



# DU PAGE COUNTY

## Development Committee

### Final Summary

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

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**Tuesday, June 4, 2024**

**10:30 AM**

**ROOM 3500B**

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**1. CALL TO ORDER**

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

**2. ROLL CALL**

<b>PRESENT</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT</b>	Krajewski

**3. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Chair Tornatore thanked Vice-Chair Rutledge for presiding over the last meeting.

**4. PUBLIC COMMENT**

No remarks were offered.

**5. MINUTES APPROVAL**

5.A. [24-1673](#)

Development Committee - Regular Meeting - May 21, 2024

**Attachments:** [Dev Comm Summary 5-21-2024.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

**6. REGULATORY SERVICES**

6.A. [24-1674](#)

ZSE-24-000002 Medinah Country Club: To approve the special event action item: The Medinah Country Club Fireworks Display scheduled for Thursday, July 4, 2024, at 9:15 PM. (Bloomingdale/District 1) (Located at the northeast corner of Lake Street and Medinah Road)

**Attachments:** [ZSE-24-000002 Medinah C.C. Firewords Display.pdf](#)

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Sheila Rutledge
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

6.B. [DC-O-0035-24](#)

ZONING-24-000021 – Komlo: To approve the following zoning relief:  
 Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage. (York/District 2)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:** [Z-24-000021 Komlo Cty. Bd. \(06-11-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Patty Gustin
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

6.C. [DC-O-0036-24](#)

ZONING-24-000023 – Griese: The Zoning Hearing Officer recommended to deny the following zoning relief:  
 1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.  
 2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle). (Winfield/District 6) (Located at the northeast corner of Butterfield Frontage Road and Home Avenue)  
 ZHO Recommendation to Deny

**Attachments:** [Z-24-000023 Griese Dev. Com. \(06-04-2024\) Redacted.pdf](#)

<b>RESULT:</b>	WITHDRAWN
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6.D. [DC-O-0037-24](#)

ZONING-24-000026 – K&D Elite, LLC.: To approve the following zoning relief:  
 Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage. (Bloomingdale/District 1)  
 ZHO Recommendation to Approve  
 Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

**Attachments:**     [Z-24-000026 K&D ELITE LLC. Cty. Bd. \(06-11-2024\).pdf](#)

<b>RESULT:</b>	APPROVED AT COMMITTEE
<b>MOVER:</b>	Patty Gustin
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
<b>ABSENT:</b>	Krajewski

**7. OLD BUSINESS**

Member Rutledge asked for a status on allowing bees. Paul Hoss informed the Committee that June 6th, the Zoning Board of Appeals will be reviewing proposed text amendments, including bees, changing a provision that would allow as of right a certain size lot that has been plotted as of 1957, corner side yard setbacks for fences, and increasing the detached accessory building allowance.

Member Rutledge inquired if the accessory building allowance could be used as an accessory dwelling unit. Mr. Hoss added that this will be included in a separate set of text amendments. It will propose allowing people under age 62, who are non-related to live in already existing detached accessory buildings.

**8. NEW BUSINESS**

No new business was discussed.

**9. ADJOURNMENT**

With no further business, the meeting was adjourned at 10:39 A.M.



# Minutes

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 24-1673

**Agenda Date:** 6/4/2024

**Agenda #:** 5.A.

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# DU PAGE COUNTY

## Development Committee

### Final Summary

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

**Tuesday, May 21, 2024**

**10:30 AM**

**ROOM 3500B**

**1. CALL TO ORDER**

10:30 AM meeting was called to order by Vice Chair Sheila Rutledge at 10:30 AM.

**3. ROLL CALL**

Member Ozog left the meeting at 10:44 A.M.

<b>PRESENT</b>	Chaplin, Krajewski, Ozog, and Rutledge
<b>ABSENT</b>	Tornatore
<b>REMOTE</b>	Gustin

**MOTION TO ALLOW A MEMBER TO PARTICIPATE REMOTELY**

Member Ozog moved and Member Chaplin seconded a motion to allow Member Gustin to participate remotely.

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Mary Ozog
<b>SECONDER:</b>	Liz Chaplin
<b>AYES:</b>	Chaplin, Krajewski, Ozog, and Rutledge
<b>ABSENT:</b>	Tornatore
<b>REMOTE:</b>	Gustin

**4. CHAIRMAN'S REMARKS- CHAIR TORNATORE**

Vice Chair Rutledge presided over the meeting in Chair Tornatore's absence.

**5. PUBLIC COMMENT**

No public comments were offered.

**6. MINUTES APPROVAL**

<b>RESULT:</b>	APPROVED
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Mary Ozog
<b>AYES:</b>	Chaplin, Krajewski, Ozog, and Rutledge
<b>ABSENT:</b>	Tornatore

**REMOTE:** Gustin

6.A. [24-1531](#)

Development Committee - Regular Meeting - May 7, 2024

**Attachments:** [Summary14-May-2024-07-50-15.pdf](#)

**RESULT:** APPROVED  
**MOVER:** Liz Chaplin  
**SECONDER:** Mary Ozog  
**AYES:** Chaplin, Gustin, Krajewski, Ozog, and Rutledge  
**ABSENT:** Tornatore

7. **REGULATORY SERVICES**

7.A. [FI-R-0090-24](#)

Resolution Authorizing the Addition of One (1) Full-Time Headcount to the Staff of the Building & Zoning Department for the Position of Zoning Administration Coordinator.

**Attachments:** [Memo to the Development Committee 5-21-2024.pdf](#)  
[Authorized Personnel Headcount Revisions 5-14-2024.doc.pdf](#)

**RESULT:** APPROVED AND SENT TO FINANCE  
**MOVER:** Liz Chaplin  
**SECONDER:** Mary Ozog  
**AYES:** Chaplin, Gustin, Krajewski, Ozog, and Rutledge  
**ABSENT:** Tornatore

7.B. [DC-O-0033-24](#)

An Ordinance to Amend Chapter 3 - Alcoholic Liquor of the DuPage County Code

Jason Blumenthal, Policy and Program Manager, gave an overview of changes to the Liquor Code. He explained with these changes the code will be more conformed with Illinois state statute changes and will be brought up to date with 2019 revocation of the ban of video gaming terminals. He added that these changes are separate from changes that will be made in the Zoning code.

**Attachments:** [Chapter 3 Alcoholic Liquor - For Committee.pdf](#)

**RESULT:** APPROVED AND SENT TO FINANCE  
**MOVER:** Liz Chaplin

<b>SECONDER:</b>	Mary Ozog
<b>AYES:</b>	Chaplin, Gustin, Krajewski, and Rutledge
<b>ABSENT:</b>	Ozog, and Tornatore

7.C. [DC-O-0034-24](#)

An Ordinance to Amend Chapter 4 of the DuPage County Code

Mr. Blumenthal explained the proposed changes for video gaming mirrors the State of Illinois Video Gaming Terminal Act. Member Gustin inquired what the benefit would be with changes along with any resources that would be available for addition, if approved. He advised that he could not speak to the mental health aspect, but he could contact the Health Department. He added the terminals are already in place at locations, however we are missing out on revenue source.

**Attachments:** [Chapter 4 AMUSEMENT DEVICES -For Committee.pdf](#)

<b>RESULT:</b>	APPROVED AND SENT TO FINANCE
<b>MOVER:</b>	Liz Chaplin
<b>SECONDER:</b>	Brian Krajewski
<b>AYES:</b>	Chaplin, Gustin, Krajewski, and Rutledge
<b>ABSENT:</b>	Ozog, and Tornatore

8. **OLD BUSINESS**

Member Gustin asked about liquor license caps and if an evaluation should be made to change the number of licenses available.

9. **NEW BUSINESS**

No new business was discussed.

10. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:54 A.M.



## Action Item

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** 24-1674

**Agenda Date:** 6/4/2024

**Agenda #:** 6.A.

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**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

# BUILDING & ZONING DEPARTMENT

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

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

## MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: June 4, 2024

RE: **ZSE-24-000002 Medinah C.C. 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-24-000002 Medinah C.C. Fireworks Display, to be held on July 4, 2024, at approximately 9:15 PM.

The Medinah Country Club has requested to conduct a firework display at their facility on Thursday, July 4, 2024, 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:

<b>Date</b>	Thursday, July 4, 2024
<b>Hours</b>	Beginning at approximately 9:15 P.M.
<b>Activities</b>	Firework Display by Pyrotecnico Fireworks Inc. (See attached document and insurance of \$1,000,000)
<b>Location</b>	Medinah Country Club, 6N001 Medinah Road, Medinah, IL 60157 (over 400 acres)
<b>Traffic/Parking</b>	All parking will occur in existing Medinah Country Club parking lot.
<b>Insurance</b>	Acrisure, LLC. dba Britton-Gallagher and Associates, Inc. in the amount of \$1,000,000



**DUPAGE  
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# BUILDING & ZONING DEPARTMENT

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May 24, 2024

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, 2024

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.



# BUILDING & ZONING DEPARTMENT

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## DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
4/26/2024

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).

<b>PRODUCER</b> Acrisure, LLC dba Britton Gallagher & Associates 3737 Park East Dr. STE 204 Beachwood OH 44122		<b>CONTACT NAME:</b> PHONE (Int. No. Ext.): 216-658-7100 FAX (Int. No.): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
<b>INSURED</b> Pyrotechnico Fireworks Inc. P.O. Box 149 299 Wilson Road New Castle PA 16103		<b>INSURER(S) AFFORDING COVERAGE</b>	
		INSURER A : Everest Indemnity Insurance Co.	NAIC # 10851
		INSURER B : Everest Denali Insurance Company	16044
		INSURER C : Arch Specialty Ins Co	21199
		INSURER D : Pennsylvania Insurance Company	
		INSURER E :	
		INSURER F :	

**COVERAGES** CERTIFICATE NUMBER: 1996728695 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	ADDITIONAL COVER	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJE CT <input type="checkbox"/> LOC	Y	Y	SISML0091-2-92	10/14/2023	10/14/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP ADD \$ 2,000,000 \$
B	<b>AUTOMOBILE LIABILITY</b> <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	SISCA00141-2-92	10/14/2023	10/14/2024	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED. RETENTION \$	Y	Y	UNP1035262-04	10/14/2023	10/14/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPOSED OR FUTURE EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	82-872098-04-16	10/14/2023	10/14/2024	<input checked="" type="checkbox"/> INC STATUS TOBEN (NATS) <input type="checkbox"/> OTH-525 EL EACH ACCIDENT \$ 1,000,000 EL DISEASE - EA EMPLOYEE \$ 1,000,000 EL DISEASE - POLICY LIMIT \$ 1,000,000
A	Excess Liability #2	Y	Y	SIBEX01314-292	10/14/2023	10/14/2024	Each Occ/Aggregate \$5,000,000 Total Limits \$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, 2024  
 LOCATION: Medinah Country Club, Medinah, Illinois  
 ADDITIONAL INSURED: Bloomingdale Fire Protection District #1; Medinah Country Club; City of Medinah, Illinois; DuPage County

<b>CERTIFICATE HOLDER</b>  Medinah Country Club 8N001 Medinah Road Medinah IL 60157	<b>CANCELLATION</b>  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: _____
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DUPAGE COUNTY

Building Division

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Environmental Division

BUILDING & ZONING DEPARTMENT

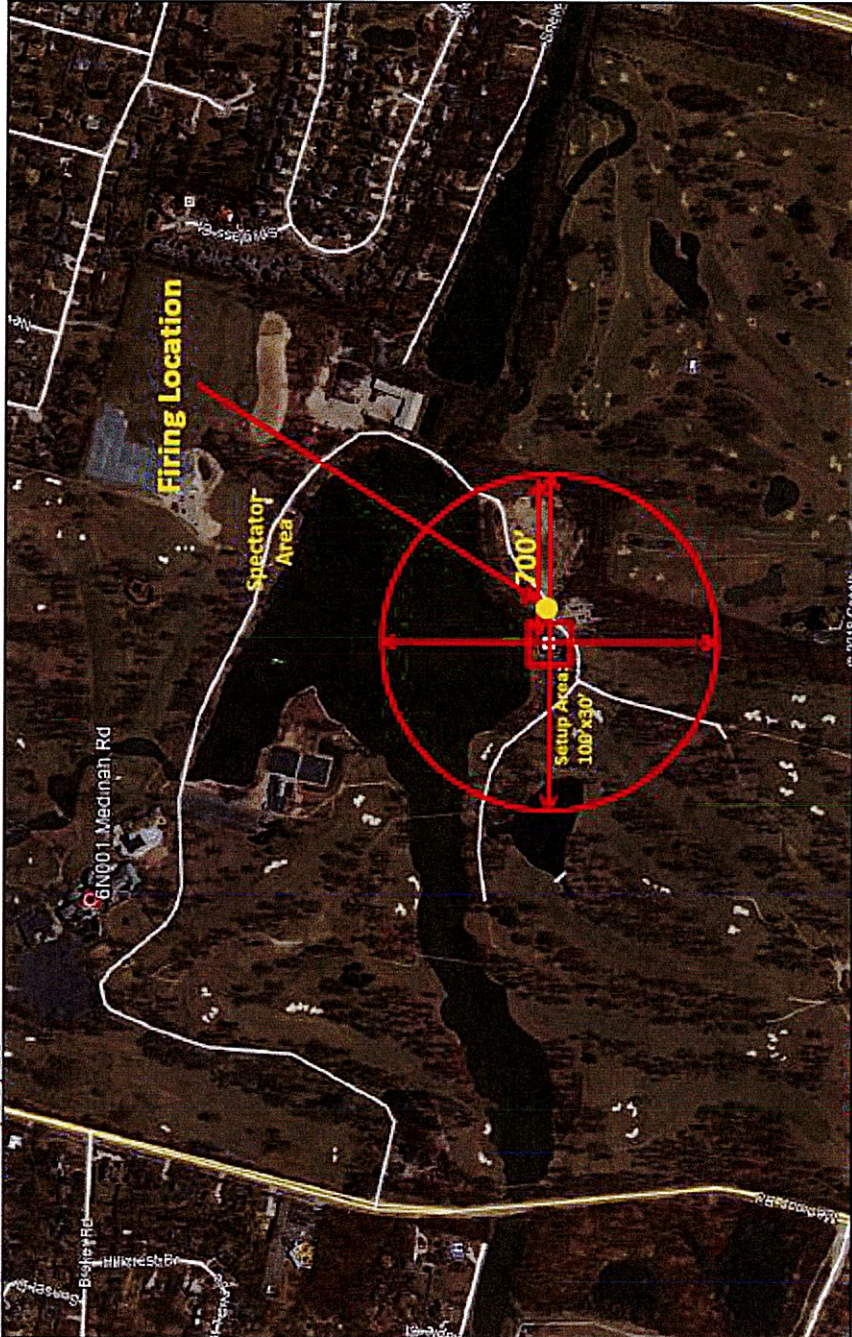
630-407-6700  
fax: 630-407-6702

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  
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**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**      **06/15/2025**  
License #      EXPIRATION DATE

**OFF**  
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.



## Development Ordinance

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

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**File #:** DC-O-0035-24

**Agenda Date:** 6/4/2024

**Agenda #:** 12.A.

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### **Zoning Petition ZONING-24-000021 Komlo**

WHEREAS, a public hearing was held on May 15, 2024 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 reduce the interior side setback from 10' to approximately 4' for a new detached garage, on the property hereinafter described:

LOT 44 (EXCEPT THE SOUTH 98 FEET THEREOF) IN RIORDON'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1945 IN BOOK 25 OF PLATS, PAGE 108, AS DOCUMENT 477866, 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 May 15, 2024 does find as follows:

#### **FINDINGS OF FACT:**

- A. That petitioner testified that he requested the subject zoning relief in order to build a new, detached garage in place of the existing shed on the subject property.
- B. That petitioner testified that he has a one (1) car, attached garage and that he requires additional storage space on the subject property to store three (3) cars and household accessory equipment.
- C. That petitioner testified that due to the existing septic system and three mature trees (Mulberry, Elm, and Tamarack trees), he would need to place the proposed detached garage approximately four (4) feet from the interior side property line.
- D. That the Zoning Hearing Officer finds that petitioner has provided sufficient evidence (including site plans and photos) indicating that a proposed detached garage would need to be located approximately four (4) feet from the interior side setback in order to not impact the existing septic system and three (3) mature trees.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals 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 Board of Appeals 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 detached garage will be located in the same location of the existing shed and that it will not impair an adequate supply of light and air to the adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed detached garage and that it 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 demonstrated** that the proposed detached garage will not diminish the value of land and buildings throughout the County and that it will be an added benefit to the neighborhood.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will be built behind the front wall of the house 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 detached garage 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 detached garage 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 detached garage will be built in place of an existing shed and will be an added benefit to the surrounding area , which 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-24-000021 Komlo	
ZONING REQUEST	Variation to reduce the interior side setback from approximately 4' for a new detached garage.	
OWNER	JERZY KOMLO, 0S451 SUMMIT AVENUE, VILLA PARK, IL 60181	
ADDRESS/LOCATION	0S451 SUMMIT AVENUE, VILLA PARK, IL 60181	
PIN	06-15-302-005	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.67 ACRES (29,185 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: APRIL 30, 2024	
PUBLIC HEARING	WEDNESDAY, MAY 15, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Villa Park:	<i>No Comments Received.</i>	
Village of Lombard:	“As the property is outside of our extraterritorial jurisdiction, we do not have comments on the petition.”	
City of Elmhurst:	<i>No Comments Received.</i>	
City of Oakbrook Terrace:	<i>No Comments Received.</i>	
Village of Oak Brook:	No Objections.	
York Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections.	
Oakbrook Terrace Fire District:	<i>No Comments Received.</i>	
Sch. Dist. 48:	<i>No Comments Received.</i>	
Sch. Dist. 88:	<i>No Comments Received.</i>	
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 the Forest Preserve District property, we do not have any specific comments. Thank you.”	



**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	10'	N/A	APPROX. 4'

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	SUMMIT AVENUE R-3 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 May 15, 2024, recommends to approve the following zoning relief:

Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage.

**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-24-000021 Komlo** dated May 15, 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**

WHEREAS, the County Board Development Committee on June 4, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage.

**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-24-000021 Komlo** dated May 15, 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): 5 Ayes, 0 Nays, 1 Absent**

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

Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage, on the property hereinafter described:

LOT 44 (EXCEPT THE SOUTH 98 FEET THEREOF) IN RIORDON'S SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1945 IN BOOK 25 OF PLATS, PAGE 108, AS DOCUMENT 477866, IN DUPAGE COUNTY, ILLINOIS; and

**The Zoning Relief is 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-24-000021 Komlo** dated May 15, 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.

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; JERZY KOMLO, 0S451 SUMMIT AVENUE, VILLA PARK, IL 60181; and Township Assessor, York Township, 1502 S. Meyers Road, Lombard, IL 60148.

Enacted and approved this 11<sup>th</sup> day of June, 2024 at Wheaton, Illinois.

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DEBORAH A. CONROY, CHAIR  
DU PAGE COUNTY BOARD

Attest: \_\_\_\_\_

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 4, 2024

RE: **ZONING-24-000021 Komlo (York/District 2)**

**DuPage County Board: June 11, 2024:**

**Development Committee: June 4, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage.

**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-24-000021 Komlo** dated May 15, 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): 5 Ayes, 0 Nays, 1 Absent**

**Zoning Hearing Officer: May 15, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage.

**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-24-00021 Komlo dated May 15, 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 he requested the subject zoning relief in order to build a new, detached garage in place of the existing shed on the subject property.
- B. That petitioner testified that he has a one (1) car, attached garage and that he requires additional storage space on the subject property to store three (3) cars and household accessory equipment.
- C. That petitioner testified that due to the existing septic system and three mature trees (Mulberry, Elm, and Tamarack trees), he would need to place the proposed detached garage approximately four (4) feet from the interior side property line.
- D. That the Zoning Hearing Officer finds that petitioner has provided sufficient evidence (including site plans and photos) indicating that a proposed detached garage would need to be located approximately four (4) feet from the interior side setback in order to not impact the existing septic system and three (3) mature trees.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals 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 Board of Appeals 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 detached garage will be located in the same location of the existing shed and that it will not impair an adequate supply of light and air to the adjacent property.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed detached garage and that it 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 demonstrated** that the proposed detached garage will not diminish the value of land and buildings throughout the County and that it will be an added benefit to the neighborhood.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will be built behind the front wall of the house 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 detached garage 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 detached garage 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 detached garage will be built in place of an existing shed and will be an added benefit to the surrounding area , which will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000021 Komlo</b>	
<b>ZONING REQUEST</b>	Variation to reduce the interior side setback from 10' to approximately 4' for a new detached garage.	
<b>OWNER</b>	JERZY KOMLO, 0S451 SUMMIT AVENUE, VILLA PARK, IL 60181	
<b>ADDRESS/LOCATION</b>	0S451 SUMMIT AVENUE, VILLA PARK, IL 60181	
<b>PIN</b>	06-15-302-005	
<b>TWSP./CTY. BD. DIST.</b>	YORK	DISTRICT 2
<b>ZONING/LUP</b>	R-3 SF RES	0-5 DU AC
<b>AREA</b>	0.67 ACRES (29,185 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: APRIL 30, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, MAY 15, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
<b>EXTERNAL:</b>		
Village of Villa Park:	<i>No Comments Received.</i>	
Village of Lombard:	"As the property is outside of our extraterritorial jurisdiction, we do not have any comments on the petition."	
City of Elmhurst:	<i>No Comments Received.</i>	
City of Oakbrook Terrace:	<i>No Comments Received.</i>	
Village of Oak Brook:	No Objections.	
York Township:	<i>No Comments Received.</i>	
Township Highway:	No Objections.	
Oakbrook Terrace Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 48:	<i>No Comments Received.</i>	
Sch. Dist. 88:	<i>No Comments Received.</i>	
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 any specific comments. Thank you."	

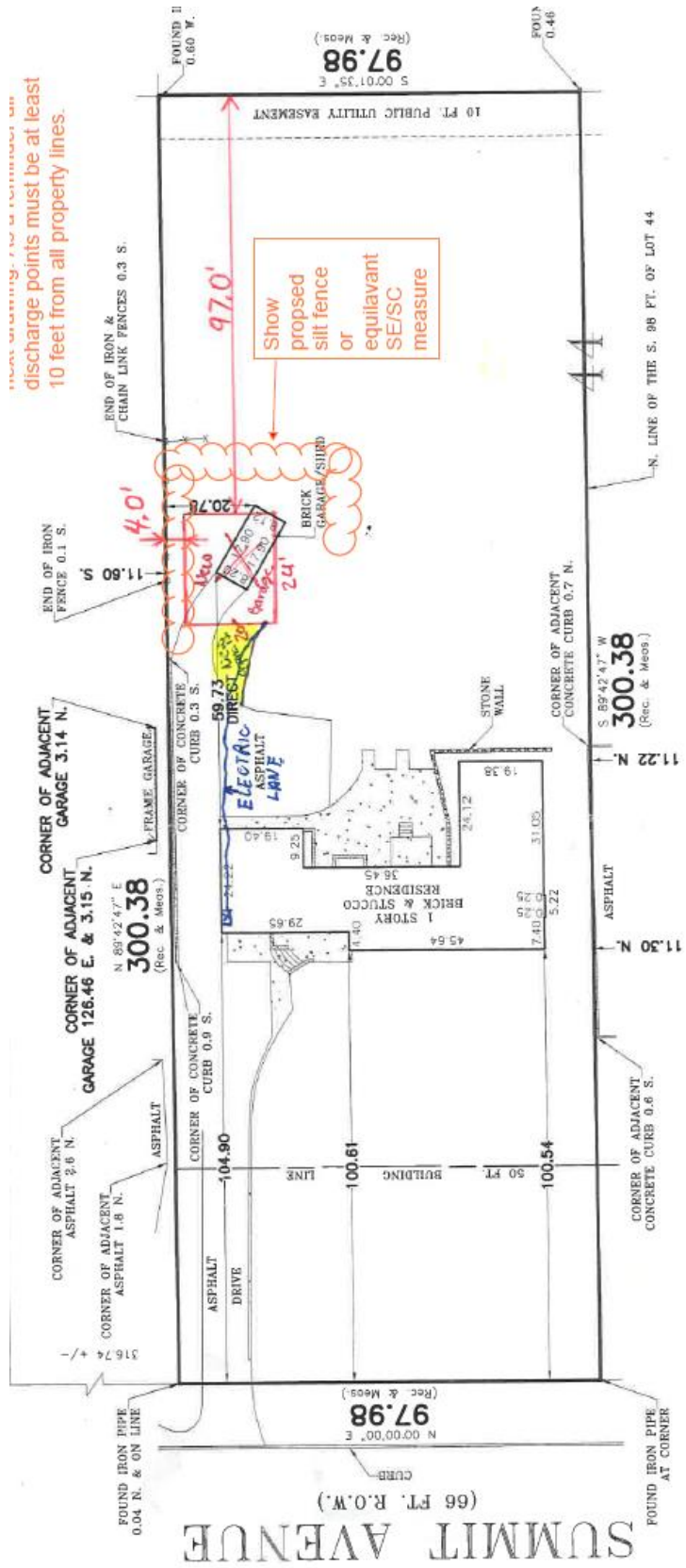
**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	10'	N/A	APPROX. 4'

**LAND USE**

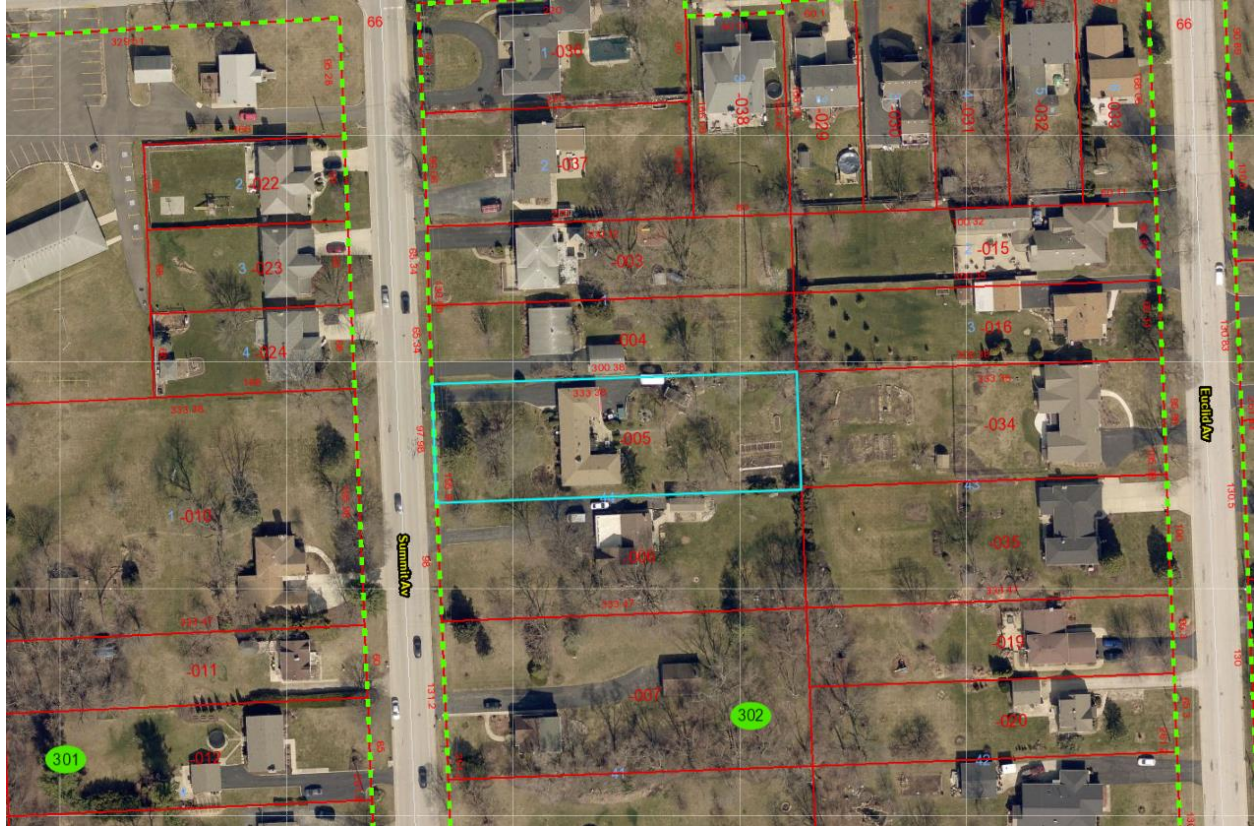
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	SUMMIT AVENUE R-3 SF RES	HOUSE	0-5 DU AC

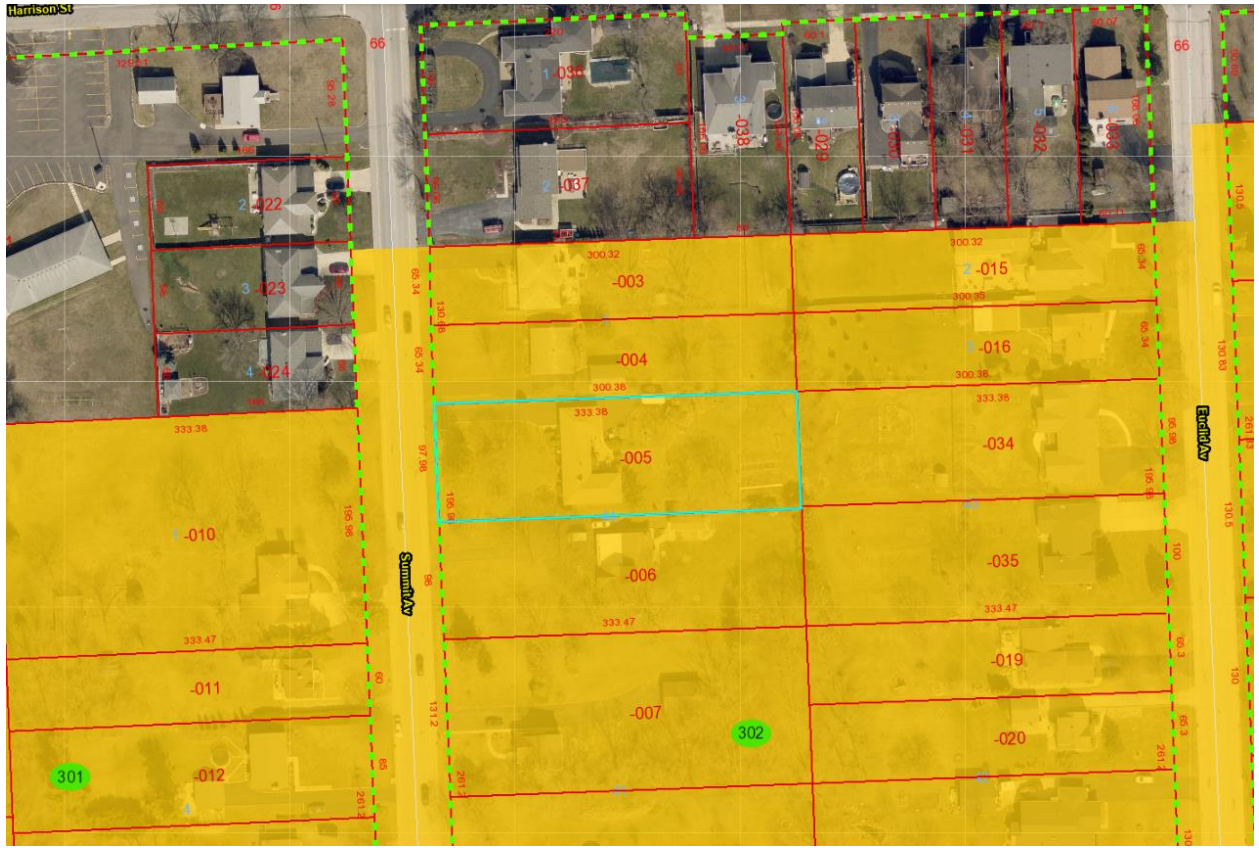




Show existing... discharge points must be at least 10 feet from all property lines.

Show proposed silt fence or equivalent SE/SC measure







## Development Ordinance

421 N. COUNTY FARM  
ROAD  
WHEATON, IL 60187  
[www.dupagecounty.gov](http://www.dupagecounty.gov)

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**File #:** DC-O-0036-24

**Agenda Date:** 6/4/2024

**Agenda #:** 6.C.

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**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: May 15, 2024  
RE: **ZONING-24-000023 Griese (Winfield/ District 6)**

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**Development Committee: June 4, 2024:**

**Zoning Hearing Officer: May 15, 2024:** The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall.
2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).

**ZHO Recommendation to Deny**

**FINDINGS OF FACT:**

- A. That petitioner testified that the purpose of the proposed zoning relief is to allow a boat on a trailer to remain in front of the front wall, within the front yard setback.
- B. That petitioner testified that he has lived at the subject property for approximately twenty-five (25) years.
- C. That petitioner testified that he purchased the subject \$50,000 boat approximately three (3) months ago and that he would like to keep his boat on his property.

- D. That petitioner testified that he cannot place the subject boat in the rear yard due to an existing shed and septic field, and that he cannot place the boat in the interior side yard due to the existing well-head location.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to allow a boat on a trailer to remain in front of the front wall, within the front yard setback and that the plat of survey provided by the petitioner indicates ample room to place the subject boat within the rear yard of the subject property.

**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** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will not impair an adequate supply of light and air to adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house will not increase the hazard from fire or other dangers.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on trailer in front of the front wall of the house 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** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house will not increase traffic congestion in the public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house 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** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house 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** or provided sufficient evidence that the existing boat on a trailer in front of the front wall of the house will not impair the public health, safety, comfort, morals or general welfare.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000023 Griese</b>
<b>ZONING REQUEST</b>	1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall. 2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).
<b>OWNER</b>	TODD GRIESE, 29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
<b>ADDRESS/LOCATION</b>	29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
<b>PIN</b>	04-34-105-025
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD DISTRICT 6
<b>ZONING/LUP</b>	R-3 SF RES 0-5 DU AC
<b>AREA</b>	0.29 ACRES (12,632 SQ. FT.)
<b>UTILITIES</b>	WELL/SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: APRIL 30, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, MAY 15, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	Our office has no jurisdiction in this matter.
<b>EXTERNAL:</b>	
City of Warrenville:	Objects. "City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. Staff supports consideration of other location for storage of the boat (for example in the back yard).
City of Aurora:	<i>No Comments Received.</i>
City of Naperville:	<i>No Comments Received.</i>
Winfield Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Warrenville Fire Dist.:	No Objections.
Sch. Dist. 200:	<i>No Comments Received.</i>
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 any specific comments. Thank you."

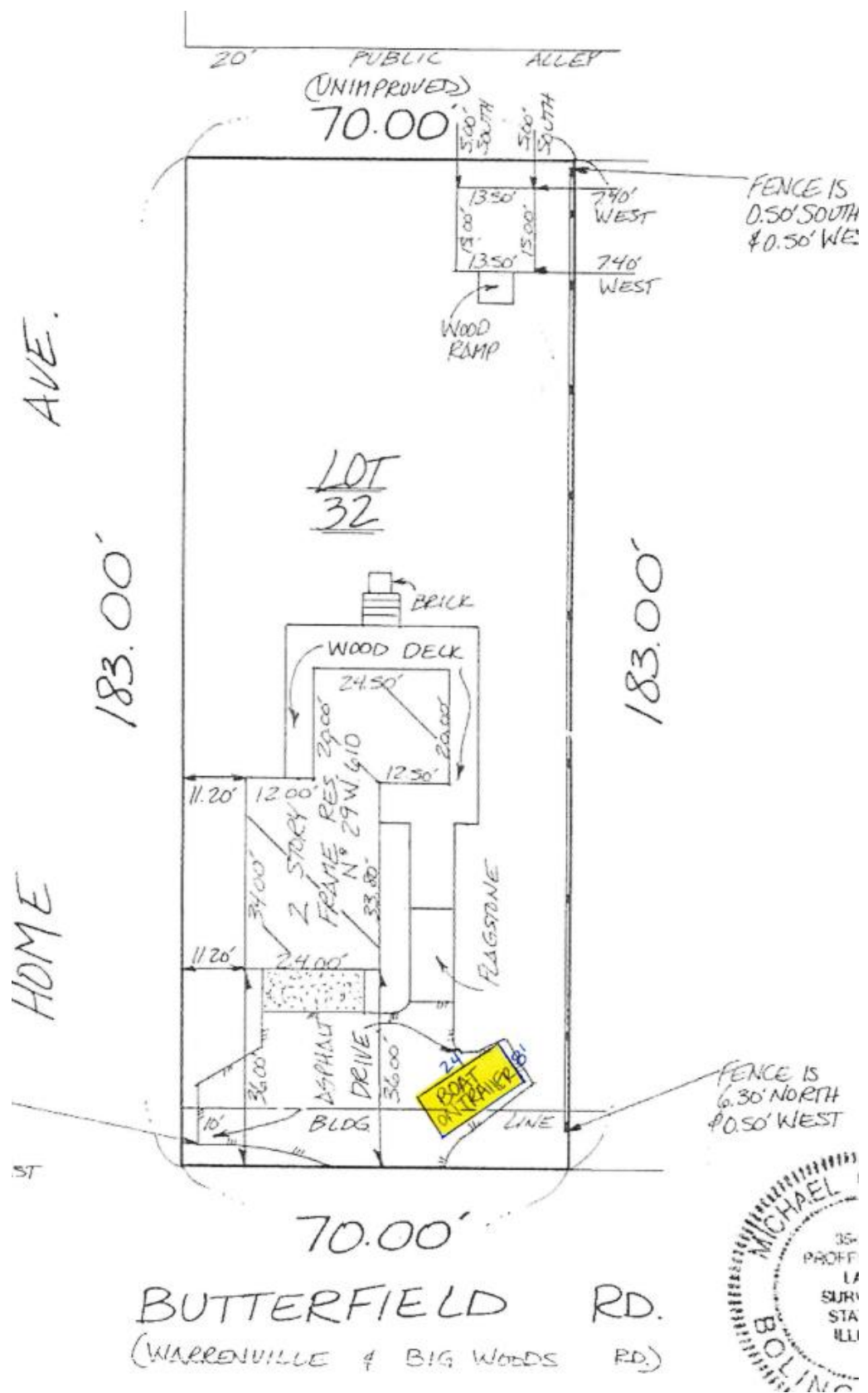


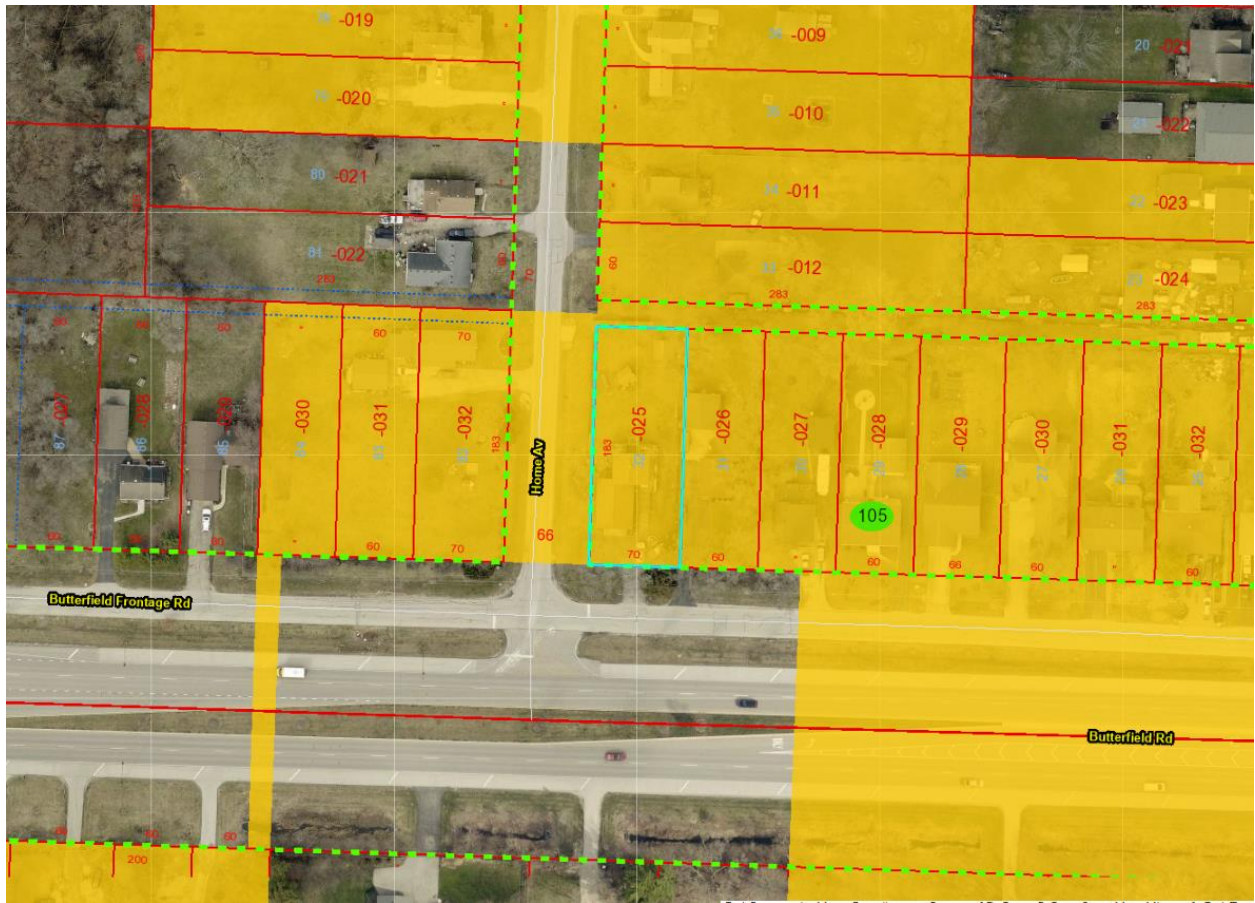
**GENERAL BULK REQUIREMENTS:**

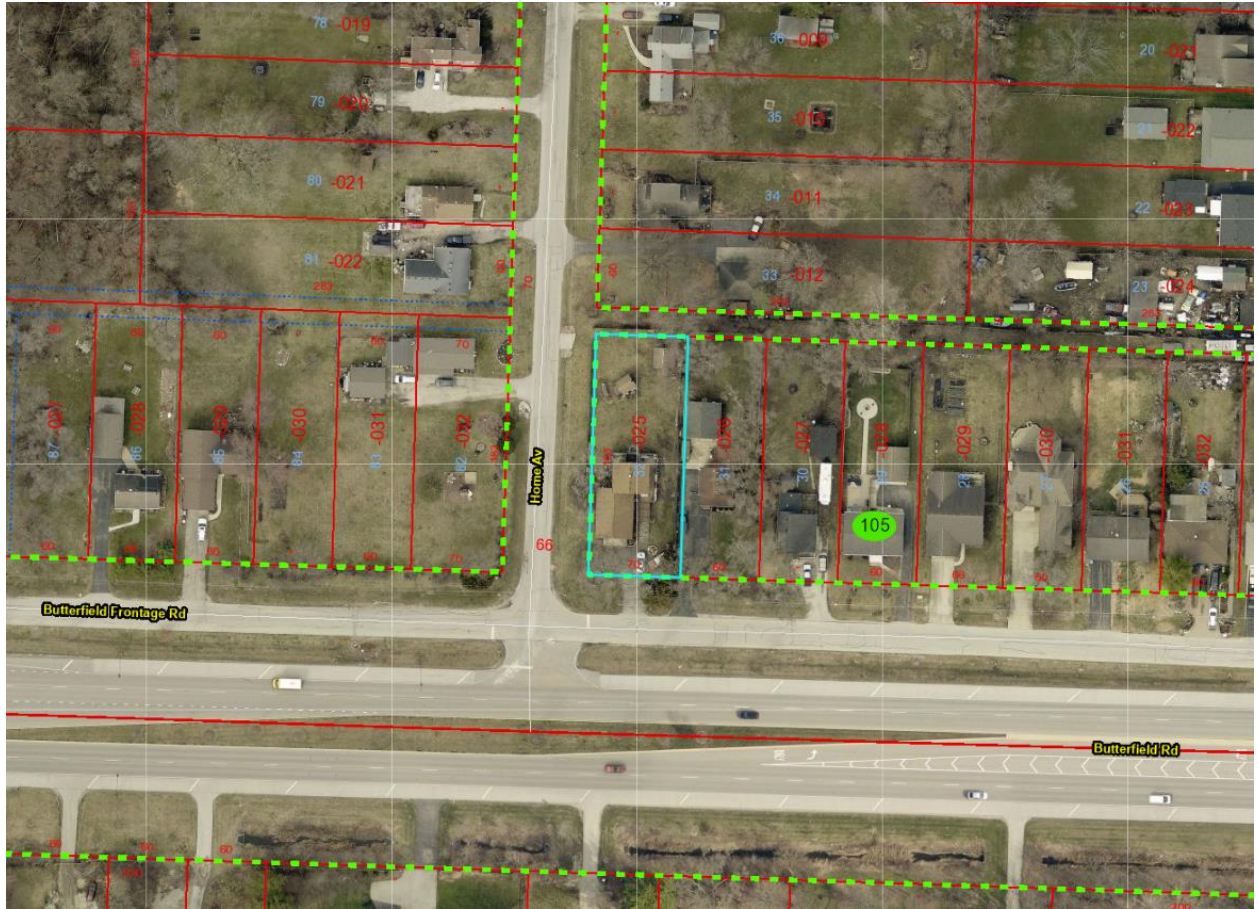
<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Front Yard:	30'	APPROX. 5'	APPROX. 5'

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	ROW AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
South	BUTTERFIELD FRONTAGE ROAD AND BEYOND CITY OF WARRENVILLE	HOUSE	CITY OF WARRENVILLE
East	R-3 SF RES	HOUSE	0-5 DU AC
West	HOME AVENUE AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC











**DUPAGE  
COUNTY**

Building  
Division

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Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

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

### DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000023 Griese

Please review the information herein and return with your comments to:  
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm  
Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov) or via  
facsimile at 630-407-6702 by **MAY 14, 2024**.

COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.	
<input type="checkbox"/> : ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: City staff has reviewed and is not supportive of the request. City ordinances do not permit storage of recreational vehicles in required yards or in front of the building line. Staff supports consideration of other locations for storage of the boat (for example in the back yard).	
SIGNATURE: _____ DATE: <u>May 13, 2024</u>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: City of Warrenville	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000023 Griese
ZONING REQUEST	1. Variation to allow a boat on trailer (24' x 8' Recreational Vehicle) in front of the front wall. 2. Variation to reduce the front yard setback from required 30' to approximately 5' to park a boat on trailer (24'x8' Recreational Vehicle).
OWNER	TODD GRIESE, 29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
ADDRESS/LOCATION	29W610 BUTTERFIELD ROAD, WARRENVILLE, IL 60555
PIN	04-34-105-025
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.29 ACRES (12,632 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: APRIL 30, 2024
PUBLIC HEARING	WEDNESDAY, MAY 15, 2024

1

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



## Development Ordinance

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

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**File #:** DC-O-0037-24

**Agenda Date:** 6/4/2024

**Agenda #:** 12.B.

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### **Zoning Petition ZONING-24-000026 K&D Elite LLC**

WHEREAS, a public hearing was held on May 15, 2024 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 reduce the interior side setback from required 10' to approximately 1' to build a detached garage, on the property hereinafter described:

THE WEST 90 FEET OF THE EAST 331.65 FEET OF THE SOUTH 165 FEET OF THE NORTH 1023 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 May 15, 2024 does find as follows:

#### **FINDINGS OF FACT:**

- A. That petitioner testified that he requested the subject zoning relief in order to rebuild a demolished detached garage, which requires him to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.
- B. That petitioner testified that he purchased the subject property in 2023 and that the previous detached garage was dilapidated and was demolished by petitioner shortly after purchasing the subject property.
- C. That petitioner testified that the subject property does not have an attached garage and currently has no garage on the property.
- D. That petitioner testified that due to the septic field location in the rear yard, he would like to rebuild to a 20' x 20' detached garage in the same location as the previous detached garage.
  - a. That petitioner supplied a Health Department septic drawing from 1988 depicting the septic system location throughout the rear yard.

E. That the Zoning Hearing Officer finds that petitioner provided sufficient evidence to support a Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage, and that due to the septic system location in the rear yard, the only location for a new detached garage is to construct it approximately one (1) foot from the interior side yard.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals 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 Board of Appeals 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 detached garage will replace the previous detached garage in the same location, and that it will not impair an adequate supply of light and air to the adjacent property.
  
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed detached garage and that it will be built pursuant to the current building code.
  
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed detached garage will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood.
  
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will be built behind the front wall of the house 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 detached garage 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 detached garage 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 detached garage will be an added benefit to the neighborhood 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-24-000026 K&D ELITE LLC.
ZONING REQUEST	Variation to reduce the interior side setback from 10' to approximately 1' to build a detached garage
OWNER	K & D ELITE LLC. & MICELI 5 LLC., P.O BOX 100, PALATINE, IL 60078 / 22W044 THORNDALE AVENUE, MEDINAH, IL 60157 / AGENT: MIKE CZERVINSKI, PRO ELECTRIC, 9230 GRAND AVENUE, FRANKLIN PARK, IL 60131
ADDRESS/LOCATION	22W044 THORNDALE AVENUE, MEDINAH, IL 60157
PIN	02-02-403-012
TWSP./CTY. BD. DIST.	BLOOMINGDALE DISTRICT 1
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.34 ACRES (14,810 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: APRIL 30, 2024
PUBLIC HEARING	WEDNESDAY, MAY 15, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections. “Revised - Septic contractor provided septic line location and plan for review to ensure compliance with the setback requirements.”
Stormwater:	No Objections.
Public Works:	Our office has no jurisdiction in this matter.
<b>EXTERNAL:</b>	
Village of Roselle:	<i>No Comments Received.</i>
City of Itasca:	<i>No Comments Received.</i>
Village of Bloomingdale:	<i>No Comments Received.</i>
Bloomington Township:	<i>No Comments Received.</i>
Township Highway:	Our office has no jurisdiction in this matter.
Roselle Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 11:	<i>No Comments Received.</i>
Sch. Dist. 108:	<i>No Comments Received.</i>
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 the Forest Preserve District property, we do not have any specific comments. Thank you.”

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Int. Side Yard:	10'	APPROX. 1.9'	APPROX. 1'

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	SCHOOL	0-5 DU AC
South	THORNDALE ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	SCHOOL	0-5 DU AC
West	R-3 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 May 15, 2024, recommends to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC. dated May 15, 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**

WHEREAS, the County Board Development Committee on June 4, 2024, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC. dated May 15, 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): 5 Ayes, 0 Nays, 1 Absent**

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

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage, on the property hereinafter described:

THE WEST 90 FEET OF THE EAST 331.65 FEET OF THE SOUTH 165 FEET OF THE NORTH 1023 FEET OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

**The Zoning Relief is 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-24-000026 K&D Elite LLC. dated May 15, 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.

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; K & D ELITE LLC. & MICELI 5 LLC., P.O BOX 2074, PALATINE, IL 60078 / 22W044 THORNDALE AVENUE, MEDINAH, IL 60157 / AGENT: MIKE CZERWINSKI, JD PRO ELECTRIC, 9230 GRAND AVENUE, FRANKLIN PARK, IL 60131; and Township Assessor, Bloomingdale Township, 123 N. Rosedale, Bloomingdale, IL 60108.

Enacted and approved this 11<sup>th</sup> day of June, 2024 at Wheaton, Illinois.

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DEBORAH A. CONROY, CHAIR  
DU PAGE COUNTY BOARD

Attest: \_\_\_\_\_

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 4, 2024

RE: **ZONING-24-000026 K&D Elite LLC.  
(Bloomingdale/District 1)**

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**DuPage County Board: June 11, 2024:**

**Development Committee: June 4, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC.** dated May 15, 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): 5 Ayes, 0 Nays, 1 Absent**

**Zoning Hearing Officer: May 15, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC. dated May 15, 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 he requested the subject zoning relief in order to rebuild a demolished detached garage, which requires him to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.
- B. That petitioner testified that he purchased the subject property in 2023 and that the previous detached garage was dilapidated and was demolished by petitioner shortly after purchasing the subject property.
- C. That petitioner testified that the subject property does not have an attached garage and currently has no garage on the property.
- D. That petitioner testified that due to the septic field location in the rear yard, he would like to rebuild to a 20' x 20' detached garage in the same location as the previous detached garage.
  - a. That petitioner supplied a Health Department septic drawing from 1988 depicting the septic system location throughout the rear yard.
- E. That the Zoning Hearing Officer finds that petitioner provided sufficient evidence to support a Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage, and that due to the septic system location in the rear yard, the only location for a new detached garage is to construct it approximately one (1) foot from the interior side yard.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals 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 Board of Appeals 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 detached garage will replace the previous detached garage in the same location, and that it will not impair an adequate supply of light and air to the adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed detached garage and that it will be built pursuant to the current building code.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed detached garage will not diminish the value of land and buildings throughout the County and will be an added benefit to the neighborhood.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed detached garage will be built behind the front wall of the house 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 detached garage 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 detached garage 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 detached garage will be an added benefit to the neighborhood and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000026 K&amp;D ELITE LLC.</b>	
<b>ZONING REQUEST</b>	Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.	
<b>OWNER</b>	K & D ELITE LLC. & MICELI 5 LLC., P.O BOX 2074, PALATINE, IL 60078 / 22W044 THORNDALE AVENUE, MEDINAH, IL 60157 / AGENT: MIKE CZERWINSKI, JD PRO ELECTRIC, 9230 GRAND AVENUE, FRANKLIN PARK, IL 60131	
<b>ADDRESS/LOCATION</b>	22W044 THORNDALE AVENUE, MEDINAH, IL 60157	
<b>PIN</b>	02-02-403-012	
<b>TWSP./CTY. BD. DIST.</b>	BLOOMINGDALE	DISTRICT 1
<b>ZONING/LUP</b>	R-3 SF RES	0-5 DU AC
<b>AREA</b>	0.34 ACRES (14,810 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: APRIL 30, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, MAY 15, 2024	
<b>ADDITIONAL INFORMATION:</b>		
<b>Building:</b>	No Objections.	
<b>DUDOT:</b>	Our office has no jurisdiction in this matter.	
<b>Health:</b>	No Objections. "Revised – Septic contractor provided septic line location, which is in compliance with the setback requirements."	
<b>Stormwater:</b>	No Objections.	
<b>Public Works:</b>	Our office has no jurisdiction in this matter.	
<b>EXTERNAL:</b>		
<b>Village of Roselle:</b>	<i>No Comments Received.</i>	
<b>City of Itasca:</b>	<i>No Comments Received.</i>	
<b>Village of Bloomingdale:</b>	<i>No Comments Received.</i>	
<b>Bloomington Township:</b>	<i>No Comments Received.</i>	
<b>Township Highway:</b>	Our office has no jurisdiction in this matter.	
<b>Roselle Fire Dist.:</b>	<i>No Comments Received.</i>	
<b>Sch. Dist. 11:</b>	<i>No Comments Received.</i>	
<b>Sch. Dist. 108:</b>	<i>No Comments Received.</i>	
<b>Forest Preserve:</b>	"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 any specific comments. Thank you."	

**GENERAL BULK REQUIREMENTS:**

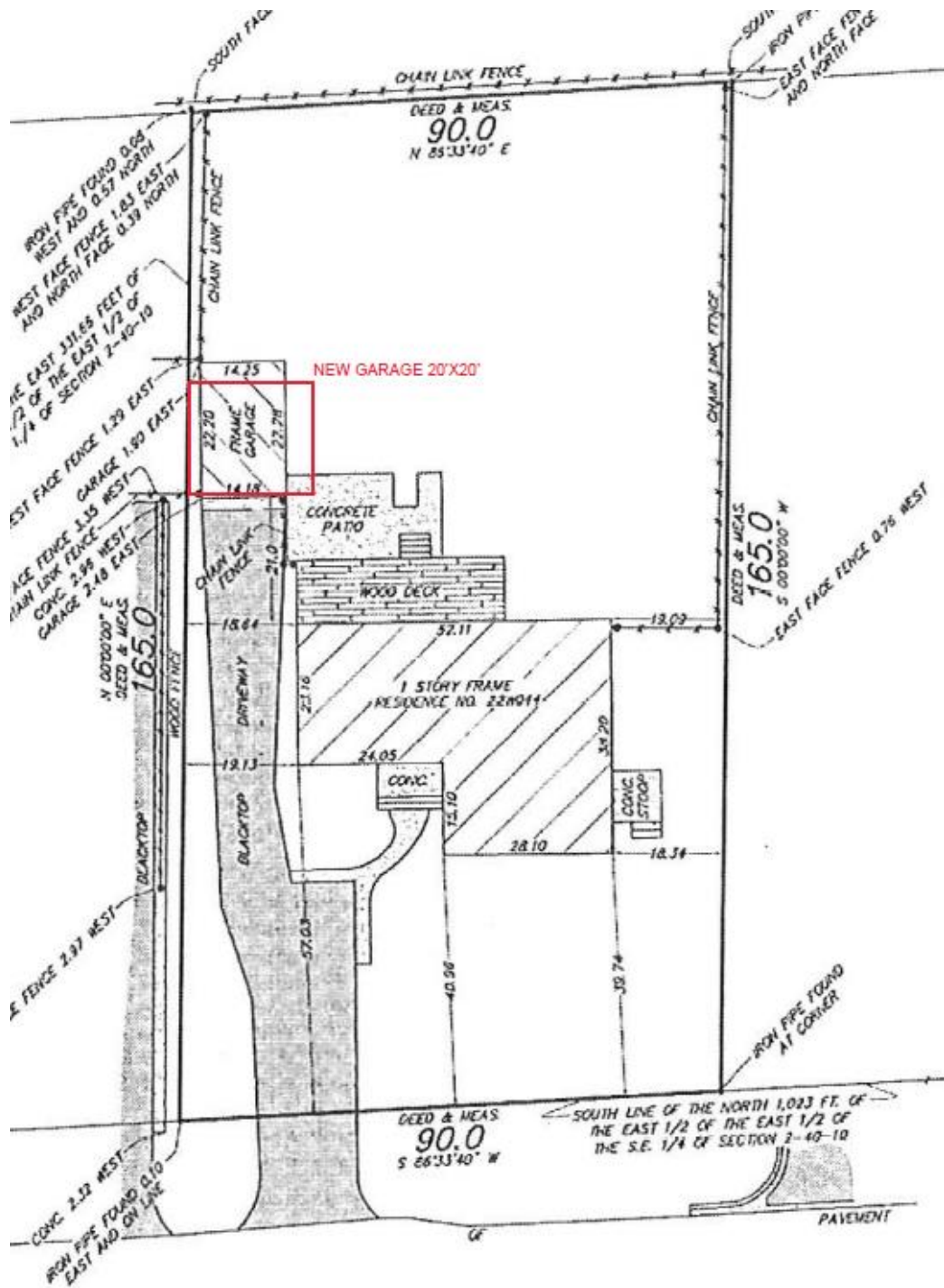
<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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Int. Side Yard:	10'	APPROX. 1.9'	APPROX. 1'
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**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	SCHOOL	0-5 DU AC
South	THORNDALE ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	SCHOOL	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC



THORNDALE AVE.

State of Illinois

