



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, April 1, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0875](#)

Development Committee - Regular Meeting - March 18, 2025

Attachments: [Meeting Min Summary 3-18-2025.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

6. INFORMATIONAL

6.A. [25-0876](#)

Update to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

Chair Tornatore stated that the Building & Zoning Department have a lot of outstanding fines from their adjudication hearings program. The County has entered into a contract with a law firm to collect on these. The 30% fee charged on collection will be paid by the debtor.

Chair Tornatore entertained a motion to receive and update the Adjudication Program fees and fines collection procedures. A motion was made by Member Rutledge, seconded by Member Covert, and approved unanimously.

Attachments: [Informational Memo to Development Committee 4-1-2025 CPM Rev \(003\).pdf](#)

7. REGULATORY SERVICES

7.A. [25-0877](#)

ZSE-25-000001 Medinah Country Club: To approve the special event action item: The Medinah Country Club Fourth of July Fireworks scheduled for Friday, July 4, 2025, at 9:15 PM. (Bloomington/ District 1) (Located northeast of Lake Street and Medinah Road)

Attachments: [ZSE-25-000001 Medinah Country Club Fireworks Display.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.B. [25-0878](#)

ZSE-25-000002 Naperville Country Club: To approve the special event action item: The Naperville Country Club Fireworks Display scheduled for Sunday, June 29, 2025, at 9:15 PM. (Lisle/ District 5) (Located northwest of Chicago Avenue and Olesen Drive)

Attachments: [ZSE-25-000002 Naperville Country Club Fireworks Display.pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

7.C. [DC-O-0015-25](#)

ZONING-25-000001 – ORDINANCE – Chaudhry: To approve the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable). (Milton/District 4)

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

ZHO Recommendation to Deny

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

Paul Hoss informed the Committee that 40,000 sq. ft. is the minimum to have one horse on a property. The petitioner owns three additional adjacent properties, however each have a home on them and those properties can not be used to increase the square footage.

Attachments: [Z-25-000001 Chaudhry Cty. Bd. \(04-08-2025\).pdf](#)

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

7.D. [DC-O-0016-25](#)

ZONING-25-000003 – ORDINANCE – Ponce: To approve the following zoning relief: Variation to substitute a paved surface driveway for a gravel driveway. (Milton/District 4)

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

ZHO Recommendation to Deny

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

Chair Torantore asked Paul to give some background on the petition. Mr. Hoss explained the petitioner created a substantial gravel driveway and parking area in the rear yard at the subject property. Since the County requires driveways to be a hard surface, the petitioner is requesting relief to keep the gravel.

Attachments: [Z-25-000003 Ponce Cty. Bd. \(04-08-2025\) Redacted.pdf](#)

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

7.E. [25-0916](#)

T-2-25 Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance, specifically related to the following:

- T-2-25 Proposed Text Amendments: Creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.

Mr. Hoss explained the proposed text amendment is asking to establish two new zoning districts, R-3.A and R-4.A. In anticipation of the next meeting of the Ad-Hoc Housing Solutions Committee, the County is trying to provide opportunities to scale up more housing units. The Committee would vote to allow this text amendment to go before the Zoning Board of Appeals in a public hearing. These new districts would be place holder in anticipation of the County establishing a housing program that includes land banking and land trusts. The County could rezone these properties, and developers would not have to go through the entitlement process. This amendment proposes these new districts would allow two dwelling units, allowing smaller lots, FAR would be increased, and the setbacks less.

Chair Tornatore had a concern of having a newly rezoned County owned property next to R-3 and R-4 properties, where they will be allowed to have two dwelling units. There may be residents who would be upset about this disparity.

Attachments: [T-2-25 Dev. Com. Mandate.pdf](#)

RESULT:	APPROVED
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
AYES:	Covert, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski, and Yoo

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:09 AM



Minutes

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

File #: 25-0875

Agenda Date: 4/1/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, March 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, Krajewski, Ozog, Rutledge, Tornatore, and Yoo
--

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [25-0740](#)

Development Meeting - Regular Meeting - March 4, 2025

Attachments: [Minutes \(2\) \(1\).pdf](#)

RESULT:	APPROVED
MOVER:	Sheila Rutledge
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Ozog, Rutledge, Tornatore, and Yoo

6. REGULATORY SERVICES

6.A. [DC-O-0014-25](#)

Ordinance amending Chapter 8, Section 8-114.3.1 of the County Code of Ordinances to Amend the Schedule of Fees Ordinance (Waive first reading).

Chair Tornatore explained the major change on the fee list is reducing the building permit portion of the permit fee from 10% to 50% for governmental partners.

Attachments: [Memo to Development Committee 3-18-2025.pdf](#)
[Copy of Fee Schedule - struck 3-18-2025.pdf](#)
[Copy of Fee Schedule - clean 3-18-2025.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Mary Ozog
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Ozog, Rutledge, 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 10:31 AM



Informational

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

File #: 25-0876

Agenda Date: 4/1/2025

Agenda #: 6.A.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

INFORMATIONAL MEMORANDUM

TO: DuPage County Development Committee

FROM: Jim Stran – Building & Zoning Manager

DATE: April 1, 2025

RE: Updates to the Administrative Adjudication Hearing Program Fees and Fines Collection Procedures

In September 2024, the Development Committee and County Board approved updates to Chapter 34 Administrative Adjudication of Ordinance Violations of the County Code.

One of the primary purposes of this update was to revise our ordinance to make it easier to collect on past due judgements and debts owed to the Building & Zoning Department where those debts are obtained via the Administrative Hearing program. These judgements and debts are incurred by property owners found to be in violation of County ordinances and are assessed in favor of the County and against the property owner based on the severity of those ordinance violations. Where a property owner fails to pay the assessed fine, the County records a lien against the owner's real property. There are currently approximately 1.5 million dollars in unpaid fines and liens recorded against real property.

The update directed the Building & Zoning Department to coordinate with the States Attorney's office to collect on outstanding liens. The purpose of today's update is to let the Committee know the selection of a Special States Attorney to provide collection service has been completed and we anticipate moving forward with the collection process. The States Attorney's Office has selected a Special Assistant State's Attorney to act as the collection agency to recoup these liens. Linebarger, Coggan, Blair & Sampson LLC. law firm will be processing these collections for the County.

The department will be providing a list of past due liens and supporting documentation to the law firm, and they will begin the process of collecting them. There is no cost to the County and a 30% charge will be assessed to the debtor as their fee for this service as permitted by state statute and county ordinance. This process is anticipated to begin by the end of this month.



Action Item

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

File #: 25-0877

Agenda Date: 4/1/2025

Agenda #: 7.A.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 1, 2025

RE: **ZSE-25-000001 Medinah Country Club Fireworks Display**
 (02-13-101-005, 02-12-300-002, 02-12-107-003, 02-13-101-002, 02-13-300-002, 02-13-200-010, 02-13-200-001, 02-12-404-001, 02-12-404-002, 02-12-401-012, 02-12-401-013)
(Bloomingdale/ District 1)

Action: To approve ZSE-25-000001 Medinah Country Club Fireworks Display, to be held on Friday, July 4, 2025, at approximately 9:15 PM.

The Medinah Country Club has requested to conduct a firework display at their facility on Friday, July 4, 2025, beginning at approximately 9:15 P.M. The firework display will be conducted by Pyrotecnico Fireworks Inc.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

Date	Friday, July 4, 2025
Hours	Beginning at approximately 9:15 P.M.
Activities	Firework Display by Pyrotecnico Fireworks Inc. (See attached document and insurance of \$1,000,000)
Location	Medinah Country Club, 6N001 Medinah Road, Medinah, IL 60157 (over 400 acres)
Traffic/Parking	All parking will occur in existing Medinah Country Club parking lot.
Insurance	Acrisure, Great Lakes Partners Insurance Services, in the amount of \$1,000,000.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



February 17, 2025

Jessica Infelise
Building and Zoning Department
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: July 4, 2025

Sponsor: Medinah Country Club
6N001 Medinah Road
Medinah, IL 60157

Display Location: Medinah Country Club

Display Time: Approximately 9:15 pm

Please find attached the insurance certificate, site diagram, and our distributor's license.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof
Pyrotecnico Fireworks, Inc.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843		CONTACT NAME: PHONE (A/C No. Ext): 216-858-7100 FAX (A/C No.): 216-858-7101 E-MAIL ADDRESS: info@britzongallagher.com	
INSURED Pyrotecnico Fireworks Inc. P.O. Box 149 299 Wilson Road New Castle PA 16103		INSURER(S) AFFORDING COVERAGE INSURER A : Everest Denali Insurance Company 18044 INSURER B : Arch Specialty Insurance Company 21199 INSURER C : Pennsylvania Insurance Company 21982 INSURER D : James River Insurance Company 12203 INSURER E : AXIS Surplus Insurance Company 28620 INSURER F :	

COVERAGES CERTIFICATE NUMBER: 799753041 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> FRC SECT <input type="checkbox"/> LOC	Y	Y	PC000003353	11/14/2024	12/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	GC00010016-241	11/14/2024	12/14/2025	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	UXP1038282-05	11/14/2024	12/14/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	82-8723996-04-3616 (STATED)	12/14/2024	12/14/2025	<input checked="" type="checkbox"/> W/C STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Liability #2	Y	Y	P-001-001481057-01	11/14/2024	12/14/2025	Each Occ/Aggregate Total Limits \$5,000,000 / \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Additional Insured extension of coverage is provided by above referenced policies where required by written agreement.
 DISPLAY DATE: July 4, 2025
 LOCATION: Medinah Country Club, Medinah, Illinois
 ADDITIONAL INSURED: Bloomingdale Fire Protection District #1; Medinah Country Club; City of Medinah, Illinois: DuPage County

CERTIFICATE HOLDER Medinah Country Club 6N001 Medinah Road Medinah IL 60157	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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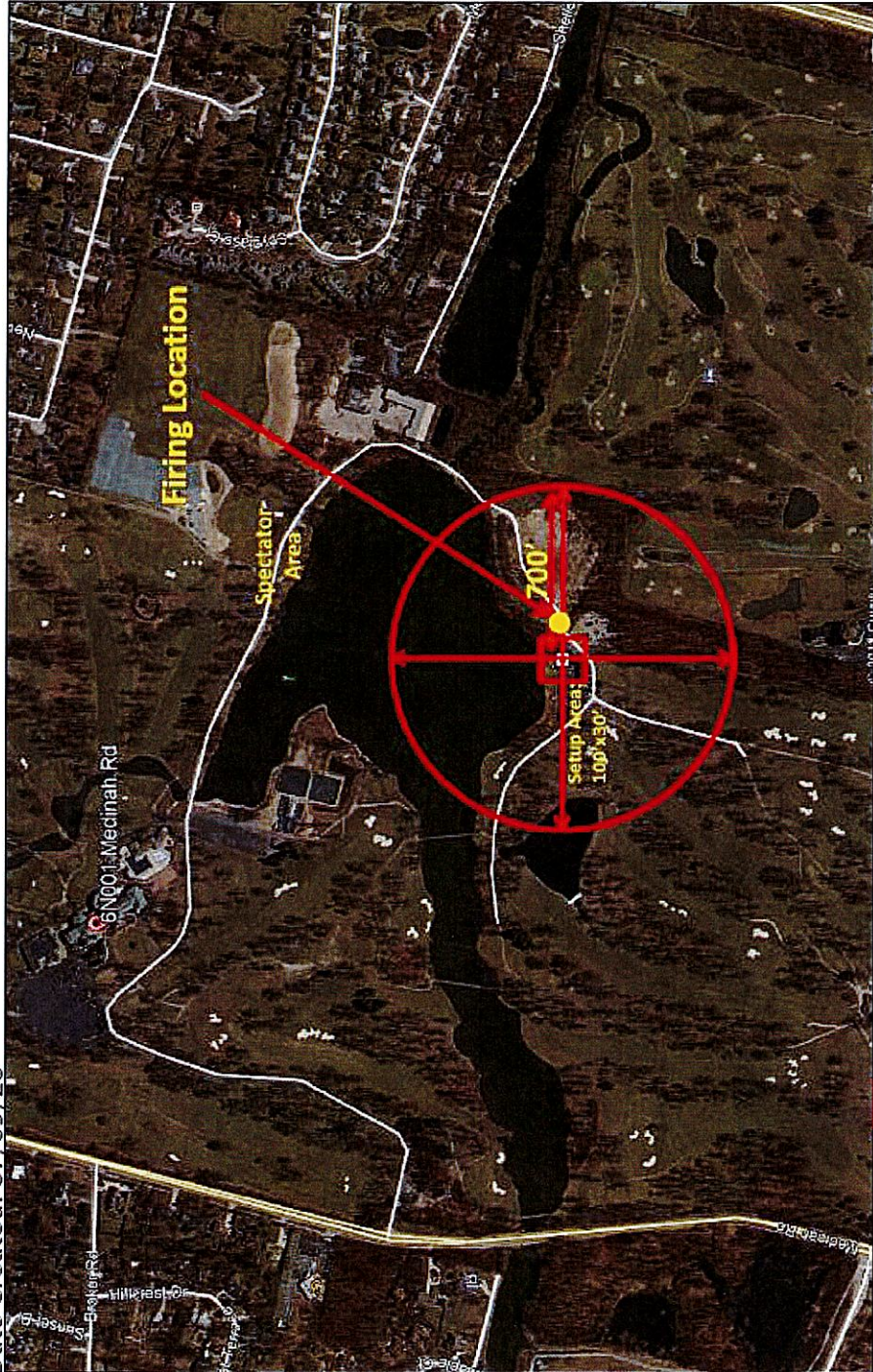
DUPAGE COUNTY


BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

Show Name: Medinah Country Club
Location: 6N001 Medinah Rd, Medinah, IL 60157
Date Created: 07/09/20
Fall-Out Radius: 700'
Distance To Audience: 1,200'



Launch Location: 
Setup area Dimensions: 100'x30'
Firing location must be at least 75' from the display set up area.



DUPAGE COUNTY

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



STATE OF ILLINOIS
OFFICE OF THE STATE FIRE MARSHAL
DIVISION OF FIRE PREVENTION
1035 Stevenson Drive • Springfield, IL 62703-4259

Pyrotechnic Distributor License

PYROTECNICO FIREWORKS INC
299 WILSON ROAD
NEW CASTLE, PA 16101

IL07-OPF-00036

License #

06/15/2025

EXPIRATION DATE

OPF

CLASSIFICATION

Matt Perez
STATE FIRE MARSHAL

This license may be revoked by the Office of the State Fire Marshal for failure to comply with the lawful rules regulating this program.





Action Item

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

File #: 25-0878

Agenda Date: 4/1/2025

Agenda #: 7.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 1, 2025

RE: **ZSE-25-000002 Naperville Country Club Fireworks Display
(08-17-301-002 & 08-17-103-001) (Lisle/District 5)**

Action: To approve ZSE-25-000002 Naperville Country Club Fireworks Display, to be held on Sunday, June 29, 2025, at approximately 9:15 PM.

The Naperville Country Club has requested to conduct a firework display at their facility on Sunday, June 29, 2025, beginning at approximately 9:15 P.M. The firework display will be conducted by Pyrotecnico Fireworks Inc.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

Date	Sunday, June 29, 2025
Hours	Beginning at approximately 9:15 P.M.
Activities	Firework Display by Pyrotecnico Fireworks Inc. (See attached document and insurance of \$1,000,000)
Location	Naperville Country Club, 25W570 Chicago Ave., Naperville, IL 60540 <i>(over 120 Acres)</i>
Traffic/Parking	All parking will occur in existing Naperville Country Club parking lot
Insurance	Acrisure Great Lakes Partners Insurance Services, in the amount of \$1,000,000.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



February 24, 2025

Jessica Infelise
Building and Zoning Department
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, IL 60187

Application for Special Event Permit, Fireworks Display

Display Date: June 29, 2025

Sponsor: Naperville Country Club
25 W 570 Chicago Ave.
Naperville, IL 60540

Display Location: Naperville Country Club

Display Time: approximately 9:15 pm

Please find attached the insurance certificate, site diagram, and our distributor's license.

If you have any questions or need any other information, please give me a call. Once the permit has been approved and issued, please forward a copy to me for our files.

Thank you for your time and attention to this matter.

Sincerely,

Wanda Schoof
Pyrotecnico Fireworks, Inc.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
3/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48643		CONTACT NAME: PHONE (A/C No. Ext): 216-658-7100 FAX (A/C No.): 216-658-7101 E-MAIL ADDRESS: info@brittoncallagher.com	
		INSURER(S) AFFORDING COVERAGE NAIC #	
		INSURER A: Everest Denali Insurance Company 16044	
		INSURER B: Arch Specialty Insurance Company 21199	
		INSURER C: Illinois Insurance Company 35248	
		INSURER D: James River Insurance Company 12203	
		INSURER E: AXIS Surplus Insurance Company 28620	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** 1704170071 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSTR LTR	TYPE OF INSURANCE	ADDITIONAL INSURER	W/OVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
D	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	Y	Y	PC000003953	11/14/2024	10/14/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$ GEN'L AGGREGATE LIMIT APPLIED PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-TEST <input type="checkbox"/> LOC
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> H-RED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	Y	Y	GC00010016-241	11/14/2024	10/14/2025	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Y	UXP1038282-08	11/14/2024	10/14/2025	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/EMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	82-8723896-04-35;GA,DI	10/14/2024	10/14/2025	<input checked="" type="checkbox"/> W/C STATUTORY LIMITS OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Liability #2	Y	Y	F-001-001451057-01	11/14/2024	10/14/2025	Each Occ/Aggregate Total Limits \$5,000,000 \$10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (At both ACORD 101, Additional Remarks Schedule. If more space is required)
 Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.
 Fireworks Display Date: June 26, 2025
 Location: Naperville Country Club, Naperville, Illinois
 Additional Insured: Naperville Country Club; City of Naperville, Illinois; Naperville Fire Department; DuPage County, IL

CERTIFICATE HOLDER Naperville Country Club 25 W 570 Chicago Ave. Naperville IL 60540	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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DUPAGE COUNTY

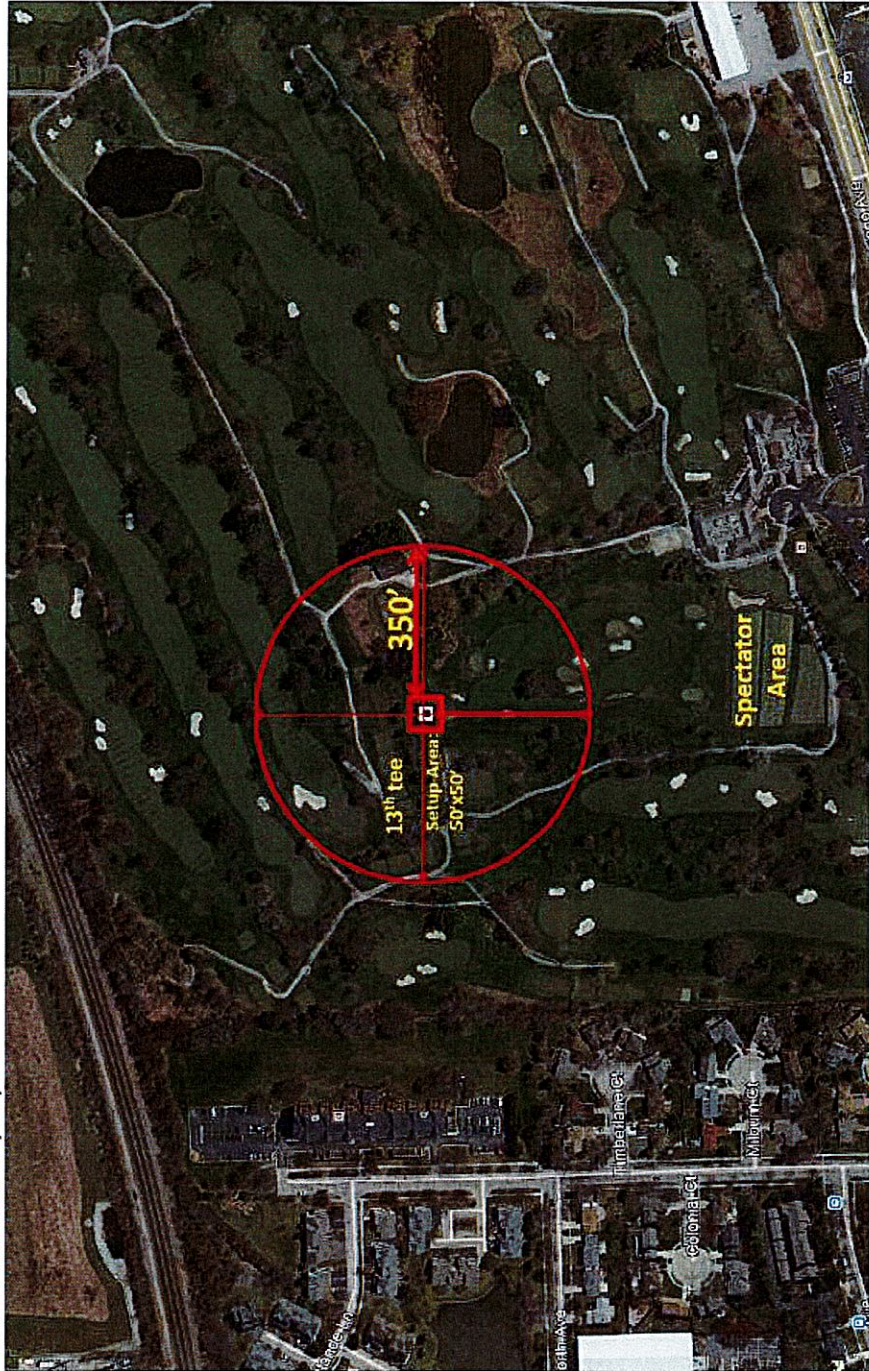
BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

Show Name: Naperville Country Club
Location: 25 W570 Chicago Ave. Naperville, IL
Date Created: 11/20/19

Fall-Out Radius: 350'
Distance To Audience: 675'



Launch Location: Setup area Dimensions: 50'x50'
South end of rack banks are 30' North of driving range fairway. Box items just off fairway.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building



STATE OF ILLINOIS
OFFICE OF THE STATE FIRE MARSHAL
DIVISION OF FIRE PREVENTION
1035 Stevenson Drive • Springfield, IL 62703-4259



Pyrotechnic Distributor License

PYROTECNICO FIREWORKS INC
299 WILSON ROAD
NEW CASTLE, PA 16101

IL07-OPF-00036

License #

06/15/2025

EXPIRATION DATE

Matt Perez
STATE FIRE MARSHAL

OPF

CLASSIFICATION

This license may be revoked by the Office of the State Fire Marshal for failure to comply with the lawful rules regulating this program.



Development Ordinance

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

File #: DC-O-0015-25

Agenda Date: 4/8/2025

Agenda #: 12.A.

Zoning Petition ZONING-25-000001 Chaudhry

WHEREAS, a public hearing was held on February 19, 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:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable), on the property hereinafter described:

LOT 36 IN ARTHUR T. MCINTOSH AND COMPANY'S GLENRISE ESTATES, UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1946, AS DOCUMENT 494346, 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 March 5, 2025, does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).
- B. That petitioner testified that he purchased the subject property in 2023 and also owns the adjacent properties to the east, west, and south.
- C. That petitioner testified that he has lived next door to the subject property since 2016 and rents out the subject property to a family friend.
- D. That petitioner testified that his horse is boarded in a facility thirty (30) minutes away and that they would like their horse to be moved onto their own property so that they can bond with it every day and care for it in their backyard.

- E. That petitioner testified that he would board the horse in the existing shed on the subject property, approximately 10.44 feet from the rear property line, and would install a sixty (60) foot by sixty (60) foot horse pen/grazing area.
- F. 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 to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and for a Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

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 proposed horse and horse stable will 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 proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000001 Chaudhry
ZONING REQUEST	1. Variation to allow one (1) horse on a property less than 10,000 sq. ft. (approximately 19,999 sq. ft). 2. Variation to reduce rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a rear yard setback).
OWNER	RAMEEZ CHAUDHRY, 22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137
ADDRESS/LOCATION	22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137
PIN	05-02-206-002
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.46 ACRES (19,999 SQ. FT.)
UTILITIES	WATER/SEWER
PUBLICATION DATE	Daily Herald: FEBRUARY 4, 2025
PUBLIC HEARING	WEDNESDAY, FEBRUARY 19, 2025
ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objection with the concept of the petition. Additional information may be required.
Public Works:	"DPC sanitary sewer main is in the south property line but should not be affected by the petition."
EXTERNAL:	
Village of Glendale Heights:	<i>No Comments Received.</i>
Village of Glen Ellyn:	"The property is located within the unincorporated territory of the Village of Glen Ellyn and is prohibited within the village."
Village of Lombard:	"As the subject property is outside the Village of Lombard's planning boundary, we have no jurisdiction over the petition."
Village of Addison:	Our office has no jurisdiction in this matter.
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objection with the concept of the petition. Additional information may be required.
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 41:	<i>No Comments Received.</i>
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	"We do not have any comments."

GENERAL BULK REQUIREMENTS (STABLE):

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	150 FT	APPROX. 177.36 FT	APPROX. 177.36 FT
Int. Side Yard:	30 FT	APPROX. 31.64 FT	APPROX. 31.64 FT
Int. Side Yard:	30 FT	APPROX. 58.06 FT	APPROX. 58.06 FT
Rear Yard:	30 FT	APPROX. 10.44 FT	APPROX. 10.44 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	VALLEY VIEW DRIVE AND BEYOND 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 March 5, 2025, recommends to deny the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

ZHO Recommendation to Deny

WHEREAS, the County Board Development Committee on April 1, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and on a motion to approve, the motion failed relative to the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

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

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

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable), on the property hereinafter described:

LOT 36 IN ARTHUR T. MCINTOSH AND COMPANY'S GLENRISE ESTATES, UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 26, 1946, AS DOCUMENT 494346, 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; RAMEEZ CHAUDHRY, 22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 8th day of April, 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: April 1, 2025

RE: **ZONING-25-000001 Chaudhry (Milton/District 4)**

DuPage County Board: April 8, 2025: *(If the County Board seeks to approve the Variation 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: April 1, 2025: On a motion to approve, the motion failed relative to the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

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

Zoning Hearing Officer: March 5, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft).
2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).
- B. That petitioner testified that he purchased the subject property in 2023 and also owns the adjacent properties to the east, west, and south.
- C. That petitioner testified that he has lived next door to the subject property since 2016 and rents out the subject property to a family friend.
- D. That petitioner testified that his horse is boarded in a facility thirty (30) minutes away and that they would like their horse to be moved onto their own property so that they can bond with it every day and care for it in their backyard.
- E. That petitioner testified that he would board the horse in the existing shed on the subject property, approximately 10.44 feet from the rear property line, and would install a sixty (60) foot by sixty (60) foot horse pen/grazing area.
- F. 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 to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft) and for a Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).

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 proposed horse and horse stable will 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 proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable 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** that the proposed horse and horse stable will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000001 Chaudhry	
ZONING REQUEST	1. Variation to allow one (1) horse on a property less than 40,000 sq. ft. (approximately 19,999 sq. ft). 2. Variation to reduce the required rear yard setback for a horse stable from required 30 feet to approximately 10.44 feet (existing shed will serve as a stable).	
OWNER	RAMEEZ CHAUDHRY, 22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137	
ADDRESS/LOCATION	22W043 VALLEY VIEW DRIVE, GLEN ELLYN, IL 60137	
PIN	05-02-206-002	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.46 ACRES (19,999 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: FEBRUARY 4, 2025	
PUBLIC HEARING	WEDNESDAY, FEBRUARY 19, 2025	
ADDITIONAL INFORMATION:		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	“DPC sanitary sewer main is in the south property line but should not be affected by this project.”	
EXTERNAL:		
Village of Glendale Heights:	<i>No Comments Received.</i>	
Village of Glen Ellyn:	“The property is located within the unincorporated territory of the Village of Glen Ellyn. The keeping of horses is prohibited within the village.”	

Village of Lombard:	“As the subject property is outside the Village of Lombard’s planning boundary, we have no comment on the subject petition.”
Village of Addison:	Our office has no jurisdiction in this matter.
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application.
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 41:	<i>No Comments Received.</i>
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	“We do not have any comments.”

GENERAL BULK REQUIREMENTS (STABLE):

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	150 FT	APPROX. 177.36 FT	APPROX. 177.36 FT
Int. Side Yard:	30 FT	APPROX. 31.64 FT	APPROX. 31.64 FT
Int. Side Yard:	30 FT	APPROX. 58.06 FT	APPROX. 58.06 FT
Rear Yard:	30 FT	APPROX. 10.44 FT	APPROX. 10.44 FT

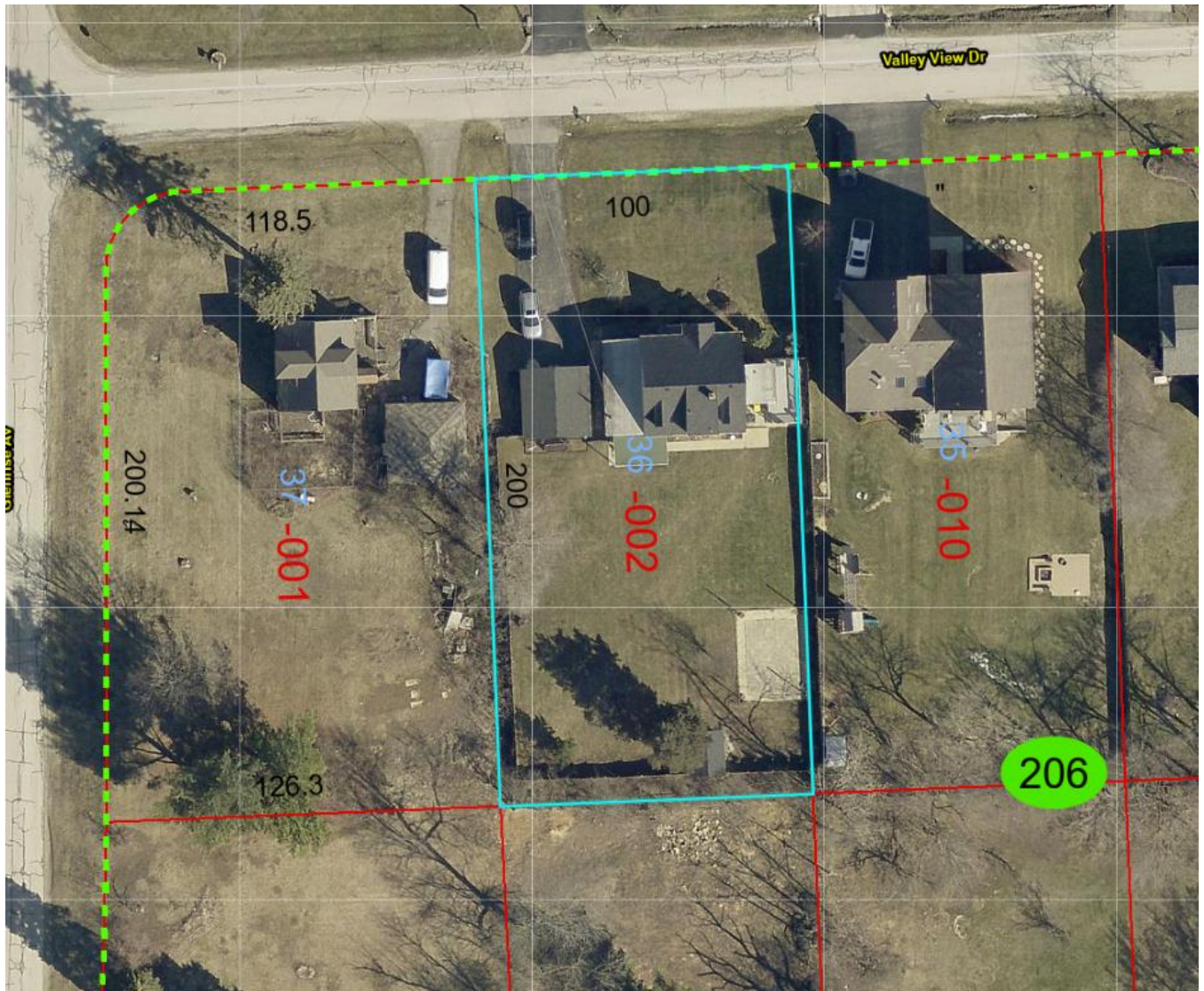
LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	VALLEY VIEW DRIVE AND BEYOND 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



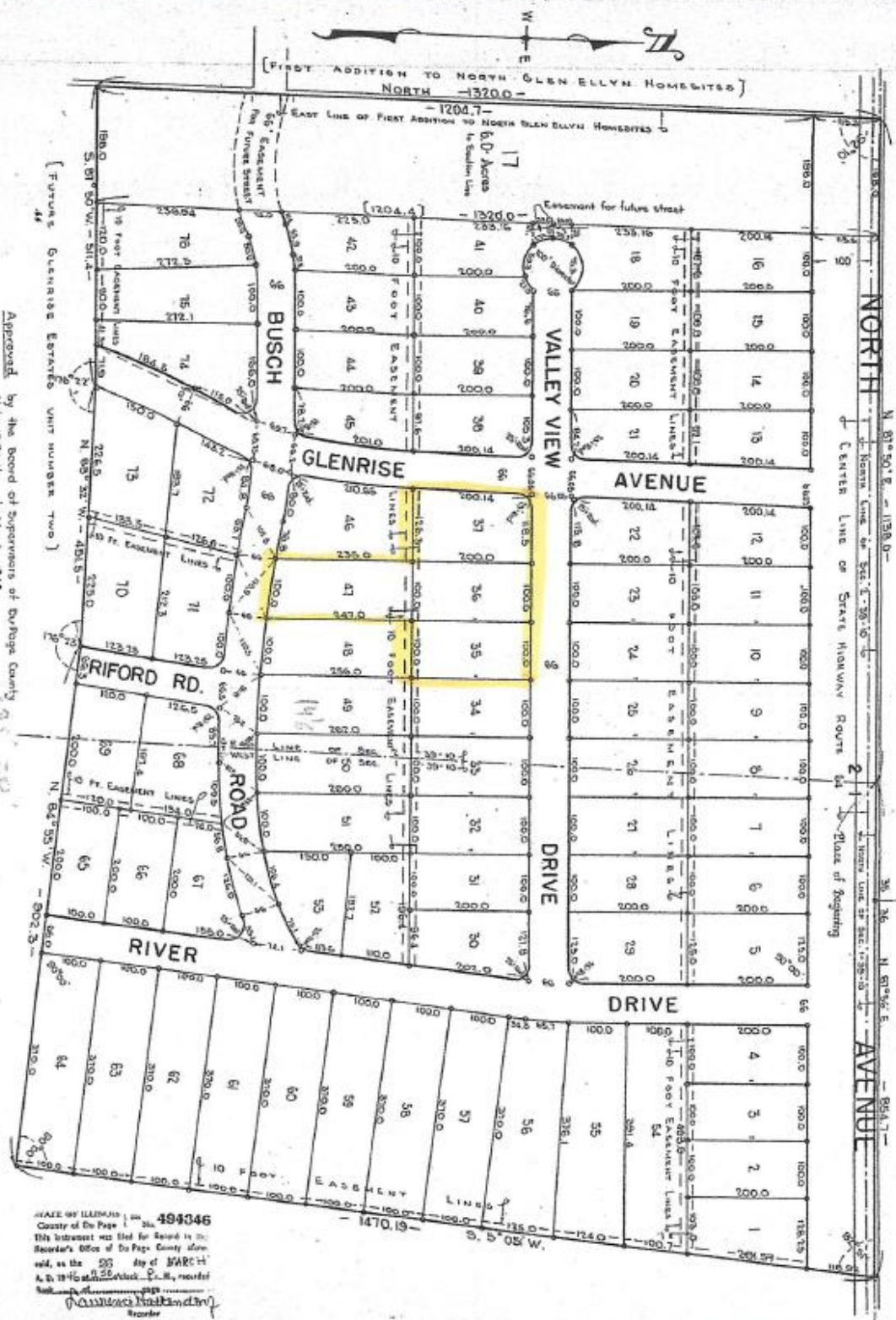






REDUCED 10%

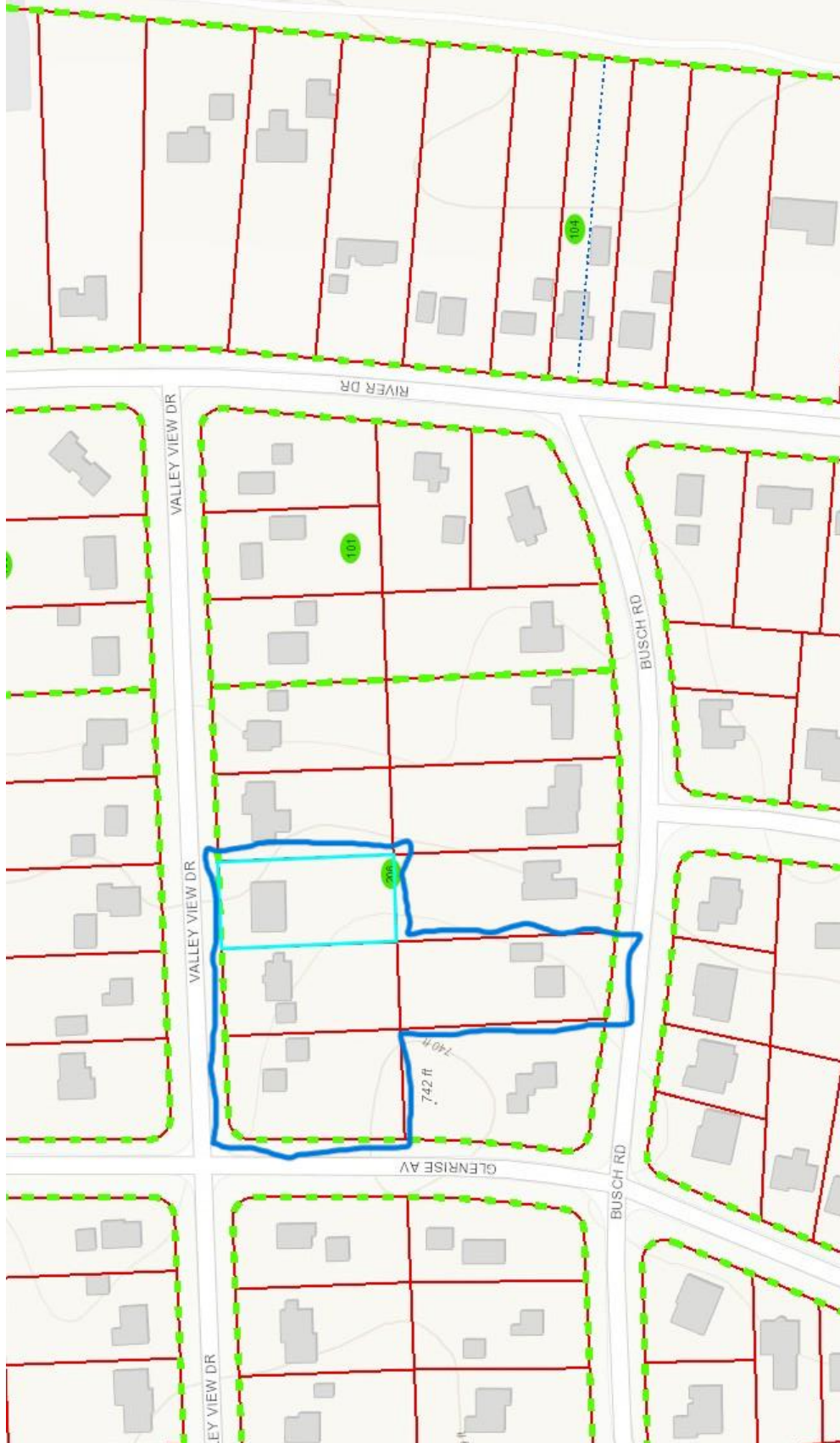
ARTHUR T. MCINTOSH AND CO'S
GLENRISE ESTATES, UNIT NUMBER ONE
 BEING A SUBDIVISION OF PART OF SECTIONS 1 AND 2, TOWNSHIP 39
 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
 DU PAGE COUNTY, ILLINOIS.



Approved by the Board of Supervisors of DuPage County
 this 17th day of March 1946
 Attest: _____ By: _____
 County Clerk

STATE OF ILLINOIS, County of DuPage
 494046
 This instrument was filed for Record in the
 Recorder's Office of DuPage County, Illi-
 nois, on the 23rd day of MARCH
 A. D. 1946 at _____ P. M., recorded
 Book _____ Page _____
 Recorder

For info of Plat see Page 243 A
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642
 See Record Book 2924 (Ch 11-12) Sec 22-2324 7642





Development Ordinance

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

File #: DC-O-0016-25

Agenda Date: 4/8/2025

Agenda #: 12.B.

Zoning Petition ZONING-25-000003 Ponce

WHEREAS, a public hearing was held on February 19, 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 substitute a paved surface driveway for a gravel driveway, on the property hereinafter described:

LOT 12 IN SUBDIVISION OF THE SELBY HOYLE FARM UNIT NUMBER ONE, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1945 AS DOCUMENT 473782 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 March 19, 2025 does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a Variation to substitute a paved surface driveway for a gravel driveway.
- B. That petitioner testified that he purchased the subject property in 2021.
- C. That petitioner testified that when he purchased the subject property, he called the wrong department and they told him he does not need a permit to install a gravel driveway, and that he constructed the gravel driveway starting at the street and going to the rear of the subject property.
- D. That petitioner testified that he currently uses the subject gravel driveway to store his recreational vehicle and as a play area for his children.
- E. That petitioner testified that he proposes to build a detached garage in the rear of the subject property

and that the gravel driveway will be used as the access for the gravel driveway.

- F. 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 to substitute a paved surface driveway for a gravel driveway.

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 existing gravel driveway will 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 existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

PETITIONER’S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000003 Ponce
ZONING REQUEST	Variation to substitute a paved surface driveway for a g
OWNER	GERMAN PONCE RUIZ & ANA SALGADO ROME SUNSET AVENUE, LOMBARD, IL 60148
ADDRESS/LOCATION	21W148 SUNSET AVENUE, LOMBARD, IL 60148
PIN	05-01-201-031
TWSP./CTY. BD. DIST.	MILTON DISTRICT 4
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.92 ACRES (40,075 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: FEBRUARY 4, 2025
PUBLIC HEARING	WEDNESDAY, FEBRUARY 19, 2025
ADDITIONAL INFORMATION:	
Building:	Objects.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objection with the concept of the petition. Additional information may be requ application. “DPC Stormwater Management has identified a violation of the Storm to the presence of an uncertified gravel driveway. Resolving this violation may req drainage and implementing post-construction best management practices (PCBMP potential stormwater ordinance requirements. A stormwater certification applicatio resolution plan, must be submitted and approved before a building permit can be is
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”
EXTERNAL:	
Village of Glendale Height	<i>No Comments Received.</i>
Village of Addison:	Our office has no jurisdiction in this matter.
Village of Lombard:	Objects. (See attached documentation)
Village of Glen Ellyn:	<i>No Comments Received.</i>
Milton Township:	<i>No Comments Received.</i>
Township Highway:	No Objection with the concept of the petition. Additional information may be requ application.
Lombard Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 41:	<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	VILLAGE OF LOMBARD	COMMERCIAL	VILLAGE OF LOMBARD
South	SUNSET AVENUE AND BEYOND 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 March 19, 2025, recommends to deny the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway.

ZHO Recommendation to Deny

WHEREAS, the County Board Development Committee on April 1, 2025, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and on a motion to approve, the motion failed relative the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway.

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

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

Variation to substitute a paved surface driveway for a gravel driveway, on the property hereinafter described:

LOT 12 IN SUBDIVISION OF THE SELBY HOYLE FARM UNIT NUMBER ONE, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1945 AS DOCUMENT 473782 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; GERMAN PONCE RUIZ & ANA SALGADO ROMERO, 21W148 SUNSET AVENUE, LOMBARD, IL 60148; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 8th day of April, 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: April 1, 2025

RE: **ZONING-25-000003 Ponce (Milton/District 4)**

DuPage County Board: April 8, 2025: *(If the County Board seeks to approve the Variation 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: April 1, 2025: On a motion to approve, the motion failed relative to the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway.

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

Zoning Hearing Officer: March 19, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to substitute a paved surface driveway for a gravel driveway.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow a Variation to substitute a paved surface driveway for a gravel driveway.
- B. That petitioner testified that he purchased the subject property in 2021.
- C. That petitioner testified that when he purchased the subject property, he called the wrong department and they told him he does not need a permit to install a gravel

driveway, and that he constructed the gravel driveway starting at the street and going to the rear of the subject property.

- D. That petitioner testified that he currently uses the subject gravel driveway to store his recreational vehicle and as a play area for his children.
- E. That petitioner testified that he proposes to build a detached garage in the rear of the subject property and that the gravel driveway will be used as the access for the gravel driveway.
- F. 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 to substitute a paved surface driveway for a gravel driveway.

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 existing gravel driveway will 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 existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel driveway 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** that the existing gravel

driveway will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

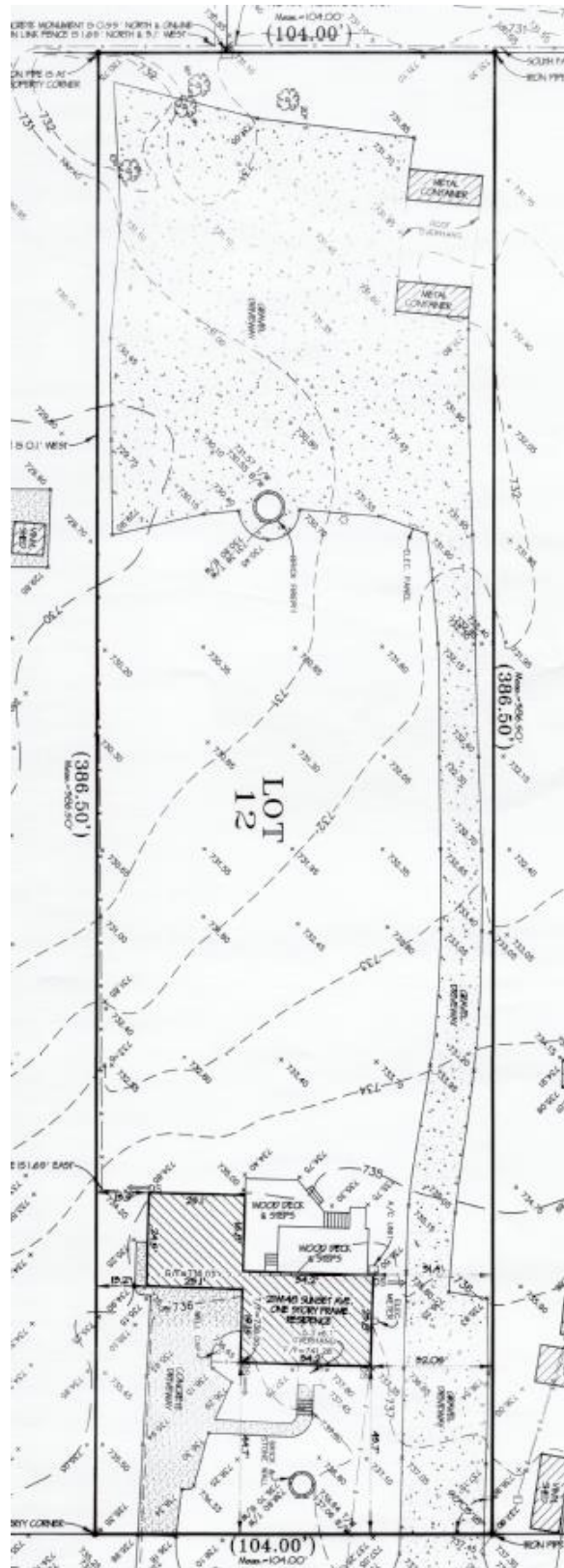
PETITIONER’S DEVELOPMENT FACT SHEET

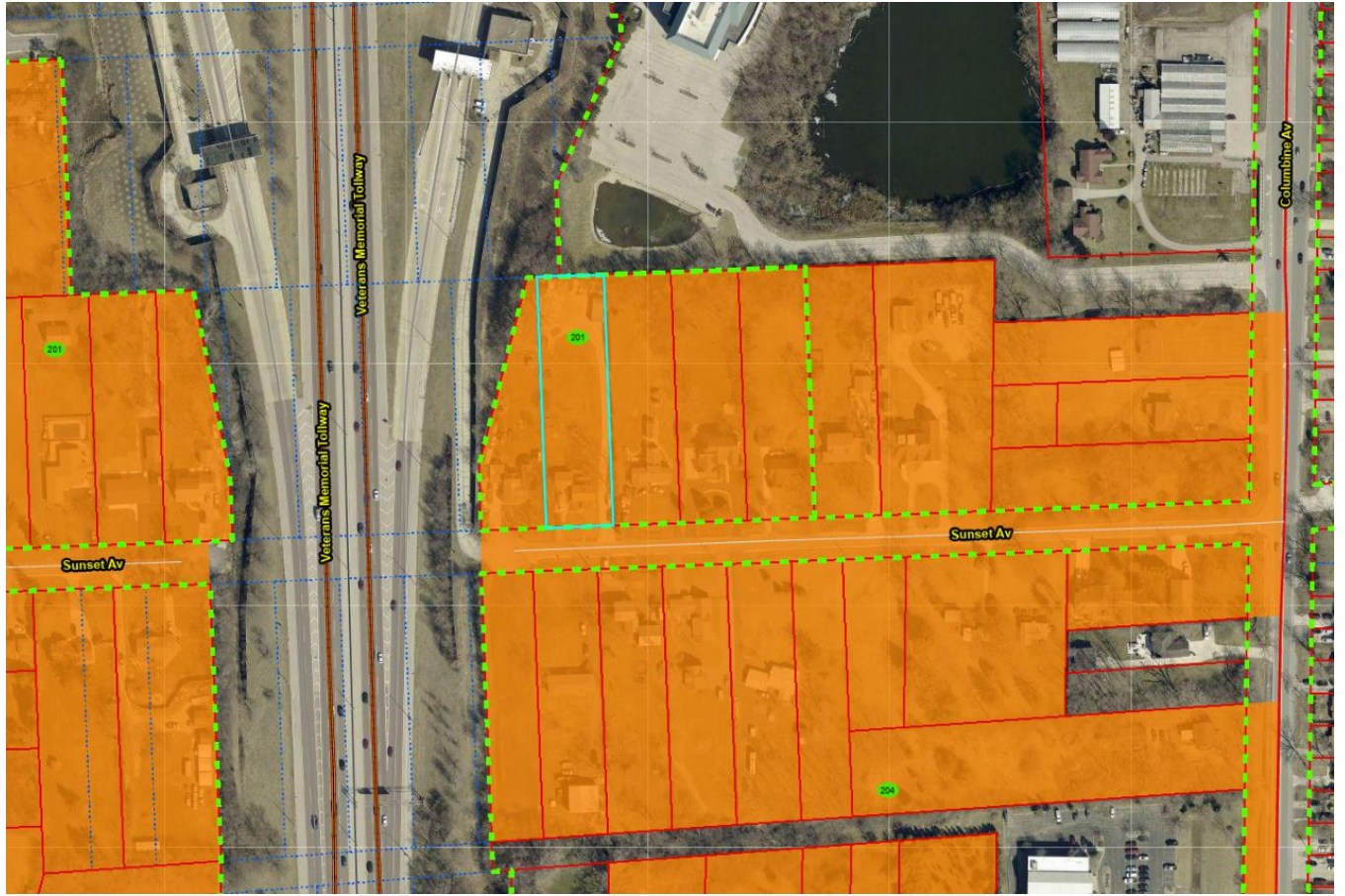
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000003 Ponce	
ZONING REQUEST	Variation to substitute a paved surface driveway for a gravel driveway.	
OWNER	GERMAN PONCE RUIZ & ANA SALGADO ROMERO, 21W148 SUNSET AVENUE, LOMBARD, IL 60148	
ADDRESS/LOCATION	21W148 SUNSET AVENUE, LOMBARD, IL 60148	
PIN	05-01-201-031	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.92 ACRES (40,075 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: FEBRUARY 4, 2025	
PUBLIC HEARING	WEDNESDAY, FEBRUARY 19, 2025	
ADDITIONAL INFORMATION:		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application. “DPC Stormwater Management has identified a violation of the Stormwater Ordinance due to the presence of an uncertified gravel driveway. Resolving this violation may require regrading for drainage and implementing post-construction best management practices (PCBMPs), along with other potential stormwater ordinance requirements. A stormwater certification application, including a violation resolution plan, must be submitted and approved before a building permit can be issued.”	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in the area.”	
EXTERNAL:		
Village of Glendale Heights:	<i>No Comments Received.</i>	
Village of Addison:	Our office has no jurisdiction in this matter.	
Village of Lombard:	Objects. (See attached documentation)	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Lombard Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 41:	<i>No Comments Received.</i>	

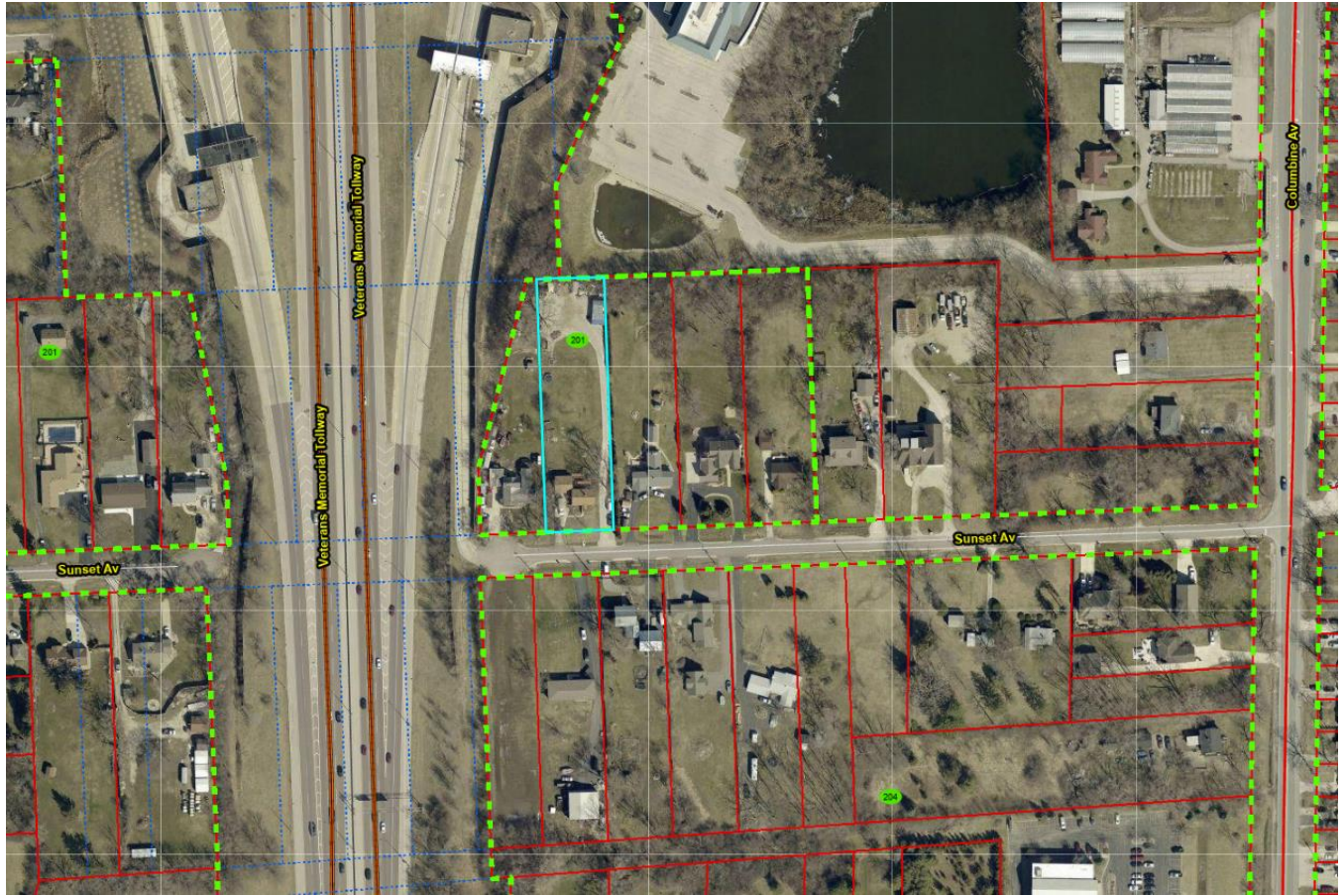
Sch. Dist. 87:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	VILLAGE OF LOMBARD	COMMERCIAL	VILLAGE OF LOMBARD
South	SUNSET AVENUE AND BEYOND 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











VILLAGE OF LOMBARD

255 E. Wilson Ave.
Lombard, Illinois 60148-3926
(630) 620-5700 Fax (630) 620-8222
www.villageoflombard.org

February 18, 2025

Village President
Keith T. Giagnorio

Village Clerk
Liz Brezinski

Trustees
Brian LaVaque, Dist. 1
Anthony Puccio, Dist. 2
Bernie Dudek, Dist. 3
Andrew Honig, Dist. 4
Dan Militello, Dist. 5
Bob Bachner, Dist. 6

Village Manager
Scott R. Nichaus

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

Robert J. Kartholl, Chairperson
DuPage County Zoning Board of Appeals
421 North County Farm Road
Wheaton, Illinois 60187

RE: DuPage County Public Hearing 25-000003 21W148 Sunset Avenue – Village of Lombard Comments

Dear Chairperson Kartholl:

The Village of Lombard is in receipt of the public hearing notice regarding Zoning Case 25-000003, a request for a variance to allow a gravel driveway on the property at 21W148 Sunset Avenue. Per the public hearing notice and County staff response to follow-up questions posed by the Village of Lombard through DuPage County staff, the Village understands that the petitioner installed a gravel driveway and parking area on the subject property prior to obtaining a permit from DuPage County and now seeks a variance to allow a gravel driveway where a paved driveway is required. As the subject property is located within the extraterritorial jurisdiction of the Village of Lombard, we respectfully offer the following comments for consideration by the ZBA as part of their deliberations.

1. Section 150.301(A)(3) of the Village Code states that residential driveways shall not exceed 20 feet in width measured at the property line. Per the plat of survey/plans transmitted with the public hearing notice, the driveway in question measures 22 feet at the property line.
2. Section 150.301(B)(2) of the Village Code requires residential approaches to be designed to the following specifications: six-inches stone + three-inches compacted blacktop or four-inches stone + six-inches concrete, six bag-air entrained mixture. Gravel approaches are not permitted.

RE: Zoning 25-000003

Page 2

3. Section 150.301(B)(3) of the Village Code requires residential driveways to be designed to the following specifications: six-inches stone + two-inches compacted blacktop or four-inches stone + five-inches concrete, six bag-air entrained mixture. Gravel driveways are not permitted.

Be advised that the above comments reflect an understanding, based on representations made by the petitioner through County staff, that the driveway and parking area in question are to be used exclusively as a driveway to access a parking area on the residential property, where the petitioner may construct a detached garage at a future date. Through DuPage County staff, the petitioner has represented that the driveway and parking area are not intended to support a business of any kind. Should the intended use of the driveway/parking area be altered to support business activities on the property, the Village would have additional comments on this petition.

Overall, in review of the proposed variation, the Village of Lombard finds that the submitted petition and the supplemental information we received to date from DuPage County is inconsistent with the existing provisions of the Village Code. Furthermore, Village staff finds that the petitioner's property does not have physical surroundings, shape, or topographical features that differ substantially from other lots in the neighborhood as to be demonstrative of a hardship required by the DuPage County Zoning Ordinance.

Please include this letter as part of the case file and advise the DuPage County Zoning Board of Appeals of the Village's position with respect to this matter.

Respectfully,

VILLAGE OF LOMBARD
Community Development Department



William J. Heniff, AICP
Community Development Director



Action Item

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

File #: 25-0916

Agenda Date: 4/1/2025

Agenda #: 7.E.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: April 1, 2025

RE: **T-2-25 Text Amendments relative to the Creation of Two (2) New Zoning Districts**

DuPage County Development Committee: April 1, 2025:

T-2-25 Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed text amendments to the DuPage County Zoning Ordinance for the creation of two new zoning districts, R-3.A and R-4.A, aimed at advancing the goals of the Ad-Hoc Housing Solutions Committee to promote the development of additional attached and detached dwelling units in unincorporated DuPage County.