



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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[www.dupagecounty.gov/building](http://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)**

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**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.



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):**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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:**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
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









Valley View Dr

118.5

100

11

200

37-001

36-002

35-010

200.14

126.3

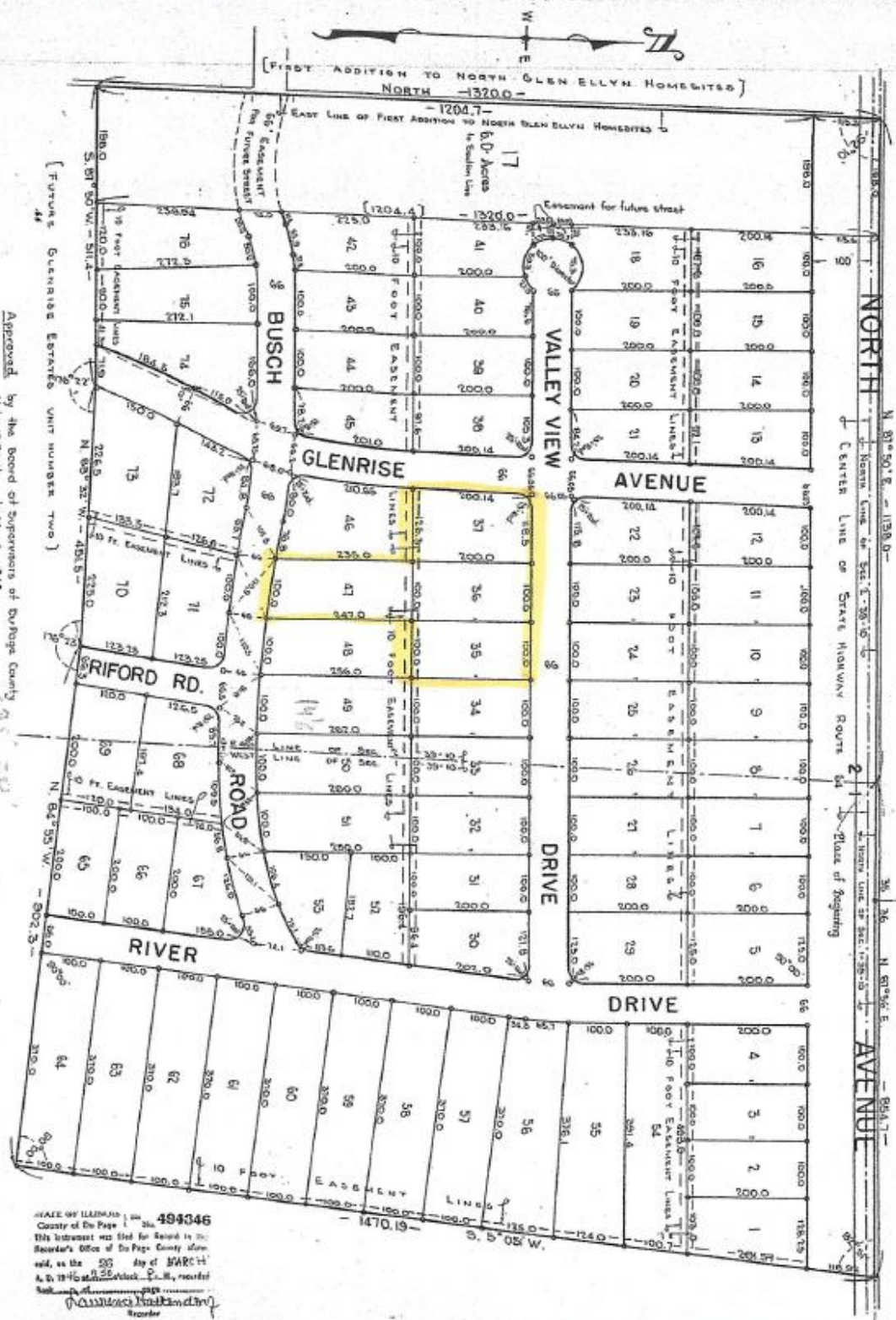
206

AVENUE



REDUCED 10%

ARTHUR T. MC INTOSH 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

MADE BY LINDA L. ... 494046  
County of Du Page  
This instrument was filed for Record in the  
Recorder's Office of Du Page County Illinois,  
on the 23rd day of MARCH  
A. D. 1946 at 10:35 A.M., recorded  
...

For info of Plat see Page 243 A  
See Record Book 2924 (11-11) Lic. 279-2722 7/1/42  
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