



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: January 16, 2024

RE: **ZONING-23-0000092 Seoles (Bloomington/District 1)**

DuPage County Board: January 23, 2024:

Development Committee: January 16, 2024: The Motion to Approve Failed relative to the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

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

Zoning Hearing Officer: December 6, 2023: The Zoning Hearing Officer recommended to deny the following zoning relief:

Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject zoning relief to allow a Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.

- B. That petitioner testified that the subject property's address is 21W732 Maple Avenue, Medinah, IL 60157, and that they also own live at and own property next door, 21W715 Maple Avenue, Medinah, IL 60157.
- C. That petitioner testified that they have owned the subject property for approximately one (1) year and that the existing detached garage is in poor condition.
 - a. Furthermore, that petitioner testified that they propose to construct a new 1,200 sq. ft. detached garage on the subject property that would be serviced with electric and would not have a driveway.
- D. That petitioner testified that they have family that occasionally visits from out of state and stay at the subject property, and that they utilize the subject property for additional storage of household accessory equipment and tools for their adjacent home at 21W715 Maple Avenue, Medinah.
- E. That petitioner testified that they own a resale store/cabinetry business that is operated off site at another property with 11,000 sq. ft. of storage space.
- F. That the Zoning Hearing Officer finds that the petitioner has not demonstrated or provided sufficient evidence for the requested zoning relief, as the subject property is a vacant home with proposed and current storage for another property owned by the petitioner.
 - a. That the Zoning Hearing Officer finds that petitioner testified that the subject property is utilized for storage and that no one is living at the subject property.
 - b. Furthermore, that the petitioner testified that the residence is occupied only occasionally by relatives and therefore it is a likely risk that the need for the oversized detached garage is intended for the use of petitioner's business, particularly likely because vehicle storage is not intended for the garage as there is no driveway proposed.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Board of Appeals finds that petitioner **has not 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 not demonstrated** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage will not impair an adequate supply of light and air to the adjacent property.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage will 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** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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 not demonstrated** or provided sufficient evidence that the proposed 1,200 sq. ft. detached garage 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 not demonstrated** or provided evidence that the proposed 1,200 sq. ft. detached garage will not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** or provided evidence that the proposed 1,200 sq. ft. detached garage 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 not demonstrated** or provided evidence that the proposed, 1,200 sq. ft. detached garage will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

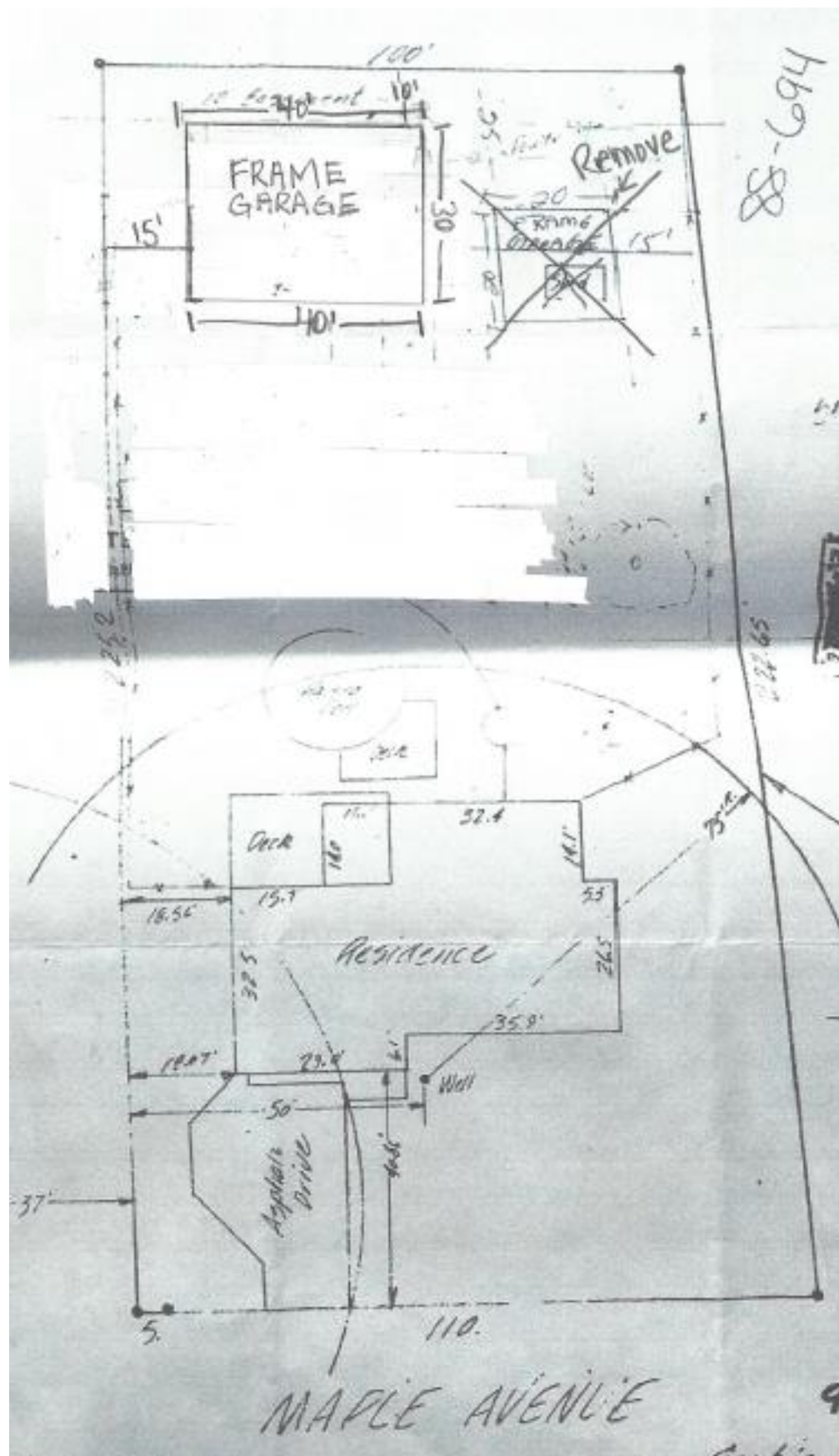
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-0000092 Seoles	
ZONING REQUEST	Conditional Use to increase the total size of detached accessory buildings from permitted 650 sq. ft. to approximately 1,200 sq. ft.	
OWNER	NICK SEOLES, 21W732 MAPLE AVENUE, MEDINAH, IL 60157 / NICK SEOLES, 21W715 MAPLE AVENUE, MEDINAH, IL 60157	
ADDRESS/LOCATION	21W732 MAPLE AVENUE, MEDINAH, IL 60157	
PIN	02-01-301-018	
TWSP./CTY. BD. DIST.	BLOOMINGDALE	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.59 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023	
PUBLIC HEARING	WEDNESDAY, DECEMBER 6, 2023	
ADDITIONAL INFORMATION:		
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 Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Roselle:	Our office has no jurisdiction in this matter. “Not within the planning jurisdiction of the Village of Roselle.”	
Village of Itasca:	No Comments Received.	
Village of Bloomingdale:	No Comments Received.	
Bloomington Township:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “Must apply for entrance bond with Bloomington Township. Provide any side plan showing changes.”	
Township Highway:	No Comments Received.	
Roselle Fire Dist.:	No Comments Received.	
Sch. Dist. 11:	No Comments Received.	
Sch. Dist. 108:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30 FT	180 FT	185 FT
Int. Side Yard:	10 FT	65 FT	15 FT
Int. Side Yard:	10 FT	15 FT	45 FT
Rear Yard:	3 FT	25 FT	10 FT
Floor Area Ratio:	650 SQ. FT.	400 SQ. FT.	APPROX. 1,200 SQ. FT.

LAND USE

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











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BUILDING & ZONING DEPARTMENT

*Emailed
11-22-23*

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Fax: 630-407-6702

www.dupageco.org/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-23-0000092 Seoles

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@dupageco.org or via facsimile at 630-407-6702 by **December 5, 2023**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
<input checked="" type="checkbox"/> : 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: <i>Must apply for Entrance Road with Bloomingdale Township. Provide Any Site Plan Study Changes</i>	
SIGNATURE:	DATE: <i>11/22/23</i>
MUNICIPALITY: <i>Bloomingdale Township</i>	AGENT:
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-0000092 Seoles
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UTILITIES	WELL / SEPTIC
PUBLICATION DATE	Daily Herald: NOVEMBER 21, 2023
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PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.