



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupageco.org/building](http://www.dupageco.org/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: October 17, 2023

RE: **ZONING-23-000056 Almedia (Wayne/ District 6)**

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**DuPage County Board: October 24, 2023:**

**Development Committee: October 17, 2023:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter).

**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-23-000056 Almedia** dated September 13, 2023.
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): 5 Ayes, 0 Nays, 1 Absent**

**Zoning Hearing Officer: September 13, 2023:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter).

**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-23-000056 Almedia dated September 13, 2023.
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 they requested the subject zoning relief to allow an additional 12' x 24' detached accessory building for a horse shelter on the subject property.
- B. That petitioner testified that they have lived at the subject property for approximately three (3) years.
- C. That petitioner testified that the proposed horse shelter would be located behind the existing detached accessory building and would be completely surrounded by vegetation and mature trees.
- D. That petitioner testified that the proposed horse shelter would be used for the purpose of having a family horse on the subject property.
- E. That petitioner testified that the existing detached accessory building is used for storage of household accessory equipment.
- F. That the Hearing Officer finds that petitioner has demonstrated evidence for the subject zoning relief as petitioner purchased the subject property approximately three (3) years ago and that the existing detached accessory building was already located on the 3.79-acre subject property. Furthermore, that in order to have a permitted horse on the property, petitioner requires the subject zoning relief to shelter the proposed horse.

**STANDARDS FOR VARIATIONS:**

*\*Per Zoning Code Section 37-1411.3*

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 horse shelter would meet all require setbacks 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 the proposed horse shelter will be built pursuant to all current building codes.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed horse shelter 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 horse shelter will be located in the rear property 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 horse shelter 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 horse shelter 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 horse shelter will be built in the rear of the property, will be an added benefit to the area, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000056 Almedia	
ZONING REQUEST	Variation to increase the maximum total size of detached accessory structures from permitted 2,600 sq. ft. to approximately 3,182 sq. ft. (2,894 sq. ft. for existing detached accessory building and 288 sq. ft. for a proposed horse shelter).	
OWNER	RANDAL AND MALGORZATA ALMEDIA, 29W631 SCHICK ROAD, BARTLETT, IL 60103	
ADDRESS/LOCATION	29W631 SCHICK ROAD, BARTLETT, IL 60103	
PIN	01-15-300-017	
TWSP./CTY. BD. DIST.	WAYNE	DISTRICT 6
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	3.79 ACRES (165,092 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 29, 2023	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 13, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Bartlett:	No Comments Received.	
City of West Chicago:	No Comments Received.	
Village of Wayne:	No Comments Received.	
Village of Carol Stream:	“No Comments”	
Wayne Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Bartlett Fire Dist.:	No Objections.	
Sch. Dist. U-46:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have specific comments. Thank you.”	

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Floor Area Ratio:	2,600 SQ. FT.	2,894 SQ. FT.	3,182 SQ. FT.

### LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	SCHICK ROAD AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC
South	R-1 SF RES	HOUSE	0-5 DU AC
East	R-1 SF RES	HOUSE	0-5 DU AC
West	R-1 SF RES	HOUSE	0-5 DU AC















