



**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: February 20, 2024

RE: **ZONING-23-000099 Bonadeo (Naperville/ District 5)**

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**DuPage County Board: February 27, 2024:**

**Development Committee: February 20, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

**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-23-000099 Bonadeo** dated February 7, 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 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 (to Approve): 6 Ayes, 0 Nays, 0 Absent**

**Zoning Hearing Officer: February 7, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.

**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-23-000099 **Bonadeo** dated February 7, 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 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.

**ZHO Recommendation to Approve**

**FINDINGS OF FACT:**

- A. That petitioner testified that the subject zoning relief is to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.
- B. That petitioner testified that the proposed sunroom would be located on the existing patio and would be approximately 11'x11' in size.
- C. That petitioner testified that she is limited in usable space on the subject property for the proposed sunroom, as the only location to construct the sunroom is on the existing patio due to the location of existing patio door, windows, and water spigot.
- D. That petitioner testified that the existing subject property is screened with arbor vitae bushes, trees, and a chain-link fence.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the request zoning relief to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom, as petitioner is limited in usable space on the subject property for the attached sunroom due to the existing patio, patio door, windows, and water spigot.

**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 proposed sunroom 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 proposed sunroom will not increase in the hazard from fire or other dangers and that they will receive a building permit for the proposed sunroom.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed sunroom 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 sunroom will not unduly increase traffic congestion in the public streets and highways, and that it will be built behind the front wall of the house and will not impact traffic.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed sunroom 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 proposed sunroom 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 sunroom 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**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-23-000099 Bonadeo</b>	
<b>ZONING REQUEST</b>	Variation to reduce the rear yard setback from 25' to approximately 20' for an unconditioned sunroom.	
<b>OWNER</b>	MICHELLE A BONADEO, 5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563/ AGENT: LEE WELBES, TIMBERBUILT ROOMS, 841 EQUITY DRIVE, ST. CHARLES, IL 60174	
<b>ADDRESS/LOCATION</b>	5S764 COUNTRY GLEN DRIVE, NAPERVILLE, IL 60563	
<b>PIN</b>	07-09-303-014	
<b>TWSP./CTY. BD. DIST.</b>	NAPERVILLE	DISTRICT 5
<b>ZONING/LUP</b>	R-4 SF RES	0-5 DU AC
<b>AREA</b>	0.25 ACRES (10,890 SQ. FT.)	
<b>UTILITIES</b>	WATER/SEWER	
<b>PUBLICATION DATE</b>	Daily Herald: JANUARY 23, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, FEBRUARY 7, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	Our office has no jurisdiction in this matter.	
<b>EXTERNAL:</b>		
City of Naperville:	<i>No Comments Received.</i>	
City of Aurora:	"Aurora has no comment as this is on the Naperville side of the boundary agreement."	
Naperville Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Naperville Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 204:	<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:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Rear Yard:	25'	NA	20'

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	COUNTRY GLEN ROAD AND BEYOND 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











