



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 20, 2024

RE: **ZONING-24-000035 Bagalanon (10%) (Milton/District 6)**

DuPage County Board: August 27, 2024:

DuPage County Development Committee: August 20, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).

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-24-000035 Bagalanon (10%)** dated July 24, 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 (to Approve): 4 Ayes, 0 Nays, 2 Absent

Zoning Hearing Officer: July 24, 2024: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).

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-24-000035 Bagalanon (10%) dated July 24, 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 increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).
- B. That petitioner testified that the while the subject property is a separate parcel and has always been a separate parcel since the subdivision of the neighborhood was created, it was previously considered part of the adjacent lot/address, which is also owned by the petitioner's family and contains an existing house.
 - a. That petitioner testified that the subject property previously contained the adjacent home's garage and that the garage was recently demolished, leaving the subject property vacant and buildable as for a separate single-family home.
 - b. That petitioner testified that he has lived at the adjacent home since 2006 and that they require a new home that would be accessible for the elderly care of his in-laws.
- C. That petitioner testified that the proposed single-family ranch home on the subject property would allow for an accessible home to serve as the dwelling for his family, including his self, wife, children, and his in-laws.
- D. That petitioner testified that he requires the additional 7.6% square footage for the proposed home as they require additional space for elderly care in the proposed ranch home.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship, as petitioner indicated that as the proposed single-family home will be a ranch home, they require an additional 194 sq. ft. to allow space for elderly care and accessibility of his in-laws, and that the additional square footage is less than 10% over what is permitted on the subject property.

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 single-family home will meet all required setbacks and height requirements 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 single-family home, 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 single-family home 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 single-family home 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 single-family home 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 single-family home 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 single-family home 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

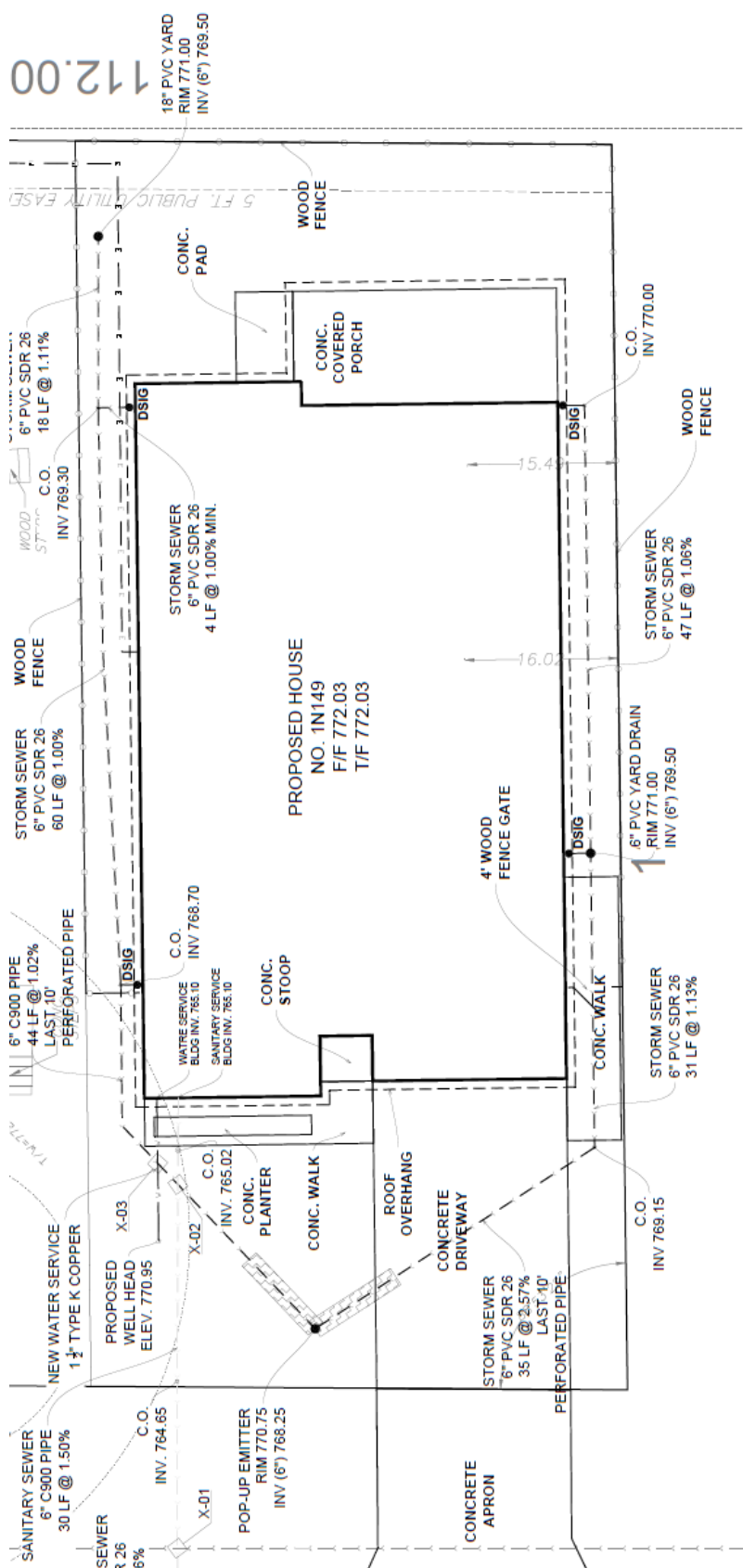
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-24-000035 Bagalanon (10%)	
ZONING REQUEST	Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).	
OWNER	STERJA GJICA, 1N157 MORSE STREET, CAROL STREAM, IL 60188 / AGENT: PHILIP BAGALANON, 1N157 MORSE STREET, CAROL STREAM, IL 60188	
ADDRESS/LOCATION	1N157 MORSE STREET, CAROL STREAM, IL 60188	
PIN	05-05-412-011	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 6
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.17 ACRES (7,405 SQ. FT.)	
UTILITIES	WELL/SEWER	
PUBLICATION DATE	Daily Herald: JULY 9, 2024	
PUBLIC HEARING	WEDNESDAY, JULY 24, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
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.	
Public Works:	"DPC PW doesn't have any sewer or water mains in the area, they are in the Wheaton Sanitary District."	
EXTERNAL:		
Village of Carol Stream:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
Village of Glendale Heights:	"The Village has no comment relative to this matter."	
Village of Glen Ellyn:	<i>No Comments Received.</i>	
City of Wheaton:	<i>No Comments Received.</i>	
Milton Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Carol Stream 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 the information provided in this Notice and do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Floor Area Ratio:	0.35	NA	0.37

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	VACANT	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	MORSE STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







Sent: Tuesday, July 23, 2024 12:23 PM

To: Infelise, Jessica <Jessica.Infelise@dupagecounty.gov>

Cc: Hoss, Paul <Paul.Hoss@dupagecounty.gov>

Subject: Re: PUBLIC NOTICE - Zoning Petition ZONING-24-000035 Bagalanon (10%)

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hello Jessica (and Paul),

Thank you very much, Jessica, for our recent conversations and your help to me in understanding this process.

I am reiterating my response of June 15, which has not changed, here for tomorrow's meeting below:

Per the advice of legal, appraisal, and real estate professionals, I must reject to the granting of the requested variance.

Thank you,
Susan Jurewicz