

**DU PAGE COUNTY ZONING BOARD OF APPEALS  
JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

**AGENDA**

**Wednesday, September 10, 2025  
ZONING BOARD OF APPEALS 6:00 P.M.  
RM: 3-500 B**

- 
- 1. CALL TO ORDER**
  - 2. ROLL CALL**
  - 3. PUBLIC COMMENT**
  - 4. APPROVAL OF MINUTES**
  - 5. PUBLIC HEARING**

**A. CASES:**

<b><u>CASE</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>STATUS</u></b>
--------------------	------------------------	----------------------

---

**Text Amendment T-5-25**

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



**DU PAGE COUNTY ZONING BOARD OF APPEALS  
JACK T. KNUEPFER ADMINISTRATION BUILDING  
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

**T-5-25 Text Amendments**

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

**NOTICE OF PUBLIC HEARING:** 6:00 p.m. **WEDNESDAY, SEPTEMBER 10, 2025**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING, 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

Please be advised that access to the **421 JACK T. KNUEPFER ADMINISTRATION BUILDING** is limited to the main entrance located in the center on the east side of the building.

**PLEASE NOTE:** Public comment may also be submitted through the County Website at: <https://dupagecounty-ktgfp.formstack.com/forms/publiccomment>.

\*The deadline to submit online public comment via the County website is Tuesday, September 9, 2025, at 3:00 P.M. Public comment will be made part of the public record.

**PETITIONER:** DUPAGE COUNTY

**REQUEST:** To consider proposed Text Amendments T-5-25 to the DuPage County Zoning Ordinance relative to short term rentals of a residential dwelling unit, to align the Zoning Ordinance with current initiative for housing solutions and to amend Lot Requirements (minimum size and width) in the R-3 and R-4 Residential Zoning Districts.

\*\*\*

**EXHIBIT A:**

Amend ARTICLE III. - RULES AND DEFINITIONS, Section 37-302: DEFINITIONS:

\*\*\*

**RESIDENTIAL STRUCTURE:**

**A residential structure located in a residential zoning district, as residential districts are defined in ARTICLE III. - RULES AND DEFINITIONS, Section 37-302: -DEFINITIONS hereof (Zoning Ordinance), as amended from time to time.**

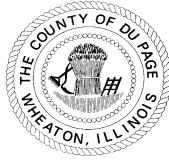
**SHORT-TERM RESIDENTIAL RENTAL: A residential structure, as defined herein, offered for rent for a period which does not exceed thirty (30) consecutive days. The term "short-term residential rental" shall not include hotels, motels, bed and breakfast establishments, boarding facilities, group dwelling quarters or half-way houses as defined herein.**

**SHORT-TERM RESIDENTIAL RENTAL PROPERTY OWNER: An individual or entity which has title to a residential dwelling unit or property which is the subject of a short-term residential dwelling unit rental.**

\*\*\*

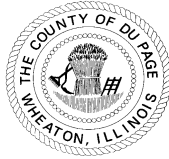
Amend Section 37-418: - HOME OCCUPATIONS, PRINCIPAL ARTERIAL OFFICE USE, AND PRINCIPAL ARTERIAL CONVERSION OF A SINGLE DWELLING INTO TWO (2) DWELLING UNITS. **AND SHORT-TERM RENTALS AS A HOME OCCUPATION**

\*\*\*



**D. HOME OCCUPATION FOR SHORT TERM RENTAL OF A DWELLING UNIT REQUIREMENTS: A home occupation for short term rental of a dwelling unit shall be treated as an accessory use, shall be incidental and secondary to the principal use of the residence as a dwelling unit, and shall meet all of the following requirements herein:**

1. It shall be unlawful for a short-term residential rental property owner to rent, lease or allow the occupancy of a dwelling unit for a home occupation for short term rental of a dwelling unit unless the short-term residential rental property owner obtains and maintains a valid home occupation for short term rental of a dwelling unit license from DuPage County.
2. In order for a dwelling unit to be operated as a home occupation for short term rental of a dwelling unit, the short-term residential rental property owner is required to obtain an annual license from DuPage County for the home occupation for the short-term rental of a dwelling.
  - a. The burden is upon each short-term residential rental property owner applicant to demonstrate the suitability and qualifications for the license of a property or dwelling unit to establish a short-term residential dwelling unit.
  - b. Each license for a short-term rental of a dwelling unit issued by DuPage County shall expire on June 30th of each year unless sooner revoked, as provided by law, with an annual fee of (to be determined at a later date) per license payable in full at the time the application and renewal is filed with DuPage County.
  - c. A short-term residential rental dwelling unit application shall list all requirements for each home occupation for short-term rental of a dwelling unit and is subject to the regulations herein.
  - d. A short-term residential rental dwelling unit shall be subject to inspection by DuPage County prior to the issuance of a license to ensure compliance with the DuPage County Building Code, DuPage County Health Department Code, DuPage County Countywide Stormwater & Floodplain Ordinance, DuPage County Zoning Ordinance or any other applicable ordinance or code promulgated by DuPage County or state or federal statute.
  - e. A short-term residential rental dwelling unit shall be operated in its entirety within the principal residence and only by the short-term residential rental property owner of the dwelling therein, with the following exception:
    - (1) An exception to the requirement above shall be the use of any existing outdoor recreational facilities and equipment on the property including swimming pool, playground equipment, patio, deck, and open space typically used for ordinary domestic purposes.
    - (2) The exception herein does not authorize any non-pre-existing temporary equipment to be brought on the property for outdoor recreational activity
  - f. A short-term residential rental dwelling unit shall not have any sleeping areas in an attached or detached accessory building or attached garage.
  - g. A short-term residential rental dwelling unit shall not contain a separate entrance from outside the building directly serving and only serving the area of the short-term rental of a dwelling unit.
  - h. Shall not display outside the building any evidence of the short-term rental of a dwelling unit, (other than an identification nameplate).
    - (1) Where a short-term residential rental dwelling unit displays (1) short term rental of a dwelling unit identification nameplate: The maximum area of such nameplate shall be no greater than two (2) square feet, and such nameplate shall be affixed flat against a wall or door or may extend up to eighteen inches (18") from a wall provided safe access is available for patrons.
  - i. Shall not permit the occupancy of more than five (5) people who are unrelated by blood or marriage.



- j. A short-term residential rental dwelling unit shall not utilize commercial or industrial equipment (including but not limited to mechanical or electrical equipment), other than the type ordinarily found in a residential dwelling unit.
  - k. A short-term residential rental dwelling unit shall not permit delivery of goods and services other than by private passenger vehicles, parcel service, or letter carrier.
  - l. A short-term residential rental dwelling unit shall not permit the outdoor parking of more than six (6) passenger vehicles simultaneously on the property for those who will occupy the short-term rental of a dwelling unit. All parking shall be located on a hard surface consisting of either asphaltic concrete, reinforced Portland cement concrete or brick paver or any combination thereof and shall otherwise fully comply with the DuPage County Code of Ordinances.
  - m. A short-term residential rental dwelling unit shall not produce noise, obnoxious odors, vibrations, glare, fumes or electrical interference detectable to normal sensory perception outside the structure.
  - n. A short-term residential rental dwelling unit shall allow no more than one (1) short term rental of a dwelling unit.
  - o. A short-term residential rental dwelling unit shall not permit the on-site storage and/or use of dangerous substances, including but not limited to fireworks.
3. Inspection of premises.
- (a) Authorized representatives of DuPage County shall inspect the premises of a licensed or required to be licensed short-term rental of a dwelling unit herein for the purpose of determining if the premises are in compliance with the regulations herein or of this chapter, or any provision of any other DuPage County code or any applicable state or federal statute
4. Revocation/suspension of license.
- (a) DuPage County may revoke or suspend any license for a short-term rental of a dwelling unit issued by DuPage County if it is determined the licensed establishment has violated any of the provisions of this chapter, or any provision of the DuPage County Code or Ordinances or any applicable state or federal statute.
5. Special Event. A short-term residential rental property owner is permitted to seek a Special Event permit per Section 37-408: - SPECIAL EVENTS AND TENTS of the DuPage County Code of Ordinances to allow for exceptions to the regulations herein on a temporary basis.

\*\*\*

Add to sections 37-701.1; 37-702.1; 37-703.1; 37-704.1; 37-705; 37-706.1; 37-707.1. permitted uses:

Home occupations, principal arterial office use, principal arterial conversion of a single dwelling into two (2) dwelling units, and home occupation for short-term rental of a dwelling unit per Section 37-418.

\*\*\*

Amend the tables in Sections 37-703.3 and 37-704.3: - LOT REQUIREMENTS: SIZE, WIDTH AND DEPTH.:

Single-Family Detached Dwellings served with septic and well: Minimum Lot Size: 40,000 sq. ft. **20,000 sq. ft.**

Single-Family Detached Dwellings served with septic and well: Minimum Lot Width: Interior: 125' **100'**, Corner: 150' **125'**

Single-Family Detached Dwellings served with septic **sewer** and water

**END**