



**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: February 4, 2025

RE: **ZONING-24-000082 Wallace (Addison/District 1)**

DuPage County Board: February 11, 2025:

Development Committee: February 4, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-24-000082 Wallace** dated December 4, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: January 15, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-24-000082 Wallace** dated December 4, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.
- B. That petitioner testified that the existing house on the subject property was built in the far northeast corner, creating a large front yard and corner side yard, and a very limited rear yard.
- C. That petitioner testified that the only location to put a greenhouse on the subject property would be within the corner side yard, approximately ten (10) feet from the corner side property line.
- D. That petitioner testified that a greenhouse would allow his family to grow four (4) seasons of vegetables and flowers for personal use.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner testified that due to the layout of the subject property and location of the existing home, the only location to put a greenhouse on the subject property would be in the corner side yard, approximately ten (10) feet from the corner side property line.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:

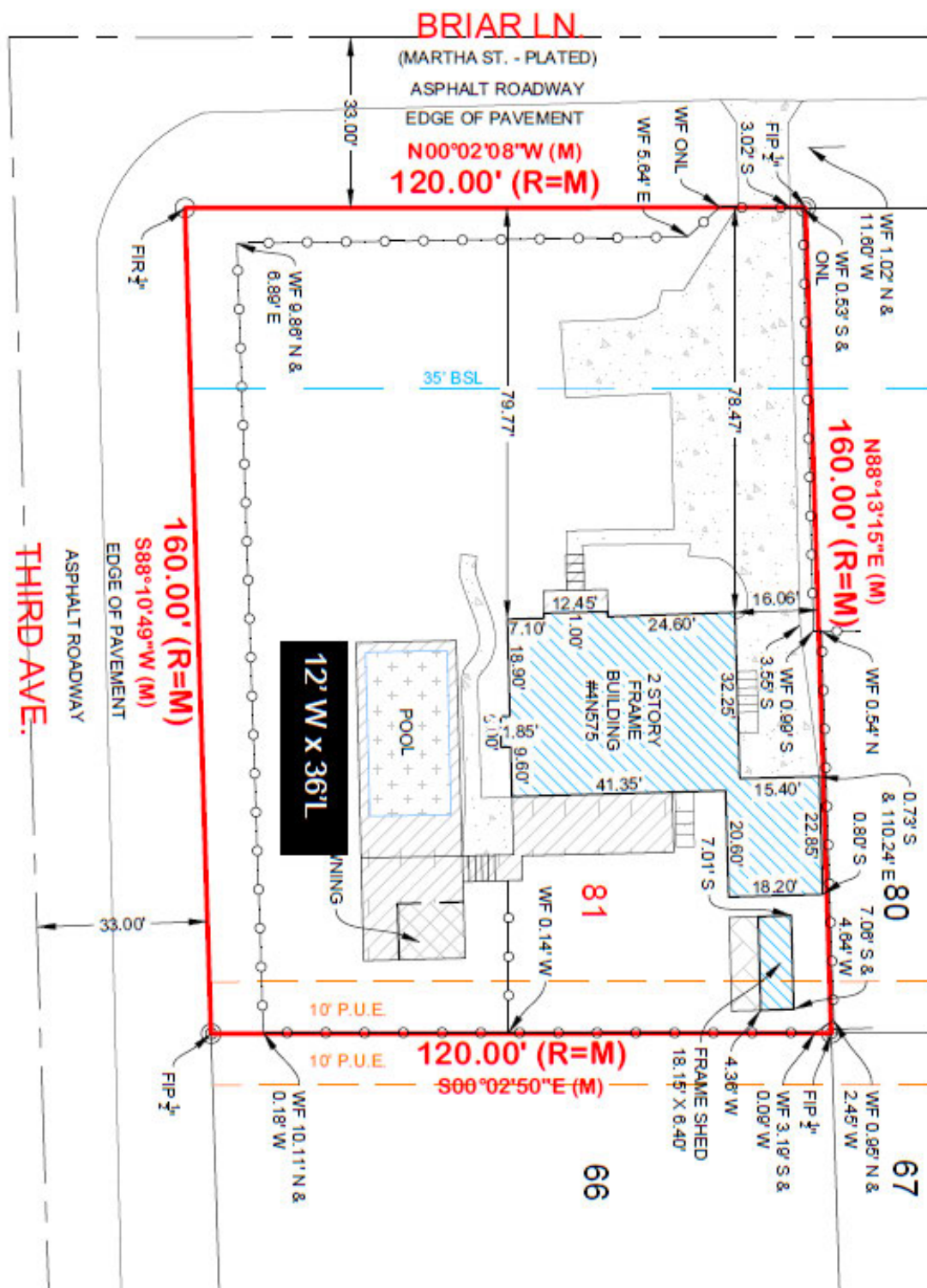
- a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed green house will meet all required height and size regulations and will not impair an adequate supply of light and air to the adjacent properties.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will receive a building permit for the proposed greenhouse and that it will be built pursuant to the current building codes.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed greenhouse will be an added benefit to the neighborhood and 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 demonstrated** that the proposed greenhouse will be located behind a tall privacy fence and 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 demonstrated** that the proposed greenhouse 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 demonstrated** that the proposed greenhouse 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 demonstrated** that the proposed greenhouse 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-24-000082 Wallace		
ZONING REQUEST	Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.		
OWNER	OWEN AND KELLY WALLACE, 4N575 BRIAR LANE, BENSENVILLE, IL 60106		
ADDRESS/LOCATION	4N575 BRIAR LANE, BENSENVILLE, IL 60106		
PIN	03-23-109-006		
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.44 ACRES (19,166 SQ. FT.)		
UTILITIES	WATER AND SEWER		
PUBLICATION DATE	Daily Herald: NOVEMBER 19, 2024		
PUBLIC HEARING	WEDNESDAY, DECEMBER 4, 2024		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	<i>No Comments Received.</i>		
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	"DPC PW doesn't own any sanitary sewer or water mains in the area."		
EXTERNAL:			
Village of Bensenville:	No Objections. (See attached documentation)		
City of Wood Dale:	<i>No Comments Received.</i>		
Village of Addison:	"Based on the location of this property, the Village of Addison has no objection to the proposed variation request (Zoning-24-000082 Wallace)."		
City of Elmhurst:	<i>No Comments Received.</i>		
Addison Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Bensenville Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 2:	<i>No Comments Received.</i>		
Sch. Dist. 100:	<i>No Comments Received.</i>		
Forest Preserve:	"We do not have any comments."		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Side Yard:	30 FT	NA	APPROX. 10 FT.

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	3 RD AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	BRIAR LANE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









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Building
Division

Zoning &
Planning Division

Environmental
Division

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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000082 Wallace

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **December 3, 2024**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
If the property were to be annexed into Bensenville at a future date, several aspects of the property would not conform with the Village's Zoning ordinance. The property appears to meet or exceed the lot coverage requirements (50%), greenhouses on properties under 5 acres require a special use permit. greenhouses are not listed as a permitted encroachment into setbacks, pools are not listed as a permitted encroachment into setbacks, the property has a fence in the front yard, the property has a fence in the corner side yard, pools are only allowed in the rear yard by right while this property has a pool in the side yard and the driveway width and design is not up to code.	
SIGNATURE: [REDACTED]	DATE: 11/25/25
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Bensenville Community & Economic Development	
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AREA	0.44 ACRES (19,166 SQ. FT.)
UTILITIES	WATER AND SEWER
PUBLICATION DATE	Daily Herald: NOVEMBER 19, 2024
PUBLIC HEARING	WEDNESDAY, DECEMBER 4, 2024

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

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Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187