



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, February 17, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

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 at the meeting. One electronic comment was submitted online and can be found at the end of the meeting minutes packet.

5. MINUTES APPROVAL

5.A. [26-0648](#)

Development Committee - Regular Meeting - February 3, 2026

Attachments: [Final Summary Minutes 2-3-26](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert

6. INFORMATIONAL

6.A. [26-0655](#)

GRP-HOME-CERT-26-00001: Certification of a New Group Home for “adults with disabilities / Ray Graham Association” located at 5N409 EAGLE TERRACE, ITASCA, IL 60143

Attachments: [GROUP-HOME-CERTIFICATION LETTER-26-00001 5N409 Eagle Terrace](#)

7. REGULATORY SERVICES

7.A. [26-0656](#)

ZSE-26-000001 PGA TOUR Enterprises, LLC. (2026 Presidents Cup): To approve special event action item:

PGA TOUR Enterprises, LLC. for the 2026 Presidents Cup outdoor event located at the Medinah Country Club starting on Tuesday, September 22, 2026 through Sunday, September 27, 2026. (Bloomingdale/ District 1) (Located at the northeast corner of Lake Street and Medinah Road)

Multiple Members of the Committee and other Board Members expressed their excitement about the event. There were questions about security since all former living Presidents and the current President have been sent invitations to attend. Staff advised that there has been extensive planning going on for the past year and if Members had further questions they can be discussed with them privately.

Attachments: [ZSE-26-000001 PGA TOUR Enterprises, LLC. \(2026 Presidents Cup\) Dev. Com. \(02-17-2026\)](#)

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

7.B. [26-0659](#)

T-1-26 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-26 to the DuPage County Zoning Ordinance. The proposed amendments revise how the required separation distance between video gaming cafés and video gaming terminal establishments are measured from certain protected uses and from other video gaming cafes and terminal establishments. Specifically, the amendments would require the minimum separation of one thousand (1,000) feet to be measured to the nearest part of any building or tenant space used for places of assembly, schools, or day care facilities, as well as from any other establishment that operates video gaming terminals.

County Board Member Evans had concerns about signage to advertise gaming establishments if they are near a protected use property. Mr. Hoss informed the Committee that they would be entitled to any signage that is allowed in the zoning code for businesses. He said he would speak to the State's Attorney's Office about possible restrictions and bring an answer back to the Committee.

Attachments: [T-1-26 TEXT AMENDMENT MANDATE \(02-17-2026\)](#)

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

7.C. [DC-O-0007-26](#)

ZONING-25-000062 – Bort/Xu: The Zoning Board of Appeals recommended to approve

the following zoning relief:

1. Variation to reduce the required lot size for 2 new lots serviced with well and sewer from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
2. Variation to reduce the required lot width for 2 new interior lots serviced with well and sewer from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
3. Variation to reduce the required lot width for 1 new corner lot serviced with well and sewer from required 125 feet to approximately 87 feet for Lot 2. (Lisle/District 5)
(Located at the northwest corner of Case Street and Sherman Avenue)

ZBA VOTE (to Approve): 4 Ayes, 0 Nays, 1 Abstain, 1 Absent

Attachments: [Z-25-000062 Bort Xu Dev. Com. \(02-17-2026\)](#)

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

7.D. [DC-O-0008-26](#)

ZONING-25-000065 – Hilltop Homes, Inc.: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot. (Downers Grove/District 3) (Generally located northeast of 61st Street and Stonewall Avenue, on the east side of Stonewall Avenue)

ZHO Recommendation to Deny

Chair Tornatore asked Paul Hoss to explain why the Zoning Hearing Officer recommended to deny petition. He told members that these lots were platted in the 1920's at 33 feet wide each and combined into one parcel number. At the rear of the property there are special management areas. Only the front of the property can be developed and to develop as one lot is too expensive. The petitioner did show plans for two homes on these lots with a shared driveway and indicated these would be affordable housing. The ZHO felt the petitioner did not exhibit a land use hardship.

Attachments: [Z-25-000065 Hilltop Homes Dev. Com. \(02-17-2026\)](#)

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

7.E. [DC-O-0009-26](#)

ZONING-25-000069 – Chen: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot. (Downers Grove/District 3) (Generally located northeast of 58th Street and Monroe Street, on the east side of Monroe Street)
ZHO Recommendation to Approve

Attachments: [Z-25-000069 Chen Dev. Com. \(02-17-2026\)](#)

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

7.F. [DC-O-0010-26](#)

ZONING-25-000071 – Stroe: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet. (Milton / District 4) (Located at the southwest corner of Silverleaf Boulevard and Astor Place)

ZHO Recommendation to Approve

Attachments: [Z-25-000071 Stroe Dev. Com. \(02-17-2026\)](#)

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

8. OLD BUSINESS

County Board Evans brought up the possibility of cap and trade liquor licenses to address the proliferation of video gaming in the unincorporated areas.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:02 AM



Minutes

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

File #: 26-0648

Agenda Date: 2/17/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, February 3, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

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

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

No remarks were offered.

4. PUBLIC COMMENT

No public comments were offered.

5. MINUTES APPROVAL

5.A. [26-0399](#)

Development Committee - Regular Meeting - January 20, 2026

Attachments: [Final Summary Minutes 1-20-26](#)

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

6. BUDGET TRANSFERS

6.A. [26-0517](#)

Transfer of funds from 1100-2810-50080 (Salary & Wage Adjustments) in the amount of \$8,031 to 1100-2810-51000 (Benefit Payments), to cover FY25 year-end benefit payout.

Attachments: [Building & Zoning BT- 1-28-26](#)

RESULT:	APPROVED
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MOVER:	Yeena Yoo
SECONDER:	Mary Ozog

7. OLD BUSINESS

Chair Tornatore spoke about the last County Board Meeting where a motion was made to reconsider SMM Management Inc, video gaming zoning petition. There was a vote scheduled for the next County Board Meeting, however the Assistant State Attorney's office along with staff has determined that SMM and other entities are essentially legal non-conforming uses. They are allowed to do business in the County under our code. The County Board will no longer need to address SMM or the other 18 businesses that fall under this category. He also addressed the motion to reconsider the Lucky 7 petition, on the agenda at the next County Board meeting. This business is not operating yet and is within 1,000 feet of another gaming establishment.

Member Martinez brought up the issue of distance for future video gaming zoning relief petitions. There currently needs to be at least 1,000 feet (property line to property line) from protected uses. This was an issue for several of the previous video gaming petitions. Previous petitioners argued they are located more than 1,000 feet door to door from a protected use. She inquired if a change should be made to requirement. Chair Tornatore verified with Paul Hoss that a text amendment would be needed to change the distance requirement.

Nick Kottmeyer verified that all of the legal non-conforming businesses will be notified by the County of their new status. Mr. Kottmeyer clarified why the County has "grandfathered" these businesses. When video gaming became legal, businesses followed the state law. Once the County started to regulate it, the requirements changed and these existing businesses did not all meet those requirements.

All Members agreed that staff should prepare a text amendment to make changes to the distance requirement for new video gaming establishments.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:58 A.M.



Informational

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: 26-0655

Agenda Date: 2/17/2026

Agenda #: 6.A.



**DUPAGE
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BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

February 17, 2026

**MARINA ROSSINI
175 GORDON STREET
ELK GROVE VILLAGE, IL 60007**

**RAY GRAHAM ASSOCIATION
901 WARRENVILLE ROAD, SUITE 500
LISLE, IL 60532**

**Re: 5N409 EAGLE TERRACE, ITASCA, IL 60143 (PIN: 02-13-205-006)
Proposed Group Home**

Dear MARINA ROSSINI and RAY GRAHAM ASSOCIATION,

We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers, where those residing in the home will be “adults with disabilities / Ray Graham Association” and which the use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the DuPage County Zoning Ordinance; to wit:

GROUP HOME: A dwelling unit shared by no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus their resident staff, who live together as a single housekeeping unit and in a long term family like environment in which staff persons assist in providing care, education and participation in community activities for the residents with the primary goal of enabling residents to live as self-sufficiently as possible in order to function at their maximum potential. A group home may be shared by groups such as, but not limited to, the disabled or persons fifty-five (55) years of age or older, but shall not include halfway houses, hospices, or living quarters which serve persons as an alternative to incarceration for a criminal offense. Facilities in which the total occupancy exceeds the limits set in section 37-413 of this chapter shall be considered group quarters.

37-413.2: REQUIREMENTS FOR GROUP HOMES:

In addition to satisfying the definition of group homes, group homes shall comply with the following requirements:

- A. The group home **is not** located less than six hundred feet (600'), measured horizontally in any direction, from any other building used as a group home pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.



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- B. The total occupancy of the group home shall be limited to no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus no more than two (2) resident staff.
- D. No services including, but not limited to, counseling and other treatment shall be permitted for persons other than residents of the group home.

Sincerely,

Nicholas Kottmeyer, P.E
Chief County Administrator and Director of Public Works and Operations



Action Item

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

File #: 26-0656

Agenda Date: 2/17/2026

Agenda #: 7.A.



**DUPAGE
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BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: February 17, 2026

RE: **ZSE-26-000001 PGA TOUR Enterprises, LLC. (2026 Presidents Cup) (PINS: 02-12-300-002, 02-12-107-003, 02-12-401-012, 02-12-401-013, 02-12-404-002, 02-13-101-002, 02-02-13-101-003, 02-13-101-005, 02-13-200-010, 02-13-300-002)**

Action: To approve ZSE-26-000001 PGA TOUR Enterprises, LLC. (2026 Presidents Cup):

PGA TOUR Enterprises, LLC. for the 2026 Presidents Cup outdoor event located at the Medinah Country Club starting on Tuesday, September 22, 2026 through Sunday, September 27, 2026.

The PGA TOUR and Medinah Country Club have engaged with the following DuPage County departments or outside jurisdictions regarding the special event: Building and Zoning, Health Department, Sheriff's Office, Division of Transportation, Homeland Security and Emergency Management, Public Works, Stormwater Management, Bloomingdale Fire Protection District, and Illinois State Police.

The Special Event will consist of the following and the applicant has provided the following pursuant to the special event requirements of the Zoning Ordinance:

Date: SEPTEMBER 22-27, 2026

Activities: 2026 PGA Presidents Cup

Location: MEDINAH COUNTRY CLUB, 6N001 MEDINAH ROAD, MEDINAH, IL 60157

Traffic/Parking: All parking will occur at various parking lots contracted with PGA TOUR, including but not limited to: Scottish Rite, Eaglewood, Lake Park, Lake Park 2, Medinah Shriners, and Indian Lakes, additional parking is in ongoing negotiations throughout the northwest suburbs. Shuttles (including minibuses, motor coaches, and school buses) will transport attendees to and from Medinah Country Club.

Insurance: EDGEWOOD PARTNERS INS CENTER THROUGH TRAVELERS PROPERTY CASUALTY CO OF AMERICA



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ADDITIONAL INFORMATION:

Building: No objections/concerns with the special event.

DUDOT: *No Comments Received.*

Health: No objections/concerns with the special event.

Stormwater: No objections/concerns with the concept of the special event. Additional information may be required at time of permit application.

- “Stormwater Management has no objection with the concept of the special event. However, due to the presence of wetlands, floodplains, and buffers, a full Stormwater Certification packet will be required at the time of permit application. This submittal must also detail site runoff controls and specific Best Management Practices (BMPs) to ensure compliance with the Countywide Stormwater and Floodplain Ordinance. To ensure these specific requirements are addressed, we strongly encourage a pre-application meeting to review the proposed site layout and Stormwater Ordinance requirements prior to the formal submittal.”

Public Works: “Thank you, we are aware of the event, and they are in contact with Sean Reese, regarding sanitary sewer disposal.”

OHSEM: No objections/concerns with the special event.

- “DuPage County OHSEM is confident that emergency plans will continue to be developed collaboratively and cooperatively with the PGA TOUR and public safety partners. These plans shall include, but not be limited to, an Incident Action Plan, Emergency Response Plan, and Inclement Weather Plan. Regarding engineering plans and security screening equipment, DuPage County OHSEM defers to other subject matter experts.”

Sheriff: *No Comments Received.*

Bloomington Fire Protection Dist.: No objections/concerns with the concept of the special event. Additional information may be required at time of permit application.



Action Item

421 N. COUNTY FARM
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File #: 26-0659

Agenda Date: 2/17/2026

Agenda #: 7.B.



**DUPAGE
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BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: February 17, 2025

RE: **T-1-26 Proposed Text Amendments to the County Zoning Code
relative to Video Gaming**

DuPage County Development Committee: February 17, 2026:

T-1-26 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-26 to the DuPage County Zoning Ordinance.

The proposed amendments revise how the required separation distance between video gaming cafés and video gaming terminal establishments are measured from certain protected uses and from any other establishment that operates video gaming terminals.

- Specifically, the amendments would require the minimum separation stating the following for each video gaming type use: “shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.”

EXHIBIT A:

Amend Section 37-801: B-1 LOCAL BUSINESS DISTRICT: 37-801.2: CONDITIONAL USES:

The following conditional uses require prior approval after a public hearing in accordance with the requirements of section 37-1413 of this chapter:

Restaurants, class B and C, including open air dining.—and including video gaming terminal establishments. ~~Any class B or C restaurant use that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another video gaming café or class B or C restaurant that also has a video gaming terminal establishment.~~

Any Class B or Class C restaurant use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Amend Section 37-802: B-2 GENERAL BUSINESS DISTRICT: 37-802.1: PERMITTED USES:

The following uses are permitted:

Automobile service stations including video gaming terminal establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.~~

Any automobile service station that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.

Convenience store: Establishment where pre-packaged foods and beverages are sold for off premises consumption, including video gaming terminal establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment.~~

Any convenience store that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any

place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Restaurants - carryout, class A, B, and C including video gaming establishments and video gaming café. ~~Any video café or any class B or C restaurant use that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another video gaming café or class B or C restaurant that also has a video gaming terminal establishment.~~

Any video gaming café or Class B or Class C restaurant use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Taverns including video gaming terminal establishments. ~~Any tavern use that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another tavern use that also has a video gaming terminal establishment.~~

Any tavern use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Amend Section 37-1001: I-1 LIGHT INDUSTRIAL DISTRICT: 37-1001.1: PERMITTED USES:

Automobile service stations and may include video gaming establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.~~

Any automobile service station that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.

Convenience store: Establishment where pre-packaged foods and beverages are sold for off premises consumption, including video gaming terminal establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment.~~

Any convenience store that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Restaurants - carryout, class A, B, and C including video gaming establishments and video gaming café. ~~Any video café or any class B or C restaurant use that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another video gaming café or class B or C restaurant that also has a video gaming terminal establishment.~~

Any video gaming café or Class B or Class C restaurant use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Truck stop, Large: May include Video Gaming Terminals. ~~Any Large Truck facility that also has Video Gaming terminals must be located at least 1,000 feet from a place of assembly use, school or day care facility and another Large Truck facility that also has a Video Gaming Terminals.~~

Any large truck facility use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Truck stop, Small: May include Video Gaming Terminals. ~~Any Small Truck facility that also has Video Gaming terminals must be located at least 1,000 feet from a place of assembly use, school or day care facility and another Small Truck facility that also has a Video Gaming Terminals.~~

Any small truck facility use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Amend Section 37-1002: I-2 GENERAL INDUSTRIAL DISTRICT: 37-1002.1:

PERMITTED USES:

Automobile service stations and may include video gaming establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.~~

Any automobile service station that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals. Automobile service stations, including Level 3 (DC fast) charging stations, shall not be eligible for yard reductions by conditional use.

Convenience store: Establishment where pre-packaged foods and beverages are sold for off premises consumption, including video gaming terminal establishments. ~~Any automobile service station that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another automobile service station that also has a video gaming terminal establishment.~~

Any convenience store that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Restaurants - carryout, class A, B, and C including video gaming establishments and video gaming café. ~~Any video café or any class B or C restaurant use that also has a video gaming terminal establishment must be located at least one thousand (1,000) feet from a place of assembly use, school or day care facility and another video gaming café or class B or C restaurant that also has a video gaming terminal establishment.~~

Any video gaming café or Class B or Class C restaurant use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

Truck stop, Large: May include Video Gaming Terminals. ~~Any Large Truck facility that also has Video Gaming terminals must be located at least 1,000 feet from a place of assembly use, school or day care facility and another Large Truck facility that also has a Video Gaming Terminals.~~

Any large truck facility use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that

operates video gaming terminals.

Truck stop, Small: May include Video Gaming Terminals. ~~Any Small Truck facility that also has Video Gaming terminals must be located at least 1,000 feet from a place of assembly use, school or day care facility and another Small Truck facility that also has a Video Gaming Terminals.~~

Any small truck facility use that includes a video gaming terminal establishment shall be located no less than one thousand (1,000) feet, measured from the nearest portion of the building or tenant space of the subject use to the nearest portion of the building or tenant space of any place of assembly, school, day care facility, or any other establishment that operates video gaming terminals.

****END****



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: DC-O-0007-26

Agenda Date: 2/17/2026

Agenda #: 11.B.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Board of Appeals

DATE: February 5, 2026

RE: **ZONING-25-000062 Bort/Xu (Lisle/District 5)**

Development Committee: February 17, 2026:

Zoning Board of Appeals Meeting: February 5, 2026: The Zoning Board of Appeals recommended to approve the following zoning relief:

1. Variation to reduce the required lot size for 2 new lots serviced with well and sewer from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
2. Variation to reduce the required lot width for 2 new interior lots serviced with well and sewer from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
3. Variation to reduce the required lot width for 1 new corner lot serviced with well and sewer from required 125 feet to approximately 87 feet for Lot 2.

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-25-000062 Bort/Xu** dated January 15, 2026.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZBA VOTE (to Approve): 4 Ayes, 0 Nays, 1 Abstain, 1 Absent

FINDINGS OF FACT:

1. That petitioner testified that the requested zoning relief involves dividing the two (2) subject properties into three (3) separate lots by splitting off the rear seventy-five (75) feet of the parcels located at 5S464 and 5S476 Sherman Avenue, Naperville, Illinois 60563.

2. That petitioner testified that the new 75-foot-wide Lot 1 would have a single-family residence and that the existing houses located at 5S464 and 5S476 SHERMAN would remain in place without alteration.
3. That petitioner testified that when they initially submitted the zoning relief request under the assumption that the properties operated with well and septic systems.
 - a. Furthermore, at the public hearing, the petitioner amended their petition and submitted City of Naperville sewer bills for both 5S464 and 5S476 Sherman Avenue, confirming that the parcels are served by municipal sewer service.
4. That petitioner testified that they own both 5S464 and 5S476 SHERMAN AVENUE, NAPERVILLE, IL 60563, which together comprise approximately 1.24 acres.
 - a. That petitioners purchased 5S476 Sherman Avenue in 2023 and subsequently acquired the adjoining property to the north, 5S464 Sherman Avenue, in 2025.
5. That petitioner testified that the two (2) properties located directly west of the subject parcels have widths of 72 feet and 75 feet, respectively and that proposed Lot 1, at 75 feet in width, would therefore be consistent with the established lot pattern in the immediate area.
6. That petitioner testified that the practical difficulty and unique circumstances supporting the requested zoning relief arise from the fact that numerous comparable lots of similar sizes already exist throughout the neighborhood.
 - a. Furthermore, that petitioner testified that the proposed subdivision would therefore align with the established development pattern and remain consistent with the character of the immediate surrounding area.
7. The Zoning Board of Appeals finds that the practical difficulty and unique circumstances presented by the petitioner are substantiated by the existing development pattern within the neighborhood, where numerous similarly sized lots are already established.
 - a. Additionally, the Zoning Board of Appeals finds that the proposed lot division is consistent with the character, scale, and layout of the surrounding area, and therefore finds that the requested zoning relief is harmonious with the neighborhood's existing conditions.

STANDARDS FOR VARIATIONS:

1. That the Zoning Board of Appeals 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 Board of Appeals 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 lot division would be large enough to meet all required setbacks and bulk requirements and would not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed lot division would not increase the hazard from fire or other dangers, as all required setbacks would remain in place.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed lot division is consistent with properties in the surrounding area and would match lot widths directly to the west.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed lot division would only create one (1) new buildable lot for a single-family home and would not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed lot division would not increase the potential for flood damages to adjacent property and if built upon, Lot 1 would be constructed in accordance with all codes and ordinances of DuPage County.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed lot division will not incur additional public expense for flood protection, rescue, or relief and if built upon, Lot 1 would be constructed in accordance with all codes and ordinances of DuPage County.
 - 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 lot division will be consistent with properties in the surrounding area and would match lot widths in the neighborhood, which 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-25-000062 BORT/XU

ZONING REQUEST:

1. Variation to reduce the required lot size for 2 new lots serviced with well and sewer from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
2. Variation to reduce the required lot width for 2 new interior lots serviced with well and sewer from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
3. Variation to reduce the required lot width for 1 new corner lot serviced with well and sewer from required 125 feet to approximately 87 feet for Lot 2.

OWNER:

- JACK BORT & XIAOTONG XU, 5S464 SHERMAN AVENUE, NAPERVILLE, IL 60563 & 5S476 SHERMAN AVENUE, NAPERVILLE, IL 60563 / JACK BORT & XIAOTONG XU, 10 KETTERING LANE, LEMONT, IL 60439 / AGENT: AMY KAIN, KENNY, KAIN & JABLONSKY, LLC., 1280 IROQUOIS AVENUE, NAPERVILLE, IL 60563

ADDRESS/LOCATION:

- 5S464 SHERMAN AVENUE, NAPERVILLE, IL 60563 & 5S476 SHERMAN AVENUE, NAPERVILLE, IL 60563

PIN:

- 08-07-401-013 / 08-07-401-014

TWSP./CTY. BD. DIST.:

- LISLE TOWNSHIP / DISTRICT 5

ZONING/LUP:

- R-4 SINGLE FAMILY RESIDENTIAL / 0-5 DWELLING UNITS PER ACRE

AREA:

- 1.24 ACRES (54,014 SQUARE FEET)

UTILITIES:

- WELL / SEWER

PUBLICATION DATE: DAILY HERALD: December 31, 2025

PUBLIC HEARING: Thursday, January 15, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: I object/have concerns with the petition.

- “Lots 3 & 2 currently have homes with well and septic. The proposed new lot 1 may have portions of Lot 3 & 2 septic field. No plans to connect to public sewer/water for any of the current properties. Option for applicant to change the current septic systems to one that will be proposed space paraments.”

Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application.

- “The face of the plat should contain language similar to the following: “This property was resubdivided on [date]. At the time of resubdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcels were subsequently resubdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area

of the original parcels. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements.”

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

EXTERNAL:

Village of Lisle: Our office has no jurisdiction in this matter. “The subject property is located outside of the Village of Lisle’s boundary agreement.”

City of Naperville: *No Comments Received.*

City of Warrenville: No Objections.

Lisle Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Naperville Fire Dist.: *No Comments Received.*

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

Forest Preserve: “We do not have any comments.”

LAND USE

Subject Property:

- **Zoning:** R-4 SINGLE FAMILY RESIDENTIAL / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

North of Subject Property:

- **Zoning:** R-4 SINGLE FAMILY RESIDENTIAL / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

South of Subject Property:

- **Zoning:** CASE STREET AND BEYOND R-4 SINGLE FAMILY RESIDENTIAL / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

East of Subject Property:

- **Zoning:** SHERMAN AVENUE AND BEYOND R-4 SINGLE FAMILY RESIDENTIAL / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

West of Subject Property:

- **Zoning:** R-4 SINGLE FAMILY RESIDENTIAL / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE



Development Ordinance

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

File #: DC-O-0008-26

Agenda Date: 2/24/2026

Agenda #: 11.C.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: February 4, 2026

RE: **ZONING-25-000065 Hilltop Homes, Inc. (Downers Grove/District 3)**

Development Committee: February 17, 2026:

Zoning Hearing Officer: February 4, 2026: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.
- B. That petitioner testified that the existing properties (together known as Lot 22) have been two (2) individual parcels, both approximately thirty-three (33) feet wide, with individual parcel identification numbers (PINs) for many years.
- C. That petitioner testified that they do not intend to further divide the property, only to make the prior subdivision of Lot 22 two (2) legal lots of record through the Variation process, as they have existed.
- D. That petitioner testified that he requires the subject zoning relief in order to build two (2) single-family houses that will be an affordable housing option within the subject area, both approximately \$400,000.
- E. That petitioner testified that both properties will have a shared driveway and access.
- F. That petitioner testified that both properties will be serviced with water and sewer.

- G. That petitioner testified that both properties contain special management areas in the last twenty-five (25) feet of the 300-foot-deep lots.
- H. That petitioner testified that he is the contract purchaser of the property and is currently under contract pending the zoning relief gets approved.
- I. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence to support a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.
 - a. Furthermore, the Zoning Hearing Officer finds that the petitioner did not demonstrate any evidence or testimony of a practical difficulty or particular hardship in order to support a Variation, and did not present any information regarding the Standards for Variations.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
- 2. That the Zoning Hearing Officer finds that petitioner has 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 Variation to reduce the required lot width 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 Variation to reduce the required lot width will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width will not diminish the value of land and buildings through the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width will not unduly increase traffic congestion in the public streets.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width 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 Variation to reduce the required lot width 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 Variation to reduce the required lot width 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-25-000065 Hilltop Homes, Inc.

ZONING REQUEST:

- Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.

OWNER:

- ROBERT L. POLANEK, 1250 EVERWOOD COURT, AURORA, IL 60505 / AGENT: HILLTOP HOMES, INC., VICTOR LEONHARDT, 3311 HOBSON ROAD, SUITE D, WOODRIDGE, IL 60517

ADDRESS/LOCATION:

- NORTH AND SOUTH HALF OF LOT 22 IN BLOCK 19 IN DOWNERS GROVE GARDENS SUBDIVISION (PINS: 09-18-301-017 / 09-18-301-018) ON STONEWALL AVENUE

PIN:

- 09-18-301-017 / 09-18-301-018

TWSP./CTY. BD. DIST.:

- DOWNERS GROVE / DISTRICT 3

ZONING/LUP:

- R-4 SF RES/0-5 DU AC

AREA:

- 0.23 ACRES (10,018 SQ. FT.)/EACH LOT

UTILITIES:

- WATER/SEWER

PUBLICATION DATE:

- Daily Herald: JANUARY 6, 2026

PUBLIC HEARING:

- WEDNESDAY, JANUARY 21, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: *No Comments Received.*

Stormwater: No Objection 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: Objects. (See attached documentation)

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

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

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

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

Sch. Dist. 99: No Objections.

Forest Preserve: "We do not have any comments."

LAND USE

Subject Property:

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

North of Subject Property:

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

South of Subject Property:

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

East of Subject Property:

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

West of Subject Property:

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



Development Ordinance

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

File #: DC-O-0009-26

Agenda Date: 2/17/2026

Agenda #: 11.D.



**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: February 4, 2026
RE: **ZONING-25-000069 Chen (Downers Grove/District 3)**

Development Committee: February 17, 2026:

Zoning Hearing Officer: February 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot.

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-25-000069 Chen** dated January 21, 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 side yard setback for an existing shed from required 3 feet to approximately 1 foot.
- B. That petitioner testified that he constructed the subject 8' x 9' shed on his property without a permit.
- C. That petitioner testified that because most of his backyard is an elevated terrace and contains a French drain in the middle of the remaining backyard, the only place to locate a shed on the subject property is on the side of the house, approximately one (1) foot from the interior side property line.

- D. That petitioner testified that there are no utilities servicing the shed.
- E. That petitioner testified that he only uses the subject shed for the storage of household accessory items as he has no basement in his home.
- F. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship due to the topography of his backyard, including elevated terraces, and a French drain in the middle of the remaining backyard, and that the only location to place a shed on the subject property is approximately 1 foot from the interior 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 the existing shed is only 8' x 9' and does not impact the 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 they have started the permitting process for the existing shed and that it was built pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the existing shed is an added benefit to the surrounding area.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing shed is located behind the front wall of the house and does not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the existing shed does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the existing shed does not incur additional public expense for flood protection, rescue, or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the existing shed is an added benefit to the area, allows petitioner to store household accessory items on the property without a basement, 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-25-000069 Chen

ZONING REQUEST:

- Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot.

OWNER:

- PEI YU CHEN & EVELINE MARIA DYBALA, 5701 S MONROE STREET, HINSDALE, IL 60521

ADDRESS/LOCATION:

- 5701 S MONROE STREET, HINSDALE, IL 60521

PIN:

- 09-14-207-011

TWSP./CTY. BD. DIST.:

- DOWNERS GROVE / DISTRICT 3

ZONING/LUP:

- R-4 SINGLE FAMILY RESIDENTIAL / 0-5 DWELLING UNITS PER ACREA

AREA:

- 0.27 ACRES (11,761 SQ. FT.)

UTILITIES:

- WATER/SEWER

PUBLICATION DATE:

- DAILY HERALD: JANUARY 6, 2026

PUBLIC HEARING:

- WEDNESDAY, JANUARY 21, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

Stormwater: No Objections with the concept of the petition.

- Additional information may be required at time of permit application. "During application, the applicant will be required to verify that the side yard's hydraulic conveyance is maintained within the revised setback limits."

Public Works: "DPC Public Works doesn't own any sewer or water mains in this area."

EXTERNAL:

Village of Hinsdale: "Village of Hinsdale does not have any comments relative to the petition."

Village of Burr Ridge: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

Village of Clarendon Hills: *No Comments Received.*

Village of Westmont: "The Village has no comment regarding this particular case."

City of Darien: *No Comments Received.*

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Golfview Hills Fire Dist.: *No Comments Received.*

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

Sch. Dist. 86: No Objections.

Forest Preserve: “We do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 30 FEET
 - Existing: APPROXIMATELY 87 FEET
 - Proposed: APPROXIMATELY 87 FEET
- **Interior Side Yard**
 - Required: 3 FEET
 - Existing: APPROXIMATELY 1 FOOT (NORTH) / 75 FEET (SOUTH)
 - Proposed: APPROXIMATELY 1 FOOT (NORTH) / 75 FEET (SOUTH)
- **Rear Yard**
 - Required: 3 FEET
 - Existing: 50 FEET
 - Proposed: 50 FEET

LAND USE

Subject Property:

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

North of Subject Property:

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

South of Subject Property:

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

East of Subject Property:

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

West of Subject Property:

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



Development Ordinance

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

File #: DC-O-0010-26

Agenda Date: 2/17/2026

Agenda #: 11.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: February 4, 2026

RE: **ZONING-25-000071 Stroe (MILTON / DISTRICT 4)**

Development Committee: February 17, 2026:

Zoning Hearing Officer: February 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 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-25-000071 Stroe** dated January 21, 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 corner side setback of a new attached garage from required 20 feet to approximately 5 feet.
- B. That petitioner testified that they plan to construct an attached garage onto their existing home.
- C. That petitioner testified that their home was constructed in 1955 approximately nine (9) feet from the corner side property line, and that the subject lot was platted on an

angle, causing the proposed attached garage addition to be located five (5) feet from the corner side property line.

- D. That petitioner testified that in order to match the existing rooflines of their house and the architectural integrity of the addition, the only location to construct an attached garage is approximately 5 feet from the corner side property line.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship for the subject Variation, as the existing home that the garage will be attached to was built too close to the corner side property line.
 - a. Furthermore, that in order to match the existing roofline and architectural integrity of the attached garage, the only location to place an attached garage is approximately 5 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 the existing home was constructed too close to the corner side property line and that an attached two car garage 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 attached garage and that it will be built pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed attached garage 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 attached garage will be for residential use only 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 the proposed attached garage will receive a building permit 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 the proposed attached garage will receive a building permit 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 attached garage will be an added benefit to the area 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-25-000071 Stroe

ZONING REQUEST:

- Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet.

OWNER:

- CRISTIAN & IONELA STROE, 26W021 ASTOR PLACE, WHEATON, IL 60187

ADDRESS/LOCATION:

- 26W021 ASTOR PLACE, WHEATON, IL 60187

PIN:

- 05-07-415-005

TWSP./CTY. BD. DIST.:

- MILTON / DISTRICT 4

ZONING/LUP:

- R-4 SF RES / 0-5 DU AC

AREA:

- 0.22 ACRES (9,583 SQ. FT.)

UTILITIES:

- WATER/SEWER

PUBLICATION DATE:

- Daily Herald: JANUARY 6, 2026

PUBLIC HEARING:

- WEDNESDAY, JANUARY 21, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: No Objections with the concept of the petition. Additional information may be required at time of permit application. "Our records indicate that there is a private water well at this parcel."

Stormwater: No Objections 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 Winfield: No Comments Received.

City of Wheaton: No Comments Received.

Village of Carol Stream: “No comments from Carol Stream on this one.”

Milton Township: No Comments Received.

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

Winfield Fire Dist.: No Comments Received.

Sch. Dist. 200: No Comments Received.

Forest Preserve: “We do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 30 feet
 - Existing: Approximately 52.39 feet
 - Proposed: Approximately 52.39 feet
- **Interior Side Yard**
 - Required: 5 feet
 - Existing: Approximately 5.44 feet
 - Proposed: Approximately 5.44 feet
- **Corner Side Yard**
 - Required: 20 feet
 - Existing: Approximately 9.04 feet
 - Proposed: Approximately 5 feet
- **Rear Yard**
 - Required: 25 feet
 - Existing: Approximately 64 feet
 - Proposed: Approximately 64 feet

LAND USE

Subject Property:

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

North of Subject Property:

- Zoning: Astor Place and Beyond, R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

South of Subject Property:

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

East of Subject Property:

- Zoning: Silverleaf Boulevard and Beyond, R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

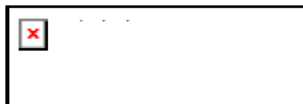
West of Subject Property:

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

Blakely, Heidi

From: noreply@formstack.com
Sent: Friday, February 6, 2026 9:00 AM
To: Web Master; County Board Public Comment
Subject: PublicComment

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Formstack Submission For: **PublicComment**

Submitted at 02/06/26 9:00 AM

Meeting Date: 02/17/26

Meeting: Development Committee

Name: Tony Rossignuolo

Organization:

Address: [REDACTED] Stonewall Ave/Sherman Ave
Downers Grove, IL 60516

**Daytime
Phone:** [REDACTED]

Subject: Lot 22 Zoning changes

Comment: My name is Tony Rossignuolo
I live at [REDACTED] Stonewall Ave. in Downers Grove. I've been at this address since 2003
and I've lived in this neighborhood since 1983. My home is directly next-door to the subject property, Lot 22. I am a professional building inspector and a building scientist.
My educational background is a bachelor's degree in biology and graduate

work in environmental engineering. I've inspected residential commercial and multifamily properties since 1984.

The reason I feel that my background is important in this discussion is because even though I live next-door, this is not just about the "not in my backyard" scenario.

As a professional building inspector, I've seen what flooding can do to properties. Disturbing this lot with two buildings has a high probability of altering the landscape and causing flooding in the area, as this property is located at the bottom of a hill and is adjacent to a wetland.

This wetland serves the whole neighborhood as a natural sponge, absorbing vast amounts of excess rainwater and slowly releasing it, which reduces the volume and speed of water flowing into neighboring yards and foundations. This wetlands also serves as a significant habitat for a large variety of birds, mammals, reptiles and amphibians, many of them protected by the State of Illinois.

Placing two homes into this small lot could certainly put neighboring homes at risk of water intrusion into their basements and crawlspaces. It also runs the risk of overloading septic fields.

I personally have invested over \$20,000 in drainage improvements on my land to ensure the flow of water in this neighborhood goes to the wetland area where intended.

My fear, and the fear of my neighbors, is that if this is altered in a way that is inappropriate for this area, routine flooding can be imminent.

I have shared documentation and personal photographs with the Zoning department to help illustrate the function and importance of this wetlands to our neighborhood.

I think that both the builder and the County should take into consideration that flooding of peoples homes and property and potential failure of their septic fields could result in costly legal actions taken against them.

Thank you for your consideration



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