



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

M E M O R A N D U M

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 ¾ 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

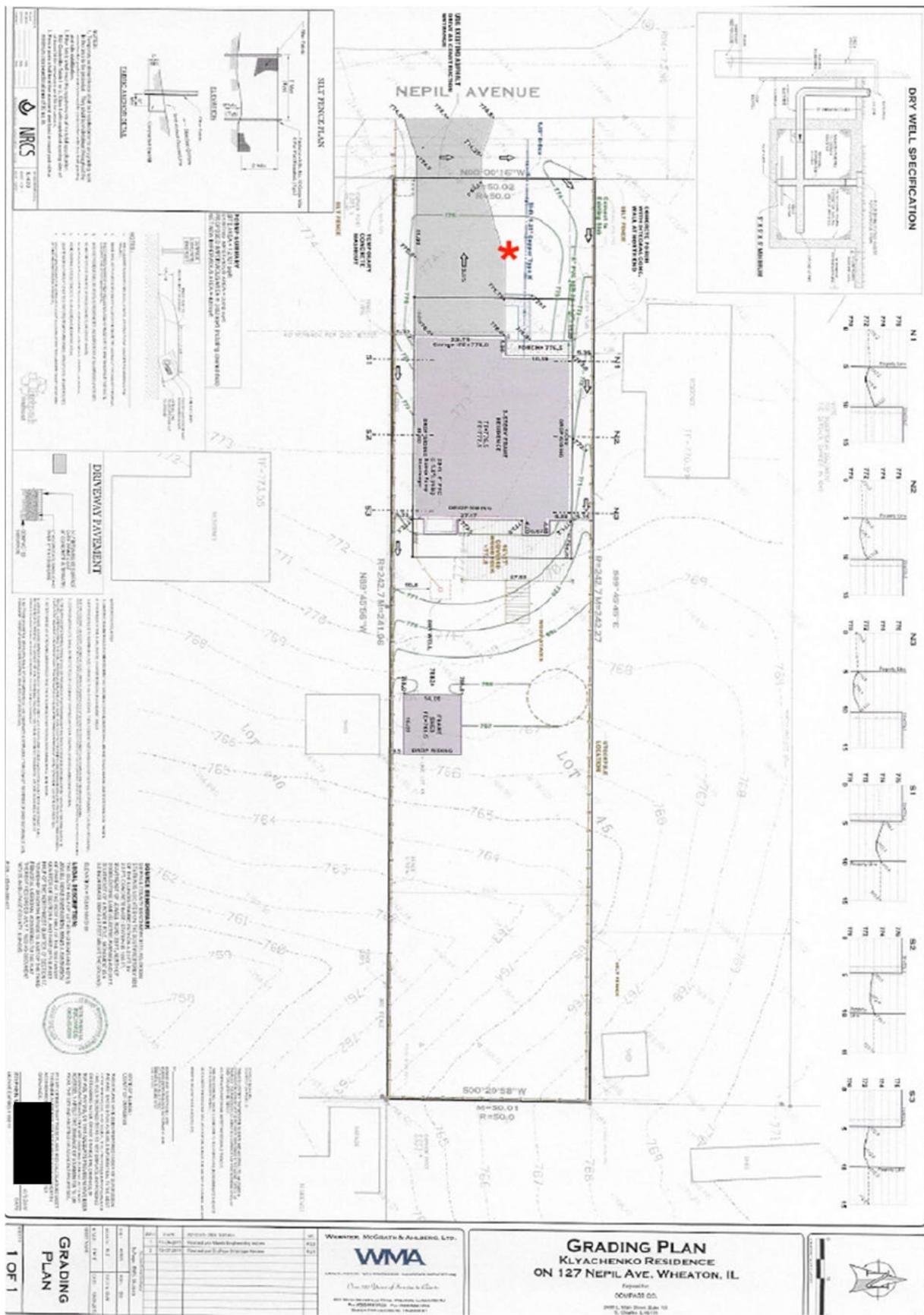
| GENERAL ZONING CASE INFORMATION | | |
|--|---|-----------------|
| CASE #/PETITIONER | ZONING-25-000060 Savenok | |
| ZONING REQUEST | Variation for a recreational apparatus in front of my house in DuPage County. | |
| OWNER | DAVID & TAMERA SAVENOK | |
| ADDRESS/LOCATION | 0N127 NEPIL AVE, WHEATON, 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 | |

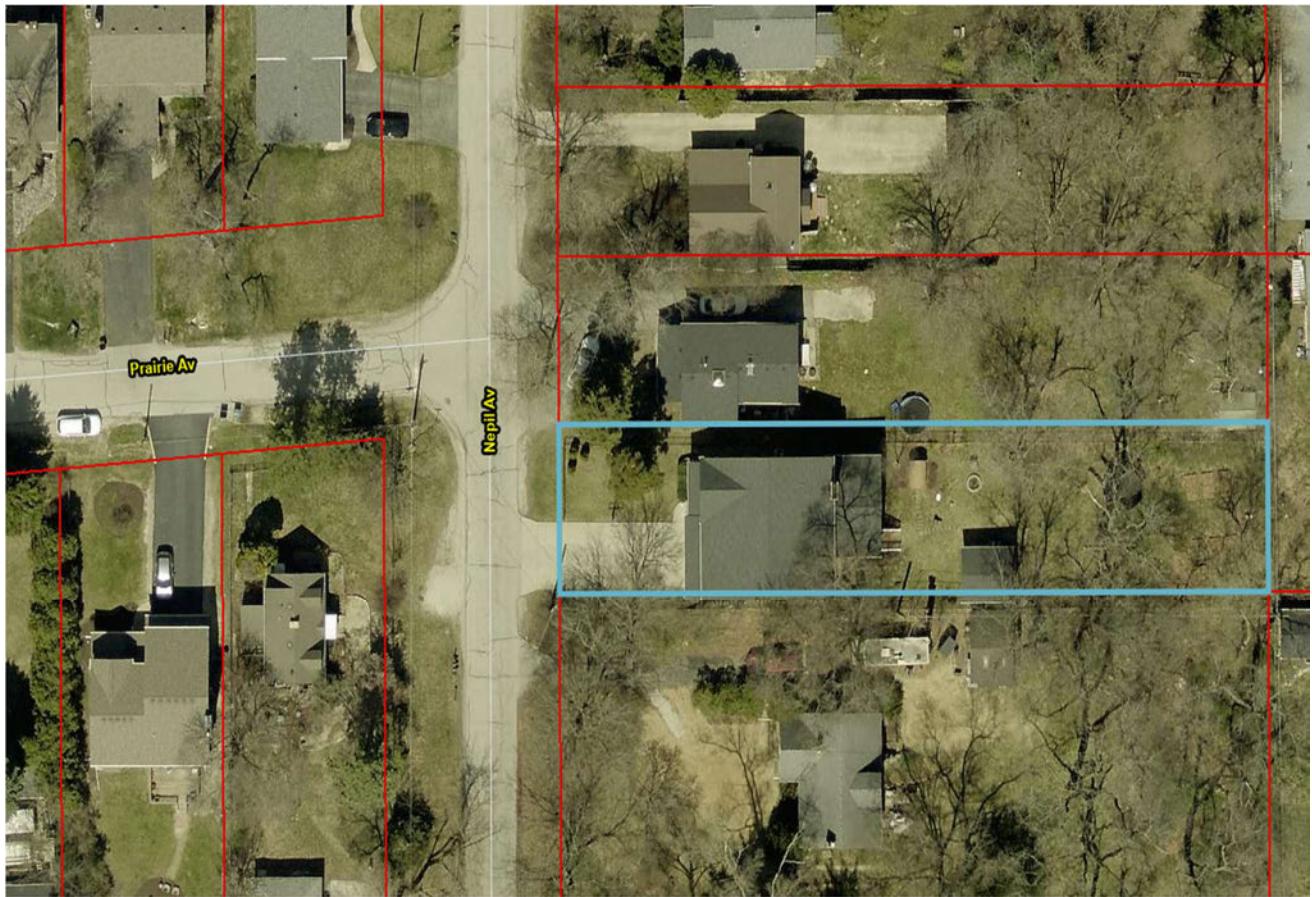
ADDITIONAL INFORMATION:

| | |
|--------------------------|--|
| Building: | Objects. |
| DUDOT: | Our office has no jurisdiction in this matter. |
| Health: | <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 in this area.” |
| 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 information on the placement of 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 |











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



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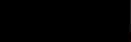
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| <input checked="" type="checkbox"/> I OBJECT/HAVE CONCERNS WITH THE PETITION. | | |
| COMMENTS: | | |
| | | |
| | | |
| | | |
| SIGNATURE:  | DATE: <i>September 30, 2025</i> | |
| MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager | | |
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