



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Development Committee  
FROM: DuPage County Zoning Hearing Officer  
DATE: June 17, 2026  
RE: **ZONING-26-000022 Starodub (Wayne/District 6)**

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**Development Committee: July 7, 2026:**

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

Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet.

**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-26-000022 Starodub** dated June 3, 2026.
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:**

1. That petitioner testified that the subject zoning relief is for a Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet.
2. That petitioner testified that they propose to construct an addition onto the residence consisting of a garage and a mudroom.
3. That petitioner testified that due to the location of the septic field they were unable to build a detached garage.

4. That petitioner testified that they have lived at the subject property for approximately four (4) years.
5. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship warranting the requested Variations. Specifically, due to the lot configuration and the location of the septic field, limits the buildable area available on the lot.

**STANDARDS FOR VARIATIONS:**

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 addition 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 they will obtain a building permit for the proposed home and that it will be built pursuant to all DuPage County building codes.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed addition will be an added benefit to the surrounding area and 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 addition will not increase traffic congestion in the public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that they will receive a building permit for the proposed addition 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 they will receive a building permit for the proposed addition 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 addition will meet all building requirements and will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

**GENERAL ZONING CASE INFORMATION**

**CASE #/PETITIONER:** ZONING-26-000022 Starodub

**ZONING REQUEST:** Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet.

**OWNER:** SARA L. STARODUB, 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

**ADDRESS/LOCATION:** 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

**PIN:** 01-25-306-017

**TWSP./CTY. BD. DIST.:** WAYNE / DISTRICT 6

**ZONING/LUP:** R-3 SF RES / 0-5 DU AC

**AREA:** 0.47 ACRES (20,473 SQ. FT.)

**UTILITIES:** WELL/SEPTIC

**PUBLICATION DATE:** DAILY HERALD: May 19, 2026

**PUBLIC HEARING:** WEDNESDAY, JUNE 3, 2026

**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.

- “The private water well is in front of the house, close to the driveway and near the proposed new addition. Owners must take extra precautions during construction to protect the well.”

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

**Public Works:** “DPC Public Works doesn’t own any sewer or water mains in this area.”

**EXTERNAL:**

**Village of Carol Stream:** “The Village of Carol Stream has no concerns about this proposed home addition.”

**Village of Winfield:** *No Comments Received.*

**City of West Chicago:** *No Comments Received.*

**Wayne Township:** *No Comments Received.*

**Township Highway:** *No Comments Received.*

**Carol Stream Fire Dist.:** *No Comments Received.*

**Sch. Dist. 25:** *No Comments Received.*

**Sch. Dist. 94:** *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.”

**GENERAL BULK REQUIREMENTS**

- **Corner Side Yard**
  - Required: 30 FT
  - Existing: APPROX. 25.95 FT
  - Proposed: APPROX. 30 FT
- **Rear Yard**
  - Required: 25 FT
  - Existing: APPROX. 24 FT
  - Proposed: APPROX. 10 FT.

**LAND USE**

**Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**North of Subject Property:**

- **Zoning:** TIMBER LANE AND BEYOND R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**South of Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**East of Subject Property:**

- **Zoning:** RIDGE VIEW STREET AND BEYOND R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

**West of Subject Property:**

- **Zoning:** R-3 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC