restoration, and that the restoration will be pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the zoning relief will enable him to continue fire restoration on an existing home that has been located approximately 10 feet from the corner side property line for approximately 70 years, which was originally constructed within the required 20 foot corner side setback
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the fire restoration is for the interior of the existing building where the building has existed for for approximately 70 years in the same location as proposed in the current development and 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 demonstrated** that the proposed fire restoration will not increase the potential for flood damages to adjacent property as the development does not extend the existing footprint of the fire damaged home.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed fire restoration will not incur additional expense for flood protection, rescue, or relief as the development does not extend the existing footprint of the fire damaged home and will be restored to all other count codes.
 - 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 fire restoration of the home will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage

County and will be an added benefit to the surrounding area and will permit the owner to complete the fire damaged building which is currently unfinished and open to the elements and in disrepair.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000019 Saiz		
ZONING REQUEST	Variation to reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet.		
OWNER	NICHOLAS & KELLI SAIZ, 2200 59 TH STREET, DOWNERS GROVE, IL 60516-1168/AGENT: RYAN RIGGS, LEO EXTERIOR RESTORATION, 18 S LINCOLNWAY STREET, NORTH AURORA, IL 60542		
ADDRESS/LOCATION	2200 59 TH STREET, DOWNERS GROVE, IL 60516-1168		
PIN	08-13-212-026		
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2	
ZONING/LUP	R-4 SF DIST	0-5 DU AC	
AREA	0.34 ACRES (14,810 SQ. FT.)		
UTILITIES	WATER/SEPTIC		
PUBLICATION DATE	Daily Herald: April 29, 2025		
PUBLIC HEARING	WEDNESDAY, MAY 14, 2025		
<u>ADDITIONAL INFORMATION:</u>			
Building:	No Objection.		
DUDOT:	Our office has no jurisdiction.		
Health:	<i>No Comments Received.</i>		
Stormwater:	Our office has no jurisdiction.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."		
<u>EXTERNAL:</u>			
Village of Downers Grove:	Objects. (See attached documentation)		
Village of Woodridge:	<i>No Comments Received.</i>		
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village of Lisle's boundary agreement."		
Lisle Township:	<i>No Comments Received.</i>		
Township Highway:	No Objection.		
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 58:	<i>No Comments Received.</i>		
Sch. Dist. 99:	<i>No Comments Received.</i>		
Forest Preserve:	<i>No Comments Received.</i>		
<u>GENERAL BULK REQUIREMENTS:</u>			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Yard:	20 FT	APPROX. 10 FT	APPROX 10 FT

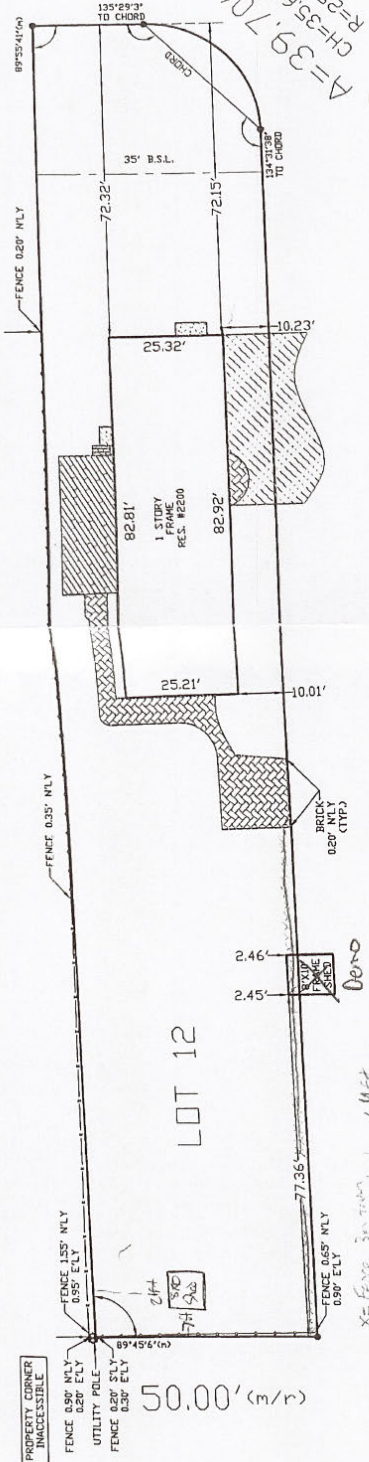
LAND USE:

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	59 TH STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	PERSHING AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

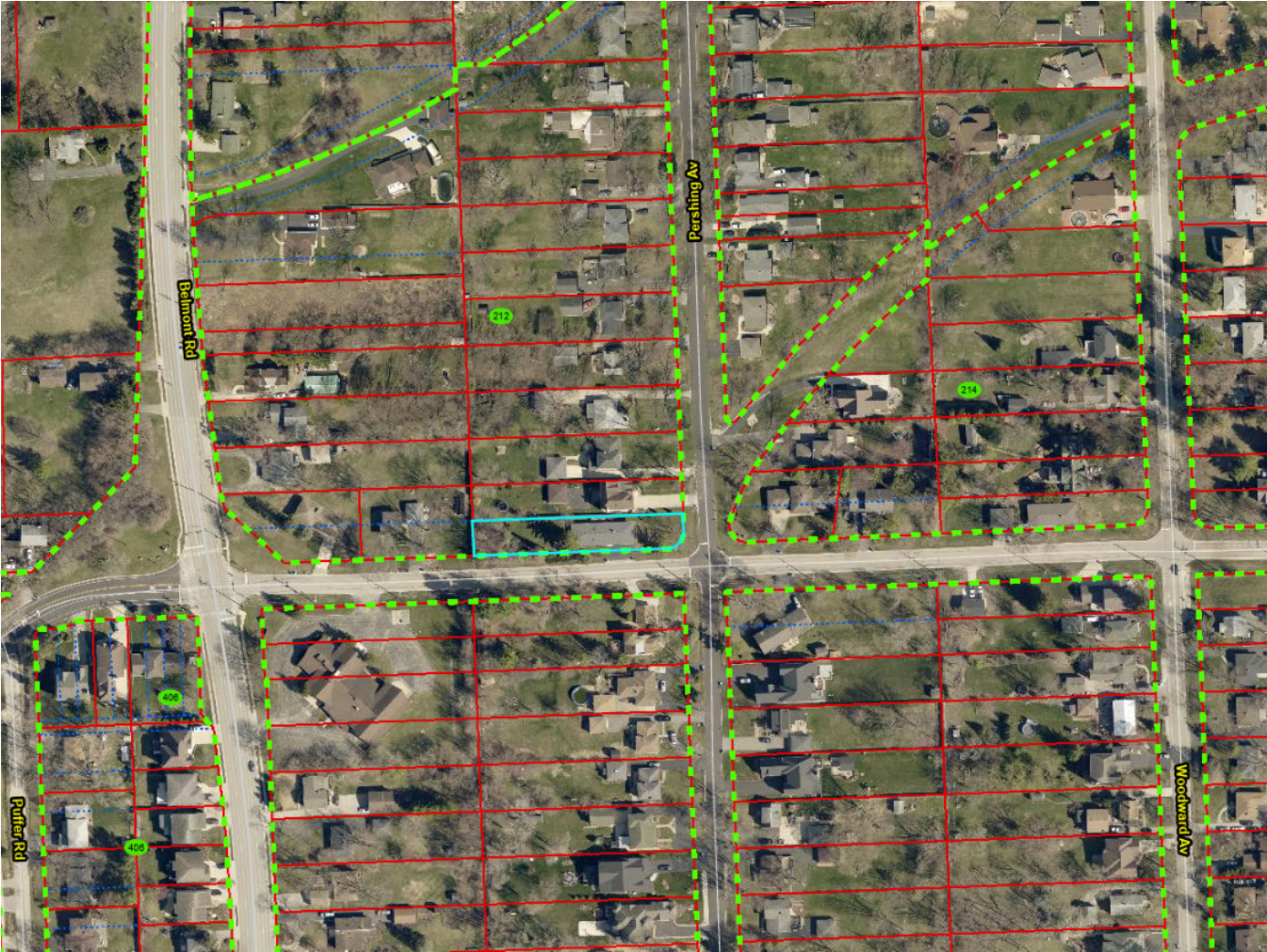
SHING AVENUE

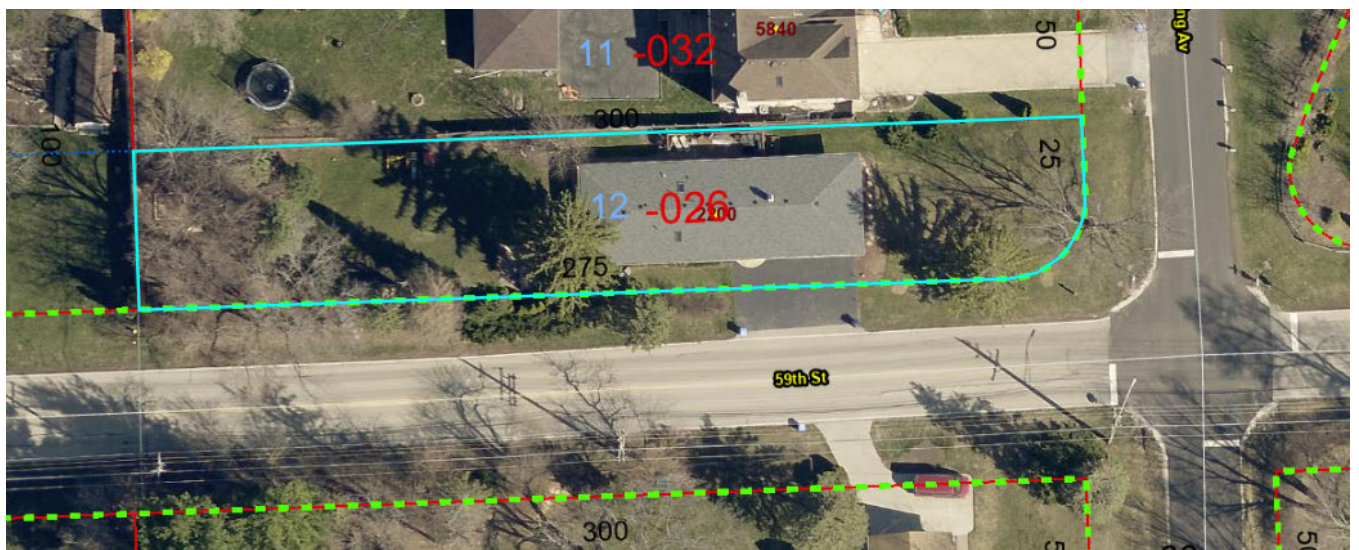
25.00' (m/r)

300.00' (m/r)



SEE DOC. # 177390 FOR
B.S.L. PARTICULARS.







**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM ZONING-25-000019 Saiz

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 or via
facsimile at 630-407-6702 by May 13, 2025.

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: Please see the attached.	
SIGNATURE:	DATE: 5/8/25
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:	
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UTILITIES	WATER/SEPTIC
PUBLICATION DATE	Daily Herald: April 29, 2025
PUBLIC HEARING	WEDNESDAY, MAY 14, 2025

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



downers.us

CIVIC CENTER

850 Curtiss St.
Downers Grove, IL
60515-4761

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT

Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS

5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

May 8, 2025

Jessica Infelise Datzman, AICP
DuPage County Building and Zoning Department
421 North County Farm Road
Wheaton, IL 60187

Re: ZONING-25-000019 Saiz
PIN 08-13-212-026
Address 2200 59th Street, Downers Grove, IL 60516

Staff has had the opportunity to review the case for the property located at 2200 59th Street. The Village of Downers Grove has an opinion in this matter because of the subject property's close proximity to the municipal boundary, and location within the Village's planning area. The site is in unincorporated DuPage County and is classified as R-4 Single Family Residence District by the County's zoning ordinance. The petitioner is proposing a variance in order to:

1. Reduce the corner side yard setback for a new house on existing foundation from required 20 feet to approximately 10 feet.

No summary was provided to determine the specifics of the proposed project, beyond the proposed site plan. If a variance is being requested for this case, no evidence of meeting the required standards was provided. Staff has the following comments and concerns:

1. Village Ordinance Sec 28.14.100(a)(1) Setbacks states that on corner lots, street setbacks apply along both streets, but applicable street setback requirements may be reduced along one of the street frontages if necessary to allow a building width of thirty feet (30'). It appears that a new home could accommodate this requirement, which offers certain corner lots the ability to place a home at a reduced setback, but not to the extent that the petitioner is requesting from the County. The Village has several 50 foot wide corner lots that can accommodate a new home meeting the zoning requirement listed above.

The Village of Downers Grove does not recommend approval of the improvements as they would not meet the Village requirements as stated above. The Village of Downers Grove asks DuPage County to deny the request since the improvements would vary from the existing characteristics of the immediate neighborhood and zoning districts. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Jason Zawila, AICP
Planning Manager
Community Development Department

Cc: Stan Popovich, Community Development Director