



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: May 7, 2024

RE: **ZONING-24-000020 Sanchez
(Downers Grove/ District 3)**

DuPage County Board: May 14, 2024:

Development Committee: May 7, 2024: The DuPage County Development Committee recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-24-000020 Sanchez** on April 17, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

Development Committee VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

Zoning Hearing Officer: April 17, 2024: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition.
2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-24-000020 Sanchez on April 17, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a new home on existing foundation and rear addition, and that as the rehabilitation of the existing home is more than 50% of the existing house, the work to be completed is technically considered a new home on existing foundation.
 - That petitioner testified that as the proposed work is technically considered a new home on existing foundation, she would need to meet the current zoning code setbacks and that the home has existed at 26.4' from the front property line and 27.1 feet from the corner side property line since it was originally constructed.
- B. That petitioner testified that she purchased the subject property in September 2023 and that it was abandoned for at least 5 years prior to her purchase and that the inside of the home was covered in mold.
- C. That petitioner testified that the rear addition is to expand the existing kitchen and bedroom.
- D. That the Zoning Hearing Officer finds that finds that petitioner has demonstrated evidence for a particular hardship, practical difficulty, and unique circumstance, as petitioner indicated that she is not demolishing the existing home and that the work to be completed is rehabbing more than 50% of the existing home and constructing a rear addition, which technically considers the work to be completed as a new home on existing foundation.
 - Furthermore, that petitioner is not extending the home further into the front yard and corner side yard setback, and that the zoning relief is for the existing home setbacks, as the proposed work to be completed is technically a new home on existing foundation.

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 new house on existing foundation and rear addition 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 new house on existing foundation and rear addition will not increase in the hazard from fire or other dangers and that they will receive a building permit for all work proposed.

 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the new house on existing foundation and rear addition 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 new house on existing foundation and rear addition will not unduly increase traffic congestion in the public streets and highways.

 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the new house on existing foundation and rear addition 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 new house on existing foundation and rear addition 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 new house on existing foundation and rear addition will be an added benefit to the neighborhood, and will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-24-000020 Sanchez
ZONING REQUEST	<ol style="list-style-type: none"> 1. Variation to reduce the front yard setback from required 30' to approximately 26.4', for a new house on existing foundation and rear addition. 2. Variation to reduce the corner side setback from required 30' to approximately 27.1', for a new house on existing foundation and rear addition.
OWNER	JASMIN SANCHEZ, 149 MEADOW COURT, WILLOWBROOK, IL 60527
ADDRESS/LOCATION	149 MEADOW COURT, WILLOWBROOK, IL 60527
PIN	09-35-112-008
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.22 ACRES (9,583 SQ. FT.)
UTILITIES	WELL / SEWER
PUBLICATION DATE	Daily Herald: APRIL 2, 2024
PUBLIC HEARING	WEDNESDAY, APRIL 17, 2024
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objections with the concept of the petition. Additional information required at time of permit application.
Public Works:	No Objections with the concept of the petition. Additional information required at time of permit application. "We have both sewer and water available to this property."
EXTERNAL:	
City of Darien:	No Objections.
Village of Willowbrook:	<i>No Comments Received.</i>
Village of Burr Ridge:	<i>No Comments Received.</i>
Downers Grove Township:	<i>No Comments Received.</i>
Township Highway:	No Objections with the concept of the petition. Additional information required at time of permit application.
Tri-State Fire Dist.:	Our office has no jurisdiction in this matter.
Sch. Dist. 62:	<i>No Comments Received.</i>
Sch. Dist. 86:	<i>No Comments Received.</i>
Forest Preserve:	"The Forest Preserve District of DuPage County staff has reviewed the information provided in this notice and due to the sizable distance between the subject property and District property, we do not have any specific comments. Thank you."

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Front Yard:	30'	APPROX. 26.4'	APPROX. 26.4'
Int. Side Yard:	7.5'	APPROX. 9.6'	APPROX. 9.6'
Corner Side Yard:	30'	APPROX. 27.1'	APPROX. 27.1'
Rear Yard:	25'	APPROX. 71'	APPROX. 71'

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	MEADOW COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	SUNRISE AVENUE AND BEYOND R-4 SF RES	FIRE STATION	0-5 DU AC







