



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

630-407-6700  
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[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: June 4, 2024

RE: **ZONING-24-000026 K&D Elite LLC.**  
**(Bloomingdale/District 1)**

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**DuPage County Board: June 11, 2024:**

**Development Committee: June 4, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC.** dated May 15, 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): 5 Ayes, 0 Nays, 1 Absent**

**Zoning Hearing Officer: May 15, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.

**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-24-000026 K&D Elite LLC. dated May 15, 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 he requested the subject zoning relief in order to rebuild a demolished detached garage, which requires him to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.
- B. That petitioner testified that he purchased the subject property in 2023 and that the previous detached garage was dilapidated and was demolished by petitioner shortly after purchasing the subject property.
- C. That petitioner testified that the subject property does not have an attached garage and currently has no garage on the property.
- D. That petitioner testified that due to the septic field location in the rear yard, he would like to rebuild to a 20' x 20' detached garage in the same location as the previous detached garage.
  - a. That petitioner supplied a Health Department septic drawing from 1988 depicting the septic system location throughout the rear yard.
- E. That the Zoning Hearing Officer finds that petitioner provided sufficient evidence to support a Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage, and that due to the septic system location in the rear yard, the only location for a new detached garage is to construct it approximately one (1) foot from the interior side yard.

**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.

2. That the Zoning Board of Appeals 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 replace the previous detached garage in the same location, and that it will not impair an adequate supply of light and air to the 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 detached garage and that it will be built pursuant to the current building code.
  - 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 be built behind the front wall of the house and 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 proposed detached garage 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 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** that 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-24-000026 K&D ELITE LLC.	
ZONING REQUEST	Variation to reduce the interior side setback from required 10' to approximately 1' to build a detached garage.	
OWNER	K & D ELITE LLC. & MICELI 5 LLC., P.O BOX 2074, PALATINE, IL 60078 / 22W044 THORNDAL E AVENUE, MEDINAH, IL 60157 / AGENT: MIKE CZERWINSKI, JD PRO ELECTRIC, 9230 GRAND AVENUE, FRANKLIN PARK, IL 60131	
ADDRESS/LOCATION	22W044 THORNDAL E AVENUE, MEDINAH, IL 60157	
PIN	02-02-403-012	
TWSP./CTY. BD. DIST.	BLOOMINGDALE	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.34 ACRES (14,810 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: APRIL 30, 2024	
PUBLIC HEARING	WEDNESDAY, MAY 15, 2024	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections. “Revised – Septic contractor provided septic line location, which is in compliance with the setback requirements.”	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
EXTERNAL:		
Village of Roselle:	No Comments Received.	
City of Itasca:	No Comments Received.	
Village of Bloomingdale:	No Comments Received.	
Bloomington Township:	No Comments Received.	
Township Highway:	Our office has no jurisdiction in this matter.	
Roselle Fire Dist.:	No Comments Received.	
Sch. Dist. 11:	No Comments Received.	
Sch. Dist. 108:	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 sizable distance between the subject property and District property, we do not have any specific comments. Thank you.”	

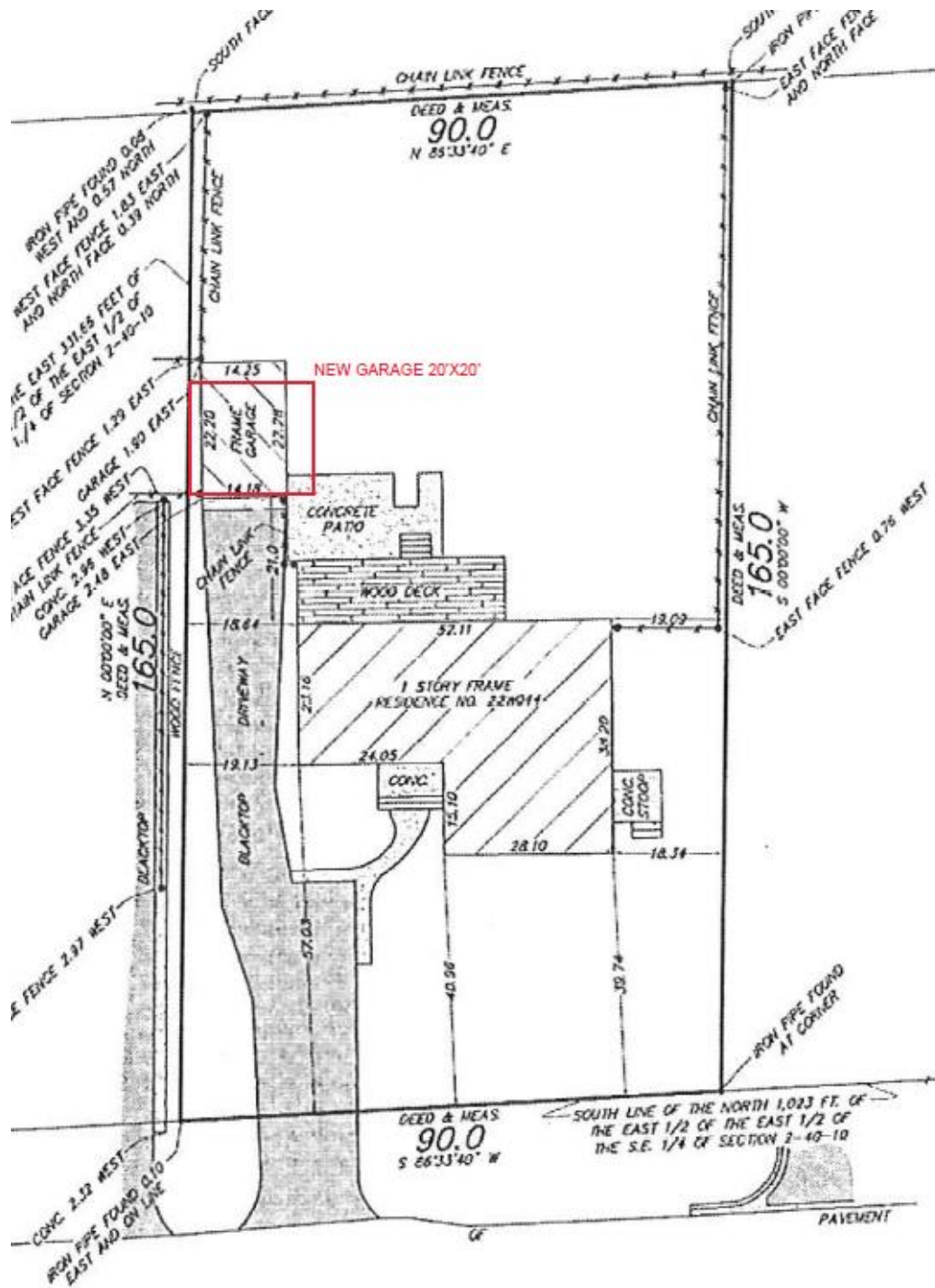
**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
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Int. Side Yard:	10'	APPROX. 1.9'	APPROX. 1'
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**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	SCHOOL	0-5 DU AC
South	THORNDALE ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	SCHOOL	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC



State of Illinois







