



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: March 21, 2023

RE: **ZONING-23-000007 Mehmood (Addison/ District 1)**

DuPage County Board: March 28, 2023:

Development Committee: March 21, 2023: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 30' to approximately 12.55 feet, for interior and exterior remodeling of a house on the existing foundation.

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-23-000007 Mehmood** dated March 1, 2023.
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: March 1, 2023: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 30' to approximately 12.55 feet, for interior and exterior remodeling of a house on the existing foundation.

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-23-000007 Mahmood** dated March 1, 2023.
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 seeks the subject zoning relief to reduce the corner side setback from required 30' to approximately 12.55 feet, for interior and exterior remodeling of a house on the existing foundation.
- B. That petitioner testified that he has owned the property for approximately eight (8) weeks.
- C. That petitioner testified that the home was likely constructed in the 1970s and requires significant interior and exterior alterations that would consider the proposed construction a new home on existing foundation.
- D. That petitioner testified that the existing home and existing foundation was built approximately 12.55 feet from the corner side property line.
- E. That the Hearing Officer finds that petitioner demonstrated evidence for a practical difficulty and particular hardship as the existing home was originally built too close to the corner side property line and that any alterations to the subject home would require the subject zoning relief.

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 interior and exterior remodeling will be on the existing foundation and 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 interior and exterior remodeling will be built pursuant to all current building codes.

- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed interior and exterior remodeling will not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed interior and exterior remodeling will be on the existing foundation 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 interior and exterior remodeling will be on the existing foundation and 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 interior and exterior remodeling will be on the existing foundation and 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 interior and exterior remodeling will be on the existing foundation and will be an added benefit to the area 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-23-000007 Mehmood		
ZONING REQUEST	Variation to reduce the corner side setback from required 30' to approximately 12.55 feet, for interior and exterior remodeling of a house on the existing foundation.		
OWNER	ALI MEHMOOD, 2S169 COLONIAL LANE, LOMBARD, IL 60148		
ADDRESS/LOCATION	19W719 HOLTZ AVENUE, ADDISON, IL 60101		
PIN	03-20-308-002/ 03-20-308-003		
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.49 (21,344 SQ. FT.)		
UTILITIES	WELL/ SEPTIC		
PUBLICATION DATE	Daily Herald: FEBRUARY 14, 2023		
PUBLIC HEARING	WEDNESDAY, MARCH 1, 2023		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Stormwater:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Public Works:	Our office has no jurisdiction in this matter.		
EXTERNAL:			
Village of Addison:	<i>No Comments Received.</i>		
City of Wood Dale:	<i>No Comments Received.</i>		
Village of Itasca	Our office has no jurisdiction in this matter.		
Addison Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Addison Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 4:	<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	12.55 FT	12.55 FT

LAND USE

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	House	0-5 DU AC
North	Holtz Avenue and beyond R-4 SF RES	House	0-5 DU AC
South	R-4 SF RES	House	0-5 DU AC
East	R-4 SF RES	House	0-5 DU AC
West	Village of Addison	Place of Assembly	Village of Addison







