



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

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: August 20, 2024
RE: **ZONING-24-000023 Griese (Winfield/District 6)**

DuPage County Board: August 27, 2024: *(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)*

DuPage County Development Committee: August 20, 2024: The Motion to Approve failed relative to the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.
2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).

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

Zoning Hearing Officer: July 31, 2024: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.
2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the purpose of the proposed zoning relief is to allow a boat on a trailer to remain in front of the front wall, within the front yard setback.
- B. That the previous record from a public hearing held on May 15, 2024, for ZONING-24-000023 Griese was adopted at the July 31, 2024, public hearing.
- C. That petitioner testified that he has lived at the subject property for approximately twenty-five (25) years.
- D. That petitioner testified that he purchased the subject \$50,000 boat in early 2024 and that he would like to keep the boat on his property.
- E. That petitioner testified that he cannot place the subject boat in the rear yard due to an existing shed and septic field, and that he cannot place the boat in the interior side yard due to the existing well-head location.
- F. That petitioner testified that the subject boat would require a ten (10) foot wide gate in order to access the rear yard and that he would be unable to even place the boat in the rear yard due to the existing septic field and shed location.
- G. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to allow a boat on a trailer to remain in front of the front wall, within the front yard setback and that the plat of survey provided by the petitioner indicates ample room to place the subject boat within the rear yard or on the side of the subject house, behind the front wall of the house.
 - Furthermore, that petitioner has not provided evidence (i.e., well/septic plans) as to where the existing septic field, septic tank, and well-head are located, and therefore, the Zoning Hearing Officer could not determine if the subject boat would negatively impact the well and septic utilities in the rear yard or side yard.

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** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will 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 not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will not increase the hazard from fire or other dangers.
- c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house 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 existing boat on a trailer in front of the front wall of the house will not 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 sufficient evidence that the existing boat on a trailer in front of the front wall of the house 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 sufficient evidence that the existing boat on a trailer in front of the front wall of the house 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 sufficient evidence that the existing boat on a trailer in front of the front wall of the house will not impair the public health, safety, comfort, morals or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

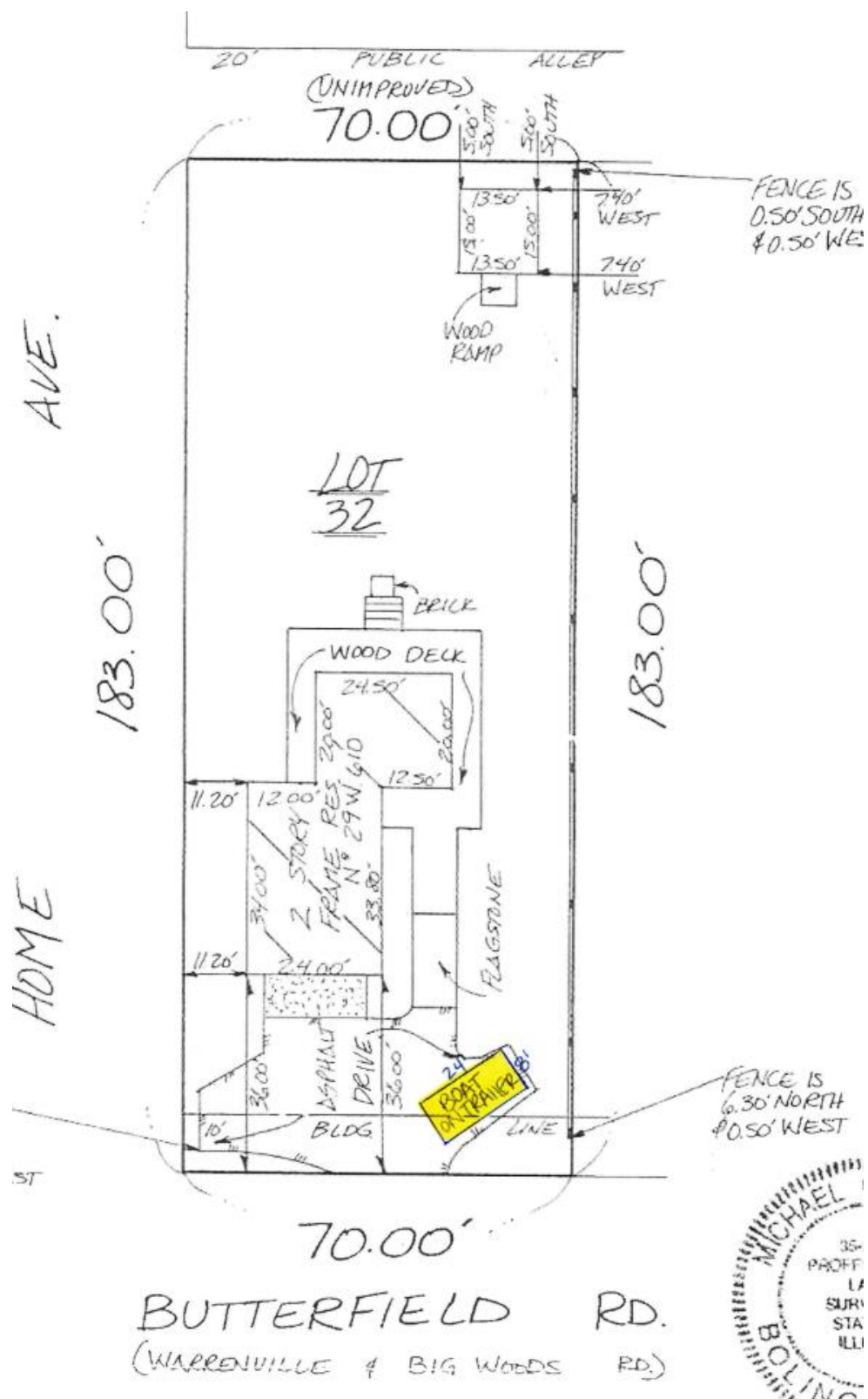
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000023 Griese
ZONING REQUEST	<ol style="list-style-type: none"> Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).
OWNER	TODD GRIESE, 29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
ADDRESS/LOCATION	29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
PIN	04-34-105-025
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.29 ACRES (12,632 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: JULY 16, 2024
PUBLIC HEARING	WEDNESDAY, JULY 31, 2024
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	"DPC PW doesn't own any sewer or water in the area, they are in the Naperville Sanitary District."
EXTERNAL:	
City of Warrenville:	<p>Objects.</p> <p>"City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. The City does not believe this meets the variance hardship criteria. Staff supports consideration of other locations for storage of the boat (i.e. in the back yard)."</p>
City of Aurora:	<i>No Comments Received.</i>
City of Naperville:	<i>No Comments Received.</i>
Winfield Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Warrenville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed in the information provided in this notice and do not have any specific comments. Thank you."

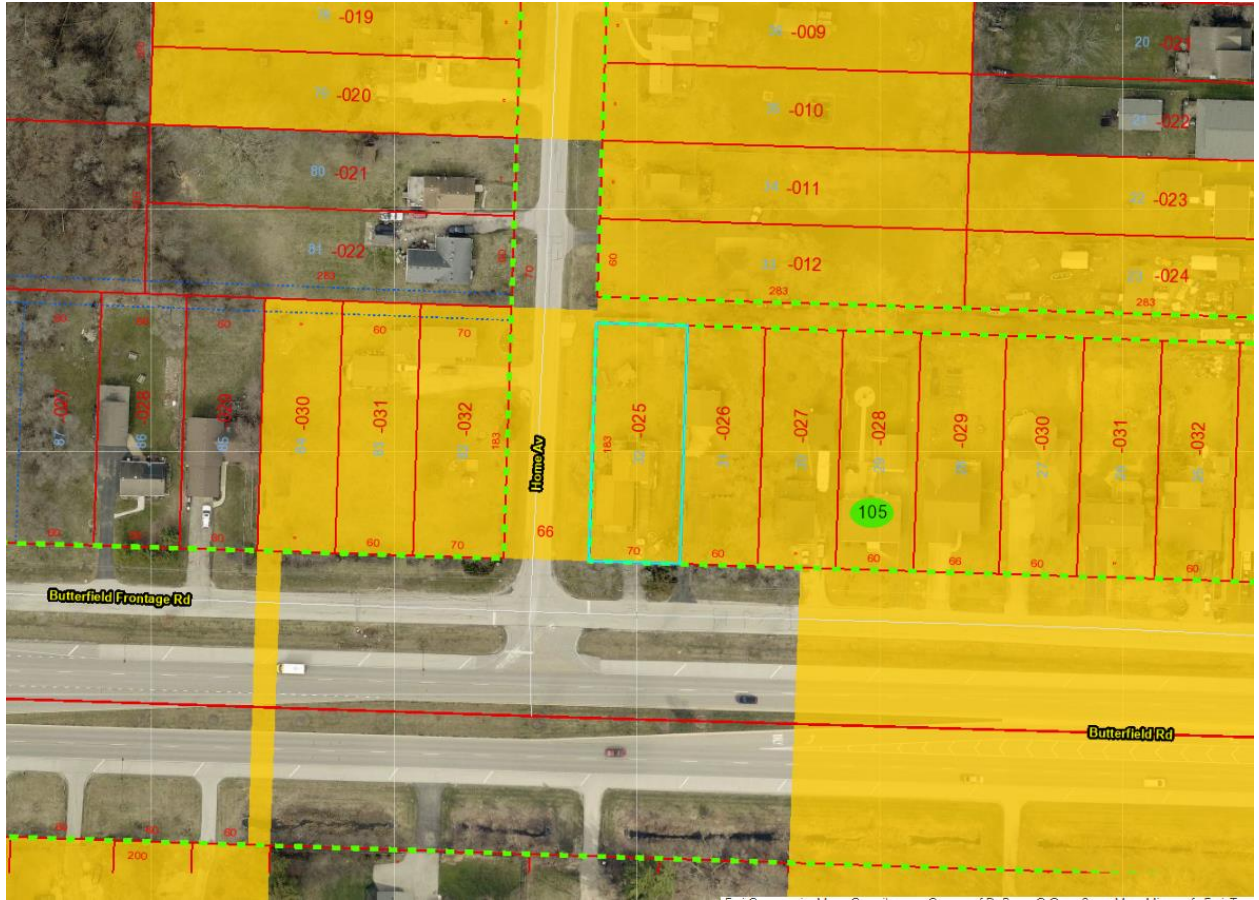
GENERAL BULK REQUIREMENTS:

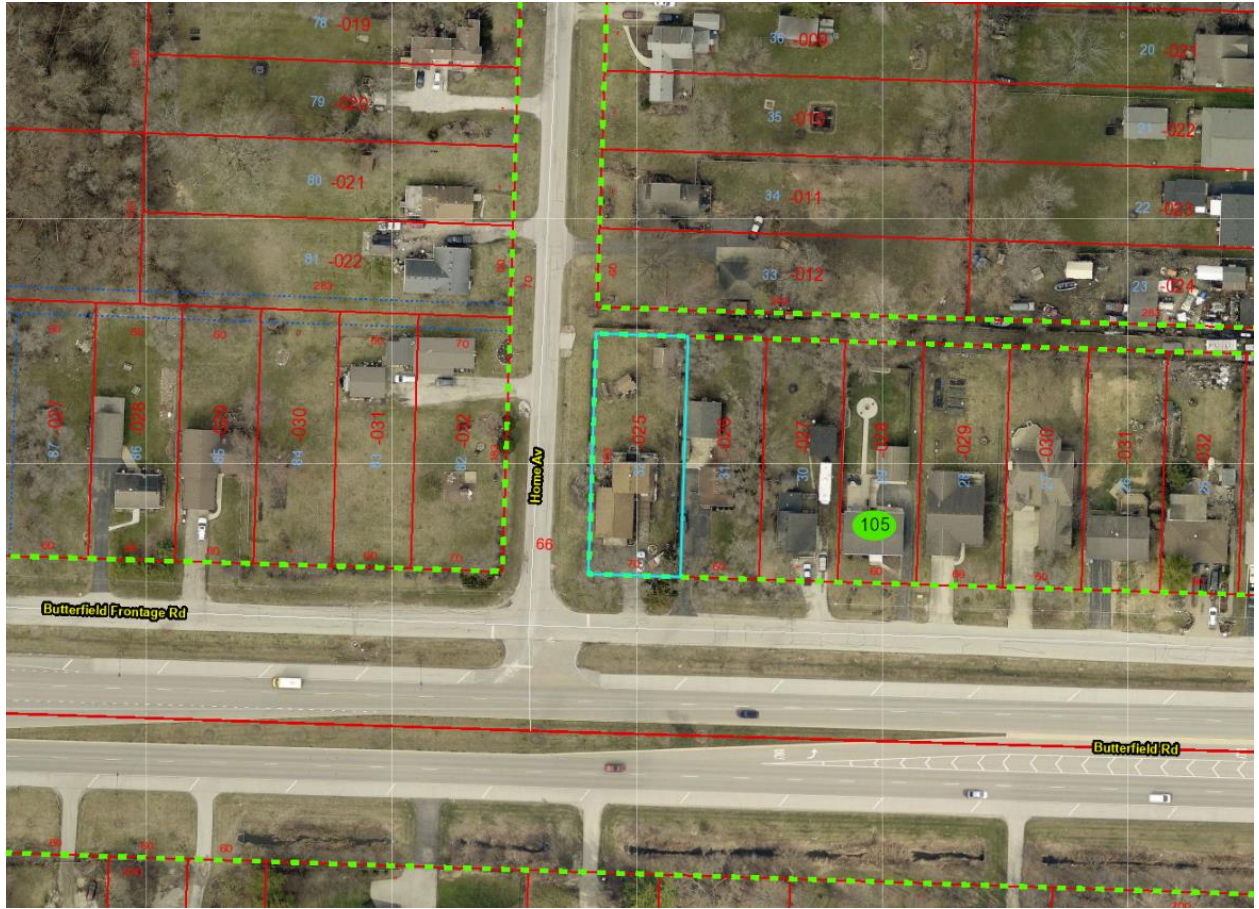
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30'	APPROX. 5'	APPROX. 5'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	ROW AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
South	BUTTERFIELD FRONTAGE ROAD AND BEYOND CITY OF WARRENVILLE	HOUSE	CITY OF WARRENVILLE
East	R-3 SF RES	HOUSE	0-5 DU AC
West	HOME AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC











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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000023 Griese

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 **JULY 30, 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.	
<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: City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. The City does not believe this meets the variance hardship criteria. Staff supports consideration of other locations for storage of the boat (i.e. in the back yard).	
SIGNATURE: [REDACTED] DATE: July 17, 2024	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: City of Warrenville	
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Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187