



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, July 7, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

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

Development Committee - Regular Meeting - June 16, 2026

6. REGULATORY SERVICES

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

ZONING-26-000016 – 771 Butterfield Road, LLC.: 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). (Winfield/District 6) (Generally located southeast of Butterfield Road and Eola Road, on the south side of Butterfield Road.)

ZHO Recommendation to Approve

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

ZONING-26-000020 – DeRose: 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. (Milton/District 4) (Located at the southwest corner of Plamondon Road and Carrol Gate Road)

ZHO Recommendation to Approve

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

ZONING-26-000021 – Prothe: 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). (Milton/District 4) (Generally located southeast of Golf View Drive and Danbury Drive, on the east side of Danbury Drive)

ZHO Recommendation to Approve

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

ZONING-26-000022 – Starodub: 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. (Wayne/District 6) (Located at the southwest corner of Timber Lane and Ridge View Street)

ZHO Recommendation to Approve

7. **OLD BUSINESS**
8. **NEW BUSINESS**
9. **ADJOURNMENT**



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 ¾ 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.



M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: June 17, 2026

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

Development Committee: July 7, 2026:

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

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

Subject to the following conditions:

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

ZHO Recommendation to Approve

FINDINGS OF FACT:

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

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the existing open storage of trailers and materials does not impact the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the existing open storage of trailers and materials and has been existing with no hazards.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing open storage of trailers and materials does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the existing open storage of trailers and materials does not increase or impact traffic congestion.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the existing open storage of trailers and materials does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the existing open storage of trailers and materials does not incur additional public expense for flood protection, rescue or relief.

- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that the existing open storage of trailers and materials does not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

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

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

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

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

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

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

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

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

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: MAY 19, 2026

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

ADDITIONAL INFORMATION:

Building: No objections or concerns with the petition.

DUDOT: *No Comments Received.*

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

Stormwater: No objections or concerns with the petition.

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

EXTERNAL:

City of Aurora: (See attached documentation)

City of Naperville: *No Comments Received.*

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

Winfield Township: No objections or concerns with the petition.

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

Warrenville Fire Dist.: *No Comments Received.*

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

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

LAND USE

Subject Property:

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

North of Subject Property:

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

South of Subject Property:

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

East of Subject Property:

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

West of Subject Property:

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



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.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 17, 2026
RE: **ZONING-26-000020 DeRose (Milton/District 4)**

Development Committee: July 7, 2026:

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

Variation to reduce the 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
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File #: DC-O-0023-26

Agenda Date: 7/7/2026

Agenda #: 6.C.



MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 17, 2026
RE: **ZONING-26-000021 Prothe (Milton/District 4)**

Development Committee: July 7, 2026:

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

Variation to reduce the 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
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File #: DC-O-0024-26

Agenda Date: 7/7/2026

Agenda #: 6.D.



M E M O R A N D U M

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

Development Committee: July 7, 2026:

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

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

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner’s site plan made part of Zoning Petition #**ZONING-26-000022 Starodub** dated June 3, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

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

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

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed addition will not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will obtain a building permit for the proposed home and that it will be built pursuant to all DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed addition will be an added benefit to the surrounding area and not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed addition will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that they will receive a building permit for the proposed addition and will not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that they will receive a building permit for the proposed addition and will not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed addition will meet all building requirements and will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

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