



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 15, 2023

RE: **ZONING-23-000035 Eckler (Winfield/District 6)**

DuPage County Board: August 22, 2023:

Development Committee: August 15, 2023: The Motion to Approve Failed relative to 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.

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

Zoning Hearing Officer: June 28, 2023: The Zoning Hearing Officer recommended to deny 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.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to allow an existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
- B. That petitioner testified that she purchased the camper/RV in January/February 2023.
- C. That petitioner testified that she parks the subject camper/RV east-west alongside the existing shed.

- D. That petitioner testified that she cannot park the subject camper/RV further to the east (facing an east-west direction) meeting the setback due to the existing septic system.
 - a. Furthermore, that petitioner testified that she would not like to park the subject camper/RV facing a north-south direction and at least 30 feet back from the corner side property line because she would consider that an eyesore.
- E. That Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to allow an existing camper/RV to remain parked within the 30' corner side setback (approximately 15' from corner side property line) on the rear driveway.
 - a. In addition, that Hearing Officer finds that not parking the subject camper/RV in the buildable area because it would be considered an eyesore to the petitioner is not a valid reasoning for a Conditional Use and does not demonstrate the evidence required to approve a Conditional Use.

STANDARDS FOR CONDITIONAL USES:

- 1. That the Zoning Hearing Officer finds that petitioner **has not 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 not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would 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 not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not diminish the value of land.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not increase the potential for flood damages to adjacent properties.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not incur additional public expense for flood protection.

- g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated** or provided evidence that a camper/RV to remain parked within the corner side setback would not impair the public health, safety, comfort, morals, or general welfare of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-23-000035 Eckler
ZONING REQUEST	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.
OWNER	SHARON ECKLER, 28W504 BOLLES AVENUE, WEST CHICAGO, IL 60185
ADDRESS/LOCATION	28W504 BOLLES AVENUE, WEST CHICAGO, IL 60185
PIN	04-11-313-032/ 04-11-313-014
TWSP./CTY. BD. DIST.	WINFIELD DISTRICT 6
ZONING/LUP	R-4 SF RES 0-5 DU AC
AREA	0.43 ACRES (18,731 SQ. FT.)
UTILITIES	WELL AND SEPTIC
PUBLICATION DATE	Daily Herald: JUNE 13, 2023
PUBLIC HEARING	WEDNESDAY, JUNE 28, 2023
ADDITIONAL INFORMATION:	
Building:	No Objections.
DUDOT:	<i>No Comments Received.</i>
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:	"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
Corner Side Yard:	30 FT	APPROX. 15 FT	APPROX. 15 FT

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	BOLLES AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	MORNINGSIDE AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC







