



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: November 18, 2025

RE: **ZONING-25-000059 Fittanto (MILTON / DISTRICT 4)**

DUPAGE COUNTY BOARD: NOVEMBER 25, 2025: *(If the County Board seeks to approve the zoning relief it will require a ¾ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)*

DEVELOPMENT COMMITTEE: NOVEMBER 18, 2025: The Motion to Approve failed relative to the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

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

ZONING HEARING OFFICER: OCTOBER 15, 2025: The Zoning Hearing Officer considered the following zoning relief:

Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.

ZHO Recommendation to Deny.

FINDINGS OF FACT:

- A. That petitioner testified that they seek to keep the existing RV located in front of the front wall of the home on the property. The petitioner would like to keep the RV for traveling purposes in the future.
- B. That petitioner testified that the RV is unable to be located on either side of the home due to one side being a stormwater drain and the other side not having enough space.

- C. That petitioner testified that the RV does not impact the ability to access the driveway or the garage on the property.
- D. That petitioner testified that the RV is not a safety concern. That petitioner testified that they have spoken to multiple neighbors who do not have an issue with the request.
- E. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation for a recreational vehicle (vintage Airstream RV) in front of the front wall.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that the recreational vehicle does not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated** that the recreational vehicle does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the recreational vehicle does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** that the recreational vehicle does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the recreational vehicle does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** that the recreational vehicle does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** that the recreational vehicle does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION					
CASE #/PETITIONER	ZONING-25-000059 Fittanto				
ZONING REQUEST	Variation to allow a recreational vehicle (vintage Airstream RV) in front of the front wall.				
OWNER	SAMANTHA & DANIELLE FITTANTO, 22W753 TAMARACK DR, GLEN ELLYN, IL 60137				
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137				
PIN	05-35-103-003				
TWSP./CTY. BD. DIST.	MILTON / DISTRICT 4				
ZONING/LUP	R-4 SF RES	0-5 DU PER ACRE			
AREA	0.488 ACRES				
UTILITIES	WELL / SEPTIC				
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025				
PUBLIC HEARING	OCTOBER 15, 2025				
ADDITIONAL INFORMATION:					
Building:	Objects.				
DUDOT:	Our office has no jurisdiction in this matter.				
Health:	<i>No Comments Received.</i>				
Stormwater:	Our office has no jurisdiction in this matter.				
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”				
EXTERNAL:					
Village of Downers Grove	No Comments.				
Village of Glen Ellyn	Objects. See attached.				
Village of Lombard	No Comments.				
City of Wheaton	<i>No Comments Received.</i>				
Milton Township:	No Objections.				
Milton Township Highway:	<i>No Comments Received.</i>				
Lisle-Woodridge Fire District:	<i>No Comments Received.</i>				
Sch. Dist. 89:	<i>No Comments Received.</i>				
Sch. Dist. 87:	<i>No Comments Received.</i>				
Forest Preserve:	<i>No Comments Received.</i>				

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	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC

PLAT OF SURVEY

LOT 4, BLOCK 2 IN MC INTOSH BROTHERS, INC., GLEN
ELLYN WOODS A SUBDIVISION OF PART OF THE WEST HALF
OF SECTION 35 AND PART OF THE NORTHEAST QUARTER OF
SECTION 34, T-30-N, R-10-E OF THE THIRD PRINCIPAL
MERIDIAN IN DU PAGE COUNTY, ILLINOIS.



State of Illinois
County of Du Page SS

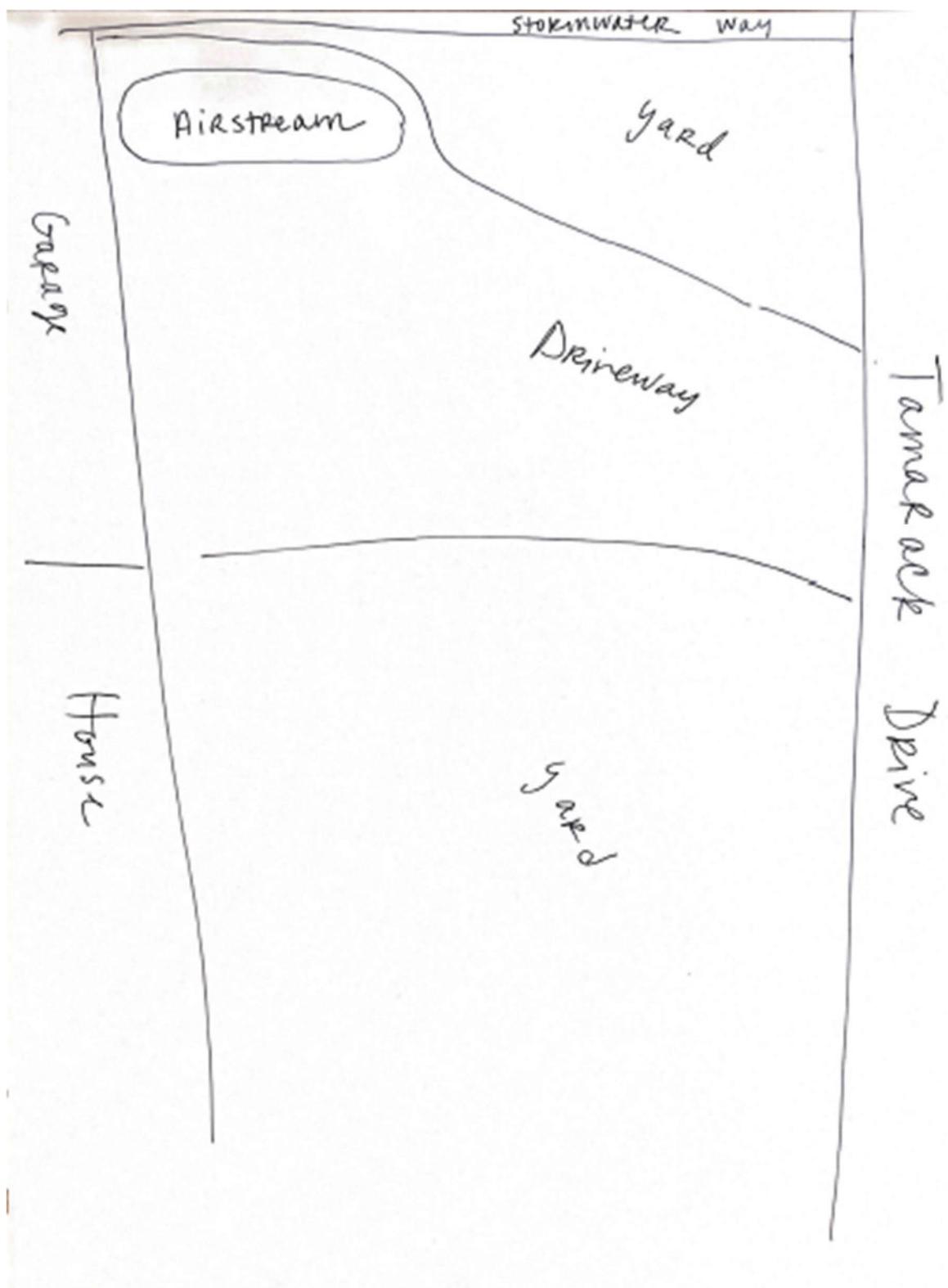
This is to certify that I, Gordon G. Frey, Illinois Land Surveyor
#1454, have surveyed the above described property as shown on the
annexed plat, which is a correct representation of said survey.
All distances are in feet and decimals thereof.

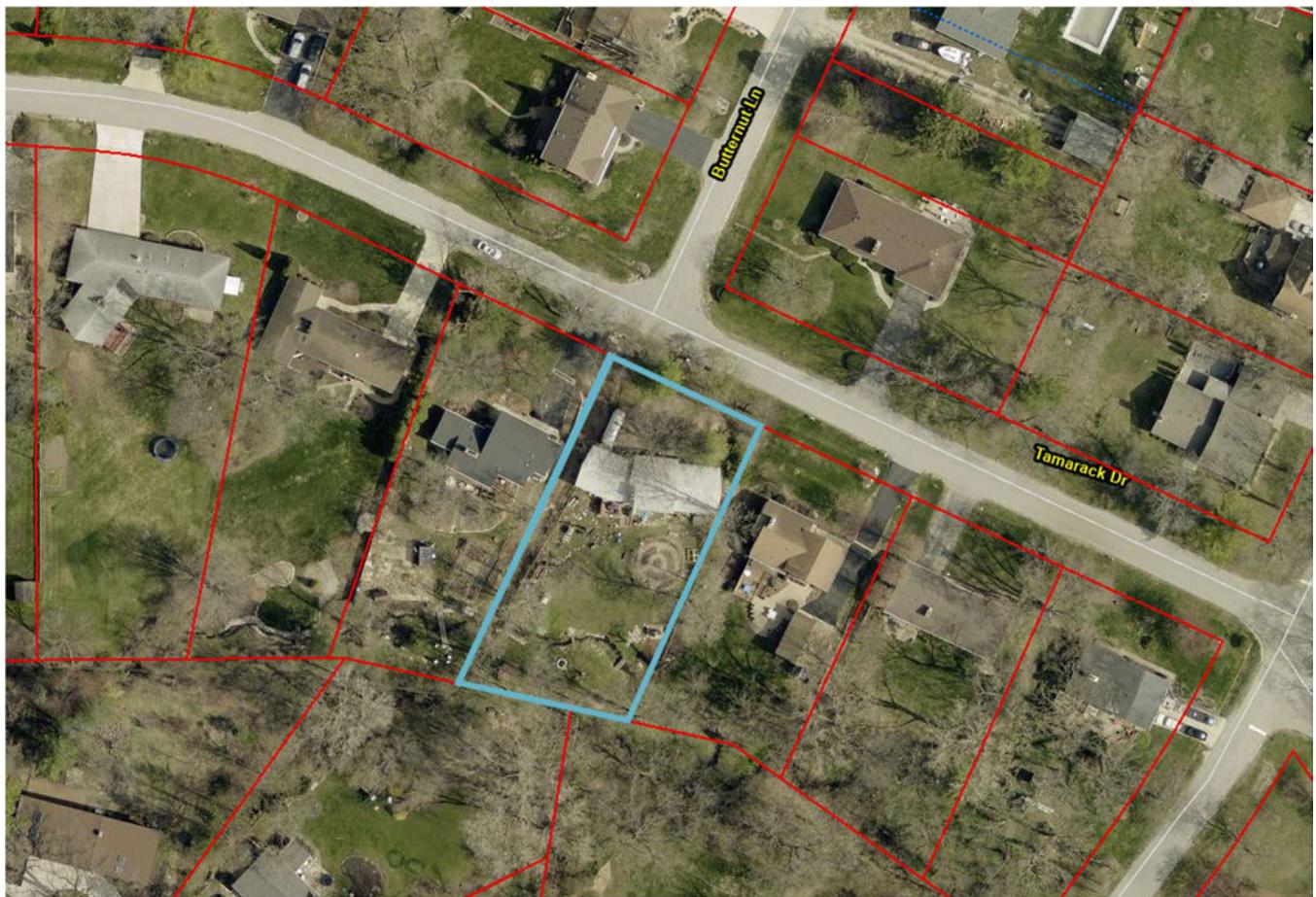
Given under my hand and seal this 18th day of December A.D. 1956.

[Redacted]
Illinois Land Surveyor #1454



JOB #829-39-10
GORDON G. FREY
SURVEYOR
115475 - Sh. L.











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DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000059 FITTANTO

Please review the information herein and return with your comments to:

Ashlyn Kirby, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Ashlyn.Kirby@dupagecounty.gov or via facsimile at 630-407-6702 by _____

COMMENT SECTION:		
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION		
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.		
<input type="checkbox"/> ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS:		
SIGNATURE: [REDACTED]	DATE: <u>September 30, 2025</u>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager		
GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000059 FITTANTO	
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OWNER	SAMANTHA & DANIELLE FITTANTO	
ADDRESS/LOCATION	22W753 TAMARACK DR, GLEN ELLYN, IL 60137	
PIN	05-35-103-003	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SINGLE FAMILY	0.5 DU PER ACRE
AREA	0.48 ACRES	
UTILITIES	WELL / SEPTIC	
PUBLICATION DATE	Daily Herald: OCTOBER 1, 2025	
PUBLIC HEARING	OCTOBER 15, 2025	

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

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



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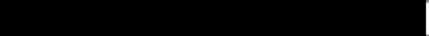
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ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input type="checkbox"/> : I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
COMMENTS: <i>As long as it is parked on the property and not on right of way. OR per Milton Township Highway Department</i>		
SIGNATURE: 	DATE: <i>September 30, 2025</i>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: <i>Milton Township Dept.</i>		
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: NO OBJECTION/CONCERNS WITH THE PETITION		
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.		
ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION		
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.		
<p>COMMENTS: The subject property is located within the Village of Glen Ellyn's planning jurisdiction. Section 10-5-7(A) of the village code prohibits the parking of recreational vehicles in front of the front building line. If the property were to be annexed to the Village at any time in the future, the property will be required to cease parking the recreational vehicle in front of the home.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>SIGNATURE: </p> <p>DATE: 9/30/2025</p> <p>MUNICIPALITY:  MENT: Glen Ellyn Community Development Department</p>		
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