



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 17, 2026
RE: **ZONING-26-000016 771 Butterfield, LLC. (Winfield/District 6)**

Development Committee: July 7, 2026:

Zoning Hearing Officer: June 17, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).

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-26-000016 771 Butterfield, LLC** dated June 3, 2026.
2. That the Conditional Use zoning relief shall expire after ten (10) years from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the 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:

1. That petitioner testified that the subject zoning relief is for a Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).
2. That petitioner testified that they propose to continue use of open storage of trailers and materials that was previously approved under ZONING-22-000061 VK Acquisitions VI, LLC with no changes to the use or site layout.
3. That petitioner testified that the new owners purchased the property in December of 2025.
4. That the Zoning Hearing Officer finds that petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to allow a Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has 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 demonstrated that the existing open storage of trailers and materials does not impact the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the existing open storage of trailers and materials and has been existing with no hazards.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing open storage of trailers and materials does 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 existing open storage of trailers and materials does not increase or impact traffic congestion.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the existing open storage of trailers and materials does 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 existing open storage of trailers and materials does 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 existing open storage of trailers and materials does not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000016 771 Butterfield, LLC.

ZONING REQUEST: Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).

OWNER: 771 BUTTERFIELD, LLC., 1601 BOND ST. STE 303-J, NAPERVILLE, IL 60563 / 771 BUTTERFIELD, LLC., 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

ADDRESS/LOCATION: 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

PIN: 04-33-300-012/ 04-33-300-011

TWSP./CTY. BD. DIST.: WINFIELD / DISTRICT 6

ZONING/LUP: I-1 LIGHT INDUSTRIAL / MULTI FAMILY 5-15 DU AC

AREA: 6.53 ACRES (284,447 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: MAY 19, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 3, 2026 @ 2:30 PM

ADDITIONAL INFORMATION:

Building: No objections or concerns with the petition.

DUDOT: *No Comments Received.*

Health: No objection or concerns with the concept of the petition. Additional information may be required at time of permit application.

Stormwater: No objections or concerns with the petition.

Public Works: "DPC Public Works doesn't own any sewer or water mains in this area."

EXTERNAL:

City of Aurora: (See attached documentation)

City of Naperville: *No Comments Received.*

City of Warrenville: No objections or concerns with the petition.

Winfield Township: No objections or concerns with the petition.

Township Highway: Our office has no jurisdiction in this matter.

Warrenville Fire Dist.: *No Comments Received.*

Sch. Dist. 204: *No Comments Received.*

Forest Preserve: "Forest Preserve District of DuPage County staff have reviewed the Public Notice for Cases ZONING-26-000016 771 Butterfield, LLC , ZONING-26-000022 Starodub , ZONING-26-000021 Prothe, and ZONING-26-000020 DeRose , and we don't have any comments / concerns."

LAND USE

Subject Property:

- **Zoning:** I-1 LIGHT INDUSTRIAL / **Existing Use:** OPEN STORAGE OF TRUCKS & MATERIALS / **Land Use Plan (LUP):** MULTI FAMILY 5-15 DU AC

North of Subject Property:

- **Zoning:** R-3 SF RES / **Existing Use:** GOVERNMENT/LABRATORY / **Land Use Plan (LUP):** OFFICE LABRATORY

South of Subject Property:

- **Zoning:** CITY OF AURORA / **Existing Use:** UTILITIES / **Land Use Plan (LUP):** CITY OF AURORA

East of Subject Property:

- **Zoning:** I-1 LIGHT INDUSTRIAL / **Existing Use:** OPEN STORAGE/CONTRACTOR YARD / **Land Use Plan (LUP):** MULTI FAMILY 5-15 DU AC

West of Subject Property:

- **Zoning:** CITY OF AURORA / **Existing Use:** UTILITIES / **Land Use Plan (LUP):** CITY OF AURORA