



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: October 7, 2025

RE: **ZONING-25-000050 Chromniak (DOWNERS GROVE/DISTRICT 3)**

DuPage County Board: October 14, 2025: *(If the County Board seeks to approve the 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)*

DEVELOPMENT COMMITTEE: OCTOBER 7, 2025: The DuPage County Development Committee recommended to deny the following zoning relief:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.

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

ZONING HEARING OFFICER: SEPTEMBER 17, 2025: The Zoning Hearing Officer considered the following zoning relief:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet; and
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.

ZHO Recommendation to Deny.

FINDINGS OF FACT:

- A. That petitioner testified that they seek to keep the existing structures on the property and additions thereto built, without permit, to allow chickens as they would like to provide

their family with the ability to raise chickens and have eggs for their family in existing buildings on the property.

- B. That petitioner testified that the subject zoning relief is for a Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 15 feet and the rear setback from 25 feet to approximately 8 feet
- C. That petitioner testified that he has an existing chicken coop/sheds on the subject property that is located approximately 15' feet and 8' from the side and rear property lines.
- D. That petitioner that they would like to keep the existing buildings (shed) and allow the conversion of same and addition to allow for and accommodate the raising of the chickens and that to move the buildings would require essentially demolition of the buildings.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not 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 not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner's sole purpose for leaving the shed/ chicken coop and chicken run in the proposed location is for financial reasons only and is self-imposed.
- 3. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated** that existing chicken coop three (3) feet from the interior side property line does not impair an adequate supply of light and air to the adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated that** the existing chicken coop three (3) feet from the interior side property line does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated** that the existing chicken coop three (3) feet from the interior side property line 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 not demonstrated** that the existing chicken coop three (3) feet from the interior side property line does not unduly increase traffic congestion in the public streets and highways.

- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated** that the existing chicken coop three (3) feet from the interior side property line 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 not demonstrated** that the existing chicken coop three (3) feet from the interior side property line 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 not demonstrated** that the existing chicken coop three (3) feet from the interior side property line does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000050 Chromniak	
ZONING REQUEST	Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.	
OWNER	ANETA CHROMNIAK, 17W125 87 TH STREET, WILLOWBROOK, IL 60527	
ADDRESS/LOCATION	17W125 87 TH STREET, WILLOWBROOK, IL 60527	
PIN	10-03-201-017	
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3	
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.59 ACRES (25,700 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 19, 2025	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 3, 2025	
<u>ADDITIONAL INFORMATION:</u>		
Building:	Objects.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections with the concept of the petition. Additional information may be required at time of permit application.	
Stormwater:	No Objections.	
Public Works:	“DPC owns sewer and water main on 87 th St. This project will not affect our utilities.”	
<u>EXTERNAL:</u>		
City of Darien:	No Comments Received.	
Village of Willowbrook:	No Comments Received.	
Village of Burr Ridge:	No Comments Received.	
Downers Grove Township:	No Comments Received.	
Township Highway:	No Comments Received.	
Tri-State Fire Dist.:	No Objections.	
Sch. Dist. 63:	No Comments Received.	

Sch. Dist. 86:	No Objections.
Forest Preserve:	"We do not have any comments."

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Int. Side Yard:	25 FT	APPROX. 15 FT	APPROX. 15 FT
Rear Yard:	25 FT	APPROX. 8 FT	APPROX. 8 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	87 TH STREET AND BEYOND R-2 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC





