



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.



Minutes

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

File #: 26-1999

Agenda Date: 8/4/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, July 7, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

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

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

No remarks were offered.

4. PUBLIC COMMENT

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

5. MINUTES APPROVAL

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

Development Committee - Regular Meeting - June 16, 2026

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

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

6. REGULATORY SERVICES

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

ZONING-26-000016 – 771 Butterfield Road, LLC.: To approve the following zoning relief:

Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition

ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed). (Winfield/District 6)

ZHO Recommendation to Approve

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

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

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

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

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

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

ZHO Recommendation to Approve

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

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

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

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

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

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

ZHO Recommendation to Approve

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

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

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

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

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

ZONING-26-000022 – Starodub: To approve the following zoning relief:

Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet. (Wayne/District 6)

ZHO Recommendation to Approve

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

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

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

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

7. **OLD BUSINESS**

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

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

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

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

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



Presentation

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

File #: 26-2081

Agenda Date: 8/4/2026

Agenda #: 6.A.



Development Ordinance

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

File #: DC-O-0025-26

Agenda Date: 8/4/2026

Agenda #: 7.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 Board of Appeals

DATE: July 9, 2026

RE: **ZONING-26-000007 NGHC, Inc. (Lisle / District 5)**

Development Committee: August 4, 2026:

Zoning Board of Appeals Meeting: July 9, 2026: The Zoning Board of Appeals recommended to deny 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.

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

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for a Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit (“ADU”), with required Variations.
2. That the record was adopted from the previous public hearing for ZONING-26-000007 NGHC, Inc., which was held on April 30, 2026.
3. That petitioner testified that there is a large community of individuals that are intellectually disabled and looking for a group home/Community Integrated Living Arrangement (CILA) in Illinois.
 - a. That petitioner testified that there are approximately 19,000 adults with intellectual and developmental disabilities on the CILA waiting list in Illinois.
 - b. That petitioner testified that he started the group home search for his daughter and that the proposed group home would be for his daughter and other group home occupants.
4. That petitioner testified that Little Friends is proposed to operate the group home within the existing residence located on the subject property.
 - a. That petitioner testified that the group home program would be Monday through Friday with a shift change for group home/CILA staff. Petitioner testified that there would be additional staff on weekend shifts as well.
5. That petitioner testified that a proposed 3,850 square-foot ADU would be constructed at the rear of the subject property for occupancy by himself and other family members of the group home residents, in order to remain in close proximity to their family members.
 - a. That Petitioner testified that staff might also rent a room in the proposed ADU.
6. That petitioner testified that individuals with intellectual disabilities often face challenges obtaining employment and that the proposed greenhouse on the subject property would provide residents of the group home/CILA with opportunities to grow food for personal consumption and for sale as a form of employment and vocational activity.
7. That petitioner testified that the proposed Planned Development, consisting of the group home, greenhouse, and ADU, would generate earned revenue for the group home residents and additional rental income to support the operation of the group home/CILA.
 - a. That petitioner testified that a charitable organization, NGHC, Inc., was established and that the existing residence, along with additional funds, would be donated to the organization for the development and operation of the group home and greenhouse.

- b. That petitioner testified that residents of the proposed ADU would pay rent to the charitable organization in order to help support the individuals residing within the group home located in the principal residence.
8. That petitioner testified that a group home/CILA cannot utilize common facilities such as a kitchen, laundry, or garage space, and that he needs to build a separate home/ADU on the property for everything that would be used by family and support staff.
9. That petitioner testified that there is a ninety (90) unit, three-story townhouse development being constructed directly across Plank Road from the subject property and that the surrounding area is turning into a high-density neighborhood with the incorporation of the new townhouse development.
10. That petitioner testified that he is required to move the septic system for the existing house and would create a septic system that will handle both the ADU and the group home/CILA.
11. That petitioner testified that he cannot meet the owner-occupant requirement for a property with an ADU, as the property will be owned by the 501c3 and that there is no practical way to meet this requirement as there cannot be an owner of a 501c3.
12. That petitioner testified that the practical difficulty and particular hardship for the subject zoning relief is that the occupants of the group home need support and assistance, and that the group home, greenhouse, and accessory dwelling unit are all designed to support the occupants in their future.
 - a. That petitioner testified that if he is unable to build the additional items (greenhouse and accessory dwelling unit) on the subject property, then he cannot provide services to the occupants of the group home/CILA.
13. That the Zoning Board of Appeals finds that insufficient evidence was presented to satisfy the applicable Standards for a Variation and Conditional Use, and that petitioner did not present a practical difficulty or particular hardship for the subject Variations.
14. That the Zoning Board of Appeals finds that the proposed Accessory Dwelling Unit would be located within a new building rather than through the conversion of an existing detached accessory building and, therefore, does not meet the initial requirement of the recently adopted Accessory Housing provisions (37-417) of the Zoning Ordinance.
15. Furthermore, that the Zoning Board of Appeals finds that the proposed 3,850-square-foot accessory dwelling, proposed 2,880-square-foot greenhouse with accessory retail and wholesale crop sales, and the proposed group home collectively require approval of a Planned Development Conditional Use, including the subject Variations, and that the Zoning Board of Appeals further finds that the overall scope and intensity of the proposed development are too extensive for the subject property.

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 not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals 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 Board of Appeals 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 or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated or provided sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit 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 sufficient evidence that the proposed Planned Development for a group home, greenhouse with accessory retail/wholesale crop sales on the subject property, and accessory dwelling unit proposed accessory dwelling unit 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-26-000007 NGHC, Inc.

ZONING REQUEST:

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.
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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.

OWNER: NGHC, INC., 25W351 PLANK ROAD, NAPERVILLE, IL 60563 / **AGENT:** DAVID NELSON JR., 25W351 PLANK ROAD, NAPERVILLE, IL 60563

ADDRESS/LOCATION: 25W351 PLANK ROAD, NAPERVILLE, IL 60563

PIN: 08-08-401-005 / 08-08-401-102

TWSP./CTY. BD. DIST.: LISLE / DISTRICT 5

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

AREA: 1.14 ACRES (49,658 SQ. FT.)

UTILITIES: WELL / SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 10, 2026

PUBLIC HEARING: THURSDAY, JUNE 25, 2026

ADDITIONAL INFORMATION:

Building: No Objection or concerns with the petition.

DUDOT: *No Comments Received.*

Health: No objections or concerns with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)

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 Naperville: *No Comments Received.*

Village of Lisle: Our office has no jurisdiction in the matter.

Lisle Township: *No Comments Received.*

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

Lisle-Woodridge Fire Dist.: “Sprinklers should be required for new building.”

Sch. Dist. 203: *No Comments Received.*
Forest Preserve: *No Comments Received.*

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:** PLANK ROAD AND BEYOND CITY OF NAPERVILLE / **Existing Use:** ATTACHED RESIDENTIAL / **Land Use Plan (LUP):** CITY OF NAPERVILLE

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

West of Subject Property:

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



Development Ordinance

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

File #: DC-O-0026-26

Agenda Date: 8/4/2026

Agenda #: 7.B.

Zoning Petition ZONING-26-000024 Calahan

WHEREAS, a public hearing was held on June 17, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8', on the property hereinafter described:

LOT 55 IN FIRST ADDITION TO BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1922 AS DOCUMENT 161104 IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on July 1, 2026, does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.
- B. That petitioner testified that they are replacing an existing fence that is approximately twenty-five (25) years old.
- C. That petitioner testified that, along the west side of the property, where the existing fence is six (6) feet in height, they are requesting approval to install a fence approximately eight (8) feet in height.
- D. That petitioner testified that an eight (8) foot tall fence is necessary to provide adequate privacy due to the elevation of Lomond Avenue being higher than the elevation of the subject property.
- E. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship supporting the requested Variations, specifically because the elevation of Lomond Avenue is higher than the subject property, thereby justifying the need for an approximately eight (8) foot tall privacy fence.

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 fence 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 fence 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 fence 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 fence will not be near the corner of the subject property 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 fence 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 fence 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 fence 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-26-000024 Calahan

ZONING REQUEST: Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

OWNER: EDWARD AND JANET CALAHAN, 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

ADDRESS/LOCATION: 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

PIN: 08-13-106-009

TWSP./CTY. BD. DIST.: LISLE / DISTRICT 2

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

AREA: 1.38 ACRES (60,113 SQ. FT.)

UTILITIES: WATER / SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 2, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 17, 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.

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 Downers Grove: I object or have concerns with the petition. (See attached letter from the Village of Downers Grove)

Village of Woodridge: Our office has no jurisdiction in this matter.

Village of Lisle: Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."

Lisle Township: *No Comments Received.*

Township Highway: No objections or concerns with the petition.

Darien-Woodridge Fire Dist.: "We do not have any comments on this proposed project."

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: Our office has no jurisdiction in this matter.

Forest Preserve: "Forest Preserve District of DuPage County staff have reviewed the information provided regarding cases: ZONING-26-000009 Mats Property Group, LLC; ZONING-26-000025 Ulisano; ZONING-26-000024 Calahan; and Zoning Petition ZONING-26-000017 First Baptist Church, and we do not have any comments."

LAND USE**Subject Property:**

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

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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on July 1, 2026, recommends 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'.

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-26-000024 Calahan** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on August 4, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

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-26-000024 Calahan** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

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

Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8', on the property hereinafter described:

LOT 55 IN FIRST ADDITION TO BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1922 AS DOCUMENT 161104 IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #**ZONING-26-000024 Calahan** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; EDWARD AND JANET CALAHAN, 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516; and Township Assessor, Lisle Township, 4721 Indiana Avenue, Lisle, IL 60532

Enacted and approved this 11th day of August, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 4, 2026

RE: **ZONING-26-000024 Calahan (Lisle/District 2)**

DuPage County Board: August 11, 2026:

Development Committee: August 4, 2026: The DuPage County Development Committee recommended 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'.

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-26-000024 Calahan** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

Zoning Hearing Officer: July 1, 2026: The Zoning Hearing Officer recommended 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'.

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-26-000024 Calahan** dated June 17, 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 a Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.
- B. That petitioner testified that they are replacing an existing fence that is approximately twenty-five (25) years old.
- C. That petitioner testified that, along the west side of the property, where the existing fence is six (6) feet in height, they are requesting approval to install a fence approximately eight (8) feet in height.
- D. That petitioner testified that an eight (8) foot tall fence is necessary to provide adequate privacy due to the elevation of Lomond Avenue being higher than the elevation of the subject property.
- E. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship supporting the requested Variations, specifically because the elevation of Lomond Avenue is higher than the subject property, thereby justifying the need for an approximately eight (8) foot tall privacy fence.

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 fence 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 fence 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 fence 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 fence will not be near the corner of the subject property 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 fence 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 fence 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 fence 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-26-000024 Calahan

ZONING REQUEST: Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

OWNER: EDWARD AND JANET CALAHAN, 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

ADDRESS/LOCATION: 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

PIN: 08-13-106-009

TWSP./CTY. BD. DIST.: LISLE / DISTRICT 2

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

AREA: 1.38 ACRES (60,113 SQ. FT.)

UTILITIES: WATER / SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 2, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 17, 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.

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 Downers Grove: I object or have concerns with the petition. (See attached letter from the Village of Downers Grove)

Village of Woodridge: Our office has no jurisdiction in this matter.

Village of Lisle: Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."

Lisle Township: *No Comments Received.*

Township Highway: No objections or concerns with the petition.

Darien-Woodridge Fire Dist.: “We do not have any comments on this proposed project.”

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: Our office has no jurisdiction in this matter.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided regarding cases: ZONING-26-000009 Mats Property Group, LLC; ZONING-26-000025 Ulisano; ZONING-26-000024 Calahan; and Zoning Petition ZONING-26-000017 First Baptist Church, and we do not have any comments.”

LAND USE

Subject Property:

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

North of Subject Property:

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



File #: DC-O-0027-26

Agenda Date: 8/4/2026

Agenda #: 7.C.

Zoning Petition ZONING-26-000025 Ulisano

WHEREAS, a public hearing was held on June 17, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet, on the property hereinafter described:

LOT 3 IN BLOCK 8 IN ARTHUR MCINTOSH AND COMPANY'S FAIRVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169326, DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on July 1, 2026, does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet.
- B. That petitioner testified that an addition to the existing residence was completed in 1985 by the prior owners.
- C. That petitioner testified that they propose to expand the existing kitchen by constructing an addition/bump-out within the existing thirteen (13)-foot recessed area located at the southwest corner of the

residence, extending the addition to align with the existing south and west exterior walls of the home.

- a. That petitioner further testified that the existing roofline would remain unchanged, as the recessed area is already covered by a substantial roof overhand.
- D. That petitioner testified that the existing residence is currently located approximately 6.59 feet from the south interior property line, and that the proposed addition will not further reduce that existing setback.
- E. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship supporting the requested Variation, specifically because the existing residence is already situated approximately 6.59 feet from the interior side property line, and the proposed addition is designed to maintain the existing roofline and architectural integrity of the home.
- a. Furthermore, that the Zoning Hearing Officer finds that the existing residence was originally constructed with a nonconforming interior side yard setback, and that any addition designed to maintain the existing roofline and architectural integrity of the residence along the south side would require the requested Variation.

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 and will match the existing house setbacks.
 - 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 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 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-26-000025 Ulisano

ZONING REQUEST: Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet.

OWNER: BEN ULISANO, 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

ADDRESS/LOCATION: 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

PIN: 06-32-411-014

TWSP./CTY. BD. DIST.: YORK / DISTRICT 2

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

AREA: 0.62 ACRES (27,007 SQ. FT.)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: JUNE 2, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 17, 2026

ADDITIONAL INFORMATION:

Building: No objection 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 Downers Grove: I object or have concerns with the petition. (See attached letter from the Village of Downers Grove)

Village of Oak Brook: *No Comments Received.*

Village of Westmont: *No Comments Received.*

Village of Lombard: “We have no comment on this petition. The property is outside the Lombard planning boundary.”

York Township: *No Comments Received.*

Township Highway: No objection or concerns with the petition.

Downers Grove Fire Dist.: *No Comments Received.*

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: Our office has no jurisdiction in this matter.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided regarding cases: ZONING-26-000009 Mats Property Group, LLC; ZONING-26-000025 Uisano; ZONING-26-000024 Calahan; and Zoning Petition ZONING-26-000017 First Baptist Church, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 10 feet
 - Existing: 6.59 feet
 - Proposed: 6.59 feet

LAND USE

Subject Property:

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

North of Subject Property:

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

West of Subject Property:

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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on July 1, 2026, recommends 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.

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-26-000025 Ulisano** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on August 4, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 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-26-000025 Uisano** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

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

Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet, on the property hereinafter described:

LOT 3 IN BLOCK 8 IN ARTHUR MCINTOSH AND COMPANY'S FAIRVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169326, DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition **#ZONING-26-000025 Uisano** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; BEN ULISANO, 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515; and Township Assessor, York Township, 1502 S. Meyers Road, Lombard, IL 60148.

Enacted and approved this 11th day of August, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 4, 2026

RE: **ZONING-26-000025 Ulisano (York / District 2)**

DuPage County Board: August 11, 2026:

Development Committee: August 4, 2026: The DuPage County Development Committee recommended 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.

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-26-000025 Ulisano** dated June 17, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

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

Zoning Hearing Officer: July 1, 2026: The Zoning Hearing Officer recommended 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.

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-26-000025 Ulisano** dated June 17, 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 a Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet.
- B. That petitioner testified that an addition to the existing residence was completed in 1985 by the prior owners.
- C. That petitioner testified that they propose to expand the existing kitchen by constructing an addition/bump-out within the existing thirteen (13)-foot recessed area located at the southwest corner of the residence, extending the addition to align with the existing south and west exterior walls of the home.
 - a. That petitioner further testified that the existing roofline would remain unchanged, as the recessed area is already covered by a substantial roof overhand.
- D. That petitioner testified that the existing residence is currently located approximately 6.59 feet from the south interior property line, and that the proposed addition will not further reduce that existing setback.
- E. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship supporting the requested Variation, specifically because the existing residence is already situated approximately 6.59 feet from the interior side property line, and the proposed addition is designed to maintain the existing roofline and architectural integrity of the home.
 - a. Furthermore, that the Zoning Hearing Officer finds that the existing residence was originally constructed with a nonconforming interior side yard setback, and that any addition designed to maintain the existing roofline and architectural integrity of the residence along the south side would require the requested Variation.

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 and will match the existing house setbacks.
- 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 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 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-26-000025 Ulisano

ZONING REQUEST: Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet.

OWNER: BEN ULISANO, 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

ADDRESS/LOCATION: 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

PIN: 06-32-411-014

TWSP./CTY. BD. DIST.: YORK / DISTRICT 2

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

AREA: 0.62 ACRES (27,007 SQ. FT.)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: JUNE 2, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 17, 2026

ADDITIONAL INFORMATION:

Building: No objection 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 Downers Grove: I object or have concerns with the petition. (See attached letter from the Village of Downers Grove)

Village of Oak Brook: *No Comments Received.*

Village of Westmont: *No Comments Received.*

Village of Lombard: “We have no comment on this petition. The property is outside the Lombard planning boundary.”

York Township: *No Comments Received.*

Township Highway: No objection or concerns with the petition.

Downers Grove Fire Dist.: *No Comments Received.*

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: Our office has no jurisdiction in this matter.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided regarding cases: ZONING-26-000009 Mats Property Group, LLC; ZONING-26-000025 Ulisano; ZONING-26-000024 Calahan; and Zoning Petition ZONING-26-000017 First Baptist Church, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 10 feet
 - Existing: 6.59 feet
 - Proposed: 6.59 feet

LAND USE

Subject Property:

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

North of Subject Property:

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

West of Subject Property:

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



File #: DC-O-0028-26

Agenda Date: 8/4/2026

Agenda #: 7.D.

Zoning Petition ZONING-26-000026 Lipper

WHEREAS, a public hearing was held on July 1, 2026, in the DuPage County Administration Building, 421 North County Farm Road, Wheaton, Illinois at 2:30 P.M. before the DuPage County Zoning Hearing Officer and notice of said hearing was duly given; and

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

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition, on the property hereinafter described:

LOT 22 IN BLOCK 2 IN GLENBARD ACRE HOMESITES IN THE NORTH ½ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above requested zoning petition presented at the above hearing and at the recommendation meeting held on July 15, 2026, does find as follows:

FINDINGS OF FACT:

- A. That petitioner testified that the proposed zoning relief is for a Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.
- B. That petitioner testified that they are remodeling the existing detached garage to gain height, and that the footprint of the detached garage will not be altered.
- C. That the petitioner testified that the existing detached garage has remained on the property for approximately thirty-five (35) years and that it was built too close to the corner side property line (approximately 14.78 feet).
- D. That petitioner testified that he purchased the subject property in August 2016.

- E. That petitioner testified that he requires additional storage space on the subject property and that remodeling the existing detached garage to gain additional height will allow him adequate storage space on the property.
- F. That petitioner testified that they attempted to build a new detached garage with additional storage space, however due to their existing septic system location, they are unable to build a new detached garage and can only remodel the existing detached garage to add height.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship in relation to the subject zoning relief as petitioner is unable to build a new detached garage due to the location of the septic system. Therefore, the only way to increase storage on the subject property is to remodel the existing detached garage, which was built too close to the corner side property line.

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 they are remodeling the existing detached garage to gain additional height and not changing the footprint 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 they will obtain a building permit for all remodeling of the existing detached garage and will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they are remodeling the existing detached garage and that the remodeled detached garage will be an added benefit to the surrounding area and will not diminish the value of land and buildings.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that they are remodeling the existing detached garage to gain height and therefore will 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 they are not building a new 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 they are not building a new garage and will therefore not increase the potential for flood damages to adjacent property.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that they are remodeling an existing detached garage to gain additional height and will therefore not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000026 Lipper

ZONING REQUEST: Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.

OWNER: ALEXANDER LIPPER, 1S114 LLOYD AVENUE, LOMBARD, IL 60148

ADDRESS/LOCATION: 1S114 LLOYD AVENUE, LOMBARD, IL 60148

PIN: 05-24-203-027

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

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

AREA: 0.70 ACRES (30,492 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 16, 2026

PUBLIC HEARING: WEDNESDAY, JULY 1, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: No objections 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 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: See attached documentation.

Village of Glen Ellyn: *No Comments Received.*

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

Milton Township: *No Comments Received.*

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

Glenbard Fire Dist.: *No Comments Received.*

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

Sch. Dist. 87: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 14.78
 - Proposed: APPROX. 14.78

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

WHEREAS, the Zoning Hearing Officer, having considered in relation to the above and at the recommendation meeting held on July 15, 2026, recommends 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.

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-26-000026 Lipper dated July 1, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve

WHEREAS, the County Board Development Committee on August 4, 2026, considered the above findings and recommendations of the Zoning Hearing Officer and recommends to concur with the findings and recommends to approve the following zoning relief:

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/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-26-000026 Lipper dated July 1, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

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

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

Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition, on the property hereinafter described:

LOT 22 IN BLOCK 2 IN GLENBARD ACRE HOMESITES IN THE NORTH ½ OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; and

The Zoning Relief is subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition #ZONING-26-000026 Lipper dated July 1, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

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

BE IT FURTHER ORDAINED that a certified copy of this Ordinance be transmitted by the County Clerk to the DuPage County Finance Department; DuPage County Auditor; DuPage County Treasurer; Paul J. Hoss, Zoning; State's Attorney's Office; DuPage County Health Department; DuPage County Division of Transportation; ALEXANDER LIPPER, 1S114 LLOYD AVENUE, LOMBARD, IL 60148; and Township Assessor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187.

Enacted and approved this 11th day of August, 2026 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest: _____

JEAN KACZMAREK, COUNTY CLERK



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 4, 2026

RE: **ZONING-26-000026 Lipper (Milton/District 4)**

DuPage County Board: August 11, 2026:

Development Committee: August 4, 2026: The DuPage County Development Committee recommended 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.

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-26-000026 Lipper** dated July 1, 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 petitioner maintains the existing landscaping around the perimeter of the subject property.

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

Zoning Hearing Officer: July 15, 2026: The Zoning Hearing Officer recommended 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.

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-26-000026 Lipper dated July 1, 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 proposed zoning relief is for a Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.
- B. That petitioner testified that they are remodeling the existing detached garage to gain height, and that the footprint of the detached garage will not be altered.
- C. That the petitioner testified that the existing detached garage has remained on the property for approximately thirty-five (35) years and that it was built too close to the corner side property line (approximately 14.78 feet).
- D. That petitioner testified that he purchased the subject property in August 2016.
- E. That petitioner testified that he requires additional storage space on the subject property and that remodeling the existing detached garage to gain additional height will allow him adequate storage space on the property.
- F. That petitioner testified that they attempted to build a new detached garage with additional storage space, however due to their existing septic system location, they are unable to build a new detached garage and can only remodel the existing detached garage to add height.
- G. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship in relation to the subject zoning relief as petitioner is unable to build a new detached garage due to the location of the septic system. Therefore, the only way to increase storage on the subject property is to remodel the existing detached garage, which was built too close to the corner side property line.

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 they are remodeling the existing detached garage to gain additional height and not changing the footprint 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 they will obtain a building permit for all remodeling of the existing detached garage and will not increase the hazard from fire or other dangers.
- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they are remodeling the existing detached garage and that the remodeled detached garage will be an added benefit to the surrounding area and will not diminish the value of land and buildings.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that they are remodeling the existing detached garage to gain height and therefore will 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 they are not building a new 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 they are not building a new garage and will therefore not increase the potential for flood damages to adjacent property.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that they are remodeling an existing detached garage to gain additional height and will therefore not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000026 Lipper

ZONING REQUEST: Variation to reduce the corner side setback from required 30 feet to approximately 14.78 feet, for a detached garage remodel/addition.

OWNER: ALEXANDER LIPPER, 1S114 LLOYD AVENUE, LOMBARD, IL 60148

ADDRESS/LOCATION: 1S114 LLOYD AVENUE, LOMBARD, IL 60148

PIN: 05-24-203-027

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

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

AREA: 0.70 ACRES (30,492 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 16, 2026

PUBLIC HEARING: WEDNESDAY, JULY 1, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: No objections 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 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: See attached documentation.

Village of Glen Ellyn: *No Comments Received.*

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

Milton Township: *No Comments Received.*

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

Glenbard Fire Dist.: *No Comments Received.*

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

Sch. Dist. 87: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 14.78
 - Proposed: APPROX. 14.78

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

East of Subject Property:

- **Zoning:** LLOYD AVENUE AND BEYOND 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-0029-26

Agenda Date: 8/4/2026

Agenda #: 7.E.



**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 15, 2026

RE: **ZONING-26-000027 Reisser (Winfield/District 6)**

Development Committee: August 4, 2026:

Zoning Hearing Officer: July 15, 2026: The Zoning Hearing Officer recommended 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.

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-26-000027 Reisser** dated July 1, 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 petitioner maintains the existing landscaping around the perimeter of the subject 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:

- A. That petitioner testified that the proposed zoning relief is for a Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet.

- B. That petitioner testified that he purchased the subject property in 1977 and that the existing home was constructed too close to the corner side property line, approximately 15 feet.
- C. That petitioner testified that he proposes to construct a new concrete patio, approximately 16' x 20', flush with the existing corner side wall of the home, approximately 15 feet from the corner side yard property line.
- D. That petitioner testified that there is no other location to place a patio on the subject property and that placing it in the proposed location will allow access to the home via an existing patio door.
 - a. That petitioner testified that he cannot place a patio on the east side of the subject property as his garage is located on the east side of the property.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated a practical difficulty and particular hardship in relation to the subject zoning relief as the existing house was constructed too close to the corner side property line, approximately 15 feet, and that the only location to place a patio with access to the interior to the house with a patio door is on the west side of the house, approximately 15 feet from the corner side property line.

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 he is constructing a ground-level patio, which will not impair an adequate supply of light and air to adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that he will obtain a building permit for the proposed patio and that he will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that he is proposing to build a new patio which will be an added benefit to the surrounding area and 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 he is constructing a ground-level, 16' x 20' patio, which 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 he is constructing a ground-level, 16' x 20' patio 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 he is constructing a ground-level, 16'x 20' concrete patio, 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 he is constructing a ground-level, 16' x 20' concrete patio which will match the existing corner side yard setback, 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-26-000027 Reisser

ZONING REQUEST: Variation to reduce the corner side yard setback for a new concrete patio from required 30 feet to approximately 15 feet.

OWNER: RICHARD K. REISSER, 29W095 POMEROY STREET, WEST CHICAGO, IL 60185

ADDRESS/LOCATION: 29W095 POMEROY STREET, WEST CHICAGO, IL 60185

PIN: 04-10-411-001

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

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

AREA: 0.31 ACRES (13,504 SQ. FT.)

UTILITIES: WELL / SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 16, 2026

PUBLIC HEARING: WEDNESDAY, JULY 1, 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.

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: No objection or concerns with the petition.

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: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Corner Side Yard**
 - Required: 30 FT
 - Existing: APPROX. 15.55
 - Proposed: APPROX. 15 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:** POMEROY STREET AND BEYOND 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:** COOLIDGE AVENUE AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC



Action Item

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

File #: 26-2060

Agenda Date: 8/4/2026

Agenda #: 7.F.
