



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, June 16, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

2. ROLL CALL

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

4. PUBLIC COMMENT

5. MINUTES APPROVAL

5.A. [26-1655](#)

Development Committee - Regular Meeting - June 2, 2026

6. REGULATORY SERVICES

6.A. [DC-O-0018-26](#)

ZONING-26-000011 – Elliott: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years. (Bloomingdale/District 1) (Generally located southeast of Par Lane and Fairway Lane, on the east side of Fairway Lane)

ZHO Recommendation to Approve

6.B. [DC-O-0019-26](#)

ZONING-26-000014 – Ansari: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.

2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage. (York/District 4) (Located at the southeast corner of Route 53 and Harding Road)

ZHO Recommendation to Approve

6.C. [DC-O-0020-26](#)

ZONING-26-000015 – Falco: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively. (Milton/District 4) (Generally located northeast of Shagbark Lane and Burr Oak Drive, on the north side of Burr Oak Drive)

ZHO Recommendation to Deny

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



Minutes

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

File #: 26-1655

Agenda Date: 6/16/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, June 2, 2026

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:31 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore appointed County Board Members Haider and Childress as temporary Committee Members to establish a quorum.

4. PUBLIC COMMENT

Hatim Poonawalla spoke in support of the Special Event for Anjuman-e-Saifee Chicago. He told the Committee about his long association with the organization and how much he appreciates the cooperation they have always had with the County.

5. MINUTES APPROVAL

5.A. [26-1551](#)

Development Committee - Regular Meeting - May 19, 2026

Attachments: [Final Meeting minutes summary 5-19-2026](#)

RESULT:	APPROVED
MOVER:	Yeena Yoo
SECONDER:	Brian Krajewski

6. REGULATORY SERVICES

6.A. [26-1624](#)

ZSE-26-000006 Anjuman-e-Saifee Special Event: To approve special event action item: Anjuman-e-Saifee to host an indoor live-streaming event for the Dawoodi Bohra community from June 15–24, 2026, with approximately 4,500 anticipated attendees, corresponding with the special event taking place in London, United Kingdom. (Downers Grove/ District 3) (Generally located northwest of Route 83 and 91st Street, on the west side of Route 83)

Chair Tornatore asked Paul Hoss, Planning and Zoning Administration Coordinator if the objection from the Fire Protection District has been resolved. He explained that organization has contacted the Fire Protection District and the Office of Emergency

Management and they are working through those issues, also they have hired a fire consultant. They are working towards creating an emergency preparedness plan.

Member Haider made the motion and agreed to amending the item to include a condition that all fire/emergency management requests be met.

RESULT: APPROVED AS AMENDED

7. OLD BUSINESS

No old business was discussed.

8. NEW BUSINESS

No new business was discussed.

9. ADJOURNMENT

With no further business, the meeting was adjourned at 10:43 AM



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: DC-O-0018-26

Agenda Date: 6/16/2026

Agenda #: 6.A.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: May 20, 2026

RE: **ZONING-26-000011 Elliott (Bloomingdale/District 1)**

Development Committee: June 16, 2026:

Zoning Hearing Officer: May 20, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.

Subject to the following conditions:

1. That the property be developed in accordance with the petitioner's site plan made part of Zoning Petition # **ZONING-26-000011 Elliott** dated May 6, 2026.
2. That the Conditional Use zoning relief shall expire after eighteen (18) months from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
 - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
 - b. The structure is voluntarily removed.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of the subject property.

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

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.
- B. That petitioner testified that they purchased the subject property in 1993 and installed an above-ground pool on the property approximately thirty (30) years ago.
- C. That petitioner testified that they are unable to move the subject above-ground pool as in doing so would destroy the pool in the process.
- D. That petitioner testified that the pool is older and has very limited use now that their children have grown.
- E. That the Zoning Hearing Officer finds that petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.
- F. That the Zoning Hearing Officer further finds that the existing pool and pool equipment do not adversely impact adjacent properties or roadways, do not negatively affect drainage patterns in the area, and do not impede adequate light or ventilation to the subject property or neighboring properties.
- G. In addition, the Zoning Hearing Officer finds that approval of the Conditional Use for eighteen (18) months allows the subject pool to be used for two (2) additional seasons as petitioner testified and concurred that the pool is older and has very limited use currently.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Hearing Officer finds that petitioner has demonstrated that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically that the granting of the Conditional Use will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has demonstrated that the existing above-ground pool and pool equipment does not impact the supply of light and air to adjacent properties.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the existing above-ground pool and pool equipment was installed thirty (30) years ago and has been maintained for thirty (30) years with no hazards.

- c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing above-ground pool and pool equipment has existed for thirty (30) years and does not diminish the value of land and buildings throughout the County.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the existing above-ground pool and pool equipment is located in the rear yard and does not increase or impact traffic congestion.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the existing above-ground pool and pool equipment has existed for thirty (30) years and does not increase the potential for flood damages to adjacent property.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the existing above-ground pool and pool equipment 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 above-ground pool and pool equipment has existing for thirty (30) years and does not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000011 Elliott

ZONING REQUEST: Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.

OWNER: JAMES & JULIE ELLIOTT, 5N359 FAIRWAY LANE, ITASCA, IL 60143

ADDRESS/LOCATION: 5N359 FAIRWAY LANE, ITASCA, IL 60143

PIN: 02-13-401-005

TWSP./CTY. BD. DIST.: BLOOMINGDALE / DISTRICT 1

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

AREA: 0.33 ACRES (14,375 SQ. FT.)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: APRIL 21, 2026

PUBLIC HEARING: WEDNESDAY, MAY 6, 2026

ADDITIONAL INFORMATION:

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

- “Additional information may be required at permitting to identify utilities or other items that could affect permitting.”

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

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

Public Works: “DPC Public Works owns a sanitary sewer in the back property line. We have no issue as long as they have signed an easement encroachment form.” (See attached documentation)

EXTERNAL:

Village of Itasca: No objections or concerns with the petition.

- “Itasca code also requires minimum 8 ft from the property line. And they are not allowed in the side yard of residential districts (which is generally 8 ft). This would require a variance.”

Village of Addison: No objections or concerns with the petition.

Village of Bloomingdale: *No Comments Received.*

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

Bloomingdale Township: *No Comments Received.*

Township Highway: No objections or concerns with the petition.

Bloomingdale Fire Dist.: No objections or concerns with the petition.

Sch. Dist. 10: *No Comments Received.*

Sch. Dist. 108: *No Comments Received.*

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided by the County for Public Notice Cases: ZONING-26-000007 NGHC, Inc.; PLAT-26-000005 Coco Estates; PLAT-26-000004 BLASK NFP (Shine); ZONING-26-000010 CHAVEZ; ZONING-26-000011 Elliott; ZONING-26-000012 Starodub; and ZONING-26-000014 Ansari and we do not have any comments. Please consider this the Forest Preserve District of DuPage County’s formal response to these Public Notices.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - **Required:** 3 FEET
 - **Existing:** APPROX. 3 FEET
 - **Proposed:** APPROX. 3 FEET
- **Rear Yard**
 - **Required:** 10 FEET
 - **Existing:** APPROX. 1 FOOT
 - **Proposed:** APPROX. 1 FOOT

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:** FAIRWAY LANE 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-0019-26

Agenda Date: 6/16/2026

Agenda #: 6.B.



M E M O R A N D U M

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 3, 2026
RE: **ZONING-26-000014 Ansari (York/District 4)**

Development Committee: June 16, 2026:

Zoning Hearing Officer: June 3, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.
2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage.

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-26-000014 Ansari** dated May 6, 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:

1. That petitioner testified that the subject zoning relief is for a Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house and a Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage.

2. That petitioner testified that he proposes to construct a new single-family ranch home for himself and his father.
3. That petitioner testified that the Illinois Department of Transportation (IDOT) would not permit new driveway access onto IL-53; therefore, the property was designed by his engineer to provide access from Harding Road.
4. That petitioner testified that, due to the required septic system setbacks from surrounding wells, the proposed house and detached garage were positioned closer to Route 53 and Harding Road, as required by the DuPage County Health Department.
 - a. That petitioner testified that due to the requirements by the Health Department and IDOT, the only location to place a single-family home on the subject property is approximately nineteen (19) feet from the front property line and approximately 20 feet from the corner side property line.
5. That, as requested by the Zoning Hearing Officer at the May 6, 2026 public hearing, the Petitioner submitted additional information from its septic engineer and from IDOT confirming the testimony presented at the hearing regarding: (a) the proposed location of the residence, which is necessitated by the required access to Harding Road; and (b) the proposed location of the septic system, which is designed to satisfy the required isolation distances from surrounding wells.
6. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship warranting the requested Variations. Specifically, the subject property cannot obtain access from Route 53 and therefore must be accessed from Harding Road. This access requirement, together with the need to maintain the required isolation distances between the septic system and surrounding wells, necessitates shifting the proposed residence to the west and north.

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 home will not impair an adequate supply of light and air to the adjacent property and will be ranch home.
 - 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 home 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 home 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 home will be a single-family 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 home 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 home 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 home 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-26-000014 Ansari

ZONING REQUEST:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.
2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage.

OWNER: HARDING AVE TRUST, 129 DENVER DRIVE, BOLINGBROOK, IL 60440 / **AGENT:** AQEEL ANSARI (TRUSTEE), 129 DENVER DRIVE, BOLINGBROOK, IL 60440

ADDRESS/LOCATION: 20W783 HARDING ROAD, LOMBARD, IL 60148 (SOUTHEAST CORNER OF ROUTE 53 AND HARDING ROAD)

PIN: 06-18-102-025

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

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

AREA: 0.23 ACRES (10,019 SQ. FT.)

UTILITIES: WELL/SEPTIC

PUBLICATION DATE: DAILY HERALD: APRIL 21, 2026

PUBLIC HEARING: WEDNESDAY, MAY 6, 2026

ADDITIONAL INFORMATION:

Building: No Objections or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

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

Stormwater: No objections 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.*

York Township: *No Comments Received.*

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

Glenbard Fire Dist.: *No Comments Received.*

Sch. Dist. 44: *No Comments Received.*

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

Forest Preserve: Forest Preserve District of DuPage County staff have reviewed the information provided by the County for Public Notice Cases: ZONING-26-000007 NGHC, Inc.; PLAT-26-000005 Coco Estates; PLAT-26-000004 BLASK NFP (Shine); ZONING-26-000010 CHAVEZ; ZONING-26-000011 Elliott; ZONING-26-000012 Starodub; and ZONING-26-000014 Ansari and we do not have any comments. Please consider this the Forest Preserve District of DuPage County's formal response to these Public Notices.

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - **Required:** 30 FT
 - **Existing:** N/A
 - **Proposed:** APPROX. 19 FT

- **Interior Side Yard**
 - **Required:** 10 FT
 - **Existing:** N/A
 - **Proposed:** APPROX. 11.92 FT

- **Corner Side Yard**
 - **Required:** 30 FT
 - **Existing:** N/A
 - **Proposed:** APPROX. 20 FT FOR DET. GARAGE / 23 FT FOR HOUSE

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

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

West of Subject Property:

- **Zoning:** ROUTE 59 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-0020-26

Agenda Date: 6/16/2026

Agenda #: 6.C.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: June 3, 2026
RE: **ZONING-26-000015 Falco (Milton/District 4)**

Development Committee: June 16, 2026:

Zoning Hearing Officer: June 3, 2026: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively.
- B. That petitioner testified that she has lived at the subject property for approximately ten (10) years.
- C. That petitioner testified that she constructed the subject chicken coop approximately one (1) year ago and attached it to an existing shed on the subject property.
 - a. That petitioner testified that the subject chicken coop is constructed out of four (4) posts and heavy-duty chicken wire (framed structure)
- D. That petitioner testified that she has only five (5) hens and no roosters.
- E. That petitioner testified that she only uses the existing chickens for fresh eggs and does not sell any chicken byproducts.

- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided evidence to support the approval of a Variation and that petitioner did not address the required Standards for a Variation.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated or provided evidence** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has not demonstrated or provided evidence** the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not increase the hazard from fire or other damages to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not unduly increase traffic congestion.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not increase the potential for flood damages to adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not incur additional public expense for flood protection, rescue or relief.
 - g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has not demonstrated or provided evidence** that the existing chicken coop does not otherwise impair the public health, safety, comfort, morals or general welfare.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000015 FALCO

ZONING REQUEST: Variation to reduce the interior side setback and rear yard setback for an existing chicken coop from required 25 feet to approximately 16 feet and 14 feet, respectively.

OWNER: GIOVANNI FALCO & REBECCA AUSTIN, 22W630 BURR OAK DRIVE, GLEN ELLYN, IL 60137

ADDRESS/LOCATION: 22W630 BURR OAK DRIVE, GLEN ELLYN, IL 60137

PIN: 05-35-302-012

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

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

AREA: 0.27 ACRES (11,761 SQ. FT.)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: MAY 5, 2026

PUBLIC HEARING: WEDNESDAY, MAY 20, 2026

ADDITIONAL INFORMATION:

Building: I object / have 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 objections or concerns with the petition.

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

EXTERNAL:

City of Wheaton: *No Comments Received.*

Village of Glen Ellyn: I object/have concerns with the petition.

- "The subject property is located within the planning jurisdiction of the Village of Glen Ellyn. The Village prohibits the keeping of chickens within the corporate limits of the Village of Glen Ellyn. If the property were to be annexed to the Village at any time in the future, the property will be required to cease the keeping of chickens."

Village of Lombard: "The subject property for this petition is outside the Village of Lombard's planning boundary. As such, we have no comment."

Village of Downers Grove: "The Village of Downers Grove has no comments."

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

Milton Township: *No Comments Received.*

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

Lisle-Woodridge Fire Dist.: Our office has no jurisdiction in this matter.

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

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

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 25 FT
 - Existing: APPROX. 16 FT
 - Proposed: APPROX. 16 FT
- **Rear Yard**

- Required: 25 FT
- Existing: APPROX. 14 FT
- Proposed: APPROX. 14FT

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

East of Subject Property:

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

West of Subject Property:

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