



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, August 18, 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. [26-2156](#)

Development Committee - Regular Meeting - August 4, 2026

6. REGULATORY SERVICES

6.A. [DC-O-0030-26](#)

ZONING-26-000028 – Anitei: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years. (Downers Grove/District 3) (Generally located northeast of 87th Street and William Drive, on the east side of William Drive)

ZHO Recommendation to Approve

6.B. [DC-O-0031-26](#)

ZONING-26-000030 – First Baptist Church: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).

2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet. (Downers Grove/District 3) (Located at the southeast corner of 57th Street and Clarendon Hills Road)

ZHO Recommendation to Deny

6.C. [DC-O-0032-26](#)

ZONING-26-000031 – Hummerich: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet. (Winfield/District 6) (Generally located northwest of Coolidge Avenue and Woodland Avenue, on the north side of Woodland Avenue)

ZHO Recommendation to Approve

6.D. [DC-O-0033-26](#)

ZONING-26-000031 – Axiom Home Investments, LLC.: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years. (Downers Grove/District 3)(Generally located northeast of Lemont Road and Hillcrest Lane, on the east side of Lemont Road)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

7. PRESENTATION7.A. [26-2081](#)

Building & Zoning Department FY2027 Budget

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**



Minutes

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

File #: 26-2156

Agenda Date: 8/18/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, August 4, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Sam Tornatore at 10:50 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

Sharon Costabile spoke first in support of zoning petition 26-000007 NGHC, Inc. She is a resident of Naperville, the founder of Engage Illinois and mother of Rachel who joined her, as well as her housemates Ashley McLeod, and Ruth Pligge. The young women spoke of being business owners, contributing to the community and being empowered while living independently with support. Ms. Costabile encouraged the Committee Members to vote to approve the petition for six other women who have developmental disabilities to have the same opportunity that her daughter and housemates have had.

Julie E. Jans with the Disability Advocates Support Group (Glen Ellyn) spoke in support of the NGHC, Inc. petition. She works to educate and advocate for people with intellectual disabilities. Their efforts hope to increase supportive housing options with fewer barriers to entry. This project will help to meet the need of housing and employment in their community of choice. She asked the Committee to recommend the petition for approval.

Dave Nelson, the petitioner of the NGHC, Inc. petition spoke. His daughter will be one of the six residents of the home if the petition is passed. The petition asks for a group home, a greenhouse with retail/wholesale crop sales and an accessory dwelling unit. He asked for the Committee's support of the petition. Lynn Nelson, said she agreed with husband's comments.

Member Covert left meeting at 11:02 A.M.

Member Martinez joined the meeting by zoom at 11:04 A.M.

5. MINUTES APPROVAL

5.A. [26-1999](#)

Development Committee - Regular Meeting - July 7, 2026

Chair Tornatore asked for the motion to be made to allow Member Martinez to join meeting by zoom.

Attachments: [Dev Comm Minutes Summary 7-7-2026](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Mary Ozog
AYES:	Krajewski, Ozog, Tornatore, and Yoo
ABSENT:	Covert
LATE:	Martinez

6. PRESENTATION

6.A. [26-2081](#)

Building & Zoning Department FY2027 Budget

Chair Tornatore asked for a motion to move the Budget Presentation to the end of the meeting (which would later be moved to the next Development Committee Meeting due to time restrictions). Motion was made by Member Ozog and seconded by Vice Chair Yoo, and passed unanimously.

7. REGULATORY SERVICES

7.A. [DC-O-0025-26](#)

ZONING-26-000007 – NGHC, Inc.: To approve the following zoning relief:

1. Conditional Use for a Planned Development for three (3) uses on the subject property: a Group Home, a greenhouse with accessory retail/wholesale crop sales on the subject property, and an Accessory Dwelling Unit.
2. Variation to increase the total area of permitted detached accessory buildings from 1,241 sq. ft to approximately 6,989 sq. ft. (3,850 sq. ft. ADU, 2,880 sq. ft. greenhouse, and 259 sq. ft. existing shed).
3. Variation to exceed the maximum permissible area for detached accessory buildings in the R-3 Single Family Residential District from 2,600 sq. ft. to approximately 6,989 sq. ft.
4. Variation to allow the total area of detached accessory buildings (proposed accessory dwelling unit, proposed greenhouse, and existing shed) to be larger than the principal building (existing house is 4,745 sq. ft.).
5. Variation to allow an Accessory Dwelling Unit to be more than 1,000 sq. ft. in size (approximately 3,850 sq. ft.).
6. Variation to allow an Accessory Dwelling Unit to be located in a new detached accessory building.
7. Variation to increase the maximum number of permitted occupants on the property—from five (5) occupants to 12 occupants total—allocated as eight (8) occupants in the existing principal single-family /proposed group home and 4 occupants in the accessory dwelling unit.
8. Variation to allow neither the legal or beneficial owner to be an occupant on the property with an ADU.

9. Variation to allow the exterior of the converted dwelling to not retain the appearance of an existing accessory building containing the accessory dwelling unit.

10. Variation to increase the height of a detached accessory building from permitted 24 feet to approximately 28 for the proposed greenhouse and 36 for the proposed accessory dwelling unit. (Lisle/District 5) (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 Board of Appeals)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

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

Chair Tornatore asked for a motion to be made to take all items 1-10 from petition and combine to approve. Motion made by Member Ozog, seconded by Member Krajewski and passed unanimously.

Chair Tornatore asked Paul Hoss for more information before the vote. Mr. Hoss explained the reason for the recommendation to deny by the Zoning Board of Appeals was due to policy issues that are related to the County's Ad-Hoc Housing Committee and other housing initiatives. The ZBA believe this should be left to the elected officials. He described the surrounding properties on Plank Road, which is a mixed use transitional area. There are three uses requested by the petitioner, two of which are allowed by right, which are a group home and the nursery as a 4-H project. The accessory dwelling unit is allowed by conditional use, but must go through the zoning process. There are two variations requested, the accessory dwelling unit will be a new building and the planned greenhouse is oversized. The greenhouse would provide employment for the residents and the accessory dwelling unit would provide housing for people associated with the group home residents. There have been no objections from any neighbors of the subject property.

Discussion ensued and questions were asked. Paul Hoss clarified that there will be no retail sales on the property and the relief would end upon transfer of ownership, unless conditions are placed. He is working with the Ad-Hoc Housing Commission on legislation for the County Board to pass regarding accessory dwelling units. A super majority of 14 votes will be required at County Board relative to the variation requests.

Attachments: [Z-26-000007 NGHC, Inc. Dev. Com. Flyer \(08-04-2026\)](#)

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

7.B. [DC-O-0026-26](#)

ZONING-26-000024 – Calahan: To approve the following zoning relief:

Variation to increase the height of fence in the corner side yard from permitted 6'6" to

approximately 8'. (Lisle/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000024 Calahan Cty. Bd. \(08-11-2026\)](#)

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

7.C. [DC-O-0027-26](#)

ZONING-26-000025 – Ulisano: To approve the following zoning relief:

Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet. (York/District 2)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000025 Ulisano Cty. Bd. \(08-11-2026\)](#)

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

7.D. [DC-O-0028-26](#)

ZONING-26-000026 – Lipper: To approve the following zoning relief:

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000026 Lipper Cty. Bd. \(08-11-2026\)](#)

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

7.E. [DC-O-0029-26](#)

ZONING-26-000027 – Reisser: To approve the following zoning relief:

Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet. (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-26-000027 Reisser Dev. Com. \(08-04-2026\)](#)

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

7.F. [26-2060](#)

T-2-2026 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-2-2026.

The proposed amendments will update the zoning ordinance to be in compliance with Public Act 104-0458 (55 ILCS 5/5-12024), Energy Storage Systems (ESS), which requires “...(e) A county with an existing zoning ordinance in conflict with this Section shall amend that zoning ordinance to comply with this Section within 120 days after the effective date of this amendatory Act of the 104th General Assembly.”

The proposed amendments will establish zoning regulations for Energy Storage Systems consistent with State law. Under the Act, an Energy Storage System is defined as “a facility with an aggregate energy capacity that is greater than 1,000 kilowatts and that is capable of absorbing energy and storing it for use at a later time, including, but not limited to, electrochemical and electromechanical technologies. "Energy storage system" does not include technologies that require combustion. "Energy storage system" also does not include energy storage systems associated with commercial solar energy facilities or commercial wind energy facilities as defined in Section 5-12020.”

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

8. OLD BUSINESS

No old business was discussed.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:32 A.M.



Development Ordinance

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

File #: DC-O-0030-26

Agenda Date: 8/18/2026

Agenda #: 6.A.



**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: July 29, 2026

RE: **ZONING-26-000028 Anitei (Downers Grove/District 3)**

Development Committee: August 18, 2026:

Zoning Hearing Officer: July 29, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.

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-26-000028 Anitei** dated July 15, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

5. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.
- B. That petitioner testified that he purchased the subject property in 2021 and that the subject shed was already existing on the subject property.
- C. That petitioner testified that based on a review of the property history and discussions with neighbors, the petitioner determined that the subject shed has existed on the subject property for over thirty (30) years.
- D. That petitioner testified that the subject shed is serviced with electric.
- E. That petitioner testified that the subject shed is used to store lawn tools and household accessory equipment.
- F. That the Zoning Hearing Officer finds that petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.
- G. That the Zoning Hearing Officer finds that the existing shed does not adversely impact adjacent properties or roadways, does not negatively affect drainage patterns in the area, and does not impede adequate light or ventilation to the subject property or neighboring properties.

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 subject shed has existed on the subject property for at least thirty (30) years and does 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 existing shed and that it has existed on the subject property for at least thirty (30) years without any hazards from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the subject shed has existed on the subject property for at least thirty (30) years and 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 subject shed is located in the rear of the subject property and 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 demonstrated that the subject shed has existed on the subject property for at least thirty (30) years and 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 subject shed has existed on the subject property for at least thirty (30) years and 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 subject shed has existed for at least thirty (30) years and 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-26-000028 Anitei

ZONING REQUEST: Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.

OWNER: STEFAN & CARMEN ANITEI, 9S607 WILLIAM DRIVE, BURR RIDGE, IL 60527

ADDRESS/LOCATION: 9S607 WILLIAM DRIVE, BURR RIDGE, IL 60527

PIN: 09-35-306-019

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 3

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

AREA: 0.5 ACRES (21,780 SQ. FT.)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: JUNE 30, 2026

PUBLIC HEARING: WEDNESDAY, JULY 15, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

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 owns a water main on the East side of Williams Dr, this water main will not be affected by the proposed setback."

EXTERNAL:

Village of Burr Ridge: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

City of Darien: *No Comments Received.*

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Tri-State Fire Dist.: No objection or concerns with the petition.

Sch. Dist. 63: *No Comments Received.*

Sch. Dist. 86: No objection or concerns with the petition.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided in the Public Notices for the Hummerich, Anitei, and First Baptist Church Zoning Petitions, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 10 FT
 - Existing: APPROX. 5.3 FEET
 - Proposed: APPROX. 5.3 FEET

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:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** WILLIAM 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-0031-26

Agenda Date: 8/18/2026

Agenda #: 6.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

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MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 29, 2026

RE: **ZONING-26-000030 First Baptist Church (Downers Grove/District 3)**

Development Committee: August 18, 2026:

Zoning Hearing Officer: July 29, 2026: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).
2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip) and a Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.
- B. That the record was adopted from the August 17, 2026 Zoning Hearing Officer public hearing for ZONING-26-000019 First Baptist Church.
- C. That petitioner testified that they are seeking the subject zoning relief in order to add an access drive/reserve strip to a currently landlocked parcel of land owned by First Baptist Church.
- D. That petitioner testified that their intent is to create an access drive to the landlocked parcel to facilitate the lot's sale, with the proceeds to be added to the Church's income.

- a. That petitioner testified that the Church's income has declined over the past five (5) to eight (8) years, and that neither the Pastor nor Church Secretary receive a salary.
 - b. That petitioner testified that the proceeds from the sale of the parcel would provide additional funds for the Church's income and would allow for maintenance and upkeep of the Church.
- E. That petitioner testified that no trees would be removed from the south side of the existing church access driveway.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to support Standards for Variations for the following: Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip) and a Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.
- G. Further, the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence for a practical difficulty or particular hardship with the land to support the subject zoning relief, and that the petitioner's evidence and testimony presented at the public hearing established that the basis of the request is to facilitate the sale of property and generate additional income for the Church.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated or provided evidence** 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 or provided evidence** that 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 or provided evidence** that the proposed zoning relief 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 not demonstrated or provided evidence** that the proposed zoning relief will not increase the hazard from fire or other damages to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated or provided evidence** that the proposed zoning relief will 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 or provided evidence** that the proposed zoning relief will not unduly increase traffic congestion.

- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated or provided evidence** that the proposed zoning relief 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 not demonstrated or provided evidence** that the proposed zoning relief 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 not demonstrated or provided evidence** that the proposed zoning relief will not otherwise impair the public health, safety, comfort, morals or general welfare.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000030 First Baptist Church

ZONING REQUEST:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).
2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.

OWNER: FIRST BAPTIST CHURCH, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 & 1ST BAPTIST CHURCH OF CLARENDON HILLS, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 / **AGENT:** MELANIE WEISS, FIRST BAPTIST CHURCH, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514

ADDRESS/LOCATION: 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 & VACANT LOT DIRECTLY SOUTHEAST OF 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514

PIN: 09-14-103-031 / 09-14-103-027

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 3

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

AREA: 3.76 ACRES (163,786 SQ. FT.)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: JUNE 30, 2026

PUBLIC HEARING: WEDNESDAY, JULY 15, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

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 Clarendon Hills: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

Village of Westmont: *No Comments Received.*

City of Darien: *No Comments Received.*

Village of Burr Ridge: *No Comments Received.*

Village of Hinsdale: “The Village of Hinsdale has no objection.”

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Tri-State Fire Dist.: No objection or concerns with the petition.

Sch. Dist. 60: *No Comments Received.*

Sch. Dist. 86: No objection or concerns with the petition.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided in the Public Notices for the Hummerich, Anitei, and First Baptist Church Zoning Petitions, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**

- Required: 40 feet
- Existing: 6.11 feet
- Proposed: 6.11 feet

LAND USE

Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** PLACE OF ASSEMBLY - CHURCH / **Land Use Plan (LUP):** 0-5 DU AC

North of Subject Property:

- **Zoning:** R-6 GENERAL RESIDENCE DISTRICT / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

South of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

East of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RETENTION POND / **Land Use Plan (LUP):** 0-5 DU AC



Development Ordinance

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

File #: DC-O-0032-26

Agenda Date: 8/18/2026

Agenda #: 6.C.



**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: July 29, 2026
RE: **ZONING-26-000031 Hummerich (Winfield/District 6)**

Development Committee: August 18, 2026:

Zoning Hearing Officer: July 29, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 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-26-000031 Hummerich** dated July 15, 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:

- A. That petitioner testified that the subject zoning relief is for Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet.
- B. That petitioner testified that he purchased the subject property in 2012.
- C. That petitioner testified that the existing house has an elevated entrance and that he would like to reconstruct the entrance to include a covered porch for the architectural integrity of his home.
- D. That petitioner testified that the existing house was constructed too close to the front property line, and that due to the lot layout and location of the house on the subject

property, to build anything onto the front of the existing home would require a Variation.

- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship for a Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet, in that the existing home was constructed too close to the front property line and that if petitioner is to reconstruct the front entrance with a covered porch, a Variation would be required due to the lot layout and house location on the subject 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 covered porch 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 covered porch 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 covered porch 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 covered porch is located in the rear of the existing house and 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 covered porch 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 covered porch 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 covered porch 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-26-000031 Hummerich

ZONING REQUEST: Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet.

OWNER: ROBERT HUMMERICH, 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

ADDRESS/LOCATION: 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

PIN: 04-03-405-011

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

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

AREA: 0.74 ACRES (32,234 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 30, 2026

PUBLIC HEARING: WEDNESDAY, JULY 15, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

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

- “7/8/26 Based on the diagram the proposed covered porch will be over the properties water well.
- On 7/13/26 applicant called and explained that he will be relocating the proposed covered porch structure, so it does not cover the property’s water well & resubmitting the layout for the porch. A site evaluation at this property was rejected earlier this year in March- 3/2026 RES-ACC-26-000392 and will need to be re-submitted and re-evaluated with the changes.”

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:

City of West Chicago: *No Comments Received.*

Village of Winfield: *No Comments Received.*

Winfield Township: “I have no objections. Since the property isn’t far behind me as a neighbor I have no objections either.”

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

West Chicago Fire Dist.: *No Comments Received.*

Sch. Dist. 33: *No Comments Received.*

Sch. Dist. 94: *No Comments Received.*

Forest Preserve: Forest Preserve District of DuPage County staff have reviewed the information provided in the Public Notices for the Hummerich, Anitei, and First Baptist Church Zoning Petitions, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 27 FEET
 - Existing: APPROX. 19.28 FEET
 - Proposed: APPROX. 15.28 FEET

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:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** 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-0033-26

Agenda Date: 8/18/2026

Agenda #: 6.D.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

630-407-6700
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MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: July 30, 2026

RE: **ZONING-26-000032 Axiom Home Investments, LLC.
(Downers Grove/District 3)**

Development Committee: August 18, 2026:

Zoning Board of Appeals Meeting: July 30, 2026: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.

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-26-000032 Axiom Home Investments, LLC.** dated July 17, 2026.
2. That the Conditional Use zoning relief shall expire after five (5) 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 of the property must obtain a building permit for the converted accessory dwelling unit. The application for permit to include the following:
 - a. Floor plans for the construction of the accessory dwelling unit; and
 - b. A reconversion plan showing both the principal dwelling unit and the accessory dwelling unit to a single-family dwelling after the accessory dwelling unit is no longer in operation.
 - i. Reconversion of the property to a single dwelling shall be completed within ninety (90) days after the discontinuation of the accessory dwelling unit.
 - ii. The property shall be reconverted according to the plans submitted at the time the accessory dwelling unit was issued a permit.
4. That no additional detached garage shall be permitted on the subject property for so long as the accessory dwelling unit remains in operation.
5. That the property be developed in accordance with all other codes and Ordinances of DuPage County, including 37-417: Accessory Housing.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 1 Absent

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Conditional Use an accessory dwelling unit and a Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.
2. That at the public hearing, petitioner withdrew request #3: Variation from Subsection 37-417.2(F) to increase the maximum number of permitted occupants on the property—from five (5) occupants to eight (8) occupants total—allocated as six (6) occupants in the existing principal single-family dwelling unit and two (2) occupants in the accessory dwelling unit.
3. That the record was adopted for the previous public hearing held on April 9, 2026, as ZONING-25-000064 Axiom Home Investments, LLC.
 - a. That petitioner testified that the subject property is located on the east side of Lemont Road, approximately one-half mile north of Bluff Road, and approximately 270 feet south of Davey Road.
 - b. That petitioner testified that the existing detached garage would be converted into an accessory dwelling unit (“ADU”).
 - c. That petitioner testified that the exiting home is a one-story, single-family residence with three (3) bedrooms and is approximately 1,236 sq. ft. in area.
 - i. That petitioner testified that the existing detached garage is approximately 719 sq. ft. in area and is located approximately 9.22 feet from the interior side property line.

- d. That petitioner testified that the surrounding area and properties to the north, south, east, and west, are all located in unincorporated DuPage County and are zoned single-family residential.
 - e. That petitioner testified that the existing detached garage would be converted into an ADU containing a kitchen, bathroom, and bedroom, and that the ADU is intended to accommodate no more than two (2) occupants.
 - f. That petitioner testified that one (1) of the occupants of the subject property would be one of the owners of Axiom Home Investments, LLC.
 - g. That petitioner testified that DuPage County policy supports affordable housing options, and that the proposed zoning relief would further the County's initiatives to increase the availability of affordable housing within the County.
4. That petitioner further testified housing and detached garage on the subject property exists and that there will be no expansion of the existing house or detached garage/proposed ADU.
 5. That petitioner testified that converting the existing detached garage to an ADU aligns with the County objectives for various housing forms and affordability.
 6. That the Zoning Board of Appeals finds that petitioner demonstrated sufficient testimony and evidence to support a Conditional Use an accessory dwelling unit and a Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.
 - a. That the Zoning Board of Appeals finds that the petitioner demonstrated sufficient testimony and evidence that the proposed ADU will be located in an existing detached garage on the subject property and has supplied a Reconversion Plan as Exhibit 7.
 - b. That the Zoning Board of Appeals finds that the petitioner demonstrated sufficient testimony and evidence for the required Standards for Conditional Uses.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals finds that petitioner has not 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 proposed accessory dwelling unit will be located in an existing detached garage and therefore 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 the proposed accessory dwelling unit will be built to the proper Building, Zoning, and Fire codes and will 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 demonstrated that the proposed accessory dwelling unit will be located in an existing detached garage and therefore will 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 accessory dwelling unit will not be located in front of the house and therefore 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 the proposed accessory dwelling unit will be located in an existing detached garage and therefore 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 the proposed accessory dwelling unit will be located in an existing detached garage and therefore 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 accessory dwelling unit will be located in an existing detached garage and will meet all other Accessory Housing Requirements, and therefore 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-26-000032 Axiom Home Investments, LLC.

ZONING REQUEST:

1. Conditional Use for an accessory dwelling unit.
2. Conditional Use to allow an existing detached accessory building to remain less than 10 feet from the interior side setback (approximately 9.22 feet), where the detached accessory building has existed for at least 5 years.

OWNER: AXIOM HOME INVESTMENTS, LLC., 12S240 LEMONT ROAD, LEMONT, IL 60439 /
AGENT: MICHAEL ROTH, ROTH LEGAL, LLC., 256 E. ADELIA STREET,, ELMHURST, IL 60126

ADDRESS/LOCATION: 12S240 LEMONT ROAD, LEMONT, IL 60439

PIN: 10-17-302-002

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 3

ZONING/LUP: R-4 SF RES / 0-5 DWELLING UNITS PER ACRE

AREA: 0.7 ACRES (30,492 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JULY 1, 2026

PUBLIC HEARING: THURSDAY, JULY 16, 2026

ADDITIONAL INFORMATION:

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

- The accessory dwelling unit will be required to meet all building codes; for example a frost proof foundation, Illinois Energy Efficiency Code, Illinois Plumbing Code, etc.

DUDOT: No objection or concerns with the petition.

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

- “The property and accessory dwelling are on private well & septic. If approval is granted by the Zoning Board for this petition. The applicant must have the licensed contractors obtain a permit from the health department for repairs/changes to the private water well & the septic system. This has been communicated with the client’s attorney Mr. Roth.”

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 Woodridge: *No Comments Received.*

Village of Lemont: *No Comments Received.*

City of Darien: *No Comments Received.*

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Lemont Fire Dist.: *No Comments Received.*

Sch. Dist. 113: *No Comments Received.*

Sch. Dist. 210: *No Comments Received.*

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided and don’t have any comments regarding this Public Notice.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 10 FT
 - Existing: APPROX. 9.22 FT
 - Proposed: APPROX. 9.22 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:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

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



Presentation

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

File #: 26-2081

Agenda Date: 8/4/2026

Agenda #: 7.A.
