



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: May 20, 2025

RE: **ZONING-25-000014 Trauth (Lisle/District 5)**

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**DuPage County Board: May 27, 2025:**

**Development Committee: May 20, 2025:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location.

**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-25-000014 Trauth** dated April 30, 2025.
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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

**Zoning Hearing Officer: May 7, 2025:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location.



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4. 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 Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location.
- B. That petitioner testified that he has owned and lived on the subject property for over forty-one (41) years.
- C. That petitioner testified that the existing deck is over forty-one (41) years old and needs to be replaced due to its current condition.
- D. That petitioner testified that he requires the subject zoning relief due to the angle of the existing house on the subject property, requiring a rear deck to be closer to the interior side property line.
- E. That petitioner testified that without a rear deck, there is no way to access the rear of his house due to elevation of the existing house.
  - a. Furthermore, that the subject home has French doors that open up onto the rear deck and that they are unable to relocate the access from the home due to the elevation of the subject property and layout of the subject home.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for the subject zoning relief and has demonstrated evidence for a hardship in relation to the subject property.
  - a. That petitioner demonstrated that he would replace the rear deck in the same location and size as the existing rear deck, which was constructed too close to the interior side property line.



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- b. That petitioner demonstrated that the only way he can access the rear of the subject house is through the rear deck due to the elevation of the existing house.

### **STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that 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 he is replacing the existing rear deck, which was originally constructed too close to the corner side property line and does not impair an adequate supply of light and air to adjacent property.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that he will obtain a building permit for the proposed new rear deck, and that it will be built pursuant to all building codes.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that he is replacing the existing rear deck with a new deck and that the proposed construction 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 rear deck is located behind the front wall of the subject home and 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 demonstrated** that the proposed rear deck will not increase the potential for flood damages to adjacent property.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed rear deck will not incur 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 proposed rear deck will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County and will be an added benefit to the surrounding area.



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### PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000014 Trauth		
ZONING REQUEST	Variation to reduce the interior side setback for a new deck from required 3 feet to approximately 2 feet, to replace an existing deck with a new deck in the same location.		
OWNER	EDWARD J & CHERYL TRAUTH, 1007 PLANK ROAD, NAPERVILLE, IL 60563		
ADDRESS/LOCATION	1007 PLANK ROAD, NAPERVILLE, IL 60563		
PIN	08-18-206-007		
TWSP/CTY. BD. DIST.	Lisle	District 5	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.27 ACRES (11,761 SQ. FT.)		
UTILITIES	WELL/SEWER		
PUBLICATION DATE	Daily Herald: APRIL 15, 2025		
PUBLIC HEARING	WEDNESDAY, APRIL 30, 2025		
<b>ADDITIONAL INFORMATION:</b>			
Building:	No Objections.		
DUDOT:	<i>No Comments Received.</i>		
Health:	<i>No Comments Received.</i>		
Stormwater:	No Objections.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in the area."		
<b>EXTERNAL:</b>			
City of Naperville:	<i>No Comments Received.</i>		
Village of Lisle:	<i>No Comments Received.</i>		
Lisle Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Naperville Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 203:	<i>No Comments Received.</i>		
Forest Preserve:	"Forest Preserve District staff have reviewed the information provided and do not have any comments."		
<b>GENERAL BULK REQUIREMENTS:</b>			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	3 FT	APPROX. 2 FT	APPROX. 2 FT



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### LAND USE:

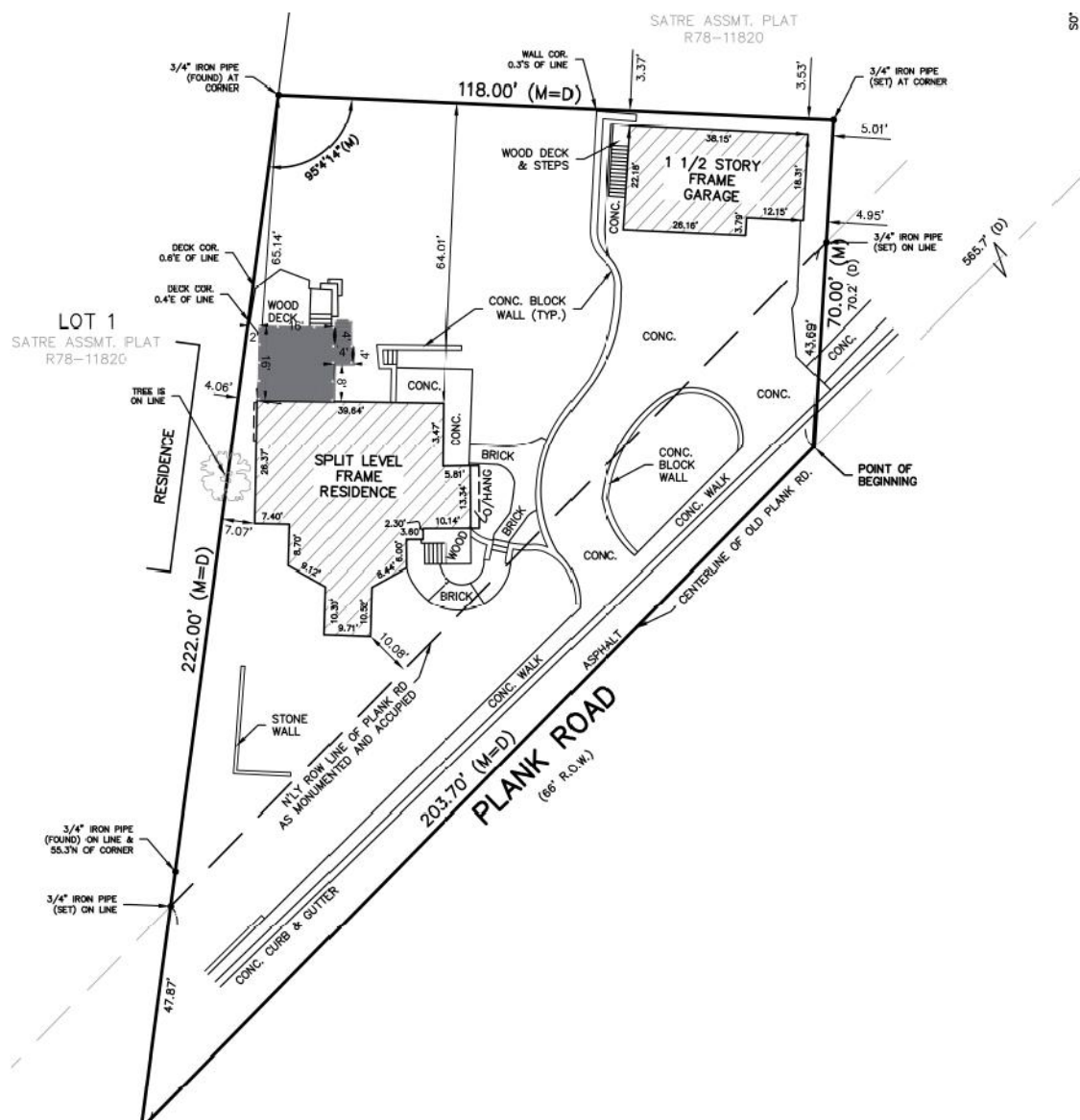
Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	PLANK ROAD AND BEYOND CITY OF NAPERVILLE	VACANT	0-5 DU AC
East	R-4 SF RES	VACANT	0-5 DU AC
West	UNIMPROVED ROW AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC





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