



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, November 21, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [23-3682](#)

Development Committee - Regular Meeting - November 7, 2023

6. REGULATORY SERVICES

6.A. [DC-P-0018-23](#)

Recommendation for the approval of a contract purchase order to Lakeside Consultants, for professional services to perform building & plumbing plan reviews, and inspections on an "As-needed" basis, in unincorporated DuPage County, for the period December 1, 2023 through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000; per RFP #23-119-BZP. This contract is subject to three (3) additional twelve (12) month renewal periods provided there is no change in the terms, conditions, specifications, and hourly rate, and provided that such renewals are mutually agreed to by both parties. In no event shall the term plus renewals exceed four (4) years.

6.B. [TE-P-0075-23](#)

Recommendation for the approval of a contract purchase order to Accela, Inc., for Managed Application Services to provide support with permitting software for the Building & Zoning, Transportation, Stormwater, and Public Works departments, for the period of February 21, 2024 through February 20, 2025, for a contract total not to exceed \$199,290; per 55 ILCS 5/5-1022(c) not suitable for competitive bids. (Proprietary Software Maintenance and Support)

6.C. [DC-O-0063-23](#)

ZONING-23-000067 – 28W510 Washington Avenue Investments, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board. (Winfield/District 6) (Generally located northwest of Morningside Drive and Washington Avenue, on the north side of Washington Avenue)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

6.D. [DC-O-0064-23](#)

ZONING-23-000072 – Rosasco: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback. (Lisle/District 2) (Located at the southeast corner of Creek Drive and Woodcrest Court E)

ZHO Recommendation to Approve

6.E. [DC-O-0065-23](#)

ZONING-23-000073 – Barsley: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback. (Lisle/District 2) (Located at the southeast corner of Spring Bay Drive and Park Meadow Drive)

ZHO Recommendation to Approve

6.F. [DC-O-0066-23](#)

ZONING-23-000074 – Scheiwe: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce corner side setback for a new hot tub installation from 30' to approximately 24'. (Downers Grove/ District 3) (Located at the northeast corner of Havens Drive and Rooke Court)

ZHO Recommendation to Approve

6.G. [DC-O-0067-23](#)

ZONING-23-000076 – Knollcrest Funeral Home: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setbacks from 20' to approximately 0 feet for the expansion of Knollcrest Funeral Home. (York/District 2) (Generally located northwest of 16th Street and Meyers Road, on the west side of Meyers Road)

ZHO Recommendation to Approve

6.H. [DC-O-0068-23](#)

ZONING-23-000078 – Hehl: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback for a new detached garage from required 30' to approximately 7.9'. (Downers Grove/ District 3) (Located at the southeast corner of 80th Street and Washington Street)

ZHO Recommendation to Approve

6.I. [DC-O-0069-23](#)

ZONING-23-000080 – Adams: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 3' to approximately 0' for repaving driveway with asphalt parking space. (Milton/ District 4) (Generally located southwest of Harrison Avenue and Calvin Court, on the west side of Calvin Court)

ZHO Recommendation to Approve

6.J. [DC-O-0070-23](#)

ZONING-23-000081 – Petersen: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed). (Lisle/District 2) (Generally located northwest of South Road and Riverview Drive, on the west side of Riverview Drive)

ZHO Recommendation to Approve

6.K. [DC-O-0071-23](#)

ZONING-23-000082 – Dumitrescu: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to reduce the interior side setback for an existing shed from required 3 feet to approximately 20 inches, where it has existed for at least 5 years.

2. Conditional Use to allow a 5' fence (50% open) within the 10' corner side yard setback. (Addison/District 1) (Located at the northwest corner of Crown Road and Patricia Lane)

ZHO Recommendation to Approve

7. **OLD BUSINESS**8. **NEW BUSINESS**9. **ADJOURNMENT**



Minutes

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

File #: 23-3682

Agenda Date: 11/21/2023

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, November 7, 2023

10:30 AM

ROOM 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

PRESENT	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT	Krajewski

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore told the Committee that many members of the Board have received correspondence concerning a petition that is going to the Zoning Board of Appeals meeting tonight. He asked the Committee members to be open minded and hear all the evidence before formulating an opinion.

4. PUBLIC COMMENT

Sharon Eckler spoke in support of her Zoning petition 23-000068. She also submitted an electronic comment that can be found in the last pages of the meetings packet.

5. MINUTES APPROVAL

5.A. [23-3402](#)

Development Committee - Regular Meeting - October 17, 2023

Attachments: [Dev Comm Final Meeting Minutes 10-17-2023.pdf](#)

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

6. INFORMATIONAL

6.A. [23-3582](#)

Recommendation for the approval of a purchase order to Zips Car Wash, LLC d/b/a Jet Brite Car Wash, to provide unlimited car washes, including undercarriage wash and rust inhibitor, as needed for the DuPage County fleet of vehicles, for the period November 8, 2023 through November 7, 2024, for a contact total not to exceed \$29,900; per low bid #23-117-DOT.

Attachments: [Jet Brite Checklist](#)
 [Jet Brite Bid Tab](#)
 [Car Wash Contract](#)
 [Jet Brite - Vendor Ethics](#)

7. REGULATORY SERVICES

7.A. [DC-R-0002-23](#)

To Approve: INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WHEATON AND THE COUNTY OF DUPAGE FOR THE TRANSFER OF CERTAIN REGULATORY AUTHORITY FROM THE CITY TO THE COUNTY EXCLUSIVELY FOR THE DEVELOPMENT OF THE NEW DUPAGE COUNTY HEALTH DEPARTMENT CRISIS RECOVERY CENTER (“CRC”)

Attachments: [DC-R-0002-23 CRC Res-IGA \(10-23-23\) 1.pdf](#)

Chair Tornatore explained that there was a new amended copy of the resolution. This resolution is concerning the new proposed crisis center. We will be using the City of Wheaton's zoning ordinance, but our staff will handle the application, review and inspections. The permit review and inspection fees will be based on the City of Wheaton's fee schedule.

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7.B. [DC-R-0003-23](#)

To Approve: A RESOLUTION ACCEPTING A GRANT FROM THE ILLINOIS HOUSING DEVELOPMENT AUTHORITY’S STRONG COMMUNITIES PROGRAM – ROUND 2

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7.C. [DC-O-0057-23](#)

ZONING-23-000054 – Blacha: To approve the following zoning relief:

1. Conditional Use to increase the height of an existing shed from permitted 15' to approximately 16', where it has existed for at least 5 years.

2. Conditional Use to reduce the interior side setback for an existing covered patio/gazebo from permitted 6.7' to approximately 4', where it has existed for at least 5 years.
 3. Conditional Use to reduce the interior side setback for an existing spiral staircase from permitted 6.7' to approximately 4.5', where it has existed for at least 5 years. (Downers Grove/ District 3)
- ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7.D. [DC-O-0058-23](#)

ZONING-23-000062 – Murphy: To approve the following zoning relief:
Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback. (Downers Grove/ District 3)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore
ABSENT:	Krajewski

7.E. [DC-O-0059-23](#)

ZONING-23-000065 – Hammersmith: To approve the following zoning relief:
1. Conditional Use to increase the total permitted area of detached accessory buildings from 850 sq. ft. to approximately 924 sq. ft., where it has existed for at least 5 years.
2. Conditional Use to reduce the rear setback for an existing shed from permitted 3 feet to approximately 1.8 feet, where it has existed for at least 5 years. (Winfield/ District 6)
ZHO Recommendation to Approve
Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

RESULT:	APPROVED AT COMMITTEE
MOVER:	Liz Chaplin
SECONDER:	Sheila Rutledge
AYES:	Chaplin, Gustin, Ozog, Rutledge, and Tornatore

ABSENT: Krajewski

7.F. [DC-O-0060-23](#)

ZONING-23-000068 – Eckler: To approve the following zoning relief:

Conditional Use to allow existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
(Winfield/ District 6)

ZHO Recommendation to Deny

Development Committee VOTE (to Approve): 4 Ayes, 1 Nays, 1 Absent

Chair Tornatore asked Paul Hoss for more information on why the Zoning Hearing Officer recommended to deny the petition. Mr. Hoss explained the Hearing Officer said there was ample room on the property to meet the setback requirements, this is a self imposed hardship. There was also a complaint from the adjacent property owner about the location of the RV that is currently under violation.

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sheila Rutledge
SECONDER:	Liz Chaplin
AYES:	Chaplin, Gustin, Ozog, and Rutledge
NAY:	Tornatore
ABSENT:	Krajewski

7.G. [DC-O-0061-23](#)

ZONING-23-000071 – Gilman: To approve the following zoning relief:

Conditional Use to allow the finished side of fence to face inward instead of outward toward the adjacent property. (Lisle/ District 2)

ZHO Recommendation to Approve

Development Committee VOTE (to Approve): 5 Ayes, 0 Nays, 1 Absent

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

7.H. [DC-O-0062-23](#)

Update to the DuPage County Building Code (Request to waive the first reading)

Attachments: [Building Code Proposed Changes Struck Version 10-31-2023.pdf](#)
 [Building Code Proposed Changes Clean Version 10-31-2023.pdf](#)

Chair Tornatore asked Jim Stran to give some details on the this agenda item. Jim explained that it has been two years since the last update and only the residential County drafted code was updated. He went over some of the changes made and new additions made. Copies of both the struck and clean versions of the building code are in the packet.

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

8. OLD BUSINESS

Member Rutledge brought up the Dark Skies ordinance and if we are ready to add that to the zoning code. Mr. Hoss explained that there will be an update to the zoning code in the beginning of next year. This will include some corrections, Dark Skies and accessory dwelling units.

Member Gustin spoke to safety issues, carbon monoxide and smoke detectors in homes. At the City of Naperville, she explained they modified the ordinance to reflect more smart technology. Jim Stran advised that we do allow that, our Building Department follows the State of Illinois Smoke Detector Act. We do allow for residents on a case-by-case basis for review a wireless updated alarm system.

Member DeSart inquired if others received an email from a District 5 constituent regarding his Home Owners Association Agreement. Nick Kottmeyer, Director of Public Works informed the Committee that he has spoken to the property owner and he is working with our State's Attorney and with the Recorder's Office to resolve this issue.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:11 A.M.



File #: DC-P-0018-23

Agenda Date: 11/21/2023

Agenda #: 6.A.

**AWARDING RESOLUTION
ISSUED TO LAKESIDE CONSULTANTS FOR PROFESSIONAL
SERVICES TO PERFORM BUILDING & PLUMBING PLAN REVIEWS, AND BUILDING
INSPECTIONS ON AN AS-NEEDED BASIS, FOR RESIDENTIAL AND COMMERCIAL
BUILDINGS IN UNINCORPORATED DUPAGE COUNTY
(CONTRACT TOTAL AMOUNT: \$75,000)**

WHEREAS, an RFP was released to the public and processed in accordance with County Board policy;
and

WHEREAS, the Development Committee recommends County Board Approval for the issuance of a contract purchase order for professional services to perform building and plumbing plan reviews, and inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period December 1, 2023 through November 30, 2024, for the Building & Zoning Department, for a contract total amount not to exceed \$75,000, per RFP #23-119-BZP.

NOW, THEREFORE BE IT RESOLVED, that County Contract, covering said, for professional services to perform building and plumbing plan reviews, and inspections on an as-needed basis, for residential and commercial buildings in unincorporated DuPage County, for the period December 1, 2023 through November 30, 2024, for the Building & Zoning Department, and it is hereby approved for issuance by the Procurement Division to, Lakeside Consultants, 4320 Winfield Road, Suite 200, Warrenville Illinois, 60555. This contract is subject to three (3) additional twelve (12) month renewal periods provided there is no change in the terms, conditions, specifications and hourly rate, and provided that such renewals are mutually agreed to by both parties. In no event shall the term plus renewals exceed four (4) years.

Enacted and approved this 28th day of November, 2023 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



Procurement Review Comprehensive Checklist
Procurement Services Division
This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION

General Tracking		Contract Terms	
FILE ID#: DC-P-0018-23	RFP, BID, QUOTE OR RENEWAL #: RFP #23-119-BZP	INITIAL TERM WITH RENEWALS: 1 YR + 3 X 1 YR TERM PERIODS	INITIAL TERM TOTAL COST: \$75,000.00
COMMITTEE: DEVELOPMENT	TARGET COMMITTEE DATE: 11/21/2023	PROMPT FOR RENEWAL:	CONTRACT TOTAL COST WITH ALL RENEWALS: \$300,000.00
	CURRENT TERM TOTAL COST: \$75,000.00	MAX LENGTH WITH ALL RENEWALS: FOUR YEARS	CURRENT TERM PERIOD: INITIAL TERM
Vendor Information		Department Information	
VENDOR: Lakeside Consultants	VENDOR #: 41877	DEPT: Building & Zoning	DEPT CONTACT NAME: Marla Flynn
VENDOR CONTACT: Kaylynn Bown	VENDOR CONTACT PHONE: 331-274-9630	DEPT CONTACT PHONE #: X6789	DEPT CONTACT EMAIL: Marla.Flynn@dupagecounty.gov
VENDOR CONTACT EMAIL: kaylynn@lakesideconsultants.net	VENDOR WEBSITE:	DEPT REQ #:	
Overview			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Professional services to perform Building & Zoning plan reviews and inspections on an "as-needed" basis for residential and commercial buildings in unincorporated DuPage County.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished Review of building and plumbing plans throughout the course of construction are required by the DuPage County Building Code to insure code compliance.			

SECTION 2: DECISION MEMO REQUIREMENTS

DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required. LOWEST RESPONSIBLE QUOTE/BID (QUOTE < \$25,000, BID ≥ \$25,000; ATTACH TABULATION)
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

SECTION 3: DECISION MEMO

STRATEGIC IMPACT	Select an item from the following dropdown menu of County's strategic priorities that this action will most impact.
SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION

JUSTIFICATION	Select an item from the following dropdown menu to justify why this is a sole source procurement.
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted.

SECTION 5: Purchase Requisition Information

<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Lakeside Consultants	Vendor#: 41877	Dept: Building & Zoning	Division:
Attn: Kaylynn Bown	Email: kaylynn@lakesideconsultants.net	Attn: Marla Flynn	Email: Marla.Flynn@dupagecounty.gov
Address: 4320 Winfield Rd, Suite 200	City: Warrenville	Address: 421 N County Farm Rd	City: Wheaton
State: IL	Zip: 60555	State: IL	Zip: 60187
Phone: 331-274-9630	Fax:	Phone: 630-407-6789	Fax: 630-407-6702
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Lakeside Consultants	Vendor#: 41877	Dept:	Division:
Attn:	Email:	Attn:	Email:
Address: 4320 Winfield Rd, Suite 200	City: Warrenville	Address:	City:
State: IL	Zip: 60555	State:	Zip:
Phone: 331-274-9630	Fax:	Phone:	Fax:
Shipping		Contract Dates	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Dec 1, 2023	Contract End Date (PO25): Nov 30, 2024
Contract Administrator (PO25):			

Purchase Requisition Line Details											
LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/ Activity Code	Unit Price	Extension
1	1	EA		Professional services to perform Building & Zoning plan reviews and inspections on an "as-needed" basis for residential and commercial buildings in unincorporated DuPage County for the period Dec 1, 2023 through Nov 30, 2024.	FY24	1100	2810	53090		75,000.00	75,000.00
<i>FY is required, assure the correct FY is selected.</i>										Requisition Total	\$ 75,000.00

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.

The following documents have been attached: ☐ W-9 ☐ Vendor Ethics Disclosure Statement



LAKESIDE CONSULTANTS

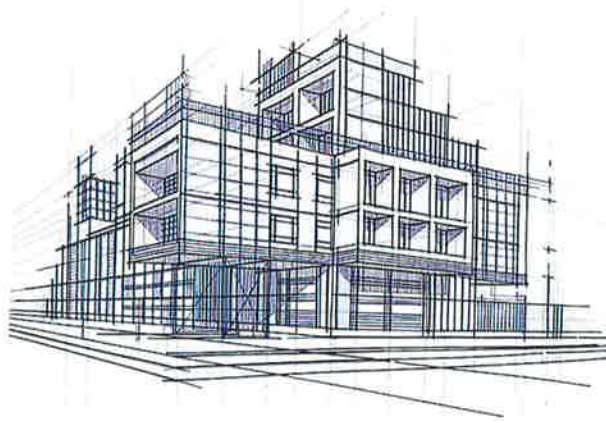
LAKESIDECONSULTANTS.NET

4320 Winfield Road, Suite 200

Warrenville, IL 60555

info@lakesideconsultants.net

(331) 274-9630



MUNICIPAL PARTNERSHIP PACKET

DUPAGE COUNTY



PLANS EXAMINER SERVICES

Opening Date: November 8, 2023

Prepared for: Jim Stran, Building & Zoning Department Manager – Dupage County

Prepared by: Kaylynn Bown, Operations Director – Lakeside Consultants



TABLE OF CONTENTS

INTRODUCTION

COVER LETTER

BACKGROUND

PROPOSED TEAM & RESUMES

RESPONSE PLAN

REFERENCES

REQUIRED DOCUMENTS

PROVIDING STREAMLINED SERVICE AND PARTNERSHIP FORGED IN HISTORY AND BUILT FOR THE FUTURE





LAKESIDE CONSULTANTS

Mr. Stran,

Thank you for the opportunity to continue to serve the residents of DuPage County.

We are humbled to service various Illinois communities building department needs, including a few in very close proximity to DuPage County currently.

From our main office in Warrenville, we have been able to grow our partner base and provide our modern, efficient, cost-effective solutions to additional states.

Our focus is quality over quantity in terms of business and "educate do not berate" with applicants or in the field.

Our professional partnership is proud to invest in your community through our Tattered Flag Initiative & your staff by providing our clients access to our free education seminars that include continuing education credits and testing scholarship opportunities.

Also, being driven by our clients' needs and not ours, we are the only local option that is open 6 days a week, being open on Saturday.

We look forward to the possibility of working together now or in the future.

Sincerely,

Rick Dandan
Founder

BACKGROUND

Lakeside Consultants was founded in 2019.

- There was, at that time and would be continuing for years down the line, a major shortage of qualified inspectors and plan reviewers that were affecting both the government and public sector. Most experienced officials at this point were retiring and younger individuals were not getting into our field at a suitable rate.
- Also, most consultants in the area had a large number of clients but not a lot of qualified staff so we thought: how can a company with many clients provide ethical, qualified, cost-effective solutions to our standards, we realized they could not.

Two principles:

1. Small batch building code services where we limit our number of clients & ensure we can provide high-level educational and community-based services.
2. Form a partnership/profit share initiative where our inspectors and plan reviewers are PARTNERS not employees. Instantly we were able to separate from service companies by establishing a team of local highly credentialed professionals that they did not have access to.

Hence why after 3 years we have grown year over year with additional municipal clients and more talented partners wanting to join us! Currently, from our main office in Warrenville IL, we are providing services in 9 states through our six offices.

Lakeside Consultants was founded on a principle of PEOPLE before profits, and it shows!

With us it's no fluff, we are true professionals who understand how to service a community!



PROPOSED TEAM & RESUMES

Rick Dandan: Community Manager

Rick is the founder of Lakeside Consultants and oversees all aspects of the contract.

Kaylynn Bown: Operations Director

Dedicated point of contact and service coordinator. She handles day to day correspondence between residents, staff, contractors, and design professionals. Handles all internal LC operations as well. Kaylynn is an experienced professional who ran a large community building department for over a decade.

Peter Vernon: Plan Examiner, ICC Master Code Professional

Pete is an experienced National plan examiner & Master Code Professional who has performed reviews on full spectrum construction.

Brian Washko: Plan Examiner, ICC Master Code Professional, Fire Plan Reviewer

Brian is an experienced Master Code Professional who has performed reviews on full spectrum construction. Brian is also certified in multiple aspects of fire systems review and inspection.

David DeLeon: Plan Examiner, Combination Inspector

David is an experienced plan examiner and combination inspector with multiple ICC certifications.

John Fjellander: Certified Building Official, Combination Inspector

Dan is an experienced ICC Certified Building Official with multiple ICC certifications.

Jurtin Vide: Combination Inspector

Jurtin is an experienced plan examiner and combination inspector with multiple ICC certifications.

Rick Cortino: Plumbing Inspector

Rick is an experienced State of Illinois Licensed Plumber and inspector.



Peter M. Vernon, Master Code Professional/Certified Building Official

I bring over 45 years of experience in public and private sector programs, including education, library, commercial, industrial, fossil fuel and nuclear power generation, food, pharmaceutical, and heavy manufacturing projects. He has successfully managed the design and construction of multiple projects as well as bid and held responsibility for individual projects up to \$43MM.

I work effectively with local authorities regarding site and permitting issues. He has supervised engineering design teams in construction document development. He also has been responsible for development of bid packages, including work scopes, schedules and budgets.

I have extensive experience in the application and enforcement of regulatory compliance (building codes, nuclear work procedures and CGMP), and has provided code opinions to design professionals developing documents for new and existing building modification programs. Projects included construction administration, plan review, and inspection services for preschools, elementary schools, middle schools, high schools, and library additions and renovations.

REGISTRATIONS/CERTIFICATIONS

Certified Member International Code Council

- Certified Combination Plans Examiner
- Certified Mechanical Code Specialist
- Certified Fire Inspector I
- Certified Building Code Specialist
- Certified Mechanical Code Specialist
- Certified Mechanical Inspector
- Certified Building Inspector
- Certified Master Code Professional
- Certified ICC / AACE Property Maintenance and Housing Inspector
- Certified Residential Mechanical Inspector
- Certified Commercial Energy Plans Examiner
- Certified Commercial Energy Inspector
- Certified Fire Plans Examiner
- Certified Plumbing Plans Examiner
- Certified Commercial Plumbing Examiner
- Certified Mechanical Plans Examiner
- Certified Accessibility Inspector/Plans Examiner
- Certified Commercial Combination Inspector
- Certified Commercial Electrical Inspector
- Certified Residential Building Inspector
- Certified Building Plans Examiner
- Certified Commercial Building Inspector
- Certified Electrical Plans Examiner

Illinois State Board of Education

- Qualified Building Inspector
- Qualified Mechanical Inspector
- Qualified Electrical Inspector
- Qualified Energy Inspector
- Qualified Fire Inspector

Qualified Building Plans Examiner
Qualified Mechanical Plans Examiner
Qualified Electrical Plans Examiner
Qualified Energy Plans Examiner
Qualified Fire Plans Examiner

PROFESSIONAL AFFILIATIONS

American Institute of Architects
Northwest Building Officials and Code Administrators
International Code Council
International Association of Electrical Inspectors
National Fire Protection Association
National Fire Sprinkler Association
Illinois Association of School Business Officials

SELECTED PROJECT EXPERIENCE

Commercial/Multi-family Plans Examination

Montgomery - Aurora University Multipurpose building
North Riverside – Grocery Tenant Buildout
Midlothian – Youth Services Facility
LaGrange Park – Animal Hospital
Tinley Park – New Multi-Family Development
New Mixed-Use Development

ISBE School Plan Reviews & Inspections – Various Chicago-Area Districts

ISBE-Certified School Plan Reviewer & Inspector

I work with architectural firms and contractors to provide ISBE-certified plan review and inspections for new construction, additions, and renovations for Pre K-12 facilities, including:

BLOOMINGDALE CCSD 93

Stratford Middle School STEM Lab & Innovation Center- Fire Alarm & Fire Sprinkler Review, All Disciplines Inspections
Heritage Lakes Elementary School Innovation Center - All Disciplines Plan Review & Inspections
Jay Stream Middle School Innovation Center and STEM Lab Addition - All Disciplines Plan Review & Inspections

GLENCOE SD 35

West Elementary School – Fire Alarm Plan Review and Inspections

GLENVIEW SD 35 34

Administration Building - Fire Alarm Plan Review & Inspection
Attea Middle School - All Inspection Disciplines except plumbing
Glen Grove Elementary School - All Inspection Disciplines except plumbing
Henking Elementary School - All Inspection Disciplines except plumbing
Lyon Elementary School - All Inspection Disciplines except plumbing
Pleasant Ridge Elementary School - All Inspection Disciplines except plumbing
Springman Middle School - All Inspection Disciplines except plumbing
Westbrook Elementary School - All Inspection Disciplines except plumbing

HAWTHORNE CCSD 73

Sullivan Center Kindergarten – ICC 500 Storm Shelter Peer Review and Inspections

Sullivan Center Kindergarten – Firestop Inspections

Hawthorn Middle School North – Classroom & STEM Additions – Fire alarm & sprinkler plan review, All inspections except plumbing

Hawthorn Elementary School South - Fire alarm & sprinkler plan review, All inspections except plumbing

Hawthorn Middle School South - Fire alarm & sprinkler plan review, All inspections except plumbing

Aspen Elementary School - Fire alarm & sprinkler plan review, All inspections except plumbing

LAKE VILLA CCSD 41

Hooper Elementary School - Fire Alarm Plan Review & Inspections

LAKE ZURICH CUSD 95

Mae Whitney ES – ICC 500 Storm Shelter Inspections

McHENRY CHSD 156

West Campus Addition- Fire Alarm & Fire Sprinkler Plan Review, All Inspection Disciplines except plumbing

WILMETTE SD 39

Highcrest Middle School – Addition and Renovations - Fire Alarm & Fire Sprinkler Review, All Inspection Disciplines except plumbing

New Public Works Facility and Fire Stations***Plans Examiner/Inspector***

In 2019, the Village of Elk Grove contracted HR Green to provide Owner's Representative, plan review, and inspection services for several municipal projects including an addition to the existing Public Works Garage, a new Public Works facility, and 2 new fire stations. I performed plans examination for all disciplines, and all inspections except plumbing.

Municipal Buildings Inspections and Assessments – Village of Schiller Park, IL***Certified Inspector***

In 2017 an HR Green team consisting of a Licensed Architect, myself, and IDPH licensed Inspectors conducted inspections and assessments on 12 municipal facilities in the Village of Schiller Park. The objective was to determine general conditions, identify repairs and replacement required on major building components, and determine compliance with building codes including the Illinois Accessibility Code. Facilities included an activity center, municipal administration building, community center, fire department, public library, lift station, parks and rec buildings, police department, water department control house/pump house and water department garage. The HR Green team conducted on-site walk-throughs of all facilities and noted items that needed to be remediated or brought up to code. A pavement condition analysis was also conducted using the Pavement Surface Evaluation Ratings (PASER) Manual to qualify pavement conditions of driveways and parking areas.

Building Facility Assessment – Solid Waste Agency of Northern Cook County***Inspector***

In 2016, the Solid Waste Agency for Northern Cook County (SWANCC) contracted with HR Green to conduct a Building Facility Assessment of the Wheeling Township Transfer Station to determine the general condition, repairs and/or replacement of major building components. The Agency requested a review of its fixed assets and a schedule for when major system replacements would be required based on their life expectancy. They also requested a pavement condition analysis using Pavement Surface Evaluations Rating. As part of the inspection/assessment team, I evaluated and documented existing conditions and non-compliance and/or unsafe area conditions; analyzed exterior site conditions for

pavement integrity of driveways and parking areas; evaluated foundation, masonry, concrete, doors, windows, roofing, vents and hatches; reviewed mechanical, electrical and plumbing systems; and developed an opinion of probable cost for fixed asset maintenance repairs and replacements along with an anticipated schedule.

Building and Code Consulting – Various Municipalities/School Districts

I provide code opinions to design professionals developing documents for new and existing building modification programs. I was also responsible for providing pre-purchase code compliance and general condition assessment for non-residential facilities. I performed plan reviews for residential, commercial, and school projects.

Brian Michael Washko, C.B.O., M.C.P.

EXPERIENCE

Plans Examiner – On call/part time December 2019 to present.

- Plan review of new commercial and residential projects; technical electrical, plumbing and mechanical reviews; accessibility reviews and energy reviews.
- Plan review TI's, solar and modular homes and trailers.
- Meet with applicants to assist in the permitting process.
- Provide technical code consultations.

City of Hendersonville TN - Director of Codes June 2018 to December 2019.

- Director of building and code overseeing day to day operations of a staff of nine including inspectors, plan examiners and permit technicians.
- Plan review of commercial and residential projects.
- Develop ordinances and department procedures.
- Present information and ordinances to Board of Aldermen and meet with members of construction community.

SAFEbuilt – Northern California Operations Manager May 2017 to June 2018.

- Operations Manager overseeing building inspectors and plan examiners at varies client locations ensuring that services provided are running well and efficient.
- Meet with varies clients to discuss services and needs of customers.
- Develop excellent customer service relationships by ensuring customer expectations are met.
- Monitor day-to-day operations and ensure company goals and quality assurance programs are met.

County of Sacramento – Chief Building Official July 2012 to December 2015.

- Building Division Chief with a building inspection staff of 70 and 10 reporting managers.
- Responsible for five permitting centers, issuing over 17-21,000 permits per year performing over 1,000 inspections weekly.
- Plan review of commercial projects to assign plan review staff.
- Prepare ordinances, policies and procedures; developed an updated divisional procedure manual.
- Created new Building Inspection application for Smart Phones, new Division Web Pages, and process improvement for customer service.
- Meet with stakeholders' groups to bring forth customer service ideas to enhance communication and process improvements.

County of Nevada – Director of Building July 2005 to July 2012.

- Director of the Building Department with a staff of up to twenty-six.
- Floodplain administrator, ensure NFIP requirements, ensure Floodplain management practices are adhered too (crawl space, elevation certificate, base flood level, etc.), floodplain map revisions for zone areas.
- Responsible for building inspection, plan review, public counter, records division for the County.
- Developed in house training sessions for building inspectors, plans examiners and counter staff.
- Worked with outside contractor associations and real estate organizations regarding implementation of ordinances and codes.
- Implemented express permitting where projects under 1,000 square feet are permitted over the counter or within seven days.
- Implementation of a TeleWorks software package for inspection requests, resulting, and plan check status for the public and contactors via the telephone and fax.
- Prepare department budget, present board items to board of supervisors. Worked with outside contractors and real estate groups for code changes and enhance customer service.
- Worked with budget/user efficiency citizens group in development of fees and to increase efficiencies within the department.

County of Monterey – Assistant Director of Planning and Building Inspection Department. January 2002 to July 2005.

- Executive manager for the Building Inspection Division, Grading Division, Code Enforcement Division, and Permit Center serving three geographic locations within the County of Monterey.
- Manage a staff of fifty with three direct report supervisors.
- Confer with legal staff, the construction community, and other stakeholders on possible code changes.
- Work with staff, architects, and engineers to resolve complex problems within the required codes, regulations and standards.
- Prepare drafting of code changes, ordinances and regulations regarding building and safety issues.
- Provide technical code assistance to architects, engineers, contractors and the public.
- Prepare policies, division's annual budget, organize staff workloads, hiring and evaluation staff.
-

Hartnell College - Instructor of Building Codes 2003 to 2004.

- Instructor of model Building Codes within an educational setting. Instructor of National Electrical Code and the Uniform Plumbing Code.

City of Olympia - Chief Building Official April 2000 to January 2002.

- Building divisional manager supervising a staff of eleven.
- Prepare policies, division's annual budget, organize staff workloads, hiring and evaluation of staff.
- Manage plan review; permit issuance and inspection of building, structures, mobile home and associated on-site development activities. Manage all code enforcement activities of the Building Division.
- Floodplain administer for building permits, determination of flood zones and ensure FEMA requirements.
- Plan review of commercial and residential projects.
- Act as City's Hearing Officer in substandard code cases.
- Confer with legal staff, the construction community, and other stakeholders on code changes.

- Provide technical assistance to staff, contractors, engineers and architects.
- Worked with redevelopment committees and staff for the revitalization of
- Olympia's historical downtown. Rapid Assessment Director for post 6.8 earthquake. Worked with FEMA and community organizations after URM damage to buildings to ensure buildings were safe, and businesses open as soon as possible. Reported damage assessments to news media and FEMA.

South Sound Puget College Instructor of Building Codes

April 2001 to January 2002.

- Instructor of model building codes such as the Uniform Plumbing Code, Mechanical Code, Building Code and the National Electrical Code within an educational setting.

City of Morgan Hill – Chief Building Official July 1998 to April 2000.

- Staff of nine and overseeing all building division and code enforcement activities for the city.
- Responsible for maintenance management of city owned facilities.
- Resolve complex problems within the required codes, regulations and standards. Prepare division's annual budget, organize workloads, evaluate staff, and prepare ordinances.
- Plan review of complex residential and commercial projects. Ensure floodplain requirements in designated areas.
- Meet with architects, engineers, and contractors to determine geotechnical, geological and floodplain requirements of City.
- Setup and implemented a building permitting system (Tidemark) of the issuance of building permits and code enforcement cases. Implementation of a Selectron IVR (Integrate Voice Recognition) system for the permitting software. Participated in a variety of project development meetings and served on committees.

EDUCATION

Master of Public Administration, MPA

University of San Francisco

San Francisco, CA

Bachelor of Business Administration and Management, BS/BA

University of Phoenix

Concord, CA

General Education and Building Inspection Technology, AA

Diablo Valley College

Pleasant Hill, CA

Nevada County Community Leadership Institute 2005-2006, Sierra College Grass

Valley, CA

CERTIFICATIONS

ICC	Master Code Professional	1000742-MP
CABO	Certified Building Official	1639
ICC	Housing Code Official	1000742-H6
ICC	Building Code Official	1000742-B ^[11] _{SEP}
ICC	Plumbing Code Official	1000742-52
ICC	Electrical Code Official	1000742-E6
ICC	Mechanical Code Official	1000742-M6
ICC	Residential Fire Sprinkler Inspector/Plans Examiner	1000742-P3
ICC	Accessibility Inspector/Plans Examiner	1000742-12
ICC	Building Inspector	1000742-01
ICC	Building Inspector UBC	28847
ICC	Building Plans Examiner	1000742-07
ICC	Fire Plans Examiner	1000742-F3
ICC	Building Plans Examiner UBC	59425
ICC	Combination Dwelling Inspector - Uniform Codes	30923
ICC	Combination Inspector	1000742
ICC	Commercial Energy Inspector	1000742-80
ICC	Commercial Energy Plans Examiner	1000742-85
ICC	Combination Plans Examiner	1000742-C3
ICC	Electrical Inspector	25528
ICC	Electrical Plans Examiner	1000742-E3
ICC	Electrical Commercial Inspector	1000742-E2
ICC	Fire Inspector II	1000742-67
ICC	One- and Two-Family Dwelling Inspector	43232
ICC	Mechanical Inspector	1000742-M5
ICC	Mechanical Commercial Inspector	100742-M

ICC	Mechanical Inspector UMC	22631
ICC	Mechanical Plans Examiner	1000742-M3
ICC	Plumbing Inspector	1000742-30
ICC	Plumbing Plans Examiner	1000742-07
ICC	Rehabilitation Conservation Inspector	1000742-90
ICC	Property Maintenance & Housing Inspector	100074264
ICC	Residential Energy Inspector/Plans Examiner	1000742-79
ICC	Permit Technician	1000742-14
ICC	Uniform Fire Code Inspector UFC	62439
ACIA	Certified Code Specialist	23121
ACIA	Certified Code Specialist (Concrete)	5625

CALIFORNIA CERTIFICATIONS

ICC	Certified California Plans Examiner	1000742-K6
ICC	Certified California Building Inspector	1000742-K1
ICC	Certified California Electrical Inspector	1000742-K2
ICC	Certified California Plumbing Inspector	1000742-K3
ICC	Certified California Mechanical Inspector	1000742-K4
ICC	Certified California Combination Inspector	1000742-K5

TENNESSEE CERTIFICATIONS

Electrical Codes Inspector	ID# 62
Residential Plumbing Inspector	ID# 3175
Commercial Building Inspector	ID# 3175
Residential Building Inspector	ID# 3175
Commercial Mechanical Inspector	ID# 3175
Commercial Plumbing Inspector	ID# 3175
Residential Mechanical Inspector	ID# 3175

INDUSTRIALIZED BUILDINGS COMMISSION CERTIFICATIONS

Unlimited (Level II) Plans Examiner	P-187
Industrialized Building Inspector	I-341

LICENSES

California Licensed Contractor - retired 400020
C-10 Electrical
C-20 Mechanical
C-36 Plumbing

David DeLeon

EXPERIENCE

Code Review Coordinator

November 2022- Present

Lakeside Consultants, Warrenville, IL 60555

- Perform complex residential and commercial building, electrical, and mechanical inspections
- Provide plan reviews for residential and commercial projects.

Cost Center Manager

April 2018 – November 2022

SAFEbuilt, Oak Brook, IL 60521

- Manage SAFEbuilt clients for the Central Chicago region.
- Ensure client needs are met with staffing, invoicing, and service lines.

Building Inspector/Plans Examiner

September 2021 – December 2021

Village of Wilmette, Wilmette, IL 60091

- Performed complex residential and commercial building, electrical, and mechanical inspections for the Village of Wilmette.
- Provide plan reviews for residential and commercial projects.
- Performed energy inspections to ensure new and remodeled homes meet the state energy code.

Building Inspector/Plans Examiner

June 2013 – April 2018

SAFEbuilt, Oak Brook, IL 60521

- Performed complex residential and commercial building, electrical, and mechanical inspections for various Chicagoland municipalities.
- Performed energy inspections to ensure new and remodeled homes meet the state energy code.
- Collaborated with contractors, homeowners, and architects to complete building projects per municipal code.
- Performed residential and commercial plan review services for various municipalities throughout the Chicagoland area.
- Provided code enforcement services for various municipalities.
- Proficiently used various municipal software to submit inspection results.

Quality of Life Inspector (Temporary)

October 2011 - February 2012

City of Aurora, Aurora, Illinois

- Responsible for enforcing City ordinances regulating trash, junk, and abandoned vehicles in the public right-of-way.
- Issued citations and/or clean up orders when compliance cannot be achieved through proper legal notice.
- Investigated and resolved complaints from the City's customer service call center.

SKILLS/CERTIFICATIONS

- ICC Certified International Residential Building, Electrical, Mechanical Inspector, and Property Maintenance Inspector.
- ICC Certified Residential Energy Inspector
- ICC Certified Residential Plans Examiner
- Knowledge of municipal permit process.
- Knowledge of Microsoft software.
- Proficient in use of municipal software such as MUNIS, HTE, Meritage Systems, New World, Blue Beam, and EnerGov.

EDUCATION**High School**

Aurora Central Catholic High School

May 2005

John Fjellander CBO

SUMMARY

Highly skilled Building Official with 24 years of progressive experience in County and Municipal government, and 10 years experience in residential and commercial construction.

CORE COMPETENCIES

- * Staff supervision and team building.
- * Proven ability to calmly resolve conflicts involving complex code interpretations and applications.
- * Building and Zoning plan review and inspection.
- * Developed and built over 8 million dollars of residential and commercial real estate.

EXPERIENCE

City of Warrenville, Warrenville IL

2017 to 2020

Building Inspector / Code Enforcement Officer

- * Responsible for all structural, mechanical and electrical inspections of all residential, commercial and industrial occupancies.
- * Processed and investigated complaints. Issued warnings and violation notices. Represented the City in Ordinance violation court
- * Provided reasonable pathways for problem property and business owners to achieve compliance with property maintenance codes.

City of Wood Dale, Wood Dale IL

2005 to 2017

Building Administrator, 2015 to October 2017 -

- * Managed the Building Department team consisting of: Construction Development Coordinator, Permit Technicians, Senior Building Inspector, Code Enforcement Officer, Housing/Zoning Inspector, Plumbing and Electrical Inspectors, and contractual Fire Inspectors.

Chief Building Inspector and Plan Reviewer, 2009 to 2015

- * Perform and coordinate all plan reviews; issue all permits and certificates of occupancy
- * Provide assistance to the public, Architects, contractors, City Staff, City Attorney, and elected officials regarding interpretation/enforcement of adopted City codes and ordinances.
- * Staff liaison to the Building Board Code of Appeals meetings.

Senior Building Inspector 2005 to 2009

- * Interpret and apply building codes, plans and engineering drawings to jobs in the field.
- * Perform all structural, mechanical, and electrical inspections.
- * Supervised the day to day activities of the Code enforcement Officer.

DuPage County, Wheaton, IL.

1996 to 2005

Senior Building Inspector

- * Combination structural, electrical, mechanical and property maintenance inspector.
- * As the only licensed electrician on staff; assisted in complex electrical inspections and plan reviews.
- * Represented the County in court regarding violation cases submitted for prosecution.
- * Inspection of all commercial and residential construction for compliance with the County Building, Zoning and Property Maintenance Codes.

LeClaire Construction, dba Homes by LeClaire, Wheaton, IL.

1986-1996, and part time to 2015

Owner

- * General contracting of single family homes and additions.
- * Land Development
- * Commercial, Industrial and residential electrical contracting.
- * Electrical Service revisions, standby power installations and code upgrades.
- * Worked with commercial and industrial Facilities Managers in identifying, proposing and implementing solutions to problem areas in building maintenance and improvement.

PROFESSIONAL CERTIFICATIONS AND LICENSES

- * **17 Active ICC Certifications**
- * CBO, Certified Building Official
- * Residential and commercial building, electrical, mechanical and plumbing Inspector ICC Certifications.
- * Commercial Building Plans Examiner
- * Residential and Commercial combination Inspector
- * Licensed Class A Journeyman Electrician for 20 years

EDUCATION

- * State University of Florida, Florida International University
- * Bachelor of Science: Food Management and Business

Commercial Energy Inspector	77	05/22/2026
Commercial Combination Inspector	C5	01/29/2026
Building Code Specialist	B8	01/29/2026
Certified Building Official	CB	01/29/2026
Plumbing Inspector	P5	01/29/2026
Mechanical Inspector	M5	01/29/2026
Building Inspector	B5	01/29/2026
Combination Inspector	C8	01/29/2026
Commercial Plumbing Inspector	P2	01/29/2026
Building Plans Examiner	B3	01/29/2026
Commercial Building Inspector	B2	01/29/2026
Commercial Mechanical Inspector	M2	01/29/2026
Residential Plumbing Inspector	P1	01/29/2026
Residential Building Inspector	B1	01/29/2026
Electrical Inspector	E5	01/29/2026
Residential Mechanical Inspector	M1	01/29/2026
Residential Combination Inspector	R5	01/29/2026

JURTIN VIDE

EXPERIENCE

Building Inspector/Plans Examiner
Lakeside Consultants, Warrenville, IL

December 2022 – Current

- Perform daily field inspections of residential, commercial and public facility construction projects.
- Interact with the public and explain technical information to both technically and non-technically trained individuals.
- Review residential plans to ensure compliance with applicable codes.

Building Inspector/Code Enforcement Officer
SAFEbuilt, Inc.

May 2017 – December 2022

- Perform daily field inspections of residential, commercial and public facility construction projects.
- Interact with the public and explain technical information to both technically and non-technically trained individuals.
- Review residential and commercial plans to ensure compliance with applicable codes.
- Provide recommendations regarding interpretations of City, State, Federal, ICC Codes and Construction standards, as well as local ordinances.
- Maintain accurate records to document inspections, test results, and additional details pertaining to inspections.
- Maintain computer logs of inspection reports, enter inspection results into permitting software.
- Respond to and investigate allegations of violations of Municipal, Land Development and Property Maintenance Codes to determine validity of complaints and the appropriate course of action to mitigate issues.
- Notification of issues given in writing, by phone, in person and electronically.
- Schedule and perform systematic property maintenance inspections to maintain or achieve minimum property standards.
- Prepare records and reports pertaining to abatements, court actions, daily activities, enforcement actions and inspections.
- Compile documentation for and issue summons.

Permit Clerk/Temporary
Village of Schaumburg, Schaumburg, IL

October – December 2016

- Performed general office work involving a variety of clerical procedures.
- Assisted permit and license applicants and verified that all pertinent information is submitted.
- Contacted applicants if necessary to request additional information.

- Answered telephone, greeted visitors, directed telephone and personal callers to proper department office.
- Scheduled various inspections for the building department on an as needed basis.
- Served as go-between for contractors and inspectors.
- Verified pertinent information relating to contractor licensing.
- Established new filing units and systems and maintained control of items out of file.
- Input customer service requests.

Code Enforcement Intern

Village of Schaumburg, Schaumburg, IL

June 2016 – October 2016

- Conducted daily drive-by and walking inspections of residential properties to identify building maintenance and other exterior code violations.
- Issued notices of violation as directed by the Code Enforcement Supervisor.
- Documented inspection results and violations through data entry.
- Followed up on re-inspections to verify compliance.
- Performed property research to gather background information for enforcement purposes.
- Assisted Code Enforcement Inspectors with notifying property owners of code violations and establishing a compliance period for noncomplying issues.
- Attended administrative adjudication hearings.
- Provided village and general code information to the public.
- Monitored and supervised the village's farmer's market held one day per week July through October.
- Assisted other Community Development inspectors as needed.

Technician I

Childs Construction Inc., Warrenville, IL

May 2015 – July 2015

- Inspected residential properties.
- Maintained all proper documentation.
- Followed up on work orders from supervisor. Performed maintenance and minor construction on residential condominiums and duplexes including painting, and drywall.

SKILLS/CERTIFICATIONS

ICC Certified in the following:

- | | | |
|---|--|------------------------------------|
| • Residential Building Inspector | • Residential Electrical Inspector | • Residential Mechanical Inspector |
| • Residential Plumbing Inspector | • Property Maintenance & Housing Inspector | • Residential Plans Examiner |
| • Residential Energy Inspector/Plans Examiner | • Accessibility Inspector/Plans Examiner | • Commercial Building Inspector |
| • Commercial Plumbing Inspector | • Commercial Mechanical Inspector | • Commercial Energy Inspector |
| • Fire Inspector I | | |

Skills:

- Fluent in Albanian, Spanish and Italian
- Strong communication, organizational and customer serve skills
- Proficient in Microsoft Office software
- Proficient in AutoCAD

EDUCATION

Harper College
Palatine, IL

October 2014 – March 2017

Completed Building Codes & Enforcement program, received certification

CLEC Enterprises, Inc.
Rolling Meadows, IL

October 2015 – December 2016

Completed coursework in Building, Electrical and Plumbing codes

West Cost Code Consultants Academy

- Commercial Building Inspector 2018 Update
- Commercial Plumbing Inspector
- Accessibility Inspector/Plans Examiner
- Fire Inspector I

SAFEbuilt Academy

- Commercial Mechanical Inspector

ICC Self-Paced Exam Guides

- Commercial Mechanical Inspector
- Residential Mechanical Inspector
- Residential Plumbing Inspector

RESPONSE PLAN

By partnering with LC, you make a difference in the lives of people every day not just in the community but the state of Illinois and nationally as well. How? Through our Tattered Flag Initiative. Up to 25% of the revenue received through our contracts is RETURNED to non-profit organizations, social and industry services, community events, fundraisers, scholarships, and paid training internships. The community and residents would directly benefit from this municipal and vendor partnership which has never been done in our industry until we launched it 3 years ago. That is what happens with a modern innovative partnership and not a service company; we put YOU first, not us, and we can thanks to no strings and limited overhead.

Having served as municipal employees, contractors & third-party consultants we understand the need for compassionate responsive customer service while providing industry leading services.

On-site inspection requests can be completed the next business day after notification Monday through Saturday in a mutually agreed upon time window. Same day requests can be accommodated in most cases due to having inspector(s) in the area serving other clients.

Virtual inspections can be completed within a few hours and are available Monday through Saturday.

Phone calls, staff inquiries, resident questions, emails, and messages are typically returned within a few hours maximum and are always at no cost.

Lakeside Consultants leads the pack with our seamless proprietary model that increases efficiency, lowers staff time commitment, and improves the overall client/applicant/vendor model. We also blend in and adapt to your current style and systems which we call the "chameleon phase" little to no logistics, meaning we could start tomorrow without missing a beat.

Electronic & standard plan review is our specialty. Our team has completed plan reviews on various commercial & residential construction around the country.

New code/plan reviews are completed and returned as follows:

- Residential projects: within five (5) business days.
- Commercial projects: within six (6) business days.
- Resubmittal reviews: within three (3) business days.

Lakeside has a proprietary funnel plan review system where each applicable review is systematically reviewed by multiple building code professionals simultaneously.

Also, our easy to navigate plan review packet makes it simple for contractors, residents, or design professionals to expedite responses.

Paper reviews are picked up and dropped off by our friendly in-house courier for no charge and pick up schedule can be adjusted as needed. Electronic reviews can be sent or retrieved at any time.

Our reviewers have experience with many databases and software systems.

***We will match and beat any qualified competitors charge method or fees. Lakeside also offers various other charge methods including: percentage of permit charge, flat rate, set contract amount (cost not to exceed), etc.**



REFERENCES

City of Berwyn
Shannon Reberski, Permit Department Supervisor
6700 W 26th Street, Berwyn, IL 60402
Ph: 708-749-6442
E-mail: sreberski@ci.berwyn.il.us
Services provided: Commercial & Residential Plan Review, Inspections
Dates of Service: 2018 to Current

Village of Tinley Park
Mike Coleman, Building Official
16250 S. Oak Park Avenue, Tinley Park, IL 60477
Ph: 708-614-9646
E-mail: mcoleman@tinleypark.org
Services provided: Commercial & Residential Plan Review, Inspections
Dates of Service: 2017 to Current

Village of Montgomery
Mike Klupar, Building Inspections Supervisor
200 N River Street, Montgomery, IL 60538
Ph: 630-281-0399
E-mail: mklupar@montgomeryil.org
Services provided: Commercial & Residential Plan Review
Dates of Service: 2018 to Current



SECTION 9 - PROPOSAL FORM
PLANS EXAMINER SERVICES 23-119-BZP
(PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION)

Full Name of Offeror	Lakeside Consultants
Main Business Address	4320 Winfield Road
	Suite 200
City, State, Zip Code	Warrenville, IL 60555
Telephone Number	331-274-9630
Fax Number	n/a
Proposal Contact Person	Rick Dandan
Email Address	rick@lakesideconsultants.net

The undersigned certifies that he is:

☒ the Owner/Sole Proprietor ☐ a Member of the Partnership ☐ an Officer of the Corporation ☐ a Member of the Joint Venture

herein after called the Offeror and that the members of the Partnership or Officers of the Corporation are as follows:

<u>Rick Dandan</u> (President or Partner)	_____ (Vice-President or Partner)
_____ (Secretary or Partner)	_____ (Treasurer or Partner)

Further, the undersigned declares that the only person or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm or corporation; that he has fully examined the proposed forms of agreement and the contract specifications for the above designated purchase, all of which are on file in the office of the Procurement Manager, DuPage Center, 421 North County Farm Road, Wheaton, Illinois 60187, and all other documents referred to or mentioned in the contract documents, specifications and attached exhibits, including Addenda No. _____, _____, and _____ issued thereto;

Further, the undersigned proposes and agrees, if this Proposal is accepted, to provide all necessary machinery, tools, apparatus and other means of construction, including transportation services necessary to furnish all the materials and equipment specified or referred to in the contract documents in the manner and time therein prescribed.

Further, the undersigned certifies and warrants that he is duly authorized to execute this certification/affidavit on behalf of the Offeror and in accordance with the Partnership Agreement or by-laws of the Corporation, and the laws of the State of Illinois and that this Certification is binding upon the Offeror and is true and accurate.

Further, the undersigned certifies that the Offeror is not barred from proposing on this contract as a result of a violation of either 720 Illinois Compiled Statutes 5/33 E-3 or 5/33E-4, proposal rigging or proposal-rotating or as a result of a violation of 820 ILCS 130/1 et seq., the Illinois Prevailing Wage Act.

The undersigned certifies that he has examined and carefully prepared this proposal and has checked the same in detail before submitting this proposal, and that the statements contained herein are true and correct.

If a Corporation, the undersigned further certifies that the recitals and resolutions attached hereto and made a part hereof were properly adopted by the Board of Directors of the Corporation at a meeting of said Board of Directors duly called and held and have not been repealed, nor modified and that the same remain in full force and effect. (Offeror may be requested to provide a copy of the corporate resolution granting the individual executing the contract documents authority to do so.) Further, the offeror certifies that he has provided services comparable to the items specified in this contract to the parties

listed in the reference section below and authorizes the County to verify references of business and credit at its option.

Finally, the offeror, if awarded the contract, agrees to do all other things required by the contract documents, and that he will take in full payment therefore the sums set forth in the cost schedule.

PROPOSAL AWARD CRITERIA

This proposal will be awarded to the most responsive, responsible vendor meeting specifications based upon the highest score compiled during evaluation of the proposals outlined in the selection process.

The Contractor agrees to provide the service described above and in the contract specifications under the conditions outlined in attached documents for the amount stated.

X _____ Founder
(Signature and Title)

CORPORATE SEAL
(If available)

PROPOSAL MUST BE SIGNED FOR CONSIDERATION

Subscribed and sworn to before me this _____ day of _____ AD, 2023

My Commission Expires: _____
(Notary Public)

REQUIRED FORMS TO BE SUBMITTED

1. REQUIRED VENDOR ETHICS DISCLOSURE STATEMENT

The Required Vendor Ethics Disclosure Statement can be found on the next page and on the County's internet site under Contractor Forms in the Procurement section.

Required Vendor Ethics Disclosure Statement link here: <https://www.dupageco.org/Finance/Procurement/1316/>

2. IRS FORM W-9

IRS Form W-9 can be found attached, or at the following link: <https://www.irs.gov/pub/irs-pdf/fw9.pdf>



Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Date: 11/08/2023

Bid/Contract/PO #: 23-119-BZP

Company Name: Lakeside Consultants	Company Contact: Rick Dandan
Contact Phone: 331-274-9630	Contact Email: rick@lakesideconsultants.net

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

- Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of \$25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

☒ **NONE (check here) - If no contributions have been made**

Recipient	Donor	Description (e.g. cash, type of item, in-kind services, etc.)	Amount/Value	Date Made

- All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

☒ **NONE (check here) - If no contacts have been made**

Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:

<https://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature

Printed Name Rick Dandan

Title Founder

Date 11/08/2023

Attach additional sheets if necessary. Sign each sheet and number each page. PAGE 1 OF 1 (total number of pages)

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Tariq Dandan

2 Business name/disregarded entity name, if different from above
Lakeside Consultants

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ► _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

6 City, state, and ZIP code

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.
See Specific Instructions on page 3.

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

--	--	--	--	--	--	--	--	--	--

or

Employer identification number

--	--	--	--	--	--	--	--	--	--

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ►

Date ► 9.14.23

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

SECTION 8 - BID FORM PRICING

The County has scheduled approximately 15 to 20 plan reviews each month. Please provide the price of performing each Plan Review type indicated below on an Hourly review Cost Basis as well as a maximum per Review Cost Basis. Maximum Per Review Price Fees shall include related telephone, email, or other communications.

Pricing to be submitted in a separate envelope or electronic file.

The review types included in the pricing are as follows:

- Residential
- Commercial
- Fire Systems
- Construction Inspection Services

NO.	ITEM	UOM	PRICE
Plan Review Type			
1	Residential	HR	\$ 84.00
2	Commercial	HR	\$ 84.00
3	Fire Systems	HR	\$ 84.00
Construction Inspection Services - Commercial Weekdays 8:00 AM to 4:30 PM			
4	Electrical	HR	\$ 84.00
5	Building	HR	\$ 84.00
6	Mechanical	HR	\$ 84.00
7	Plumbing	HR	\$ 84.00
Construction Inspection Services - Commercial After Hours & Saturdays before 4:30 PM			
8	Electrical	HR	\$ 94.00
9	Building	HR	\$ 94.00
10	Mechanical	HR	\$ 94.00
11	Plumbing	HR	\$ 94.00
Construction Inspection Services - Commercial Sundays, Holidays & Saturdays after 4:30 PM			
12	Electrical	HR	\$ 94.00
13	Building	HR	\$ 94.00
14	Mechanical	HR	\$ 94.00
15	Plumbing	HR	\$ 94.00
Construction Inspection Services - Residential Weekdays 8:00 AM to 4:30 PM			
16	Electrical	HR	\$ 84.00
17	Building	HR	\$ 84.00
18	Mechanical	HR	\$ 84.00
19	Plumbing	HR	\$ 84.00
Construction Inspection Services - Residential After Hours & Saturdays before 4:30 PM			
20	Electrical	HR	\$ 94.00
21	Building	HR	\$ 94.00
22	Mechanical	HR	\$ 94.00
23	Plumbing	HR	\$ 94.00
Construction Inspection Services - Residential Sundays, Holidays & Saturdays after 4:30 PM			
24	Electrical	HR	\$ 94.00
25	Building	HR	\$ 94.00
26	Mechanical	HR	\$ 94.00
27	Plumbing	HR	\$ 94.00

NO.	ITEM	UOM	PRICE
Cost per Plan Review Type One & Two-Family Dwellings			
28	Plan Review per Dwelling	EA	\$ 500
29	Plan Review Expedited Additional Fee	EA	\$ 100
Industrial, Commercial & Multi-Family Structures			
30	Hazardous Areas - Additional Cost	1000 SQ FT	\$ 100
31	Commercial Kitchens/Food Processing Areas - Additional Cost	1000 SQ FT	\$ 100
32	Re-Review Additional Cost	EA	\$ 200
33	Expedited Plan Review Additional Cost	EA	\$ 100
Per Plan Review - Gross Floor Area Base Building			
34	up to 2,500 SF	SQ FT	\$ 1000
35	2,501 to 4,000 SF	SQ FT	\$ 1500
36	4,001 to 5,000 SF	SQ FT	\$ 2000
37	5,001 to 7,500 SF	SQ FT	\$ 2500
28	7,501 to 10,000 SF	SQ FT	\$ 3000
39	Over 10,000 SF	SQ FT	\$ 4000
Base Building with up to 2 other disciplines			
40	up to 2,500 SF	SQ FT	\$ 1400
41	2,501 to 4,000 SF	SQ FT	\$ 1900
42	4,001 to 5,000 SF	SQ FT	\$ 2400
43	5,001 to 7,500 SF	SQ FT	\$ 2900
44	7,501 to 10,000 SF	SQ FT	\$ 3400
45	Over 10,000 SF	SQ FT	\$ 4400
Base Building with up to 3 other disciplines			
46	up to 2,500 SF	SQ FT	\$ 1600
47	2,501 to 4,000 SF	SQ FT	\$ 2100
48	4,001 to 5,000 SF	SQ FT	\$ 2600
49	5,001 to 7,500 SF	SQ FT	\$ 3100
50	7,501 to 10,000 SF	SQ FT	\$ 3600
51	Over 10,000 SF	SQ FT	\$ 4600
Plumbing Plan Reviews			
52	Single Family	EA	\$ 100
53	Duplex	EA	\$ 100
54	Town Homes, Condominiums, Apartments	EA	\$ 100
55	Commercial	EA	\$ 200
Additional Cost Fixture or Waste Opening			
56	Single Family	EA	\$ 50
57	Duplex	EA	\$ 50
58	Town Homes, Condominiums, Apartments	EA	\$ 50
59	Commercial	EA	\$ 100
Sprinkler Systems Pipe Schedule System (Pipe Schedule System)			
60	1 to 20	EA	\$ 500
62	21 to 100	EA	\$ 550
63	101 to 200	EA	\$ 600
64	201 to 300	EA	\$ 650
64	301 to 500	EA	\$ 700
65	Over 500	EA	\$ 750

NO.	ITEM	UOM	PRICE
Sprinkler Systems Pipe Schedule System (Hydraulically Calculated System)			
61	1 to 20	EA	\$ 500
62	21 to 100	EA	\$ 550
61	101 to 200	EA	\$ 600
62	201 to 300	EA	\$ 650
63	301 to 500	EA	\$ 700
64	Over 500	EA	\$ 750
Fire Detection and Alarm Systems			
65	Complete System	EA	\$ 1000
66	Partial System - Not Containing Total bldg are Detection System	EA	\$ 500
67	Partial System - Supervisory Protection of Sprinkler Systems & Duct Detection	EA	\$ 500
Standpipe Systems			
68	Standpipe	EA	\$ 500
69	Standpipes Part of Total Building Sprinkler Systems	EA	\$ 500
Gas Suppression Systems or Dry Chemical System			
70	1 to 50	EA	\$ 500
71	51 to 100	EA	\$ 550
72	101 to 200	EA	\$ 600
73	201 to 300	EA	\$ 650
74	301 to 400	EA	\$ 700
75	401 to 500	EA	\$ 750
76	501 to 750	EA	\$ 800
77	751 to 1000	EA	\$ 850
78	Over 1000	EA	\$ 900
Restaurant Wet Chemical Systems			
79	Hood System	EA	\$ 600
80	Each Additional System or Hood Reviewed at Same Time With Same Unit	EA	\$ 300
Restaurant Mechanical Hood and Duct Systems			
80	Hood	EA	\$ 500
81	Each Additional System or Hood Reviewed at Same Time With Same Unit	EA	\$ 250
Life Safety Plan Reviews			
82	Per Review	EA	\$ 336
83	Per Re-Review	EA	\$ 168



THE COUNTY OF DUPAGE
FINANCE - PROCUREMENT
PLANS EXAMINER SERVICES 23-119-BZP
BID TABULATION

✓

Criteria	Available Points	B&F CONSTRUCTION CODE SERVICES	LAKESIDE CONSULTANTS	SAFE BUILT ILLINOIS
Firm Qualifications	20	20	20	20
Key Qualifications	30	30	30	27
Project Understanding	30	30	30	27
Price	20	11	20	16
Total	100	91	100	90

Fee and Rate Proposal	\$ 480.00	\$ 252.00	\$ 310.00
Percentage of points	53%	100%	81%
Points awarded (wtd against lowest price)	11	20	16

NOTES

1. T.P.I. Building Code Consultants, Inc. has been deemed non-responsive for not providing hourly rates for plan reviews.

Bid Opened On 11/8/2023, 2:30 PM CST by	VC, NE
Invitations Sent	144
Total Requesting Documents	1
Total Bid Responses Received	4



Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Date: 11/08/2023

Bid/Contract/PO #: 23-119-BZP

Company Name: Lakeside Consultants	Company Contact: Rick Dandan
Contact Phone: 331-274-9630	Contact Email: rick@lakesideconsultants.net

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☒ **NONE (check here) - If no contacts have been made**

Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
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- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:

<https://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature

Printed Name

Rick Dandan

Title

Founder

Date

11/08/2023

Attach additional sheets if necessary. Sign each sheet and number each page. **PAGE 1 OF 1 (total number of pages)**



Technology Requisition \$30,000 and Over

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

File #: TE-P-0075-23

Agenda Date: 11/21/2023

Agenda #: 6.A.

AWARDING RESOLUTION ISSUED TO
ACCELA, INC.
FOR MANAGED APPLICATION SERVICES
FOR BUILDING & ZONING, DIVISION OF TRANSPORTATION,
STORMWATER MANAGEMENT, AND PUBLIC WORKS
(CONTRACT TOTAL NOT TO EXCEED \$199,290.00)

WHEREAS, a sole source quotation has been obtained in accordance with Board policy; and

WHEREAS, the Technology Committee recommends County Board approval for the issuance of a contract to Accela, Inc., for managed application services for Building & Zoning, Division of Transportation, Stormwater, and Public Works departments, for the period of February 21, 2024 through February 20, 2025.

NOW, THEREFORE BE IT RESOLVED, that said contract for managed application services for Building & Zoning, Division of Transportation, Stormwater, and Public Works departments, for the period of February 21, 2024 through February 20, 2025, be, and it is hereby approved for issuance of a contract by the Procurement Division to, Accela, Inc., 4375 Solutions Center, Chicago, IL 60677, for a contract total amount not to exceed \$199,290.00. Pursuant to 55 ILCS 5/5-1022 (c) not suitable for competitive bids. (Sole provider - Accela is the sole provider for this software application.)

Enacted and approved this 28th day of November, 2023, at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



Procurement Review Comprehensive Checklist
Procurement Services Division
This form must accompany all Purchase Order Requisitions

SECTION 1: DESCRIPTION

General Tracking		Contract Terms	
FILE ID#: 23-3681	RFP, BID, QUOTE OR RENEWAL #: Q-28359	INITIAL TERM WITH RENEWALS: OTHER	INITIAL TERM TOTAL COST: \$199,290.00
COMMITTEE: TECHNOLOGY	TARGET COMMITTEE DATE: 11/21/2023	PROMPT FOR RENEWAL: 3 MONTHS	CONTRACT TOTAL COST WITH ALL RENEWALS: \$199,290.00
	CURRENT TERM TOTAL COST: \$199,290.00	MAX LENGTH WITH ALL RENEWALS: ONE YEAR	CURRENT TERM PERIOD: INITIAL TERM
Vendor Information		Department Information	
VENDOR: Accela, Inc.	VENDOR #: 23818	DEPT: Information Technology / GIS	DEPT CONTACT NAME: Tom Ricker
VENDOR CONTACT: Caitlin Carter	VENDOR CONTACT PHONE: (925) 359-3411	DEPT CONTACT PHONE #: 630-407-5062	DEPT CONTACT EMAIL: Tom.Ricker@dupageco.org
VENDOR CONTACT EMAIL: ccarter@accela.com	VENDOR WEBSITE: www.accela.com	DEPT REQ #:	
Overview			
DESCRIPTION Identify scope of work, item(s) being purchased, total cost and type of procurement (i.e., lowest bid, RFP, renewal, sole source, etc.). Annual Accela Managed Application Services for the Building & Zoning, Transportation, Stormwater, and Public Works departments. Sole source.			
JUSTIFICATION Summarize why this procurement is necessary and what objectives will be accomplished This managed service will provide knowledgeable professional services in order to support County departments and staff with the Accela permitting application within the "live production software environment".			

SECTION 2: DECISION MEMO REQUIREMENTS

DECISION MEMO NOT REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is not required. SOLE SOURCE PER DUPAGE ORDINANCE, SECTION 2-350 (MUST FILL OUT SECTION 4)
DECISION MEMO REQUIRED	Select an item from the following dropdown menu to identify why a Decision Memo (Section 3) is required.

SECTION 3: DECISION MEMO

STRATEGIC IMPACT	Select an item from the following dropdown menu of County's strategic priorities that this action will most impact.
SOURCE SELECTION	Describe method used to select source.
RECOMMENDATION AND TWO ALTERNATIVES	Describe staff recommendation and provide justification. Identify at least 2 other options to accomplish this request, including status quo, (i.e., take no action).

SECTION 4: SOLE SOURCE MEMO/JUSTIFICATION	
JUSTIFICATION	Select an item from the following dropdown menu to justify why this is a sole source procurement. SOFTWARE MANUFACTURER AND SOLE MAINTENANCE/UPDATE PROVIDER
NECESSITY AND UNIQUE FEATURES	Describe the product or services that are not available from other vendors. Explain necessary and unique features or services. Attach letters from manufacturer, letters from distributor, warranties, licenses, or patents as needed. Be specific. Accela is the sole provider for this software application. The new permit application is a cloud-based service. Now that the application is live Accela is working alongside County departments and staff to manage it.
MARKET TESTING	List and describe the last time the market has been tested on the applicability of the sole source. If it has not been tested over the last 12 months, explain why not. Accela is the sole provider for this software application.
AVAILABILITY	Describe steps taken to verify that these features are not available elsewhere. Included a detailed list of all products or services by brand/manufacturer examined and include names, phone numbers, and emails of people contacted. Accela is the sole provider for this software application.

SECTION 5: Purchase Requisition Information			
<i>Send Purchase Order To:</i>		<i>Send Invoices To:</i>	
Vendor: Accela, Inc.	Vendor#: 23818	Dept: Information Technology	Division:
Attn: Becky O'Brien	Email: robrien@accela.com	Attn: Sarah Godzicki	Email: Sarah.Godzicki@dupageco.org
Address: 2633 Camino Ramon, Suite 500	City: San Ramon	Address: 421 N. County Farm Road	City: Wheaton
State: CA	Zip: 94583	State: IL	Zip: 60187
Phone: (925) 359-3334	Fax:	Phone: 630-407-5037	Fax:
<i>Send Payments To:</i>		<i>Ship to:</i>	
Vendor: Accela, Inc.	Vendor#: 23818	Dept: Information Technology	Division: GIS
Attn:	Email:	Attn: Tom Ricker	Email: Tom.Ricker@dupageco.org
Address: P.O. Box 208298	City: Dallas	Address: 421 N. County Farm Road	City: Wheaton
State: TX	Zip: 75320-8298	State: IL	Zip: 60187
Phone: (925) 359-3334	Fax:	Phone: 630-407-5062	Fax:
<i>Shipping</i>		<i>Contract Dates</i>	
Payment Terms: PER 50 ILCS 505/1	FOB: Destination	Contract Start Date (PO25): Feb 21, 2024	Contract End Date (PO25): Feb 20, 2025
Contract Administrator (PO25): Tom Ricker			

Purchase Requisition Line Details											
LN	Qty	UOM	Item Detail (Product #)	Description	FY	Company	AU	Acct Code	Sub-Accts/ Activity Code	Unit Price	Extension
1	1	EA		Accela Managed Application Services - B&Z	FY24	1100	2810	53020		123,765.00	123,765.00
2	1	EA		Accela Managed Application Services - DOT	FY24	1500	3500	53020		34,000.00	34,000.00
3	1	EA		Accela Managed Application Services - SW	FY24	1600	3000	53020		25,000.00	25,000.00
4	1	EA		Accela Managed Application Services - PW	FY24	2000	2665	53020		16,525.00	16,525.00
FY is required, assure the correct FY is selected.										Requisition Total	\$ 199,290.00

Comments	
HEADER COMMENTS	Provide comments for P020 and P025.
SPECIAL INSTRUCTIONS	Provide comments for Buyer or Approver (not for P020 and P025). Comments will not appear on PO. Please send PO to Sarah Godzicki & Tom Ricker and email both when sending to vendor.
INTERNAL NOTES	Provide comments for department internal use (not for P020 and P025). Comments will not appear on PO.
APPROVALS	Department Head signature approval for procurements under \$15,000. Procurement Officer Approval for ETSB.

The following documents have been attached: ☐ W-9 ☒ Vendor Ethics Disclosure Statement



2633 Camino Ramon, Suite 500
San Ramon, CA, 94583

Proposed by: Caitlin Carter
Contact Phone: (925) 359 - 3411
Contact Email: ccarter@accela.com
Quote ID: Q-31390
Valid Through: 11/30/2023
Currency: USD

Renewal Order Form

Address Information

Bill To:

DuPage County
421 N. County Farm Road
Wheaton, Illinois 60187
United States

Ship To:

DuPage County
421 N. County Farm Road
Wheaton, Illinois 60187
United States

Billing Name: Jim Stran
Billing Phone: 6304076700
Billing Email: jim.stran@dupageco.org

Services	Year	Start Date	End Date	Term (Months)	Price	Qty	Net Total
Managed Application Services	Year 1	2/21/2024	2/20/2025	12	\$199,290.00	1	\$199,290.00
TOTAL:							\$199,290.00

Pricing Summary

Period	Net Total
Year 1	\$ 199,290.00
Total	\$ 199,290.00

Renewal Terms/Information:

General Information	
Governing Agreement(s)	This Order Form, including any OnPrem Licenses, Maintenance and Support, and Subscription Services will be governed by the applicable terms and conditions. If those terms and conditions are non-existent, have expired, do not apply or have otherwise been terminated, the following terms at https://www.accela.com/terms/ will govern as applicable, based on the Customer's purchase. For Managed Application Services, our Managed Application Services Policy at https://www.accela.com/terms/ shall apply.

Order Terms	
Order Start Date	Unless otherwise specified in the Special Order Terms: <ul style="list-style-type: none">• Software Licenses & Subscriptions start on the date of delivery by Accela;• Hosting and Support start on Accela's delivery of the software hosted and/or supported;.
Order Duration	Unless otherwise specified in the Special Order Terms: <ul style="list-style-type: none">• Subscriptions continue from the Order Start Date through the number of months listed in this Order Form (or if not listed, twelve (12) months). Thereafter Subscriptions automatically renew annually as calculated from Order Start Date of Customer's first Subscription purchase.• Any Software Licenses or Hardware are one-time, non-refundable purchases.• Hosting and Support continue from the Order Start Date through the number of months listed in this Order Form (or if not listed, twelve (12) months).• Professional Services continue for the duration as outlined in the applicable Statement of Work, Exhibit or the Governing Agreement, as applicable.
Special Order Terms	This Order Form replaces all previous order forms for the terms listed above and will govern the Software, Maintenance, and/or Services items listed on this Order Form. <ul style="list-style-type: none">• In the event of an inconsistency between this Order Form, any governing agreement, purchase order, or invoice, the Order Form shall govern as it pertains to this transaction.• For Software Licenses, Accela may terminate this Order Form in the event the Software is phased out across Accela's customer base. In such event, Accela will provide Customer sufficient advance notice and the parties will mutually agree to a migration plan for converting Customer to another Accela generally-available offering with comparable functionality.

Payment Terms	
Currency	USD
Invoice Date	Unless otherwise stated in the Special Payment Terms, Invoice for the Grand Total above will be issued on the Order Start Date.
Payment Due Date	Unless otherwise stated in the Special Payment Terms or the Governing Agreement(s), all payments are due on the Invoice Date and payable net 30 days .
Service Charge	Pricing is based upon payment by ACH or check. Payment by credit card (including Purchase Cards) for product and services in this Order Form will be subject to a service charge of 3%. There is no service charge for ACH or check payment.

Special Payment Terms	None unless otherwise specified in this location.
Purchase Order	If Customer requires PO number on invoices, it must be provided below and Customer must provide a copy of the PO prior to invoice issuance. If no PO number provided prior to invoice issuance date, invoices issued on this Order Form will be valid without a PO reference.
	PO#

Signatures	
Accela, Inc.	Customer
Signature:	Signature:
Print Name:	Print Name:
Title:	Title:
Date:	Date:



11/8/2023

Sarah Godzicki
DuPage County
421 N. County Farm Road
Wheaton, IL 60187

Re: Sole Source Status

Dear Ms. Godzicki:

Please allow me to offer the following information to clarify the source status of Accela, Inc.'s ("Accela") products and services. Accela, as owner and software manufacturer of Accela software products and services, is the sole source provider of technical support and maintenance for all Accela software products and services licensed to DuPage County, IL, including Accela's Managed Application Services. No third-party vendor, company, or entity is authorized to develop new features for, provide development services for, or to maintain these products and services.

If you have any questions or concerns, please contact Madina Sharifi via email at msharifi@accela.com.

Sincerely,

Signature on File

Aaron Haggarty

Chief Legal Officer
Secretary



Required Vendor Ethics Disclosure Statement

Failure to complete and return this form may result in delay or cancellation of the County's Contractual Obligation.

Date: 10/9/2023

Bid/Contract/PO #:

Company Name: Accela, Inc.	Company Contact: Contracts Admin
Contact Phone: 925-659-3200	Contact Email: contractsadmin@accela.com

The DuPage County Procurement Ordinance requires the following written disclosures prior to award:

- Every contractor, union, or vendor that is seeking or has previously obtained a contract, change orders to one (1) or more contracts, or two (2) or more individual contracts with the county resulting in an aggregate amount at or in excess of \$25,000, shall provide to Procurement Services Division a written disclosure of all political campaign contributions made by such contractor, union, or vendor within the current and previous calendar year to any incumbent county board member, county board chairman, or countywide elected official whose office the contract to be awarded will benefit. The contractor, union or vendor shall update such disclosure annually during the term of a multi-year contract and prior to any change order or renewal requiring approval by the county board. For purposes of this disclosure requirement, "contractor or vendor" includes owners, officers, managers, lobbyists, agents, consultants, bond counsel and underwriters counsel, subcontractors and corporate entities under the control of the contracting person, and political action committees to which the contracting person has made contributions.

☒ **NONE (check here) - If no contributions have been made**

Recipient	Donor	Description (e.g. cash, type of item, in-kind services, etc.)	Amount/Value	Date Made

- All contractors and vendors who have obtained or are seeking contracts with the county shall disclose the names and contact information of their lobbyists, agents and representatives and all individuals who are or will be having contact with county officers or employees in relation to the contractor bid and shall update such disclosure with any changes that may occur.

☒ **NONE (check here) - If no contacts have been made**

Lobbyists, Agents and Representatives and all individuals who are or will be having contact with county officers or employees in relation to the contract or bid	Telephone	Email

A contractor or vendor that knowingly violates these disclosure requirements is subject to penalties which may include, but are not limited to, the immediate cancellation of the contract and possible disbarment from future county contracts.

Continuing disclosure is required, and I agree to update this disclosure form as follows:

- If information changes, within five (5) days of change, or prior to county action, whichever is sooner
- 30 days prior to the optional renewal of any contract
- Annual disclosure for multi-year contracts on the anniversary of said contract
- With any request for change order except those issued by the county for administrative adjustments

The full text for the county's ethics and procurement policies and ordinances are available at:

<http://www.dupageco.org/CountyBoard/Policies/>

I hereby acknowledge that I have received, have read, and understand these requirements.

Authorized Signature ^{DocuSign} Signature on File

Printed Name Aaron Haggarty

Title Chief Legal Officer

Date 10/9/2023

Attach additional sheets if necessary. Sign each sheet and number each page. Page 1 of 1 (total number of pages)



Development Ordinance

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

File #: DC-O-0063-23

Agenda Date: 11/21/2023

Agenda #: 6.C.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: November 2, 2023

RE: **ZONING-23-000067 28W510 Washington Avenue Investments, LLC. (Winfield/ District 6)**

Development Committee: November 21, 2023:

Zoning Board of Appeals Meeting: November 2, 2023: The Zoning Board of Appeals Recommended to approve the following zoning relief:

To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board.

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-23-000067 28W510 Washington Avenue Investments, LLC.** dated September 28, 2023.
2. The Conditional Use shall terminate in the event that Monte Nido Real Estate Holdings, LLC. sells, discontinues operation of the subject property located at 28W510 Washington Avenue, Winfield, Illinois or otherwise transfers ownership of the subject property to another entity.
3. That no more than twelve (12) residents shall reside within the subject property.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
5. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.

6. That as part of the submittal of a building permit the developer shall provide a photometric plan demonstrating that the level of light shall not exceed 0.5 foot-candles of illumination at all property lines.
7. That the subject Group Quarters residents shall not have their own automobiles at the Group Quarters nor otherwise drive themselves to and from the subject Group Quarters.
8. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject property is currently owned by Monte Nido Real Estate Holdings, LLC. and operated by Monte Nido Illinois, LLC. (“Monte Nido”).
2. That petitioner testified that Monte Nido & Affiliates oversees the operation of the Group Quarters at the subject property and is a leading national treatment provider for adults and adolescents with eating disorders.
3. That petitioner testified that the subject property currently operates a twelve (12) bed Group Quarters and provides care to adults seeking treatment for eating disorders, per approved zoning relief Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board.
 - Furthermore, that petitioner testified that the requested zoning relief is to renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved for a period of three (3) years under **Z20-046 28W510 Washington Avenue Investments, LLC.**, in order to review the operations and any possible impact of the Group Quarters after three (3) years.
4. That petitioner testified that the subject Group Quarters is a residential setting, intended to replicate a large family setting, with all meals prepared and taken together, as data supports that this is the most effect treatment for eating disorders in a non-institutional setting.
5. That petitioner testified since their last Zoning Board of Appeals public hearing in 2020, they have installed landscape buffering, adjusted lighting on the subject property so that all lighting is less than a half-foot candle away from all property lines and installed a fire truck turnaround area towards the north end of the property.
6. That petitioner testified that in the last three (3) years, the Group Quarters has had a positive impact on adjacent properties and improved property values, as the property adjacent to the west of the subject property sold for more than list price and faster than the average in the market in 2021.
7. Furthermore, that petitioner testified that they completed a traffic study with KLOA and that the Group Quarters does not result in a significant increase in traffic on the roadways.

8. That the Zoning Board of Appeals finds that since the approval of Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board, petitioners have adhered to all conditions placed on the zoning case for approximately three (3) years, followed the Group Quarters operations that were set forth in that that zoning relief, and that the Group Quarters have been an added benefit to the surrounding area, with no impacts to adjacent properties.
 - Furthermore, that the Zoning Board of Appeals hereby removes the time limit condition originally placed on Z20-046 28W510 Washington Avenue Investments, LLC.

STANDARDS FOR CONDITIONAL USES:

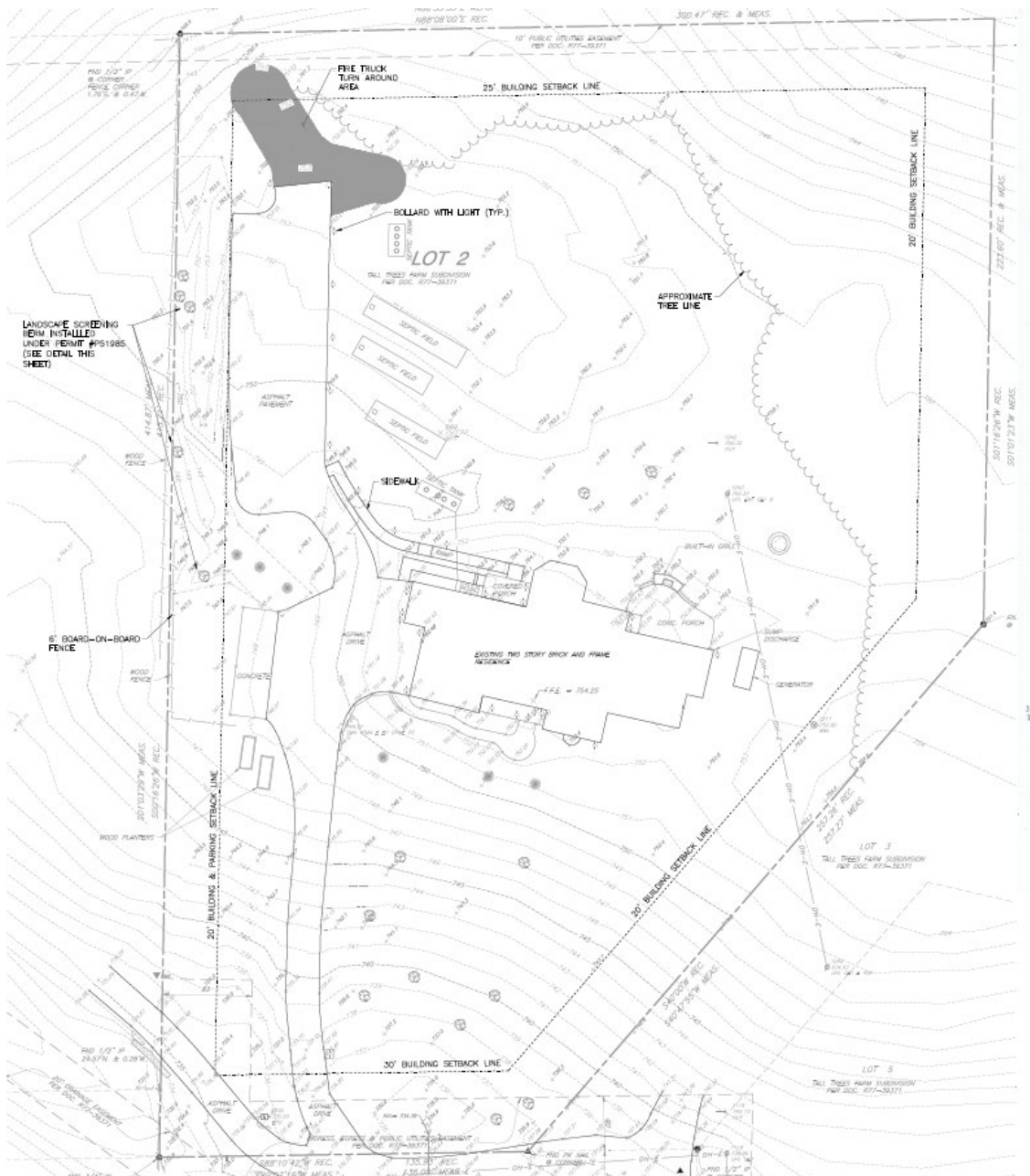
1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that no changes will be made to the exterior of the subject home or to the subject property, and therefore the proposed zoning relief will not impair an adequate supply of light and air to adjacent properties
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the subject, 8,400 sq. ft. home has easily accommodated twelve (12) residents and does not increase the hazard from fire or other dangers to adjacent properties.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the Group Quarters is operated in the existing home and that petitioner owns/operates similar types of residential programs in residential neighborhoods throughout the country with no diminishment of value of land.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing Group Quarters does not noticeably increase traffic in the area and that no residents have their own vehicles at the subject property.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the existing Group Quarters use has no structural or physical changes to the building, therefore there will be no increase in the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the existing Group Quarters does not increase any additional 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 Monte Nido Group Quarters has operated the Group Quarters for over approximately three (3) years with up to twelve (12) adults with no noticeable impact on surrounding properties, and the use and property beautification is a benefit to the surrounding area and DuPage County.

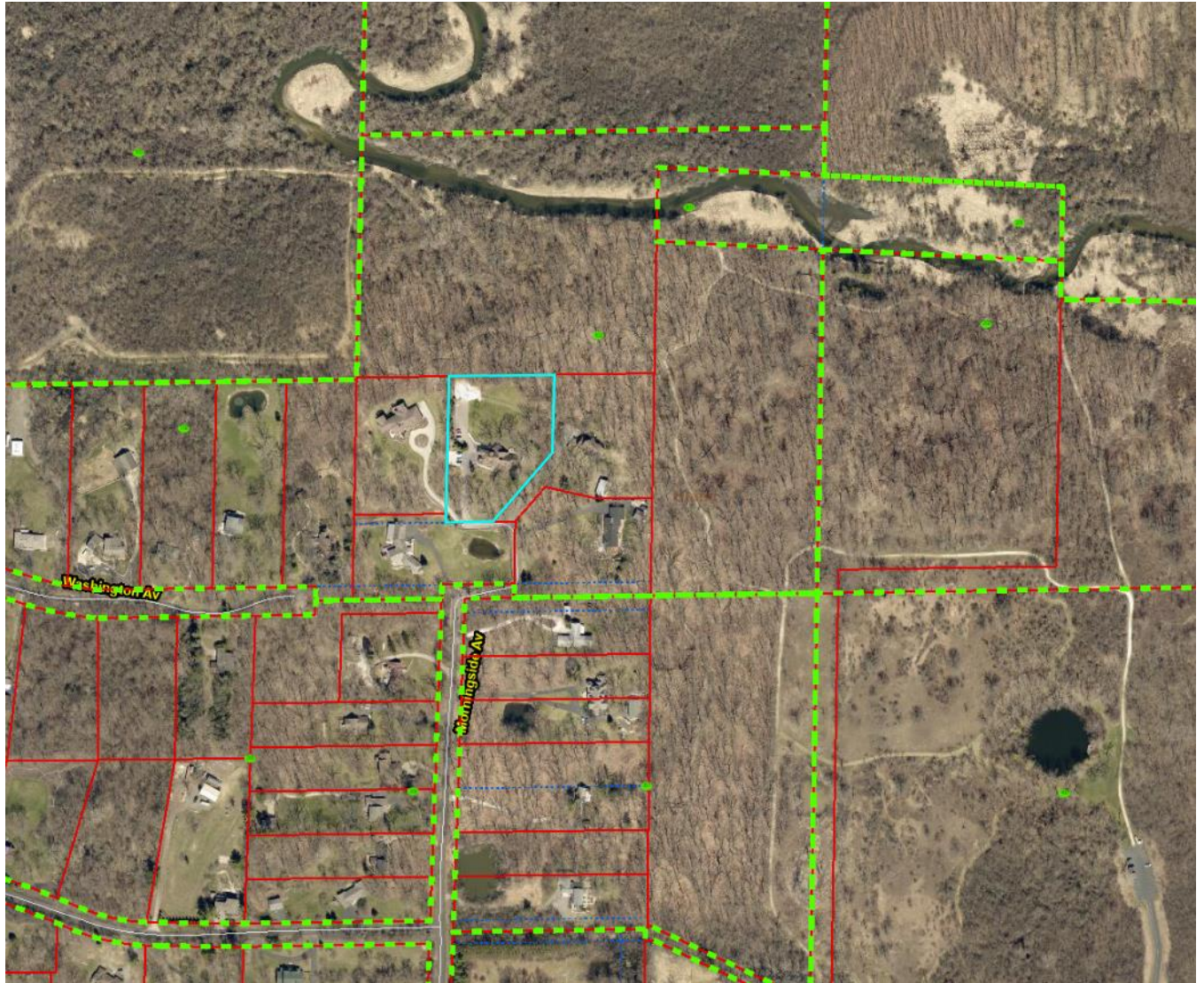
PETITIONER'S DEVELOPMENT FACT SHEET

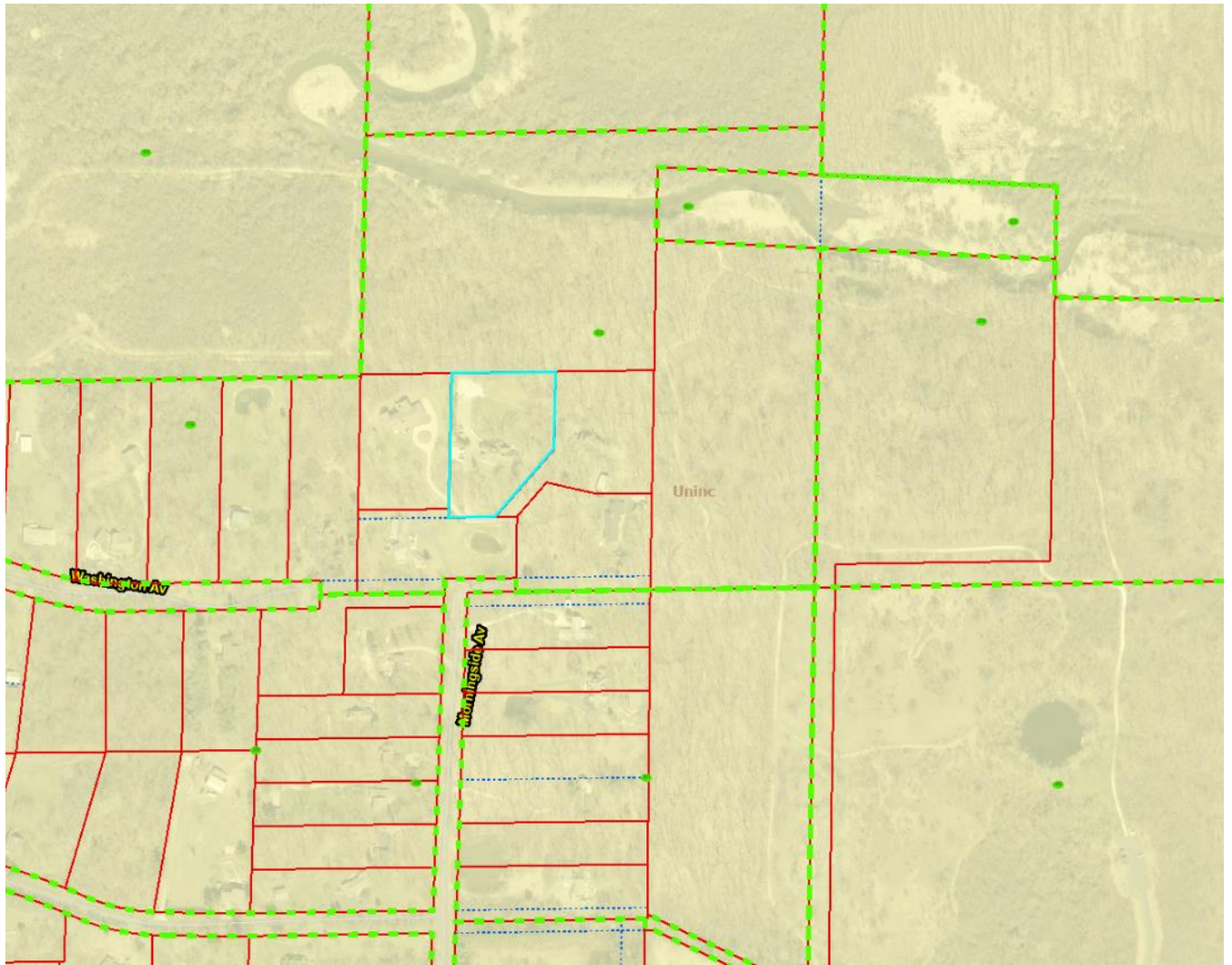
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000067 28W510 Washington Avenue Investments, LLC.	
ZONING REQUEST	To renew/extend a Conditional Use for Group Quarters with a maximum occupancy of twelve residents, which was previously approved under Z20-046 28W510 Washington Avenue Investments, LLC. on January 12, 2021, by the DuPage County Board.	
OWNER	28W510 WASHINGTON AVENUE INVESTMENTS, LLC., 6100 SW 76 TH STREET, MIAMI, FL 33143 / AGENT: MARK GERSHON, POLSINELLI, PC, 150 N. RIVERSIDE PLAZA, CHICAGO, IL 60606	
ADDRESS/LOCATION	28W510 WASHINGTON AVNEUE, WINFIELD IL 60190	
PIN	04-14-102-011	
TWSP./CTY. BD. DIST.	WINFIELD	DISTRICT 6
ZONING/LUP	R-1 SF RES	0-5 DU AC
AREA	2.51 ACRES (109,335 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: SEPTEMBER 13, 2023	
PUBLIC HEARING	THURSDAY, SEPTEMBER 28, 2023	
ADDITIONAL INFORMATION:		
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.	
EXTERNAL:		
City of West Chicago:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
Winfield Township:	<i>No Comments Received.</i>	
Township Highway:	Our office has no jurisdiction in this matter.	
Winfield Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 33:	<i>No Comments Received.</i>	
Forest Preserve:	"No concerns for this petition."	

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	GROUP QUARTERS	0-5 DU AC
North	R-1 SF RES	FOREST PRESERVE	OPEN SPACE
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









Monte Nido
Application for Conditional Use Permit and Variation:
Group Quarters
28W510 Washington Avenue, Winfield, Illinois

I. THE APPLICATION:

Monte Nido Real Estate Holdings, LLC is the sole owner of 28W510 Washington Avenue Investments, LLC (“Applicant”). The Applicant owns the property located at 28W510 Washington Avenue in Winfield, Illinois (the “Property”). Monte Nido Illinois, LLC (“Monte Nido”) is the operator of the Group Quarters located at the Property. The Property is located in a designated R-2 Zoning District. As such, operation of the Property as “Dwelling - Group Quarters,” requires conditional use zoning relief. Previously, DuPage County granted conditional use and variation to the Applicant pursuant to DuPage County Ordinance DC-O-0002-21 (the “Existing Ordinance”). The Existing Ordinance was enacted and approved by DuPage County on January 12, 2021. Due to the upcoming expiration of the Existing Ordinance, the present application is provided in support of zoning relief in the form of a Conditional Use Permit (the “CUP”), for purposes of continued and seamless operation, with a maximum number of twelve occupants, as “Group Quarters”. Additionally, Applicant seeks to renew the variation relief previously granted, as related to the current and historic side yard setback on the Property.

Due to the significant demand for Monte Nido’s services, the focus on mental health as highlighted due to the Covid-19 pandemic, and the upcoming expiration of the Existing Ordinance, the Applicant seeks relief to maintain maximum occupancy of twelve residents. The 8,400 square foot house has provided adequate space to provide consistent, quality programming to twelve residents. As described further below, the core staff required to operate the Property is in place, and the increase in resident numbers has not negatively impacted neighboring property value, nor placed a strain on County resources and roads. The present application does not require Applicant to make changes to the interior or exterior of the house, or to the Property, to accommodate the desired relief sought herein. Additionally, the applicant has maintained compliance with all conditions of the Existing Ordinance, inclusive of installation of a landscape buffer and an emergency turn around on the Property. Applicant communicates with surrounding neighbors and extends goodwill to the community at large.

II. ABOUT MONTE NIDO AND THE PROJECT:

Monte Nido & Affiliates oversees the operation of the Group Quarters at the Property and is a leading national treatment provider for adults and adolescents with eating disorders. As an established, trusted, and proven residential treatment for eating disorders, the tenured teams of Monte Nido multidisciplinary professionals deliver necessary services to communities across the country. Monte Nido operates multiple locations, and is accredited by the Joint Commission, a global driver of quality improvement and patient safety in behavioral health care. The staff at the center is led by Sarah Berger Clark, who serves as the Clinical Director. Ms. Clark has extensive experience in treatment of eating disorders and program administration and has served as an effective liaison with its neighbors and the community at large.

The Property currently operates as a twelve-bed Group Quarters, offering state-of-the-art care to adults seeking treatment for eating disorders. The Applicant provides a desperately needed service to members of this community. With this Application, Monte Nido seeks to maintain the increase in resident occupancy under the Existing Ordinance, so that a maximum of twelve clients may be treated at any one time. The Group Home opened in March 2020, and at present and pursuant to the Existing Ordinance, the average daily occupancy is twelve residents. The increased demand and consistent twelve resident occupancy pursuant to the Existing Ordinance, presently set to expire in January of 2024, is the basis for the current application for zoning relief.

A critical aspect of the program provided in DuPage County by Monte Nido is that treatment and care is provided in a residential setting. Data supports that the most effective treatment of eating disorders is delivered in a non-institutional environment. The occupancy is low density and is intended to replicate a large family setting. All meals are prepared in the shared kitchen and meals are taken together, family-style, in the dining room. The peer interactions and shared residency are critical for reshaping how adults with eating disorders think about themselves, nutrition, and a healthy relationship with food. The facility currently is and will continue to be operated as a residential facility seven days/week, twenty-four hours/day.

Clients of the program engage in the following types of activities: group therapy, individual therapy, nutrition counseling, meal preparation, recreation, exercise, movement and art therapy. Services are provided by physicians, nurses, licensed therapists and registered dietitians. Most of the activities occur inside the dwelling. The large, comfortable home contributes to the clients' therapeutic experience.

As part of the therapeutic program, clients are not permitted to bring vehicles onto the Property. Currently, no more than approximately ~~ten~~ fifteen staff are present on the Property at any one time. Further, staff arrive at and depart from the facility at staggered times throughout the day. There are only two staff on duty overnight who do not sleep at the facility. Visitors are scheduled, primarily, during the early evening hours on weekdays ~~and on weekends~~. Staff and visitors park on site where there is capacity for up to seventeen cars. As noted above, the increase in residents from eight to twelve previously required an increase of just three additional staff, no more than two of which are at the site at any one time. Increased staffing occurs mainly between the hours of 10:00 am and 3:30 pm on weekdays. Additionally, weekends typically contain less programming where staffing is maintained at no more than six employees at any one time on weekends.

Monte Nido has provided exceptional care to its clients while being a respectful and positive contributor to the neighborhood. The Group Home is located on a private road that was historically maintained by the five property owners. Following discussions and approval by the neighbors, Monte Nido repaved the entire road and assumed responsibility for managing and paying for snow removal services for this private road.

Additionally, Monte Nido has made improvements to the Property including the following:

- Removed the small house at the rear of the Property, which was in poor condition.

- Cut back the existing concrete pad adjacent to the garage that was extending onto the neighbor's property and installed fencing to block the headlights and view of parked cars on the Property.
- Removed the existing vegetation and re-landscaped the foundation planting.
- Re-landscaped the triangle of property across the street from the Property.
- Removed several dead trees and branches.
- Installed a new parking area in the rear of the lot to hide the view of the cars from the neighbors.
- Installed a 3-foot landscape berm and heavy landscape screening to block the view of cars parked on the parking area at the rear of the house.
- Installed a fire truck turn around lane

Please see the pictures, attached to this Application, depicting the above.

The granting of the requested CUP for the proposed Project is in harmony with the general purpose and intent of the Zoning Ordinance, compliant with the Existing 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.

III. THE CONDITIONAL USE:

The proposed use:

1. Will not impair an adequate supply of light and air to the adjacent properties.

There will be no changes to the exterior of the home or to the Property, and therefore the Project will not impair an adequate supply of light and air to the adjacent properties.

2. Will not increase the hazard from fire or other dangers to adjacent properties.

There will be no changes to the building or Property, and therefore the Project will not increase the hazard from fire or other dangers to adjacent properties. The increase in residents within the home has not contributed to any type of fire hazard or danger under the Existing Ordinance, as the 8,400 square foot home as proven able to accommodate all persons anticipated to spend any time at the facility, either as clients, staff or visitors, in relation to the Project. The Subject Property was previously upgraded by the Applicant, including the addition of an emergency vehicle turn around lane, and was further improved in accordance with the County and all applicable building and safety codes applicable to a Group Quarters with up to twelve residents.

3. Will not diminish the value of land and buildings in the vicinity of the proposed Conditional use.

Monte Nido operates residential programs in similar types of residential neighborhoods. There has been no diminishment in the value of land and buildings in those neighborhoods. The Applicant will provide expert testimony from an appraiser at the public hearing confirming the same, and further submits a property value impact report along with the present application.

4. Will not unduly increase traffic congestion in the public streets and highways.

Under the Existing Ordinance, only three additional staff members work at the home at any one time. The residents are not permitted to have personal vehicles on site, so the increase in four residents has had no effect on vehicles present under the Existing Ordinance. Further, staff members have and will continue to arrive and depart at staggered times throughout the day. Visitors to the residents of the home will continue to be scheduled so that there is no significant increase in traffic to visit the additional four residents. All significant construction work at the site, and the associated construction traffic, was previously completed. Under the Existing Ordinance, there has not been a noticeable increase in or impact to traffic in the area. The Applicant will provide expert testimony from a traffic consultant at the public hearing confirming the same, and further submits a current traffic study report along with the present application.

5. Will not increase the potential for flood damages to adjacent properties.

There will be no structural or physical changes to the building on the Property, and therefore the proposed use will not increase the potential for flood damages to adjacent properties.

6. Will not cause DuPage County to incur additional public expense for fire protection, rescue or relief.

The house is fully sprinklered and has a commercial grade fire alarm system that includes smoke and carbon monoxide detectors, pull stations and audio-visual alarms. It also has an emergency generator, lighted exit signs and sufficient fire extinguishers. Staff and residents participate in monthly fire alarm drills (one per quarter on each shift) and semiannual disaster drills to ensure that the facility is operated in a safe manner, beneficial to all clients and without increased public expense for fire protection, rescue or other community services.

7. Will not otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County, nor will it otherwise create a nuisance.

Under the Existing Ordinance, Monte Nido has operated a Group Home for up a maximum of twelve adults with eating disorders at this location. The Clinical Director at the home has stayed in close contact with the neighbors as have other support staff from Monte Nido to ensure that the operation of the home does not disrupt the neighborhood. Neighbors have continued to remark at how polite the staff and residents are. They have also acknowledged their satisfaction with improvements made to the road and to the Applicant's Property. Under the Existing Ordinance, increased occupancy to a maximum of twelve occupants

and three additional staff members has had no noticeable impact on the surrounding property. The community has benefited from the care and services provided by the Monte Nido team.

IV. THE VARIATION

In connection with its application for a CUP, Applicant is filing for a renewed variation from the DuPage County Zoning Regulations Section 37-702.4. If the present conditional use is granted for the Dwelling Group Quarters use, the DuPage County Zoning Regulations require a side yard with a minimum of 20 feet. The house currently has a pre-existing concrete parking area and turnaround to access the side-loading garage. When Monte Nido purchased the Property, it was determined that this pad encroached onto the neighbor's property by approximately 1 foot. Following discussions with the adjoining property owner, Monte Nido removed a portion of the concrete pad, resulting in an approximately 3-foot setback from the property line. During this time, and based on discussions with the neighbor, Monte Nido also installed a wooden board fence to provide additional privacy for the neighbor.

Based on this situation, the existing concrete parking and turnaround area is currently 3 feet from the western property line and therefore extends into the new 20' setback which will be required if the Conditional Use is granted/renewed. Monte Nido therefore requests a variation from this requirement to allow this concrete pad to stay in place.

The proposed variation meets the following requirements:

A. That there are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Ordinance.

This pre-existing non-conformity has existed since the house was built in 2011. It allows proper access and turnaround for vehicles entering and exiting the garage and other visiting vehicles to turn around to be able to drive back down the driveway instead of reversing down. This is particularly important for larger vehicles, such as septic trucks, UPS delivery type vehicles and fire apparatus, which would be forced into unnecessarily risky maneuvers if they had no choice but to reverse down the driveway. The shape of the property creates a practical difficulty for use of the Property, and a particular hardship for anyone visiting the Property, if the strict letter of the ordinance were to be enforced and this concrete pad was required to be removed.

B. That the granting of any 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.

This pavement has been in place since the house was built in 2011 and has existed in harmony with the neighborhood since that time. The improvements that were made by Monte Nido to eliminate the encroachment onto the neighboring property and the addition of the new fence and landscaping to block the headlights from shining into the neighbor's house have helped eliminate any possible conflicts. To allow the pavement to remain through this change in use shall be in continued harmony with the neighborhood and the

purpose and intentions of the Ordinance and Comprehensive Plan. Applicant maintains the property in harmony with the general purpose and intent of the Zoning Ordinance and maintains good relationships with its neighbors.

C. That the granting of the Variation will not:

- 1. Impair an adequate supply of light and air to the adjacent property;**
- 2. Increase the hazard from fire or other dangers to said property;**
- 3. Diminish the value of land and buildings throughout the County;**
- 4. Unduly increase traffic congestion in the public streets and highways;**
- 5. Increase the potential for flood damages to adjacent property;**
- 6. Incur additional public expense for flood protection, rescue or relief; or**
- 7. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage.**

There is no new construction or proposed improvements required to keep this area in a similar condition as it currently exists. The permission to keep the pavement in place will not have any of the detrimental effects listed in the first six items above, and will be a benefit to the health, safety, comfort and general welfare by allowing larger vehicles the space to adequately turn around as compared to being forced to reverse down the driveway or engage in any other complicated maneuvers on a smaller, paved area.

Ordinance

DC-O-0002-21

WHEREAS, a public hearing was held on October 15, 2020 and December 3, 2020 in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 6:00 P.M. before the DuPage County Zoning Board of Appeals and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

1. Variation to allow existing concrete parking area to remain within the 20' setback required under Group Quarters
2. Conditional use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve, on the property hereinafter described:

LOT 2 IN TALL OAKS FARM, A SUBDIVISION OF PARK OF LOT 2 OF OWNER'S ASSESSMENT DIVISION OF PARK OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1977 AS DOCUMENT R77-39371, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on December 3, 2020 does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that they seek the subject zoning relief to allow for a Conditional Use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve.
 - That petitioner additionally requested a Variation to allow the existing concrete parking area to remain within the 20' setback required under Group Quarters; however, on December 30, 2020 petitioner withdrew the subject Variation request from Z20-046 28W510 Washington Avenue Investments, Inc.
2. That petitioner testified that the subject property is currently owned by Monte Nido Real Estate Holdings, LLC. and operated by Monte Nido Illinois, LLC. ("Monte Nido").
3. That petitioner testified that Monte Nido & Affiliates oversees the operation of the Group Home at the subject property and is a leading national treatment provider for adults and adolescents with eating disorders.
4. That petitioner testified that the subject property currently operates as an eight (8) bed Group Home and provides care to adults seeking treatment for eating disorders.
 - Furthermore, that petitioner testified that the only change they seek is to increase the maximum number of residents from eight (8) to twelve (12). Petitioner testified that the average occupancy is seven (7) but that the existing Group Home has increasing demand and inquiries, requiring the requested zoning relief to increase the number of residents.

Ordinance

DC-O-0002-21

5. That petitioner testified that the subject Group Home is a residential setting, intended to replicate a large family setting, with all meals prepared and taken together, as data supports that this is the most effective treatment for eating disorders in a non-institutional setting.
6. That petitioner testified that as the proposed Group Quarters will have an increase in the number of residents, three (3) additional staff will be required, with increases occurring mainly between the hours of 10:00 AM and 3:30 PM on weekdays.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that no changes will be made to the exterior of the subject home or to the subject property, and therefore the proposed zoning relief will not impair an adequate supply of light and air to adjacent properties
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the subject, 8,400 sq. ft. home can easily accommodate twelve (12) residents and will not increase the hazard from fire or other dangers to adjacent properties.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the Group Quarters will be operated in the existing home and owns/operates similar types of residential programs in residential neighborhoods throughout the country with no diminishment of value of land.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed zoning relief will only have three (3) additional staff at any one time when the occupancy exceeds eight (8) residents and that staff will arrive and depart at staggered times throughout the day, therefore there will be no noticeable increase in traffic in the area. Furthermore, that no residents will have their own vehicles at the subject property.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the DuPage County Stormwater Department stated that they have no jurisdiction in this matter, as there will be no structural or physical changes to the building, therefore there will be no increase in the potential for flood damages to adjacent properties.

Ordinance

DC-O-0002-21

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the DuPage County Stormwater Department stated that they have no jurisdiction in this matter, as there will be no structural or physical changes to the building, therefore there will be no increase in additional 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 Monte Nido Group home has operated for over three (3) months with up to eight (8) adults with eating disorders with no noticeable impact on surrounding properties, and the this use is a benefit to the surrounding area and DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	Z20-046 28W510 Washington Avenue Investments, LLC	
ZONING REQUEST	Conditional use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve.	
OWNER	28W510 WASHINGTON AVENUE INVESTMENTS, LLC 6100 SW 76 TH STREET, MIAMI, FL 33143	
ADDRESS/LOCATION	25W510 WASHINGTON AVENUE, WINFIELD, IL 60190	
PIN	04-14-102-011	
TWSP./CTY. BD. DIST.	Winfield	District 6
ZONING/LUP	R-1 SF Res	0-5 DU AC
AREA	2.51 acres (109, 336 sq. ft.)	
UTILITIES	Well and Septic	
PUBLICATION DATE	Daily Herald: September 30, 2020	
PUBLIC HEARING	October 15, 2020	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	

Ordinance

DC-O-0002-21

Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	Our office has no jurisdiction in this matter.
EXTERNAL:	
City of West Chicago:	No Comments Received.
Village of Winfield:	No Comments Received.
Winfield Township:	No Comments Received.
Township Highway:	Our office has no jurisdiction in this matter.
Winfield Fire Dist.:	Email from 10-14-2020 states that concerns have been remedied (See attached documentation)
Sch. Dist. 33:	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 nature of this request, we have no concerns. Thank you."

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-1 SF RES	Group Home	0-5 DU AC
North	R-1 SF RES	Forest Preserve	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

WHEREAS, the Zoning Board of Appeals, having considered in relation to the above and at the recommendation meeting held on December 3, 2020, recommends to approve the following zoning relief:

Conditional use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve.

Subject to the following conditions:

Ordinance

DC-O-0002-21

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z20-046 **Washington Avenue Investments, LLC**, dated October 15, 2020.
2. The Conditional Use shall terminate in the event that Monte Nido Real Estate Holdings, LLC, sells, discontinues operation of the subject property located at 28W510 Washington Avenue, Winfield, Illinois or otherwise transfers ownership of the subject property to another entity.
3. That the Conditional Use zoning relief shall expire after three (3) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The property is conveyed to new ownership.
4. That no more than twelve (12) residents shall reside within the subject property.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
6. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
7. That as part of the submittal of a building permit the developer shall provide a photometric plan demonstrating that the level of light shall not exceed 0.5 foot-candles of illumination at all property lines.
8. That the subject Group Quarters residents shall not have their own automobiles at the Group Quarters nor otherwise drive themselves to and from the subject Group Quarters.
9. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 7 Ayes, 0 Nays, 0 Absent

WHEREAS, the County Board Development Committee on January 5, 2021, considered the above findings and recommendations of the Zoning Board of Appeals and recommends to concur with the findings and recommends to approve the following zoning relief:

Conditional use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve.

Ordinance

DC-O-0002-21

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #Z20-046 **Washington Avenue Investments, LLC**, dated October 15, 2020.
2. The Conditional Use shall terminate in the event that Monte Nido Real Estate Holdings, LLC, sells, discontinues operation of the subject property located at 28W510 Washington Avenue, Winfield, Illinois or otherwise transfers ownership of the subject property to another entity.
3. That the Conditional Use zoning relief shall expire after three (3) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The property is conveyed to new ownership.
4. That no more than twelve (12) residents shall reside within the subject property.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
6. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
7. That as part of the submittal of a building permit the developer shall provide a photometric plan demonstrating that the level of light shall not exceed 0.5 foot-candles of illumination at all property lines.
8. That the subject Group Quarters residents shall not have their own automobiles at the Group Quarters nor otherwise drive themselves to and from the subject Group Quarters.
9. 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:

Ordinance

DC-O-0002-21

Conditional use to allow change of use from Group Home to Group Quarters to increase occupancy from eight to twelve, on the property hereinafter described:

LOT 2 IN TALL OAKS FARM, A SUBDIVISION OF PARK OF LOT 2 OF OWNER'S ASSESSMENT DIVISION OF PARK OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1977 AS DOCUMENT R77-39371, 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 #Z20-046 **Washington Avenue Investments, LLC.** dated October 15, 2020.
2. The Conditional Use shall terminate in the event that Monte Nido Real Estate Holdings, LLC. sells, discontinues operation of the subject property located at 28W510 Washington Avenue, Winfield, Illinois or otherwise transfers ownership of the subject property to another entity.
3. That the Conditional Use zoning relief shall expire after three (3) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The property is conveyed to new ownership.
4. That no more than twelve (12) residents shall reside within the subject property.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
6. That in conjunction with the submittal of a building permit the developer provides a landscape plan showing partial landscape screens around the perimeter of the development.
7. That as part of the submittal of a building permit the developer shall provide a photometric plan demonstrating that the level of light shall not exceed 0.5 foot-candles of illumination at all property lines.
8. That the subject Group Quarters residents shall not have their own automobiles at the Group Quarters nor otherwise drive themselves to and from the subject Group Quarters.
9. That the property be developed in accordance with all other codes and Ordinances of DuPage County.


Ordinance

DC-O-0002-21

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; 28W510 WASHINGTON AVENUE INVESTMENTS, LLC, 6100 SW 76TH STREET, MIAMI, FL 33143; and Township Assessor, Winfield Township, 130 Arbor Avenue, West Chicago, IL 60185.

Enacted and approved this 12th day of January, 2021 at Wheaton, Illinois.


DANIEL J. CRONIN, CHAIRMAN
DU PAGE COUNTY BOARD

Attest:


JEAN KACZMAREK, COUNTY CLERK

AYES 16
NAYS 0
ABSENT 2

September 17, 2023

The County of DuPage
Zoning Board of Appeals
421 N. County Farm Rd.
Wheaton, IL 60187

Dear Board Members:

I am writing to express my support for the renewal of the conditional use permit application for Monte Nido Chicago's twelve bed adult eating disorder program.

As a client, I understand the need for the high quality and caring services offered by Monte Nido. In May of this year, my life was in shambles. I was severely ill due to my eating disorder—I was incredibly depressed, anxious, and very actively engaged with my eating disorder. I was having trouble living life, and searched for an eating disorder program. To say I was lucky to find Monte Nido Chicago (Winfield) is the understatement of the year. Never in my wildest dreams could I have hoped for a better situation to begin my journey into recovery.

One of the things that made my heart and my gut feel that Monte Nido was the right place for me to check into, is their commitment to providing treatment 'at home.' Living in the house in Winfield during my treatment—which was outstanding—was an incredible comfort. There are cozy bedrooms, open living spaces, a gorgeous kitchen & dining room, and nature surrounding the house. I truly felt like I was recovering at home, as opposed to some stories I heard of hospital-like settings other eating disorder treatment centers have.

Every morning I would sit outside on the front porch to connect with nature, and look around in awe at the setting my healing was taking place in. There was also a sentimentality for me that I'd like to further explain. I grew up in Schaumburg, where my parents still live, and I currently live in Batavia with my fiancé. Monte Nido Chicago's location in Winfield brought me another level of grounding and comfort that I will never take for granted. My parents and fiancé could come during visiting hours with little to no effort, and I was literally 15 minutes from home, which allowed my intense worry to feel safe.

They have an outstanding staff of caring, kind, and professional individuals who provide therapeutic services that help people recover from their eating disorders. The staff provide a nurturing, safe, and supportive environment.

Monte Nido operates its programs in quiet residential neighborhoods much like where their clients live to enable a smooth transition for the clients to return home after treatment. The staff are committed to ensuring that the program operates in a way that is respectful of their Neighbors.

Monte Nido has proven to be a quality operator and a needed resource for our community. I

RECEIVED

SEP 25 2023

Supervisor of Assessments

urge you, and beg you, to approve their application. They are a life-saving organization. Please give others the opportunity I was lucky to have. Please also reach out if you have any further questions—I would be happy to answer any the Board may have.

Most Sincerely,

Gretchen Schulz



150 N. Riverside Plaza, Suite 3000, Chicago, IL 60606 • (312) 819-1900

September 28, 2023

Mary B. Tobin
(312) 873-2967
(312) 275-7694 Fax
mtobin@polsinelli.com

DuPage County Zoning Board of Appeals
Jack T. Knuepfer Administration Building
421 North County Farm Road
Wheaton, Illinois 60187

Re: Monte Nido Illinois, LLC – Resident Visitation

To Whom It May Concern,

As you are aware, Monte Nido Illinois, LLC (referred to herein as the “Monte Nido”) is seeking a conditional use permit as a “Group Quarters” to extend the current category of its eating disorder treatment program for adults located at 28W510 Washington Ave in Winfield, Illinois.

We respectfully emphasize to the DuPage County Zoning Board of Appeals (“Board”) the family visitation needs of Monte Nido’s residents, as required by the accreditation standards that are applicable to this eating disorder treatment program. For almost three years, the existing twelve residents, and previously, the eight residents of Monte Nido have benefitted by visitation by family and friends and should have the right to continue to do so. Monte Nido is committed to providing the best care possible to its residents and meeting applicable standards. The standards under which Monte Nido operates reinforce our belief that allowing our residents access to regular family visitation is an essential part of their care and recovery process.

The Joint Commission whose Behavioral Health accreditation standards Monte Nido is subject to require Behavioral Health Care Programs to facilitate resident access to visitors. Monte Nido is committed to meeting these standards and facilitating the underlying positive benefits of family visitation to its residents’ progress and eventual transition back home.

The Joint Commission standards for Behavioral Health Care Programs require family and guardian involvement throughout the initial treatment assessment process (Joint Commission Standard CTS.02.03.01). Joint Commission-accredited organizations must also establish procedures for ongoing family involvement and communication with the resident, and care plans that address continued family involvement (Joint Commission Standard CTS.03.01.05).

Atlanta | Boston | Chattanooga | Chicago | Dallas | Denver | Fort Lauderdale | Houston
Kansas City | Los Angeles | Miami | Nashville | New York | Phoenix | Raleigh | Salt Lake City
San Diego | San Francisco | Seattle | St. Louis | Washington, D.C. | Wilmington

polsinelli.com

91338921.3



September 28, 2023

Page 2

The accreditation requirements outlined above are reflected in Monte Nido's policies and procedures. These policies and procedures form an essential component of the care and recovery support provided to its adolescent residents. Specifically, Monte Nido recognizes and elevates the importance of family visitation and encourage family members to take an active role in the treatment and recovery of its residents. Families are encouraged to support residents by visiting during approved times and attending Family Programming events. Monte Nido understands that contact with friends and family can be vital to a person feeling safe and connected during treatment and seek to facilitate and promote connections that are healthy and appropriate. Monte Nido policies therefore reflect the reality that visitation by family member and other significant persons in the life of its residents helps facilitate understanding of eating disorders and support the resident's recovery and transition back home at completion of their stay. Specifically:

Monte Nido Policy – Visitation

It is the policy of Monte Nido to allow reasonable visiting privileges. It is the policy of Monte Nido to ensure the privacy and safety of clients and staff when visitors are on-site. At Monte Nido, families are viewed as a part of the treatment team. This is why families are encouraged to attend visitation hours & Family Programming.

Monte Nido Policy – Family Involvement

It is the policy of the program that family members and other significant persons in the individuals' life will be encouraged to participate in treatment and increase their understanding of the eating disorder through psychoeducation to diminish the effects on the family caused by the illness.

Monte Nido Policy – Therapeutic Outings

Passes to temporarily leave the property and the program are granted by the treatment team in order for clients to go to appointments off-site or to have brief visits with friends or family.

In light of the essential role that family visitation plays to the well-being of Monte Nido's residents, as recognized and required by the Joint Commission standards referenced above, we believe it would not be beneficial to place restrictions on the visitation needs of Monte Nido residents.

Sincerely

A solid black rectangular box used to redact the signature of Mary B. Tobin.

Mary B. Tobin



Development Ordinance

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

File #: DC-O-0064-23

Agenda Date: 11/21/2023

Agenda #: 6.D.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: October 11, 2023

RE: **ZONING-23-000072 Rosasco (Lisle/ District 2)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: October 11, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback.

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-23-000072 Rosasco** dated October 11, 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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback.

- B. That petitioner testified that they have lived at the subject property for approximately three (3) years.
- C. That petitioner testified that they require a 6'6"/100% closed privacy fence within the 10' corner side yard setback for additional privacy and security due to increased noise, vehicle, and pedestrian traffic.
 - a. Furthermore, that petitioner testified that Creek Drive is the entrance and exit for the neighborhood to get to Hobson Road, and that there is increased traffic during peak traffic times.
- D. That Hearing Officer finds that petitioner has demonstrated that a Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.
- E. Furthermore, that Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship in relation to the location of the subject property, and that that the increase in noise, vehicle, and pedestrian traffic on Creek Drive requires petitioner to request a Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback.

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 privacy fence 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 privacy fence will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed fence.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed privacy fence 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 privacy fence will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed privacy fence will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that proposed privacy fence 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** the proposed privacy fence 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-23-000072 Rosasco	
ZONING REQUEST	Variation to allow a 6'6"/100% closed (privacy) fence within the 10' corner side yard setback.	
OWNER	JAMES AND MIRANDA ROSASCO, 23W321 WOODCREST CT E, NAPERVILLE, IL 60540	
ADDRESS/LOCATION	23W321 WOODCREST CT E, NAPERVILLE, IL 60540	
PIN	08-22-408-007	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.21 ACRES (9,148 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 26, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 11, 2023	

ADDITIONAL INFORMATION:

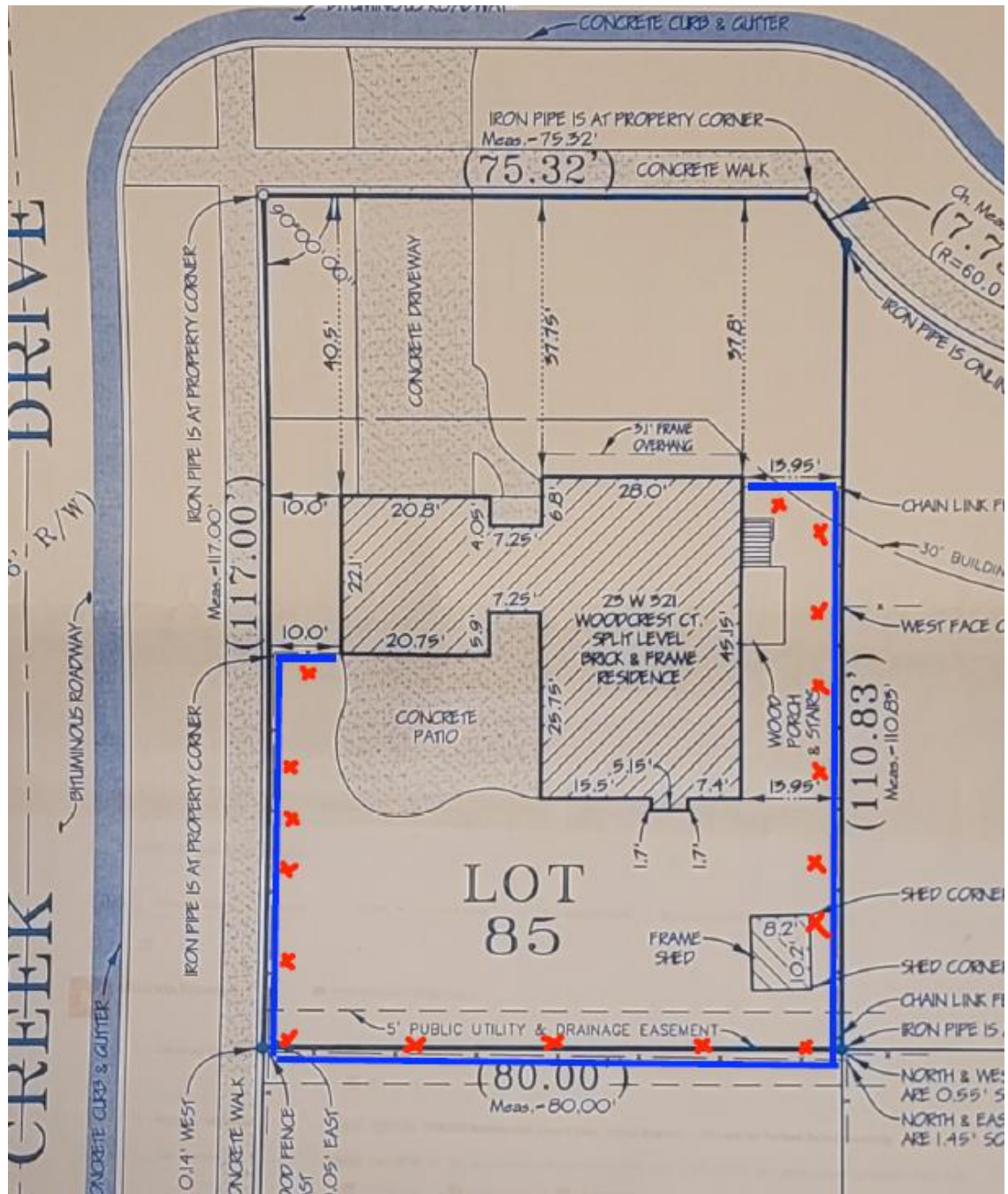
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	Our office has no jurisdiction in this matter.
Stormwater:	No Objections.
Public Works:	No Objections. "We are the sanitary sewer provider."
EXTERNAL:	
Village of Woodridge:	"This site is within Woodridge's territory of a boundary line agreement but not currently incorporated. A fence of this height would not be allowed at a residential site."
City of Naperville:	<i>No Comments Received.</i>
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is located outside of the Village's Boundary Agreement."
Lisle Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Lisle-Woodridge Fire Dist.:	"N/A"
Sch. Dist. 203:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and due to the sizable distance between the subject property and the District property, we do not have any specific comments. Thank you."

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	4'6"/50% OPEN	N/A	6'6"/100% CLOSED

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	WOODCREST CT E. 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	CREEK DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC











Development Ordinance

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

File #: DC-O-0065-23

Agenda Date: 11/21/2023

Agenda #: 6.E.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: October 11, 2023

RE: **ZONING-23-000073 Barsley (Lisle/ District 2)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: October 11, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback.

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-23-000073 Barsley** dated October 11, 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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback.
- B. That petitioner testified that he has lived at the subject property for approximately twenty-one (21) years.

- C. That petitioner testified that he is replacing the existing twenty (20) year-old, 6'/closed (privacy) fence with the proposed 6'/100% closed (privacy) fence.
- D. That petitioner testified that he requires a 6'/100% closed privacy fence within the 10' corner side yard setback for additional privacy and security due to increased noise, vehicle, and pedestrian traffic due to the location of his subject property.
 - a. Furthermore, that petitioner testified that Spring Bay Road is very busy due to Steeple Run Elementary School located directly across the street, as well as the office park directly across Spring Bay Road to the west.
- E. That Hearing Officer finds that petitioner has demonstrated that a Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.
- F. Furthermore, that Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship in relation to the location of the subject property, and that that the increase in noise, vehicle, and pedestrian traffic on Spring Bay Road requires petitioner to request a Variation to allow a 6'/100% closed (privacy) fence within the 10' corner side yard setback.

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 privacy fence 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 privacy fence will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed fence.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed privacy fence 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 privacy fence will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed privacy fence will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that proposed privacy fence 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** the proposed privacy fence 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-23-000073 Barsley	
ZONING REQUEST	Variation to allow a 6’/100% closed (privacy) fence within the 10’ corner side yard setback.	
OWNER	FRANK AND EVA BARSLEY, 6S151 PARK MEADOW DRIVE, NAPERVILLE, IL 60540	
ADDRESS/LOCATION	6S151 PARK MEADOW DRIVE, NAPERVILLE, IL 60540	
PIN	08-16-107-006	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.27 ACRES (11,761 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 26, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 11, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application. “Zone AE floodplain (elevation 724.4) is located on the property. Additional information will be required to document the fence location in respect to the floodplain, and if the fence is located in the floodplain, provisions for elevating the fence or having a 50% open style fence to allow for the conveyance of floodwater.”	
Public Works:	No Objections. “We are the sanitary sewer and water provider.”	
EXTERNAL:		
City of Naperville:	No Comments Received.	
Village of Lisle:	Our office has no jurisdiction in this matter. “The subject property is located outside of the Village’s Boundary Agreement.”	
Village of Woodridge:	Our office has no jurisdiction in this matter.	
Lisle Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Lisle-Woodridge Fire Dist.:	“N/A”	
Sch. Dist. 203:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and due to the sizable distance between the subject property and the District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

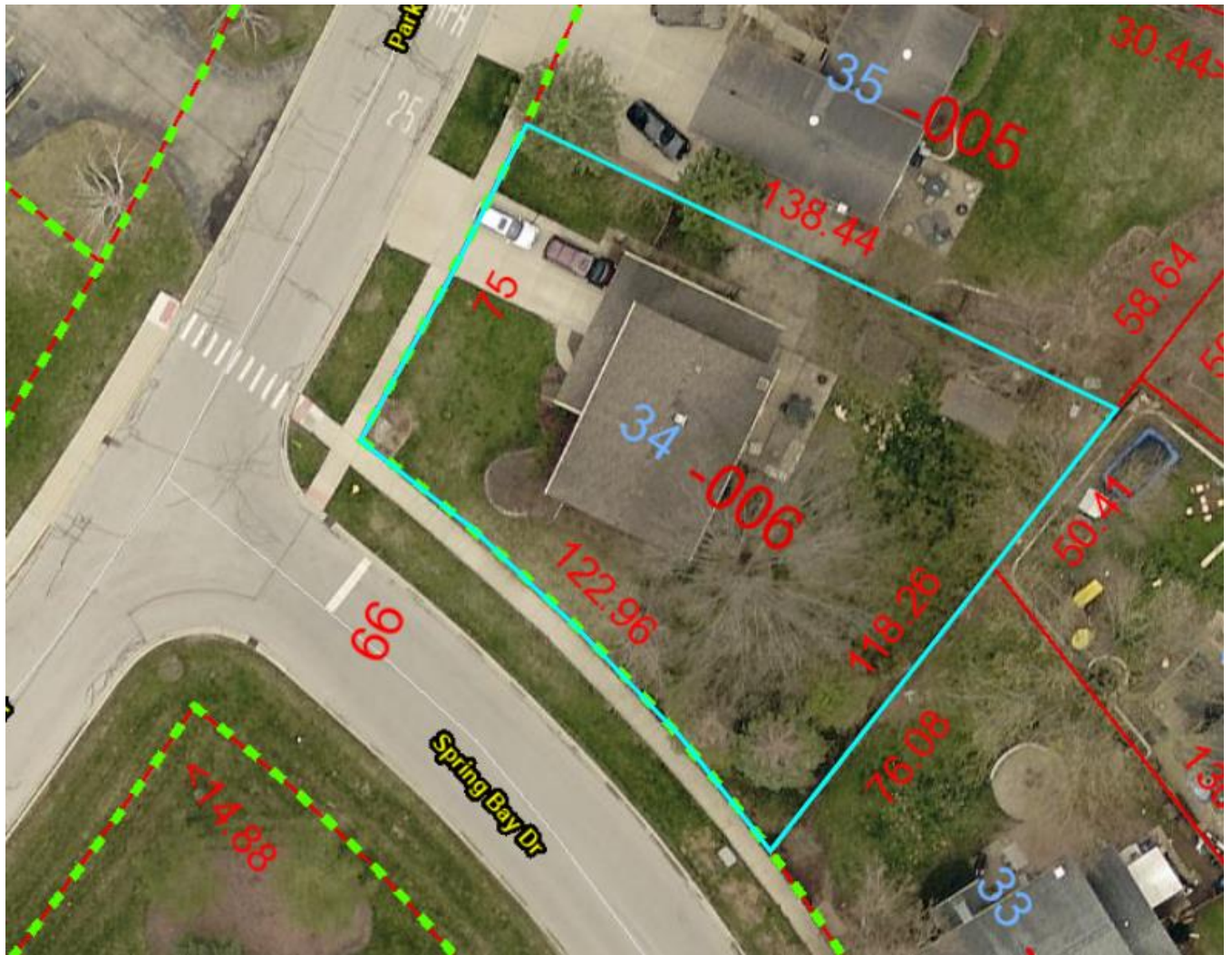
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	4'6"/50% OPEN	NA	6'/100% CLOSED

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	SPRING BAY DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	PARK MEADOW DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









Development Ordinance

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

File #: DC-O-0066-23

Agenda Date: 12/5/2023

Agenda #: 6.F.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: October 11, 2023

RE: **ZONING-23-000074 Scheiwe (Downers Grove/ District 3)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: October 11, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce corner side setback for a new hot tub installation from 30' to approximately 24'.

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-23-000074 Scheiwe** dated October 11, 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 the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a Variation to reduce corner side setback for a new hot tub installation from 30' to approximately 24'.
- B. That petitioner testified that he has lived at the subject property for approximately nine (9) years.

- C. That petitioner testified that he is unable to meet the 30' corner side setback for a new hot tub due to the rear patio door clearance/location, existing utilities, and mature landscaping throughout the rear yard.
 - a. As such, that petitioner requires the proposed hot tub to be located closer to the corner side property line by approximately six (6) feet to allow the proper clearance from the rear patio door and to avoid the existing utilities and mature landscaping.
- D. That petitioner testified that the corner yard is completely screen by mature arborvitae and a wooden fence, and that the proposed hot tub would not be visible from the roadway.
- E. That Hearing Officer finds that petitioner has demonstrated that a Variation to reduce corner side setback for a new hot tub installation from 30' to approximately 24' will not have any impact on adjacent properties and roadways, will not impact on drainage, and will not impede ventilation and light to the subject property or adjacent properties.
- F. Furthermore, that Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and particular hardship in relation to the layout of the subject property, as the only location to place the proposed hot tub on the subject property without impacting the rear door to the property, existing utilities, and existing landscaping, is to the locate the hot tub approximately 24' feet from the corner side property line.

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 hot tub will be completely screened by existing, mature arborvitae 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 hot tub will not increase in the hazard from fire or other dangers and that he will receive a building permit for the proposed hot tub.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed hot tub will not be visible from the roadway, 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 hot tub will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed hot tub will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that proposed hot tub 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** the proposed hot tub 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

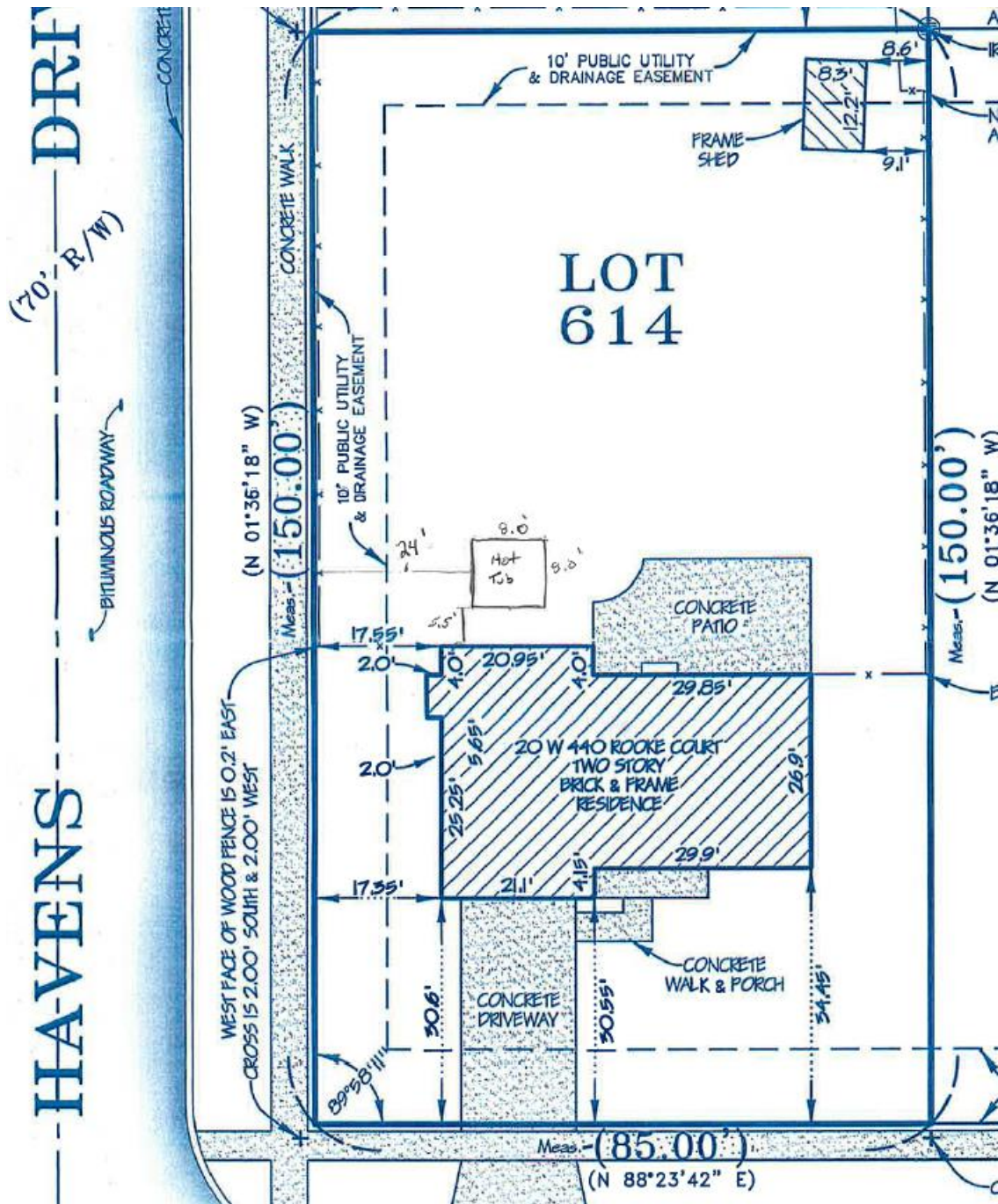
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000074 Scheiwe	
ZONING REQUEST	Variation to reduce corner side setback for a new hot tub installation from 30’ to approximately 24’.	
OWNER	AARON SCHEIWE, 20W440 ROOKE COURT, DOWNERS GROVE, IL 60516	
ADDRESS/LOCATION	20W440 ROOKE COURT, DOWNERS GROVE, IL 60516	
PIN	10-06-105-031	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.29 ACRES (12,632 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: SEPTEMBER 26, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 11, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	No Objections. “We are the sanitary sewer provider.”	
EXTERNAL:		
Village of Woodridge:	No Objections.	
Village of Bolingbrook:	No Comments Received.	
City of Darien:	No Objections.	
Downers Grove Township:	No Comments Received.	
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Darien-Woodridge Fire Dist.:	No Comments Received.	
Sch. Dist. 66:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and due to the sizable distance between the subject property and the District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Side Yard:	30'	NA	24'

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	ROOKE COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	HAVENS DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC









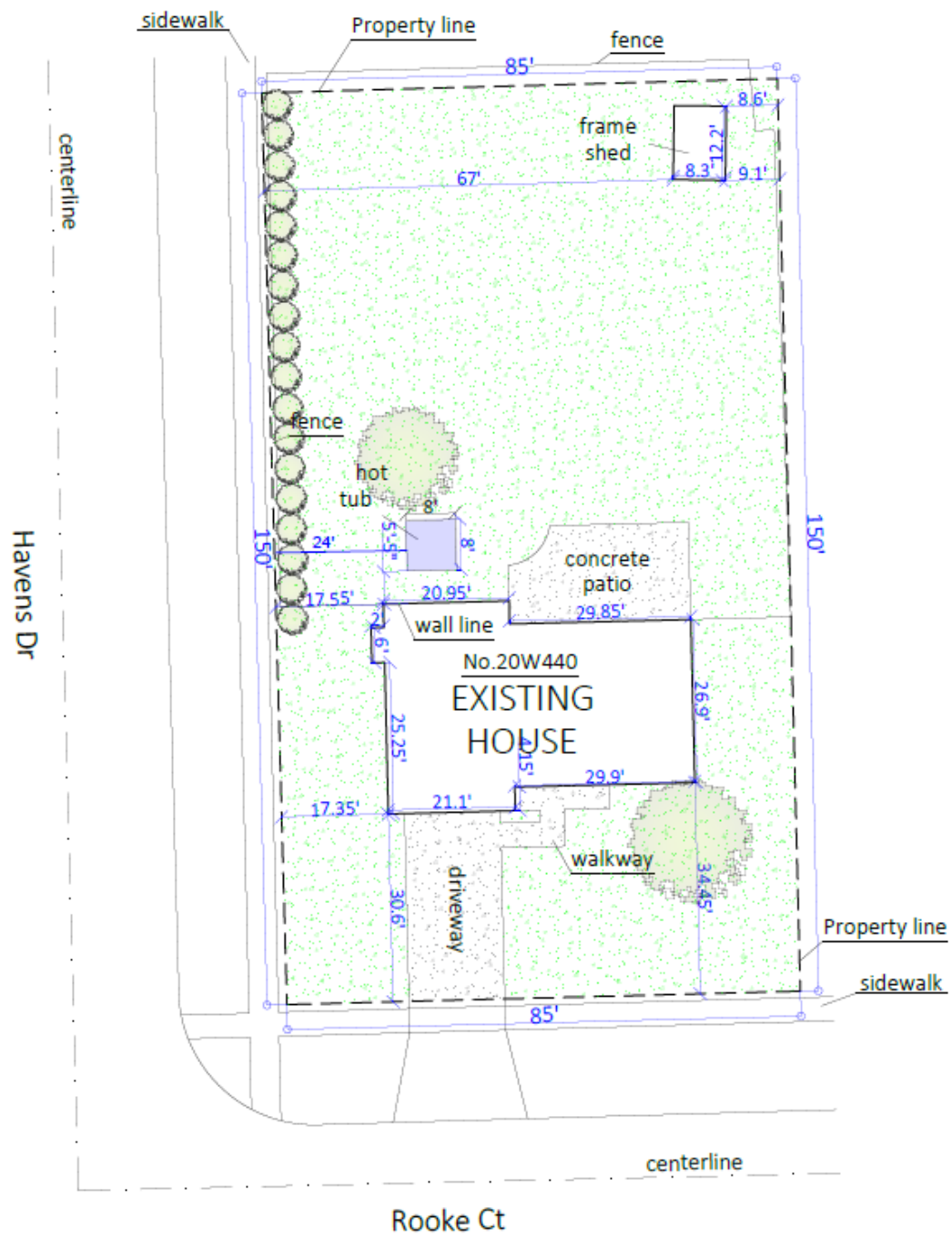


Photo facing east outside of lot (Outside of west side of lot). Shows what neighbors see into the yard.



Photo inside west side of fence facing east. Shows where hot tub will be placed.



Photo facing west where Hot Tub will be placed.





Development Ordinance

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

File #: DC-O-0067-23

Agenda Date: 11/21/2023

Agenda #: 6.G.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: October 4, 2023

RE: **ZONING-23-000076 Knollcrest Funeral Home (York/ District 2)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: October 4, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setbacks from 20 feet to approximately 0 feet for the expansion of Knollcrest Funeral Home.

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-23-000076 Knollcrest Funeral Home** dated October 4, 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 the subject zoning relief is for an expansion to the existing Knollcrest Funeral Home, which requires the interior side setbacks to be reduced from 20 feet to approximately 0 feet.
- B. That at the public hearing, petitioner adopted the prior record for Z-22-000066 Knollcrest Funeral Home from January 18, 2023.

- C. That petitioner testified that following the previous public hearing on January 18, 2023, petitioner addressed the concerns regarding stormwater from York Township and agreed to install a curb to better direct stormwater, and that York Township no longer has any objections to the proposed zoning relief.
- D. That petitioner testified there is a recorded easement (R1992-039096) that grants Knollcrest Funeral Home the ability to access the property to the north and to landscape the northern area adjacent to the subject property.
- E. That petitioner testified that the proposed addition would provide additional space for public uses, staff offices, and family lounges and that the garage would be relocated to rear of the building.
 - a. Furthermore, that petitioner testified that the purpose of the proposed enhancements is to improve the efficiency, functionality, and aesthetics of the subject property and existing business.
- F. That petitioner testified that they are dealing with the existing limitations of the existing building and where it is located on the subject property, and that in order to build an addition, they would require the requested zoning relief.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance for the subject zoning relief to reduce the interior side setbacks from 20 feet to approximately 0 feet, due to the location of the existing building on the subject property, causing petitioner to require the subject zoning relief in order to build an addition to support the expanding business.

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 expansion 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 expansion will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed expansion.

- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed expansion will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed expansion will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed expansion will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that proposed expansion 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** the proposed expansion 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-23-000076 Knollcrest Funeral Home	
ZONING REQUEST	Variation to reduce the interior side setback from 20' to approximately 0 feet for the expansion of Knollcrest Funeral Home.	
OWNER	OAK BROOK BANK, TRUST 2499, 1500 S MEYERS ROAD, LOMBARD, IL 60148/ AGENT: BUIKEMA LAW GROUP, LLC., 15 SALT CREEK LANE, SUITE 103, HINSDALE, IL 60521	
ADDRESS/LOCATION	1500 S MEYERS ROAD, LOMBARD, IL 60148	
PIN	06-21-111-014	
TWSP./CTY. BD. DIST.	YORK	DISTRICT 2
ZONING/LUP	R-3 SF RES	INSTITUTIONAL
AREA	0.86 ACRES (37,462 SQ. FT.)	
UTILITIES	WATER/ SEWER	
PUBLICATION DATE	Daily Herald: September 19, 2023	
PUBLIC HEARING	WEDNESDAY, OCTOBER 4, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	No Objections.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
EXTERNAL:		
Village of Lombard:	“The Village of Lombard has no comments on this petition.”	
Village of Villa Park:	No Comments Received.	
City of Oakbrook Terrace:	No Comments Received.	
Village of Oak Brook:	No Objections.	
York Township:	No Comments Received.	
Township Highway:	No Objections.	
York Center Fire Dist.:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Sch. Dist. 45:	No Objections.	
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 District property, we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

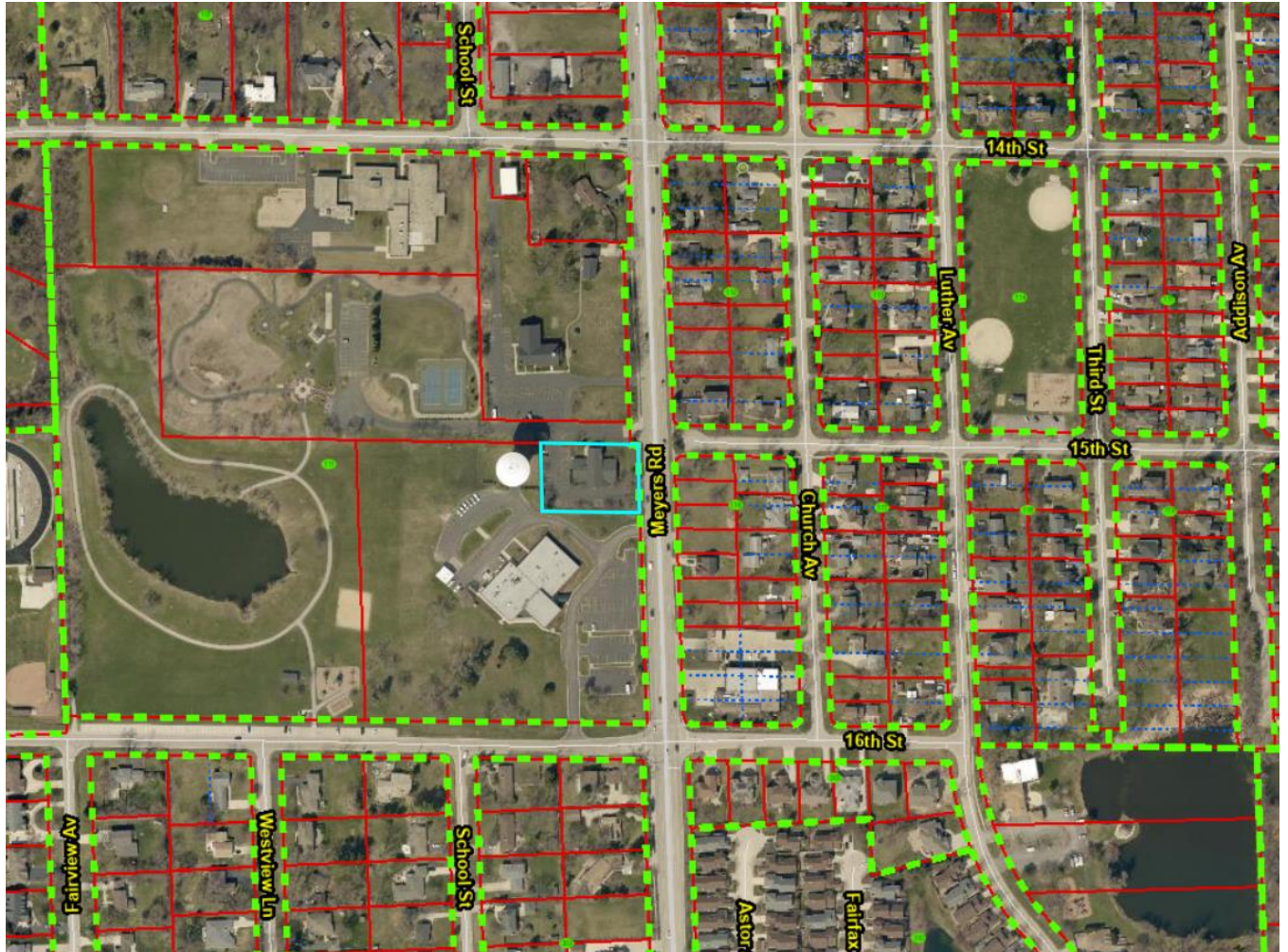
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	20'	15 FT	APPROX. 0 FT

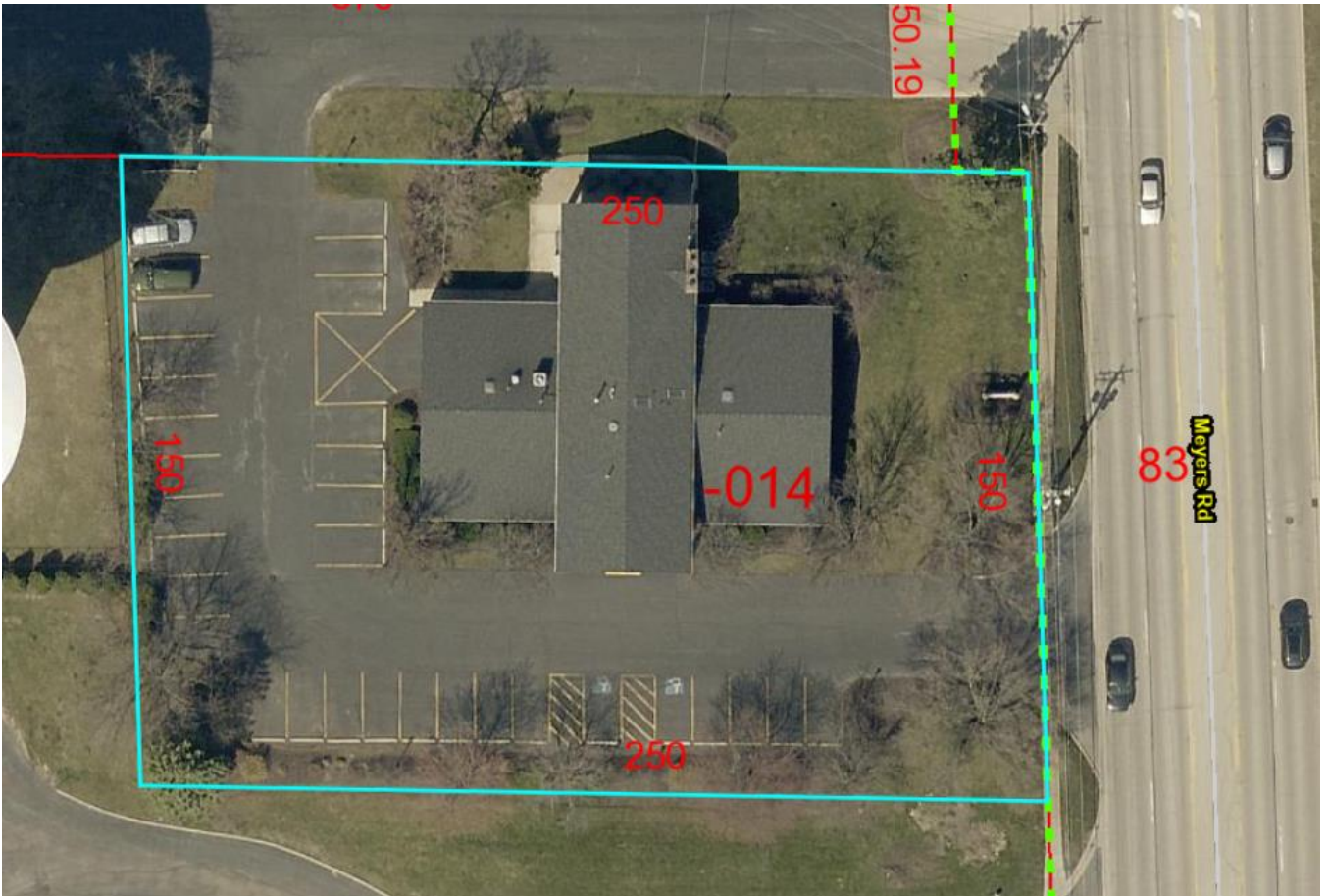
LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 Single Family	Funeral Home	Institutional
North	R-3 Single Family	Park District	Institutional
South	R-3 Single Family	Township Offices	Institutional
East	Meyers Road and beyond R-4 SF RES	House	0-5 DU AC
West	R-3 Single Family	Township Offices	Institutional









AGREEMENT AND GRANT OF EASEMENTS

THIS AGREEMENT AND GRANT OF EASEMENTS made and entered into this 1st day of May, 1991, by and between Waste Management of Illinois, Inc., a Delaware Corporation, (hereinafter referred to as "Grantor") and West Suburban Bank, as Trustee under Trust Agreement dated September 27, 1988 and known as Trust Number 8869 (hereinafter referred to as "Grantee").

992-039096
RECORDED
DU PAGE COUNTY

W I T N E S S E T H:

WHEREAS, the Grantor is the record title holder of the real estate located at 1416 Meyers Road, Lombard, in DuPage County, Illinois and legally described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Parcel One"); and

WHEREAS, the Grantee is the record title holder of the real estate located at 1500 Meyers Road, Lombard, DuPage County, Illinois and legally described in Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as the "Parcel Two"); and

John

52 MAR -6 AM 10:45

WHEREAS, the Grantee and its beneficiaries desire to obtain a permanent 24 foot wide easement on Parcel One extending from Meyers Road a distance of 325.93 feet along Grantor's Eastern property line and legally described in Exhibit "C" attached hereto and made a part hereof (hereinafter referred to as "Roadway Easement") for the purpose of installing and maintaining a private roadway to provide access to Parcel Two; and

WHEREAS, the Grantee and its beneficiaries desire to maintain the existing landscape easement in the buffer between the Roadway Easement and Parcel Two and legally described in Exhibit "D" attached hereto and made a part hereof (hereinafter referred to as "Landscape Easement"); and

WHEREAS, Parcel Two has been developed as a funeral home in accordance with a site development plan approved by the County of DuPage which shows access to the Roadway Easement; and

WHEREAS, the parties desire to provide for the unobstructed use of said Roadway Easement for their mutual benefit.

This document prepared by and after
recording mail to:

Gregory J. Constantino
3001 Butterfield Road
Oak Brook, Illinois 60521

2
1

(Knollcrest Funeral Home
1500 S. Meyers Rd.
Lombard, IL. 60148)

NOW THEREFORE, in consideration of Ten and No/100 (\$10.00) Dollars each in hand paid and the mutual covenants and conditions contained herein and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and correct in substance and in fact and are incorporated herein by reference as if fully set forth herein.

2. **Grant of Access Easements.** The Grantor hereby grants to the Grantee an easement of ingress and egress over the Roadway Easement presently improved as a private roadway for vehicular traffic used in connection with the funeral home as shown on the site plan approved by the County of DuPage.

3. **Grant of Landscape Buffer Easement.** The Grantor hereby grants to the Grantee an easement over the Landscape Easement to provide a landscape buffer between the Roadway Easement and Parcel Two. Grantor reserves the right to terminate this Landscape Easement at any time with sixty (60) days prior written notice to Grantee. Until termination, Grantee shall have the right but not the obligation to maintain the Landscape Easement.

4. **Maintenance and Repair.** Grantee shall provide engineering drawings for paving the roadway to the following specifications subject to the approval of the DuPage County Highway Department:

- a. The roadway shall be paved beyond Parcel Two to the tree line of Fellowship Reformed Church a distance of 325.93 feet.
- b. A stop sign shall be erected at the end of the roadway.
- c. The roadway width shall be increased to 24'.
- d. A concrete apron shall be installed at Meyers Road.


Grantee shall let a construction contract for paving. Grantee shall pay for all costs of installing a roadway suitable for purpose of traffic to the funeral home. Grantor shall pay for any additional costs of increasing the strength of the pavement because of the operation of Grantor's trucks from Grantor's business. Grantor shall pay Grantee for these additional costs as determined by the engineer at the time a construction contract is let. Grantor shall be responsible for the maintenance cost of the Roadway Easement. Grantee and Grantor shall share equally in the maintenance cost of the Landscape Easement. All expenses shall be agreed upon by the parties in advance. In addition, Grantor and Grantee shall each have the right to perform additional maintenance which they desire at their own cost.

5. Notwithstanding anything else contained herein, Grantor shall have the right to terminate the Roadway Easement if such Roadway Easement is dedicated to DuPage County for roadway purposes.
6. Miscellaneous.
 - (a) This Agreement, and the covenants and conditions herein contained, shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and assigns of the respective parties hereto. The easements granted herein shall run with the land.
 - (b) The various headings used in the Agreement as headings for paragraphs or otherwise are for convenience only and shall not be used in interpreting the text of the paragraph on which they appear and shall not limit or otherwise affect the meanings thereof.
 - (c) If any provisions in this Agreement are held by a court of law to be in violation of any applicable local, state or federal ordinance, statute, law, administrative or judicial decision, or public policy, and if such court should declare such provision of this Agreement to be illegal, invalid, unlawful, void, voidable or unenforceable as written, then such provision shall be given full force and effect to the fullest possible extent that it is legal, valid and enforceable, that the remainder of this Agreement shall be construed as if such illegal, invalid, unlawful, void, voidable or unenforceable provision was not contained herein, and that the rights, obligations and interest of Grantor and Grantee under the remainder of this Agreement shall continue in full force and effect.
 - (d) This Agreement may not be modified or amended unless such modifications or amendment is in writing and signed by all parties to this Agreement.
 - (e) Upon execution of this Agreement by the parties hereto a duplicate original of this Agreement shall be recorded in the Office of the DuPage County Recorder of Deeds, the cost and expense of which recording shall be borne by Grantor.
 - (f) Any rights of the Grantor and Grantee created herein shall be subordinate to the rights of any mortgage holder, existing or subsequent.
 - (g) Grantee agrees to defend indemnify and hold harmless Grantor from any liability arising from Grantee's use or the use by Grantee's business invitees or guests of the Roadway Easement or Landscape Easement.

R92-039096

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

GRANTOR: Waste Management
of Illinois, Inc.

BY: 
Its authorized signatory

THIS INSTRUMENT is executed by West Suburban Bank (WSB) on
personal behalf of its Trustee, West Suburban Bank as Trustee
of the trust agreement dated September 27, 1988 and known as
Trust No. 8869. All the undersigned are duly qualified and
authorized to execute this instrument, and the execution of this
instrument is hereby acknowledged. No person is being added
to the list of persons authorized to execute this instrument by
reason of the terms, provisions, or conditions of the trust, repre-
sentations, inducements, or other matters herein set forth, all such
persons' liability of WSB being expressly waived.

GRANTEE:
West Suburban Bank as Trustee
under trust agreement dated
September 27, 1988 and known as
Trust No. 8869

BY: 
Its: Trust Officer

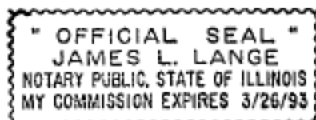
ATTEST: 
Its: Asst. Trust Officer


State of Illinois, County of Cook ss. I, the undersigned, a Notary
Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that DONALD R. Price of Waste Management of Illinois,
Inc., personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he signed, sealed and delivered the said
instrument as his free and voluntary act and as the free and voluntary act
of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of June
1991.

Commission expires:

March 26 1993




Notary Public

R92 039096

State of Illinois, County of DuPage ss. I a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Craig R. Acker of West Suburban Bank, and Carrie Ann Mocarski of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Asst. Trust Officer did also then and there acknowledge that she, as custodian of the corporate seal of said bank, did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of February 1992 A.D. 1992

Commission expires:

12 / 5 19 95

[Redacted Signature]

Notary Public



R92 033096

EXHIBIT A

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 40 RODS THEREOF, AND EXCEPT THE NORTH 304.0 FEET AS MEASURED ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER LYING WEST OF A LINE 376.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THEREOF, AND EXCEPT THE NORTH 624.27 FEET OF THE EAST 376.0 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THEREOF, AND EXCEPT THAT PART LYING NORTH OF THE SOUTH 40 RODS AND LYING SOUTH OF THE NORTH 304.0 FEET AND LYING WEST OF A LINE 1091.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21), IN DUPAGE COUNTY, ILLINOIS.

PTN: 06-21-111-018

1416 South Meyers Road
Lombard, Illinois 60148

R92 039096

EXHIBIT B

THE NORTH 150 FEET OF THE SOUTH 660 FEET OF THE EAST
250 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER
OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PTN: 06-21-111-014

1500 South Meyers Road
Lombard, Illinois 60148

039096

EXHIBIT C

THE NORTH 24 FEET OF THE SOUTH 694 FEET OF THE WEST
325.93 FEET OF THE EAST 376.00 FEET OF THE WEST HALF OF
THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

PTN: 06-21-111-018

R92-039096

EXHIBIT D

LANDSCAPE EASEMENT

THE NORTH 10 FEET OF THE SOUTH 670 FEET OF THE WEST
325.93 FEET OF THE EAST 376.00 FEET OF THE WEST HALF OF
THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DUPAGE COUNTY, ILLINOIS.

PTN: 06-21-111-018



Development Ordinance

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

File #: DC-O-0068-23

Agenda Date: 11/21/2023

Agenda #: 6.H.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: November 1, 2023

RE: **ZONING-23-000078 Hehl (Downers Grove/ District 3)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: November 1, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback for a new, detached garage from required 30' to approximately 7.9'.

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-23-000078 Hehl** dated November 1, 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 the subject zoning relief is to build a new, 16'x28' detached garage approximately 7.9' from the corner side property line.
- B. That petitioner testified that they have lived at the subject property for approximately one (1) year and four (4) months.
- C. That petitioner testified that they are removing the existing attached structure/garage as it is dilapidated, filled with mold, and rotting.

- D. That petitioner testified that although the proposed detached garage will be approximately 7.9' from the corner side property line, the existing right-of-way is 23 feet from the corner side property line to the edge of pavement for Washington Street, and as such, the proposed detached garage would be at least 30.9 feet from the Washington Street edge of pavement.
- E. That petitioner testified that the proposed detached garage would be fully screened by existing trees, bushes, and landscaping.
- F. Furthermore, that petitioner testified that he is unable to construct a detached garage anywhere else on the property due to large (50-100 foot) mature trees and existing vegetation on the subject property, and that the only place to locate the proposed detached garage is in the located of the existing attached structure, approximately 7.9 feet from the corner side property line.
- G. That petitioner testified that his neighbors do not object to the proposed variation and that they are happy that the existing, dilapidated attached structure will be removed.
- H. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty and unique circumstance in relation to the location of the subject property adjacent to a wide right-of-way (23 feet from corner side property to edge of pavement for Washington Street), and that the proposed detached would technically be located 30.9 feet from the edge of pavement of Washington Street.
 - a. Furthermore, that the Zoning Hearing Officer finds that there are existing large, mature trees (approximately 50-100 feet tall) on the subject property, causing the proposed detached garage to be located at least 7.9' from the corner side property line.

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 detached garage 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 detached garage will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed detached garage.
- 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 not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
- 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 properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that 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** 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

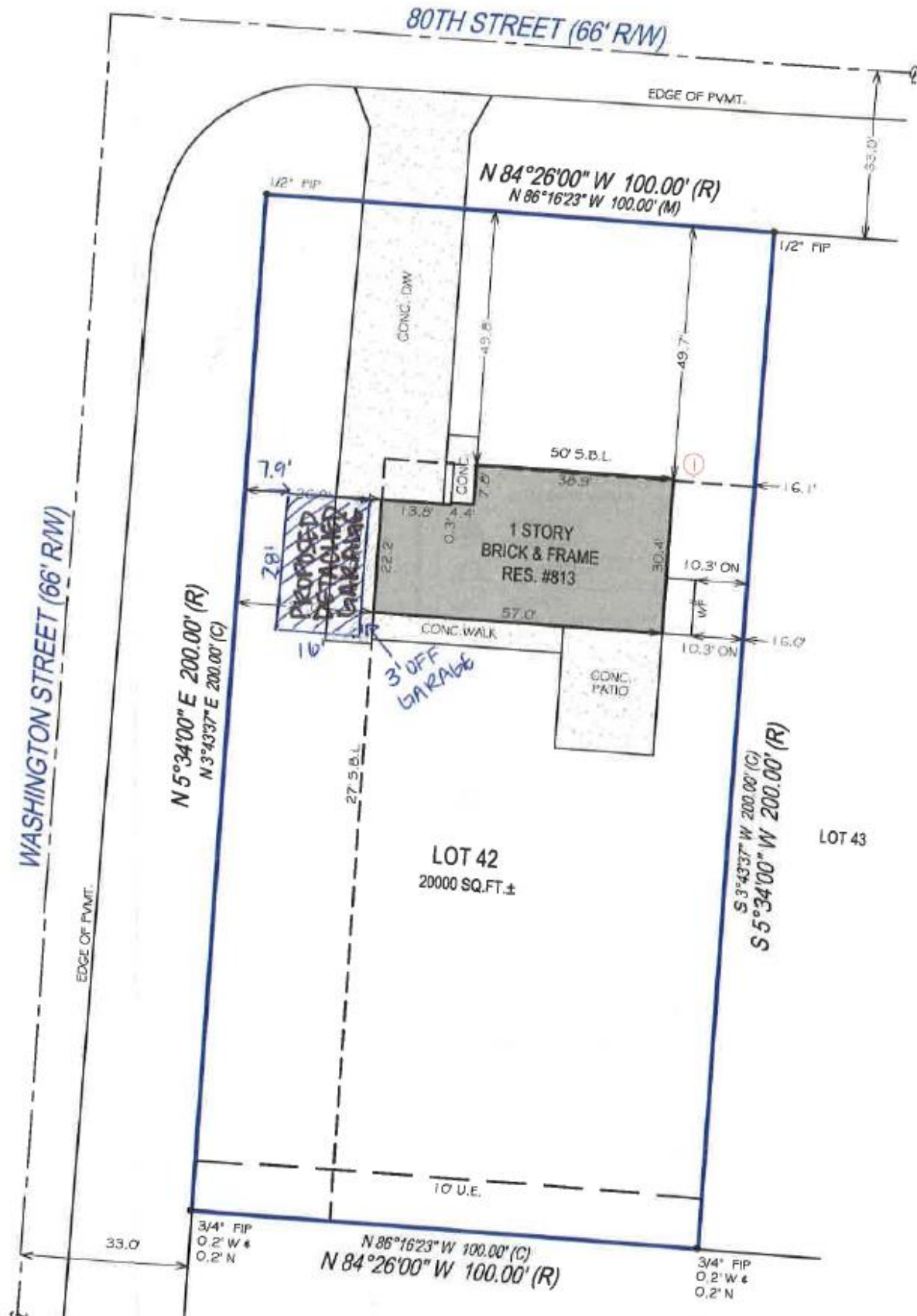
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000078 Hehl	
ZONING REQUEST	Variation to reduce the corner side setback for a new detached garage from required 30' to approximately 7.9'.	
OWNER	ERIC HEHL, 813 80 TH STREET, DOWNERS GROVE, IL 60516	
ADDRESS/LOCATION	813 80 TH STREET, DOWNERS GROVE, IL 60516	
PIN	09-32-110-001	
TWSP./CTY. BD. DIST.	DOWNERS GROVE	DISTRICT 3
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.46 AC (20,038 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 17, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 1, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Public Works:	No Objections. “We are the sanitary sewer provider for the area.”	
EXTERNAL:		
City of Darien:	No Objections.	
Village of Woodridge:	“This is outside of our jurisdiction.”	
Village of Downers Grove:	“The Village of Downers Grove has no comments.”	
Downers Grove Township:	No Comments Received.	
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Darien-Woodridge Fire Dist.:	No Comments Received.	
Sch. Dist. 66:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

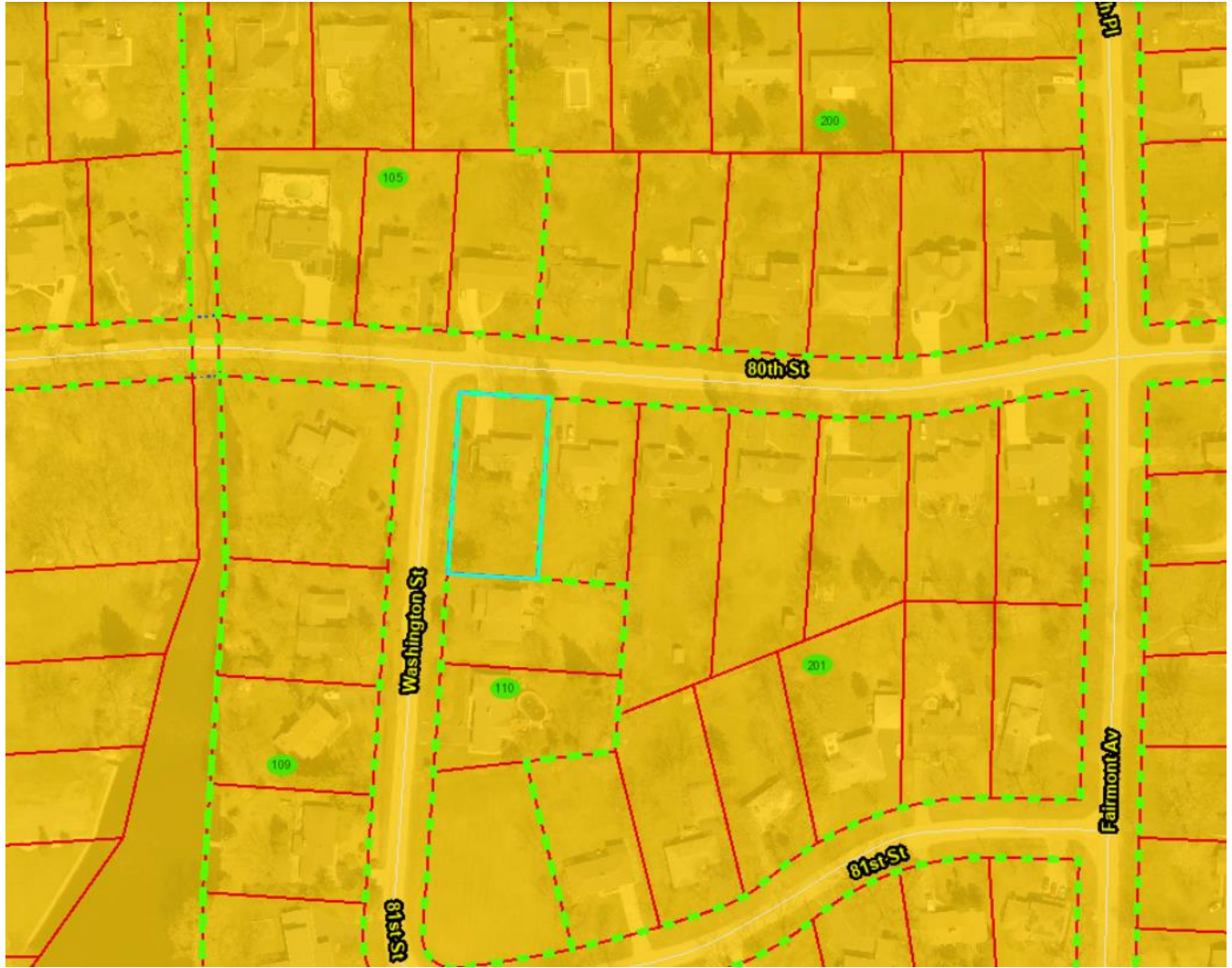
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30'	APPROX. 58'	APPROX. 58'
Corner Side Yard:	30'	APPROX. 17'	APPROX. 7.9'

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	80 TH STREET AND BEYOND 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	WASHINGTON STREET AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC











Development Ordinance

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

File #: DC-O-0069-23

Agenda Date: 11/21/2023

Agenda #: 6.I.



**DUPAGE
COUNTY**

Building
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Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: November 1, 2023

RE: **ZONING-23-000080 Adams**

Development Committee: November 21, 2023:

Zoning Hearing Officer: November 1, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 3' to approximately 0' for repaving driveway with asphalt parking space.

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-23-000080 Adams** dated November 1, 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 the proposed zoning relief is to reduce the interior side setback from required 3' to approximately 0' for repaving an existing driveway with asphalt parking space.
- B. That petitioner testified that he is replacing his existing driveway with a new asphalt driveway and that the last fifteen (15) feet of the driveway is considered a parking space which is required to be at least three (3) feet from the interior side property line.

- C. That petitioner testified that the subject driveway is pre-existing and that no new parking areas are proposed.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and unique circumstance for the proposed driveway, as the subject driveway is pre-existing and requires repairs, and that in order to repave the existing driveway, petitioner requires the subject zoning relief.

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 repaving driveway with asphalt parking space 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 repaving driveway with asphalt parking space will not increase in the hazard from fire or other dangers and that they will receive a building permit for the driveway and parking space.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the repaving driveway with asphalt parking space 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 repaving driveway with asphalt parking space will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the repaving driveway with asphalt parking space will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that repaving driveway with asphalt parking space 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** the repaving driveway with asphalt parking

space 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

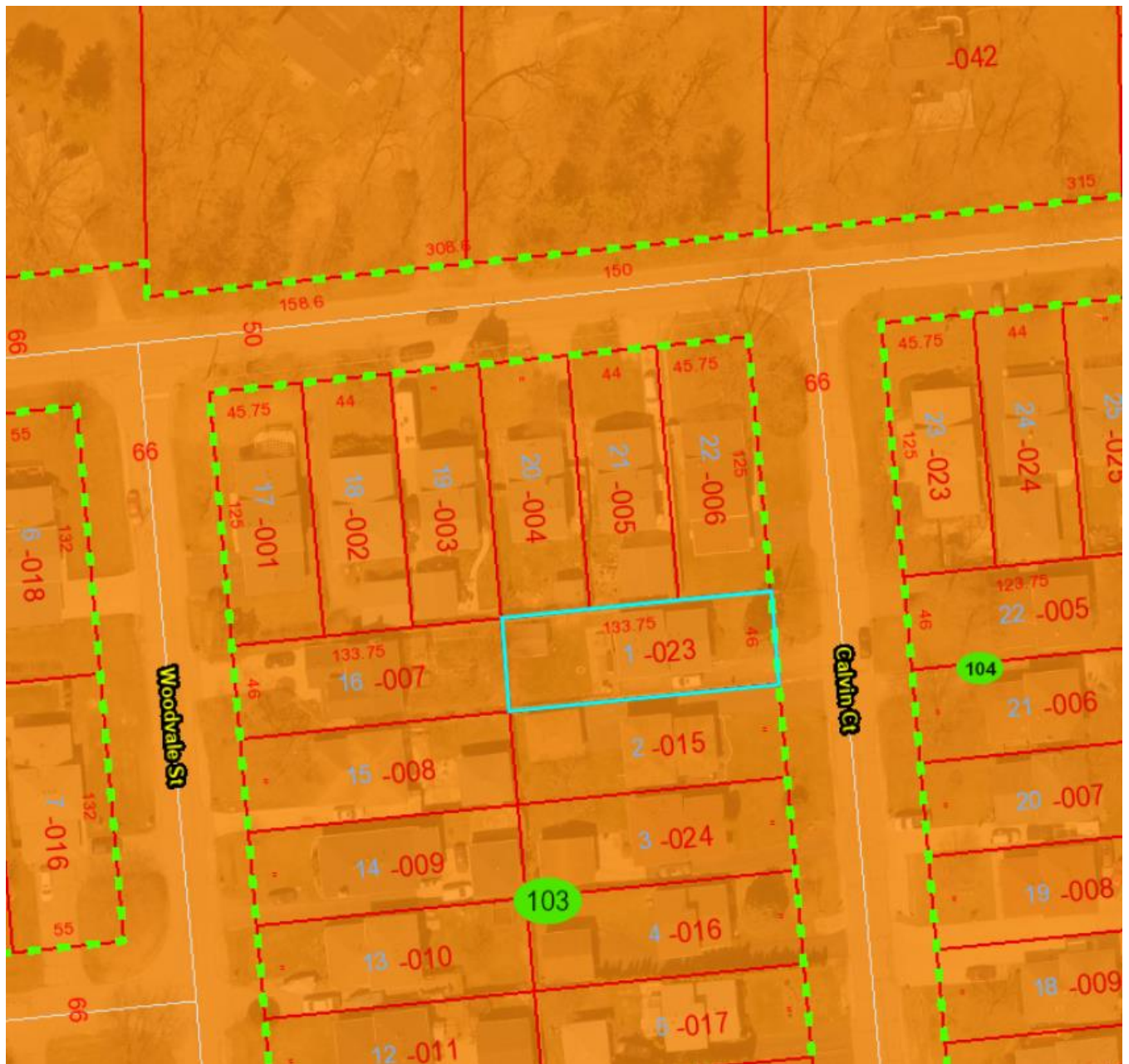
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000080 Adams	
ZONING REQUEST	Variation to reduce the interior side setback from required 3' to approximately 0' for repaving driveway with asphalt parking space.	
OWNER	JEREMY AND CHARISSE ADAMS, 0S028 CALVIN COURT, WINFIELD, IL 60190	
ADDRESS/LOCATION	0S028 CALVIN COURT, WINFIELD, IL 60190	
PIN	05-18-103-023	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.14 ACRES (6,094 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 17, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 1, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Wheaton:	No Comments Received.	
Village of Winfield:	No Comments Received.	
Milton Township:	No Comments Received.	
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Winfield Fire Dist.:	No Comments Received.	
Sch. Dist. 200:	No Comments Received.	
Forest Preserve:	“The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and we do not have any specific comments. Thank you.”	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	3'	APPROX. 0'	APPROX. 0'

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	HOUSE	0-5 DU AC
East	CALVIN COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC









Development Ordinance

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

File #: DC-O-0070-23

Agenda Date: 11/21/2023

Agenda #: 6.J.



**DUPAGE
COUNTY**

Building
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Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: November 1, 2023

RE: **ZONING-23-000081 Petersen (Lisle/ District 2)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: November 1, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed).

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-23-000081 Petersen** on November 1, 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 the proposed zoning relief is to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed).
- B. That petitioner testified that they purchased the subject property in 2000.

- C. That petitioner testified that they are replacing an existing, 7'x7' shed with a new shed in the same location, approximately 3' from the interior property line due to the location of the existing septic system and lines.
 - a. Furthermore, that petitioner testified that they cannot meet the required 10' setback due to the existing septic lines and that they cannot place the shed towards the rear of the subject property (west) due to existing, designated floodplain.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty for the requested zoning relief to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed), as petitioner is unable to meet the required interior side setback due to the existing septic system to the north and designated floodplain to the west.

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 shed 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 shed will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed shed.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed shed 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 shed will not unduly increase traffic congestion in the public streets and highways, and that it will not impact line-of-sight clearance for vehicles.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed shed will not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed shed 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 shed space 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

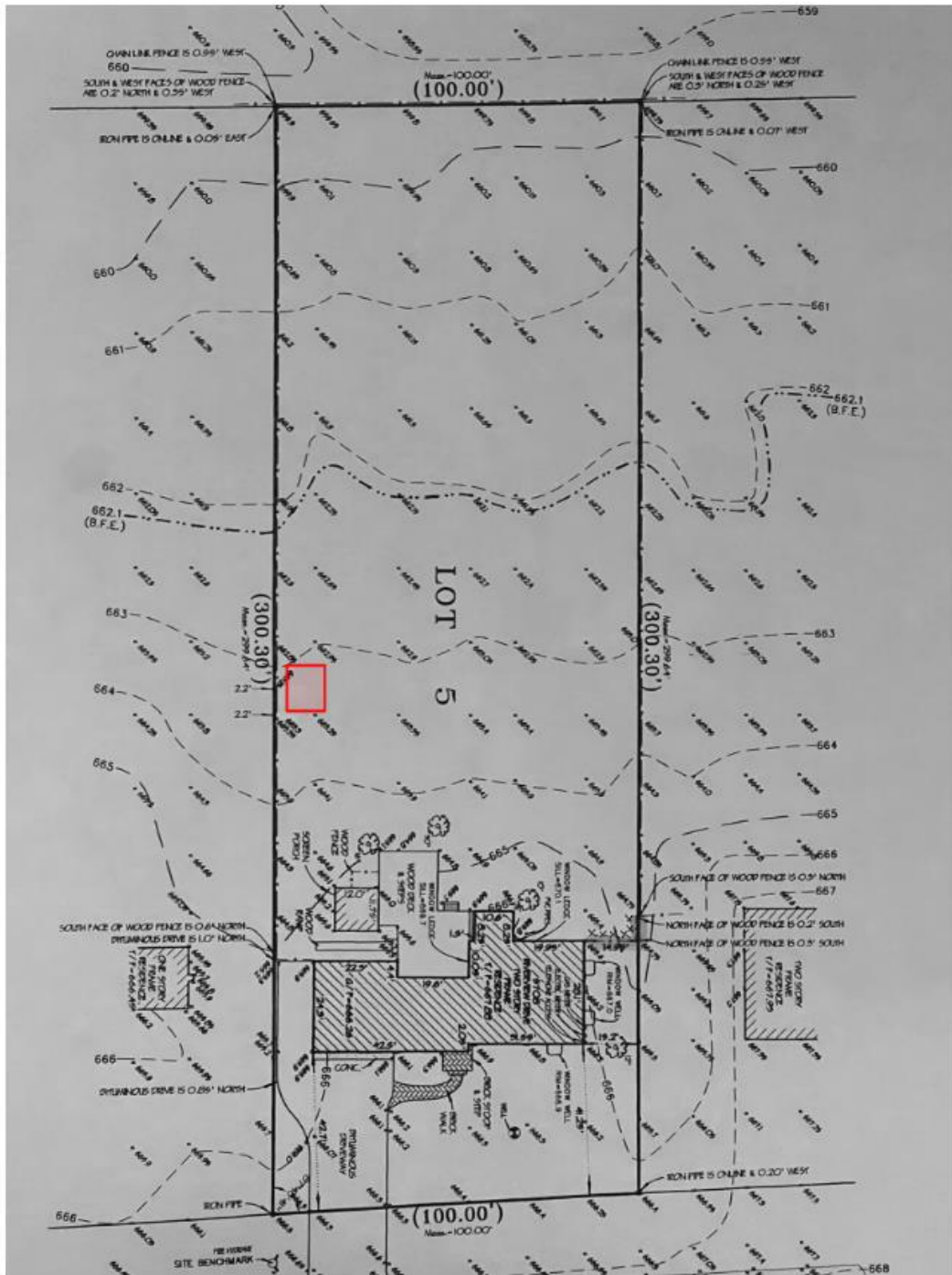
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000081 Petersen	
ZONING REQUEST	Variation to reduce the interior side setback from required 10' to approximately 3' for a new detached accessory building (10'x12' shed).	
OWNER	KATHRYN L PETERSEN, 5708 RIVERVIEW DRIVE, LISLE, IL 60532	
ADDRESS/LOCATION	5708 RIVERVIEW DRIVE, LISLE, IL 60532	
PIN	08-15-209-011	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.67 ACRES (29,185 SQ. FT.)	
UTILITIES	WELL AND SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 17, 2023	
PUBLIC HEARING	NOVEMBER 1, 2023	
ADDITIONAL INFORMATION:		
Building:	No Objection with the concept of the petition. Additional information may be required at time of permit application. "Additional information may be required since the proposed shed appears to be in a special management area."	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objection with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	No Objection 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 Lisle:	<i>No Comments Received.</i>	
Village of Downers Grove:	"The Village of Downers Grove has no comments."	
Village of Woodridge:	"This is outside of our planning boundary."	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Lisle-Woodridge Fire Dist.:	"N/A"	
Sch. Dist. 202 :	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and we do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

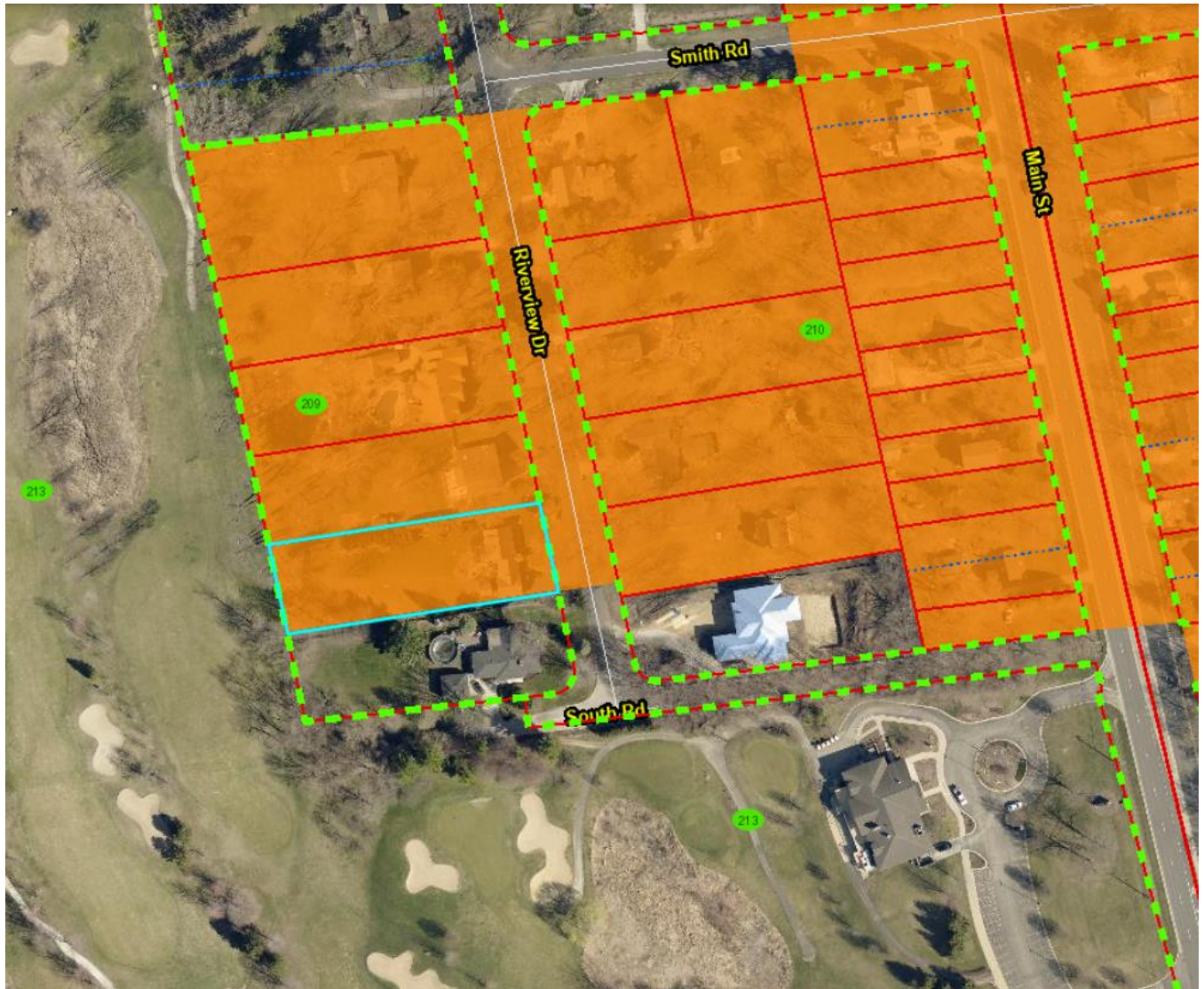
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	10'	APPROX. 2.2'	APPROX. 3'

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	VILLAGE OF LISLE	HOUSE	VILLAGE OF LISLE
East	RIVERVIEW DRIVE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	VILLAGE OF LISLE	PARK DISTRICT	VILLAGE OF LISLE

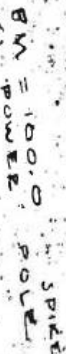








SEPTIC SYSTEM LAYOUT





Development Ordinance

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

File #: DC-O-0071-23

Agenda Date: 11/21/2023

Agenda #: 6.K.



**DUPAGE
COUNTY**

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Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: November 1, 2023

RE: **ZONING-23-000082 Dumitrescu (Addison/ District 1)**

Development Committee: November 21, 2023:

Zoning Hearing Officer: November 1, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to reduce the interior side setback for an existing shed from required 3 feet to approximately 20 inches, where it has existed for at least 5 years.
2. Conditional Use to allow a 5' fence (50% open) within the 10' corner side yard setback.

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-23-000082 Dumitrescu** dated November 1, 2023.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.

5. 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 interior side setback for an existing shed from required 3 feet to approximately 20 inches, where it has existed for at least 5 years and to allow a 5' fence (50% open) within the 10' corner side yard setback.
- B. That petitioner testified that she purchased the subject property approximately thirty (30) years ago and that the subject shed was existing prior to her purchasing of the property.
- C. That petitioner testified that she expanded, reroofed, and resided the shed in 2014 and that it is in excellent condition.
- D. That petitioner testified that she proposes to build a wrought iron fence (approximately 80% open) in the corner side yard, approximately 5 feet in height.
 - a. Furthermore, that petitioner testified that she requires a taller fence in order to prevent trespassers from entering her property and cutting through her backyard, as this is a frequent occurrence as Crown Road is a busy roadway during peak traffic times.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence to support the requested zoning relief for an existing shed and proposed fence, as the existing shed has existed in the current state since 2014 and that petitioner requires a taller fence in order to prevent trespassers on her property due to the location of the subject property on Crown Road.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use 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; and specifically, that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the existing shed and proposed fence will not impact or impair the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that she will receive a building permit from the County for the existing shed and proposed fence and that it will be built pursuant to the current DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the existing shed and proposed fence will not diminish the value of land and that the adjacent neighbors do not object to the deck.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing shed and proposed fence will be located behind the front wall of the home and will not impact traffic.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the existing shed and proposed fence.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to the existing shed and proposed fence.
- g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the existing shed and proposed fence does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-23-000082 Dumitrescu	
ZONING REQUEST	1. Conditional Use to reduce the interior side setback for an existing shed from required 3 feet to approximately 20 inches, where it has existed for at least 5 years. 2. Conditional Use to allow a 5' fence (50% open) within the 10' corner side yard setback.	
OWNER	COSTAL AND CLAUDIA DUMITRESCU, 15W584 PATRICIA LANE, ELMHURST, IL 60126	
ADDRESS/LOCATION	15W584 PATRICIA LANE, ELMHURST, IL 60126	
PIN	03-25-111-040	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.25 ACRES (10,890 SQ. FT.)	
UTILITIES	WATER AND SEWER	
PUBLICATION DATE	Daily Herald: OCTOBER 17, 2023	
PUBLIC HEARING	WEDNESDAY, NOVEMBER 1, 2023	
<u>ADDITIONAL INFORMATION:</u>		
Building:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
City of Elmhurst:	<i>No Comments Received.</i>	
Village of Bensenville:	<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. 205:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this notice and we do not have any specific comments. Thank you."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	3'	APPROX. 20"	APPROX. 20'

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	PATRICIA LANE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	CROWN ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC



