



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, July 7, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:35 AM.

2. ROLL CALL

Chair Tornatore asked for a motion to be made to allow Member Ozog to be able to participate in meeting remotely. Motion was passed unanimously.

PRESENT	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo
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3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered in person. One electronic comment was submitted and is included at the end of the meeting minutes packet.

5. MINUTES APPROVAL

5.A. [26-1836](#)

Development Committee - Regular Meeting - June 16, 2026

Attachments: [Summary Minutes 6-16-2026](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Melissa Martinez
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6. REGULATORY SERVICES

6.A. [DC-O-0021-26](#)

ZONING-26-000016 – 771 Butterfield Road, LLC.: 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). (Winfield/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-26-000016 771 Butterfield, LLC. Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Brian Krajewski

SECONDER: Sadia Covert

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.B. [DC-O-0022-26](#)

ZONING-26-000020 – DeRose: To approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition. (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-26-000020 DeRose Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Sadia Covert

SECONDER: Yeena Yoo

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.C. [DC-O-0023-26](#)

ZONING-26-000021 – Prothe: To approve the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches). (Milton/District 4)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Vice Chair Yoo asked for clarification on the petition and an objection received. Jessica Infelise, explained the information that the petitioner presented during the hearing to overcome the neighbor's objection.

Attachments: [Z-26-000021 Prothe Cty. Bd. \(07-14-2026\)](#)

RESULT: APPROVED AT COMMITTEE

MOVER: Brian Krajewski

SECONDER: Sadia Covert

AYES: Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

6.D. [DC-O-0024-26](#)

ZONING-26-000022 – Starodub: 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. (Wayne/District 6)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

Vice Chair Yoo expressed concern with how close the proposed addition will be to the neighboring property. Ms. Infelise stated that the petitioner tried to expand on the north side, but due to the septic field location, they had to look for an alternative plan. She added that the petitioner testified to speaking to the neighbor, who had no objection to the addition.

Attachments: [Z-26-000022 Starodub Cty. Bd. \(07-14-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7. **OLD BUSINESS**

Vice Chair Yoo spoke about the electronic comment submitted about Four Lakes BaseCamp Pub. Paul Hoss explained that there are processes when someone has rights under a planned development. As part of their restaurant and pub they have activities that occur year round. Mr. Hoss is investigating the activities and whether they are beyond entitlements under their planned development. Code Enforcement has been out on several occasions and have not found any activities that would rise to level of a special event permit or needing additional zoning relief. The County will be meeting with the management company for Four Lakes as well as BaseCamp management next week to discuss the activities presented on their website.

County Board Member Cahill asked Mr. Hoss for an update on the rat infested house in Bensenville. He told her they are out on site today with a clean up crew and once that is completed, they will bring in a rat mitigation team. He informed the Committee that the process started in 2024 with about 20 properties. This is the final property which was one of the original properties included in 2024, however, there was also a issue within the home.

Chair Tornatore stressed the County has been working on this issue for years and it has recently resurfaced with this one property.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:52 AM.



Minutes

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: 26-1836

Agenda Date: 7/7/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

Tuesday, June 16, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:30 AM.

PRESENT	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT	Krajewski

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [26-1655](#)

Development Committee - Regular Meeting - June 2, 2026

Attachments: [Summary Minutes 6-2-2026](#)

RESULT:	APPROVED
MOVER:	Sadia Covert
SECONDER:	Yeena Yoo
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6. REGULATORY SERVICES

6.A. [DC-O-0018-26](#)

ZONING-26-000011 – Elliott: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years. (Bloomingdale/District 1) (Generally located southeast of Par Lane and Fairway Lane, on the east side of Fairway Lane)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-26-000011 Elliott Cty. Bd. \(06-23-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6.B. [DC-O-0019-26](#)

ZONING-26-000014 – Ansari: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.
2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage. (York/District 4) (Located at the southeast corner of Route 53 and Harding Road)

ZHO Recommendation to Approve

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent

Attachments: [Z-26-000014 Ansari Cty. Bd. \(06-23-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

6.C. [DC-O-0020-26](#)

ZONING-26-000015 – Falco: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively. (Milton/District 4) (Generally located northeast of Shagbark Lane and Burr Oak Drive, on the north side of Burr Oak Drive)

ZHO Recommendation to Deny

Development Committee VOTE (Motion to Approve): 0 Ayes, 5 Nays, 1 Absent (If the County Board seeks to approve the Variation zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)

Vice Chair Yoo asked Mr. Hoss if the reason the Zoning Hearing Officer recommended to deny was due to little or no evidence being presented. He answered that no hardship, practical difficulty or unique circumstance was presented at the hearing. The coop was built without a permit and the petitioner would like forgiveness.

Attachments: [Z-26-000015 Falco Cty. Bd. \(06-23-2026\)](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
NAY:	Covert, Martinez, Ozog, Tornatore, and Yoo
ABSENT:	Krajewski

7. OLD BUSINESS

Member Covert asked what items would be considered grandfathered when new ordinances are written. Paul Hoss answered, anything built after 1957 does not enjoy a grandfathering clause, due to the LaSalle Bank court case that allowed local governments to zone. He added that the County grants zoning relief by conditional use for structures or uses that have been on a property for at least five years and place a time limit on that relief.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:43 AM



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0021-26

Agenda Date: 7/7/2026

Agenda #: 6.A.

Zoning Petition ZONING-26-000016 771 Butterfield, LLC.

WHEREAS, a public hearing was held on June 3, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting 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), on the property hereinafter described:

PARCEL 1: THAT PART OF THE WEST 405.88 FEET OF LOT 2 (EXCEPT THE WEST 115.0 FEET CONVEYED TO COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. R61-27779) IN C.H. BRUMMEL'S ASSESMENT PLAT AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF IN THE WEST HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP AND ALSO THE EAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1940 IN BOOK 22 OF PLATS ON PAGE 71 AND DOCUMENT NO. 408024 IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 611.1 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 01 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL 185.0 FEET, THENCE NORTH 01 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 275 FEET, THENCE NORTH 83 DEGREES 25 MINUTES 01 SECONDS 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 341.05 FEET TO THE NORTHERLY LINE OF SAID LOT 2, THENCE SOUTH 87 DEGREES 07 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 2, 30.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 1 (EXCEPT THAT PART TAKEN FOR BUTTERFIELD ROAD) IN FAA ASSESSMENT PLAT OF PART OF LOT 2 IN C.H. BRUMMEL'S ASSESSMENT PLAT IN THE WEST HALF OS ECITON 33, TWOSNHIP 39 NORTH, RNAGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO SAID FAA ASSESSMENT PLAT RECORDED AUGUST 30, 1990 AS DOCUMENT R90-113670, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 17, 2026 does find as follows:

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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 17, 2026, recommends 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

WHEREAS, the County Board Development Committee on July 7, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

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), on the property hereinafter described:

PARCEL 1: THAT PART OF THE WEST 405.88 FEET OF LOT 2 (EXCEPT THE WEST 115.0 FEET CONVEYED TO COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. R61-27779) IN C.H. BRUMMEL'S ASSESMENT PLAT AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF IN THE WEST HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP AND ALSO THE EAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1940 IN BOOK 22 OF PLATS ON PAGE 71 AND DOCUMENT NO. 408024 IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 611.1 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 01 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL 185.0 FEET, THENCE NORTH 01 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 275 FEET, THENCE NORTH 83 DEGREES 25 MINUTES 01 SECONDS 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 341.05 FEET TO THE NORTHERLY LINE OF SAID LOT 2, THENCE SOUTH 87 DEGREES 07 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 2, 30.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 1 (EXCEPT THAT PART TAKEN FOR BUTTERFIELD ROAD) IN FAA ASSESSMENT PLAT OF PART OF LOT 2 IN C.H. BRUMMEL'S ASSESSMENT PLAT IN THE WEST HALF OS ECITON 33, TWOSNHIP 39 NORTH, RNAGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO SAID FAA ASSESSMENT PLAT RECORDED AUGUST 30, 1990 AS DOCUMENT R90-113670, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is 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.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; 771 BUTTERFIELD, LLC., 1601 BOND ST. STE 303-J, NAPERVILLE, IL 60563 / 771 BUTTERFIELD, LLC., 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563; and Township Assessor, Winfield Township, 130 Arbor Avenue, West Chicago, IL 60185.

Enacted and approved this 14th of July, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: July 7, 2026

RE: **ZONING-26-000016 771 Butterfield, LLC. (Winfield/District 6)**

DuPage County Board: July 14, 2026:

Development Committee: July 7, 2026: The DuPage County Development Committee 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

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



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0022-26

Agenda Date: 7/7/2026

Agenda #: 6.B.

Zoning Petition ZONING-26-000020 DeRose

WHEREAS, a public hearing was held on June 3, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition, on the property hereinafter described:

LOT 1 AND 2 IN BLOCK 2 OF WHEATON TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1927, AS DOCUMENT 229363, AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1927 AS DOCUMENT 239660, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 17, 2026, does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.
2. That petitioner testified that he proposed to build an addition to the existing residence.
3. That petitioner testified that they were unable to add a second story addition as it would not be structurally sound, resulting in proposing an addition onto the north side of the home.
4. That petitioner testified that the subject property presents a hardship due to the size, shape and configuration of the lot limits the buildable area available.
5. That petitioner testified that the proposed addition will not alter the character of the neighborhood.

6. 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 shape, size and configuration limits the buildable area available on the property.

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 addition 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-26-000020 DeRose

ZONING REQUEST: Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

OWNER: JEFFREY P. DEROSE, 1S680 CARROL GATE ROAD, WHEATON, IL 60189

ADDRESS/LOCATION: 1S680 CARROL GATE ROAD, WHEATON, IL 60189

PIN: 05-20-313-004

TWSP./CTY. BD. DIST.: MILTON / DISTRICT 4

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

AREA: 0.51 ACRES (22,111 SQ. FT.)

UTILITIES: WELL/SEWER

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 Objections 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 objections 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:

City of Wheaton: *No Comments Received.*

Village of Winfield: *No Comments Received.*

Milton Township: *No Comments Received.*

Township Highway: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application.

Wheaton Fire Dist.: *No Comments Received.*

Sch. Dist. 200: *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

- **Front Yard**
 - Required: 30 FT
 - Existing: APPROX. 31 FT
 - Proposed: APPROX. 31 FT
- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 17 FT
 - Proposed: APPROX. 17 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: PLAMONDON ROAD 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: CARROL GATE ROAD 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**

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 17, 2026, recommends to approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

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-26-000020 DeRose** 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

WHEREAS, the County Board Development Committee on July 7, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

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-26-000020 DeRose** 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition, on the property hereinafter described:

LOT 1 AND 2 IN BLOCK 2 OF WHEATON TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1927, AS DOCUMENT 229363, AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1927 AS DOCUMENT 239660, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is 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-26-000020 DeRose** 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.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; JEFFREY P. DEROSE, 1S680 CARROL GATE ROAD, WHEATON, IL 60189; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 14th of July, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: July 7, 2026

RE: **ZONING-26-000020 DeRose (Milton/District 4)**

DuPage County Board: July 14, 2026:

Development Committee: July 7, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

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-26-000020 DeRose** 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

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

Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

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-26-000020 DeRose** 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 corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.
2. That petitioner testified that he proposed to build an addition to the existing residence.
3. That petitioner testified that they were unable to add a second story addition as it would not be structurally sound, resulting in proposing an addition onto the north side of the home.
4. That petitioner testified that the subject property presents a hardship due to the size, shape and configuration of the lot limits the buildable area available.
5. That petitioner testified that the proposed addition will not alter the character of the neighborhood.
6. 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 shape, size and configuration limits the buildable area available on the property.

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 addition 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-26-000020 DeRose

ZONING REQUEST: Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

OWNER: JEFFREY P. DEROSE, 1S680 CARROL GATE ROAD, WHEATON, IL 60189

ADDRESS/LOCATION: 1S680 CARROL GATE ROAD, WHEATON, IL 60189

PIN: 05-20-313-004

TWSP./CTY. BD. DIST.: MILTON / DISTRICT 4

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

AREA: 0.51 ACRES (22,111 SQ. FT.)

UTILITIES: WELL/SEWER

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 Objections 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 objections 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:

City of Wheaton: *No Comments Received.*

Village of Winfield: *No Comments Received.*

Milton Township: *No Comments Received.*

Township Highway: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application.

Wheaton Fire Dist.: *No Comments Received.*

Sch. Dist. 200: *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

- **Front Yard**
 - Required: 30 FT
 - Existing: APPROX. 31 FT
 - Proposed: APPROX. 31 FT
- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 17 FT
 - Proposed: APPROX. 17 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:** PLAMONDON ROAD 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:** CARROL GATE ROAD 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



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0023-26

Agenda Date: 7/7/2026

Agenda #: 6.C.

Zoning Petition ZONING-26-000021 Prothe

WHEREAS, a public hearing was held on June 3, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches), on the property hereinafter described:

LOT 63 IN GLEN BRIAR, A SUBDIVISION OF LOTS 1 AND 2 IN MOULD'S ASSESSMENT PLAT OF PARTS OF SECTION 25 AND 26, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OG GLEN BRIAR RECORDED AUGUST 23, 1978, 1978 AS DOCUMENT R78-79639 IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 17, 2026, does find as follows:

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).
2. That petitioner testified that he has lived at the subject property for approximately one (1) year.
3. That petitioner testified that the proposed driveway expansion is to allow for additional space for his children who will soon be driving.
4. That petitioner testified that the expansion would line up with the existing walkway, which was built with the house, that is 0.8 feet from the side property line.
5. That petitioner testified that the driveway cannot be expanded on the opposite side due to the existing opening of the garage door.

6. That petitioner testified that between the subject property and the adjacent neighboring property there is a 12-foot strip of vacant land used as an access point to the detention pond located behind the subject property.
7. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship warranting the requested Variations.

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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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-26-000021 Prothe

ZONING REQUEST: Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

OWNER: GREGG & JESSICA PROTHE, 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

ADDRESS/LOCATION: 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

PIN: 05-25-305-018

TWSP./CTY. BD. DIST.: MILTON/ DISTRICT 4

ZONING/LUP: R-4 SF RES / 0-5 DU AC

AREA: 0.21 ACRES (9,148 SQ. FT.)

UTILITIES: WATER/ SEWER

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: Our office has no jurisdiction in this matter.

Stormwater: No objections 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 Lombard: “This property is outside Lombard’s planning boundary. Therefore, we have no comment on the petition.”

Village of Downers Grove: “The Village of Downers Grove has no comments.”

City of Wheaton: *No Comments Received.*

Village of Glen Ellyn: I object / have concerns with the petition.

- “The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. Section 10-5-5(C)(1) of the Village Code requires that the minimum distance between the edge of an impervious surface and the lot line is equal to 3% of the lot width. If the property were to be annexed to the Village at any time in the future, the proposed condition would be considered existing non-conforming and

would be subject to the conditions of Section 10-8-6 of the Village Code regulating nonconforming structures.”

Milton Township: *No Comments Received.*

Township Highway: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application.

Lisle-Woodridge Fire Dist.: *No Comments Received.*

Sch. Dist. 89: *No Comments Received.*

Sch. Dist. 87: *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

- **Interior Side Yard**
 - Required: 1 FT
 - Existing: APPROX. 8 FT
 - Proposed: APPROX.0.8 FT

LAND USE

Subject Property:

- **Zoning: R-4 SF RES/ Existing Use: HOUSE / Land Use Plan (LUP): 0-5 DU AC**
North of Subject Property:

- **Zoning: R-4 SF RES/ Existing Use: HOUSE / Land Use Plan (LUP): 0-5 DU AC**
South of Subject Property:

- **Zoning: R-4 SF RES/ Existing Use: HOUSE / Land Use Plan (LUP): 0-5 DU AC**
East of Subject Property:

- **Zoning: R-4 SF RES/ Existing Use: OPEN SPACE / Land Use Plan (LUP): 0-5 DU AC**
West of Subject Property:

- **Zoning: DANBURY DRIVE AND BEYOND R-4 SF RES/ Existing Use: HOUSE / Land Use Plan (LUP): 0-5 DU AC**

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 17, 2026, recommends to approve the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

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-26-000021 Prothe** 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

WHEREAS, the County Board Development Committee on July 7, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

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-26-000021 Prothe** 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches), on the property hereinafter described:

LOT 63 IN GLEN BRIAR, A SUBDIVISION OF LOTS 1 AND 2 IN MOULD'S ASSESSMENT PLAT OF PARTS OF SECTION 25 AND 26, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT OG GLEN BRIAR RECORDED AUGUST 23, 1978, 1978 AS DOCUMENT R78-79639 IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is 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-26-000021 Prothe** 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.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; GREGG & JESSICA PROTHE, 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 14th of July, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: July 7, 2026

RE: **ZONING-26-000021 Prothe (Milton/District 4)**

DuPage County Board: July 14, 2026:

Development Committee: July 7, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

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-26-000021 Prothe** 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

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

Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

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-26-000021 Prothe** 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 side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).
2. That petitioner testified that he has lived at the subject property for approximately one (1) year.
3. That petitioner testified that the proposed driveway expansion is to allow for additional space for his children who will soon be driving.
4. That petitioner testified that the expansion would line up with the existing walkway, which was built with the house, that is 0.8 feet from the side property line.
5. That petitioner testified that the driveway cannot be expanded on the opposite side due to the existing opening of the garage door.
6. That petitioner testified that between the subject property and the adjacent neighboring property there is a 12-foot strip of vacant land used as an access point to the detention pond located behind the subject property.
7. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship warranting the requested Variations.

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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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 driveway expansion 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-26-000021 Prothe

ZONING REQUEST: Variation to reduce the side yard setback for a driveway expansion from required 1 foot to 0.8 foot (approximately 9.6 inches).

OWNER: GREGG & JESSICA PROTHE, 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

ADDRESS/LOCATION: 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

PIN: 05-25-305-018

TWSP./CTY. BD. DIST.: MILTON/ DISTRICT 4

ZONING/LUP: R-4 SF RES / 0-5 DU AC

AREA: 0.21 ACRES (9,148 SQ. FT.)

UTILITIES: WATER/ SEWER

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: Our office has no jurisdiction in this matter.

Stormwater: No objections 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 Lombard: "This property is outside Lombard's planning boundary. Therefore, we have no comment on the petition."

Village of Downers Grove: "The Village of Downers Grove has no comments."

City of Wheaton: *No Comments Received.*

Village of Glen Ellyn: I object / have concerns with the petition.

- “The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. Section 10-5-5(C)(1) of the Village Code requires that the minimum distance between the edge of an impervious surface and the lot line is equal to 3% of the lot width. If the property were to be annexed to the Village at any time in the future, the proposed condition would be considered existing non-conforming and would be subject to the conditions of Section 10-8-6 of the Village Code regulating nonconforming structures.”

Milton Township: *No Comments Received.*

Township Highway: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application.

Lisle-Woodridge Fire Dist.: *No Comments Received.*

Sch. Dist. 89: *No Comments Received.*

Sch. Dist. 87: *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

- **Interior Side Yard**
 - Required: 1 FT
 - Existing: APPROX. 8 FT
 - Proposed: APPROX.0.8 FT

LAND USE

Subject Property:

- **Zoning:** R-4 SF RES/ **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

North of Subject Property:

- **Zoning:** R-4 SF RES/ **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

South of Subject Property:

- **Zoning:** R-4 SF RES/ **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

East of Subject Property:

- **Zoning:** R-4 SF RES/ **Existing Use:** OPEN SPACE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** DANBURY DRIVE AND BEYOND R-4 SF RES/ **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DC-O-0024-26

Agenda Date: 7/7/2026

Agenda #: 6.D.

Zoning Petition ZONING-26-000022 Starodub

WHEREAS, a public hearing was held on June 3, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

WHEREAS, a petition was presented at this hearing requesting the following zoning relief:

Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet, on the property hereinafter described:

LOT 82 IN BRANIGAR'S 1ST ADDITION TO WAYNE EASTGATE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, AND OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1969 AS DOCUMENT NO. R69-578, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on June 17, 2026, does find as follows:

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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on June 17, 2026, recommends 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

WHEREAS, the County Board Development Committee on July 7, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

NOW, THEREFORE, BE IT ORDAINED by the County Board of DuPage County, Illinois that the following zoning relief be granted:

Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet, on the property hereinafter described:

LOT 82 IN BRANIGAR'S 1ST ADDITION TO WAYNE EASTGATE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, AND OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1969 AS DOCUMENT NO. R69-578, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is 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.

BE IT FURTHER ORDAINED by the County Board of DuPage County, Illinois that should any section, clause or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid; and

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; SARA L. STARODUB, 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185; and Township Assessor, Wayne Township, 27W031 North Avenue, West Chicago, IL 60185.

Enacted and approved this 14th of July, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
fax: 630-407-6702

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: July 7, 2026

RE: **ZONING-26-000022 Starodub (Wayne/District 6)**

DuPage County Board: July 14, 2026:

Development Committee: July 7, 2026: The DuPage County Development Committee 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.

Development Committee VOTE (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

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

Martinez, Marissa

From: noreply@formstack.com
Sent: Monday, July 6, 2026 11:53 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

Categories: Red Category

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Formstack Submission For: **PublicComment**

Submitted at 07/06/26 11:52 AM

Meeting Date: 07/07/26

Meeting: Development Committee

Name: Four Lakes Resident

Organization:

Address: Four Lakes
Lisle, IL 60532

**Daytime
Phone:**

Subject: Proactive Objection to Future Outdoor Concert and Temporary Liquor Permits
– BaseCamp Pub (Lisle, IL)

Comment: Category: Public Nuisance, Infrastructure Inadequacy, and Foreseeable
Safety Risk

Dear Members of the Development Board,

I am a Four Lakes resident writing to proactively object to any future or pending outdoor concert special use permits or temporary outdoor liquor licenses for BaseCamp Pub & Eatery (5750 Lakeside Drive). This objection is prompted by the Director of Zoning, Paul Hoss, indicating he will meet with management to "discuss moving forward"—possibly requiring future permit approvals. Notably, Mr. Hoss's recent site inspection occurred on an off day when no outdoor events were scheduled and did not capture the actual operational footprint and disruption of these festivals.

Large-scale, all-day outdoor music events are fundamentally incompatible with the surrounding residential community of Four Lakes for the following eight reasons:

1. Amplified Event Content as a Definitive Public Nuisance

This objection does not seek to police free expression; the venue's artists have every right to perform, but not to force their art upon an unwilling public. A clear double standard exists: if any citizen were to read lyrics from multiple past and future scheduled artists aloud in a Development Committee meeting—featuring graphic sexual slang, extreme vulgarity, sexist and ethnic slurs and targeted profanity—they would be immediately removed for disrupting a public workplace and might be charged with disorderly conduct and hate speech towards protected groups. If this language is too profane to be tolerated in a government building for three minutes, it cannot logically be forced upon nearby families inside their own homes intermittently for hours. When held outside, this excessively loud sound carries clearly over the water to residents a half-mile away. Much of the past and upcoming calendar broadcasts material highly hostile to an all-ages environment:

Rick Ross & Hardcore Hip-Hop: Features extreme profanity, explicit glorification of international drug trafficking, sexual objectification, and graphic street violence.

The RMRP Showcase & Regional Drill Acts: Acts like Double Ontendre, Jay Burna, White Smoke, and J Reaper utilize raw content. J Reaper's own public profile leans into severe self-destruction, stating on social media that "No one's a bigger hater to me than myself." Lyrics across these sets heavily feature drug abuse and gun violence.

Alternative, Emo, Rock & Country Tributes: Lineups like Story of the Year, Eve 6, and Morgan Wallen tributes shift the neighborhood's environment toward themes of severe mental anguish, substance dependency, suicide metaphors, and heavy alcohol normalization.

2. Incompatibility with Immediate, All-Ages Community Recreation Assets

Commercial zoning does not grant an automatic right to infringe upon neighboring properties. The areas bordering BaseCamp are designated, all-ages community recreational zones nestled within a peaceful, nature-focused environment that features active local wildlife and quiet green spaces. On weekends, residents cycle, stroll, dog walk, picnic, read, kayak, fish, and play volleyball, tennis, and frisbee golf here. Introducing an outdoor festival footprint immediately adjacent to this tranquil natural setting directly conflicts with its established use. Forcing families, children, and elderly residents to absorb hours of loud adult content while trying to enjoy their neighborhood's recreational and environmental infrastructure is unacceptable. Under county zoning guidelines, a commercial designation cannot override the right of the public to safely and peacefully use shared civic infrastructure.

3. Infrastructure Inadequacy, Blocked Roadways, and Emergency Access Risks

The localized infrastructure within Four Lakes is physically incapable of supporting the crowd sizes generated by regional music festivals. To stage these outdoor events, the venue consumes its own designated parking lot to set up the outdoor stage footprint. This logistical decision eliminates necessary on-site parking and forces patron vehicles out onto narrow residential streets. The resulting gridlock overwhelms local neighborhood roads, posing a public safety hazard by potentially impeding emergency vehicles from accessing residential homes during an emergency. Granting special use permits that intentionally displace parking onto public residential streets creates an unsustainable burden on public infrastructure.

4. Foreseeable Safety Risks and Venue Security Realities

The County must evaluate the broader regional safety climate and the specific history of the booked talent before exposing an open neighborhood to these events. This June, nearby downtown Naperville experienced three social media-driven "teen takeover" events that drew crowds up to 350 youths, resulting in 11 arrests and 56 citations, demonstrating how quickly regional gatherings can overwhelm local law enforcement infrastructure.

Against this backdrop, the upcoming outdoor headliner, Rick Ross, brings a well-documented history of crowd volatility, cancellations, and violence linked to his concert events. Furthermore, regarding the recent Karmelo Anthony murder verdict, Ross publicly stated "it's a war," actively inciting hostility within his fanbase. Despite these compound factors, BaseCamp is marketing this outdoor performance to fans "across the city" of Chicago, drawing a regional footprint directly into a quiet residential community. Bringing an artist who is actively inciting his fanbase into an open-air neighborhood setting—while drawing crowds from across the entire

metropolitan area—creates a foreseeable safety risk that local infrastructure is not equipped to secure. If the County is formally aware of these predictable security complexities and chooses to approve outdoor permits anyway, it shifts a profound liability onto local taxpayers and municipal resources.

5. Venue Capacity and the Necessity of Indoor Containment

A review of BaseCamp’s schedule reveals a characteristic thread across all genres: dark, dystopian, drug-laden, violent, and sexually explicit adult content. This booking strategy shows that BaseCamp is actively shifting away from a neighborhood-friendly pub to operate as a high-impact, regional commercial concert grounds marketed to the broader city of Chicago and its suburbs. This transition belongs strictly within an enclosed environment. BaseCamp is already a permanent venue capable of hosting large crowds indoors, boasting a generous existing capacity of 630 people. This indoor space is more than sufficient to contain the sound and adult themes. Because a proven, workable model exists to host these specialized events safely indoors without violating community boundaries, expanding onto the outside lawns—especially when the latest official safety occupancy assessment on record is over ten years old—is unnecessary and incompatible with surrounding land use.

6. Relentless Duration, Excessive Noise, and Enforcement Catch-22

Even if the content were entirely family-friendly, the weekly frequency and multi-hour length of these high-decibel daytime marathons constitute an inescapable public nuisance. During a recent outdoor event, the noise level was measured at 127 decibels using a smartphone app, comparable to a police siren or jackhammer.

This situation exposes a bureaucratic catch-22 between county agencies. Zoning officials inform me that the Sheriff’s Office is designated to document and log these noise violations as they occur on the weekends. However, Deputy Richardson informed me that the Sheriff’s Office does not currently possess a decibel reader to do so. Conversely, if DuPage County Zoning does possess these measurement tools, they are ineffective because code enforcement officers have not conducted site inspections when a live festival is actually occurring. I recommend that the County resolve this catch-22 and equip the Sheriff’s Office with standardized decibel measurement tools. Without an objective, active enforcement standard, residents are left without relief inside their own properties from a relentless schedule that includes:

July 11 (12:30 PM – 10:39 PM): Electro Recall Show – 10+ Hours ("Outdoor show!")

July 18 (10:00 AM – 8:00 PM): Independent Fest – 10 Hours (Outdoor live hip hop/retail)

July 18 (6:00 PM – 10:00 PM): Blackened (Metallica Tribute) – 4 Hours ("OUTDOOR SHOW")

July 26 (11:30 AM – 10:00 PM): Hairnation – 10.5 Hours ("OUTDOOR 80s tribute festival")

August 1 (12:00 PM – 10:00 PM): Rick Ross Live – 10 Hours ("OUTDOOR Concert")

August 8 (3:00 PM – 9:00 PM): Arena Rock Tribute Show II – 6 Hours ("OUTSIDE STAGE")

August 15 (1:00 PM – 10:00 PM): Afterlife Music Fest – 9 Hours ("outdoor summer festival")

August 22 (6:00 PM – 10:00 PM): The Morgan Wallen Experience – 4 Hours ("OUTDOOR SHOW")

7. History of Bad Faith and Enforcement Non-Compliance

Beyond the fact that these outdoor festivals are incompatible with local regulations by definition, the venue has already demonstrated a pattern of bad faith. BaseCamp's negligent attitude regarding past events includes a history of operating without securing the proper required permits. These festivals are organized in tandem with Afterlife, a prominent regional promotional company that possesses the industry experience to know exactly what portfolio of municipal approvals is required. This repeated failure to follow established code procedures indicates that management has not shown the responsibility required to be trusted with an expanded outdoor entertainment business model.

8. Lack of Complaints as a Chilling Effect Rather Than Community Consent

The absence of a massive volume of formal complaints must not be misinterpreted by the Development Board as community acceptance of these outdoor festivals. When I personally approached the president of the Homeowners Association, he demonstrated a clear financial conflict of interest and refused to discuss the zoning violations with me, stating that the venue owners "can do whatever they want." This dismissive stance is compounded by an intimidating public persona; the HOA president actively advertises the nickname "the godfather of Four Lakes" on his public Facebook page, accompanied by imagery of himself in mafia attire.

This intimidating posture from community leadership creates a chilling effect that deters residents from speaking out or logging complaints. This vulnerability is further magnified by local demographics: approximately half of all Four Lakes residents are renters rather than property owners. Tenants lack the long-term structural protections of homeownership and are far less likely to risk friction with an unresponsive, well-connected association board. The board cannot view the quietness of an intimidated, renter-heavy community as an endorsement of 127-decibel adult festival entertainment in their

backyards.

Conclusion

I respectfully urge the DuPage County Development Board and the Director of Zoning to protect the integrity of the Four Lakes community and deny both the special use permits for outdoor concert events and any temporary extensions for outdoor liquor service.

Thank you for your careful consideration of this matter.

Sincerely,

Concerned Resident of Four Lakes, Lisle, Illinois



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