



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board  
FROM: DuPage County Development Committee  
DATE: August 20, 2024  
RE: **ZONING-24-000050 Stout (Winfield/District 6)**

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**DuPage County Board: August 27, 2024:**

**DuPage County Development Committee: August 20, 2024:** The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.

**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-24-000050 Stout** dated July 31, 2024.
2. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
3. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

**Development Committee VOTE (to Approve): 4 Ayes, 0 Nays, 2 Absent**

**Zoning Hearing Officer: July 31, 2024:** The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.

**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-24-000050 Stout dated July 31, 2024.
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 allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.
- B. That petitioner testified that she has lived at the subject property for approximately eleven (11) years.
- C. That petitioner testified that she purchased the subject property in 2013, and at that time, the property size was listed as approximately one (1) acre in size.
- D. That petitioner testified that at some point, approximately thirty (30) feet was taken from the property for right-of-way purposes and that due to this taking, petitioner's land size was reduced to less than one (1) acre in size.
- E. That petitioner testified that no additional physical changes are required on the subject property as she already has an existing barn to house the miniature horse and miniature donkey on the property.
- F. That petitioner testified that she inherited the subject miniature horse and donkey from a previous neighbor, and that she took care of the subject miniature horse and miniature donkey for several years before acquiring them.
- G. That petitioner testified and presented evidence that the miniature horse and miniature donkey are companion animals that cannot be ridden and that they are smaller in size than a Great Dane dog, approximately thirty-six (36) inches in height.
- H. That petitioner testified that she has started the process to become a 4-H Leader for the University of Illinois – Illinois Extension 4-H Program for her miniature horse and miniature donkey.

- I. That the Zoning Hearing Officer finds that petitioner has demonstrated a particular hardship and unique circumstance in relation to the subject property, as the property was previously approximately one (1) acre in size, and that due to a taking for right-of-way purposes, the subject property size was reduced to just under 40,000 sq. ft. in size. Furthermore, that the Zoning Hearing Officer finds that if the subject property was still considered 40,000 sq. ft. in size, petitioner would be permitted as of right to have a 4-H project on the subject property.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development.
2. That the Zoning Hearing Officer finds that petitioner **has demonstrated** the granting of the Variation will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that the proposed 4-H Project will meet all required setbacks and height requirements and will not impair an adequate supply of light and air to the adjacent properties.
  - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they have already received a permit for the barn on the subject property and that it was built pursuant to the current building codes.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed 4-H Project will be an added benefit to the neighborhood and will not diminish the value of land and buildings throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed 4-H Project will not unduly increase traffic congestion in the public streets and highways.
  - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed 4-H Project 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 4-H Project 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 4-H Project will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

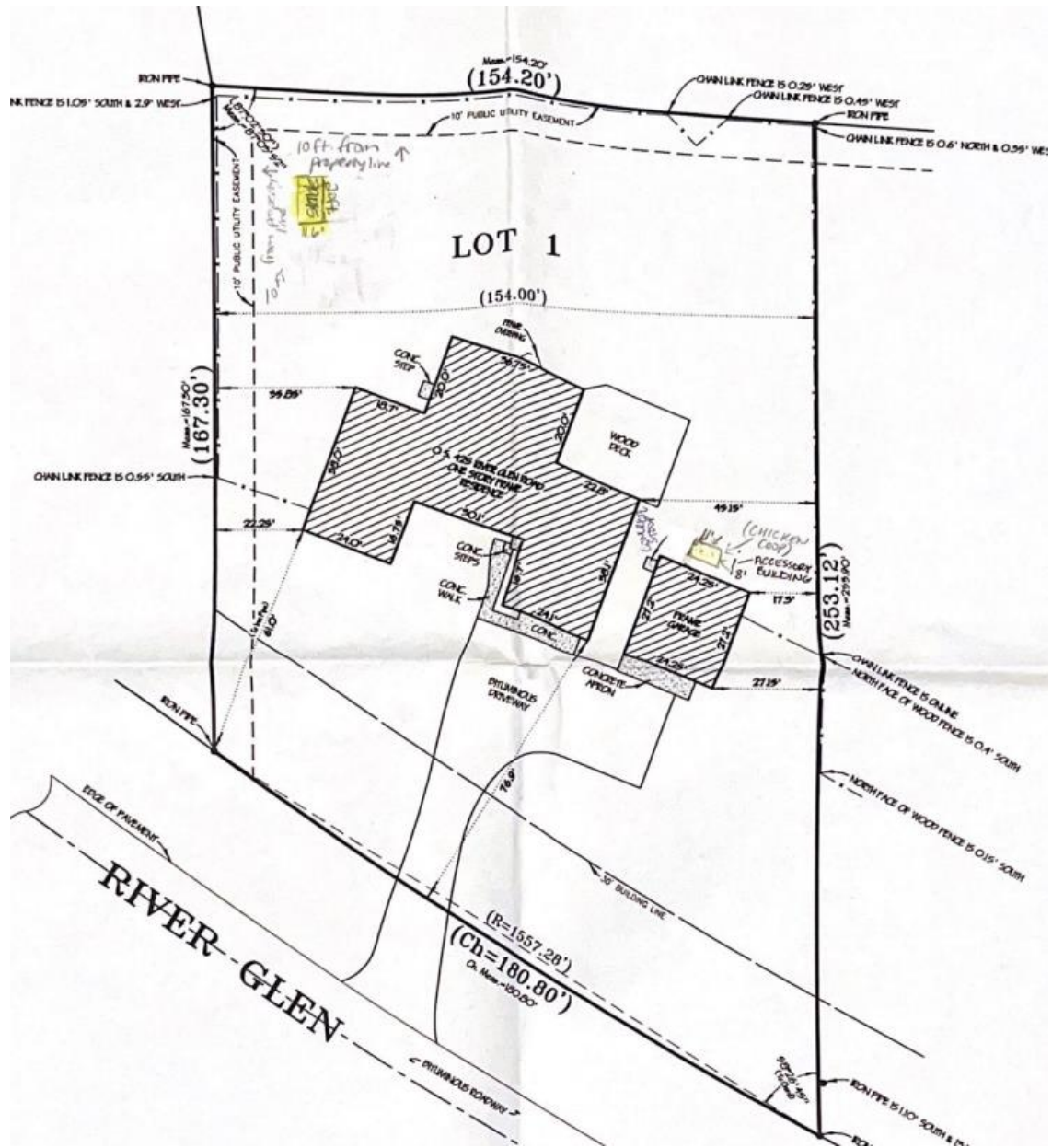
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>		
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000050 Stout</b>	
<b>ZONING REQUEST</b>	Variation to allow a 4-H project for a property that is less than 40,000 sq. ft. in size (approximately 32,754 sq. ft.) to have a miniature horse and donkey on the property.	
<b>OWNER</b>	STACEY STOUT, 0S425 RIVER GLEN ROAD, WEST CHICAGO, IL 60185	
<b>ADDRESS/LOCATION</b>	0S425 RIVER GLEN ROAD, WEST CHICAGO, IL 60185	
<b>PIN</b>	04-15-402-003	
<b>TWSP./CTY. BD. DIST.</b>	WINFIELD	DISTRICT 6
<b>ZONING/LUP</b>	R-1 SF RES	0-5 DU AC
<b>AREA</b>	0.75 ACRES (32,754 SQ. FT.)	
<b>UTILITIES</b>	WELL/SEPTIC	
<b>PUBLICATION DATE</b>	Daily Herald: JULY 16, 2024	
<b>PUBLIC HEARING</b>	WEDNESDAY, JULY 31, 2024	
<b>ADDITIONAL INFORMATION:</b>		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	Our office has no jurisdiction in this matter.	
Public Works:	"DPC PW doesn't own any sewer or water in the area, they are in the West Chicago Sanitary District."	
<b>EXTERNAL:</b>		
City of West Chicago:	<i>No Comments Received.</i>	
City of Warrenville:	<i>No Comments Received.</i>	
Village of Winfield:	<i>No Comments Received.</i>	
Winfield Township:	<i>No Comments Received.</i>	
Township Highway:	Our office has no jurisdiction in this matter.	
West Chicago Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 33:	<i>No Comments Received.</i>	
Sch. Dist. 94:	<i>No Comments Received.</i>	
Forest Preserve:	"The Forest Preserve District of DuPage County staff have reviewed the information provided in this Notice and do not have any specific comments. Thank you."	

**LAND USE**

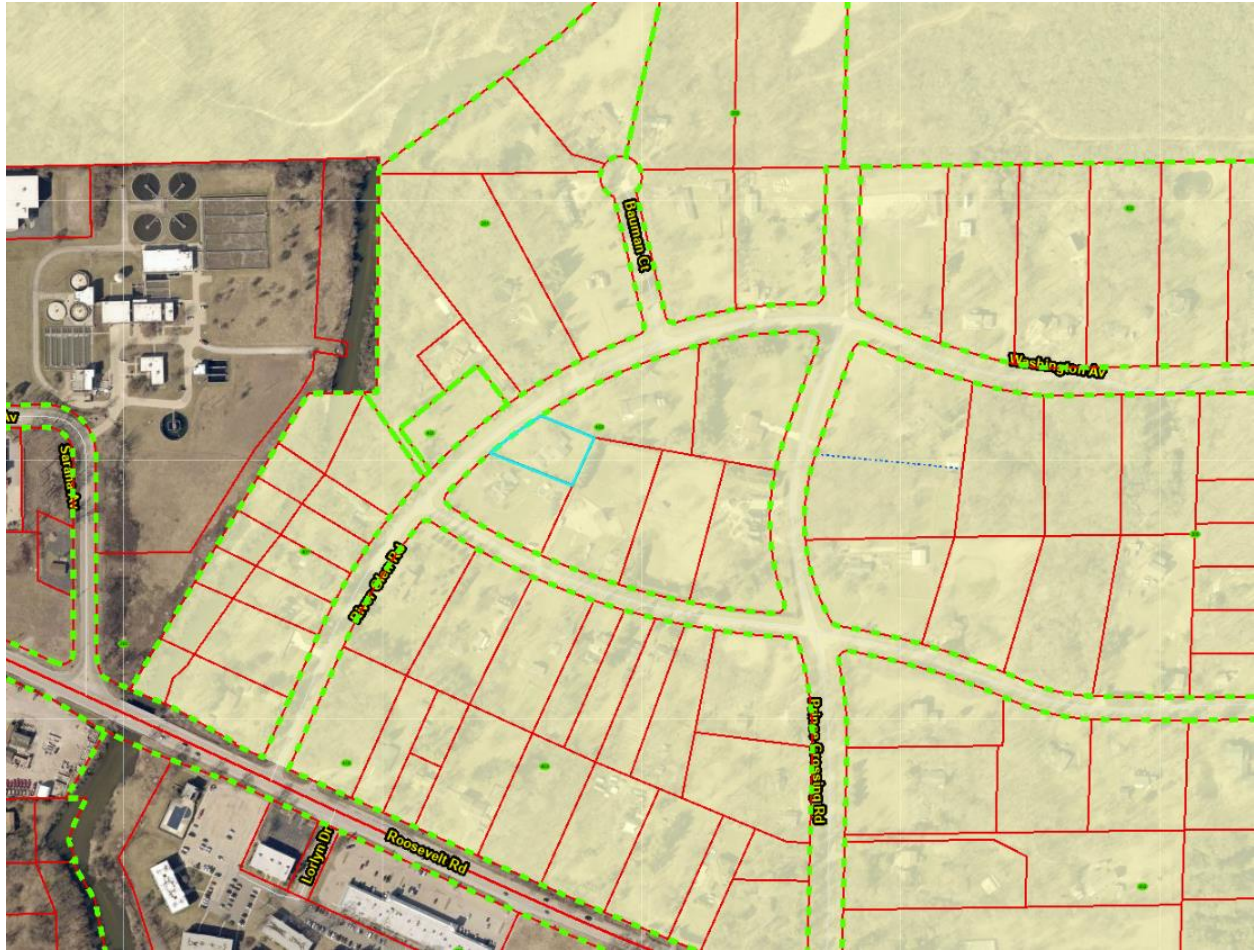
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-1 SF RES	HOUSE	0-5 DU AC
North	R-1 SF RES	HOUSE	0-5 DU AC

South	R-1 SF RES	HOUSE	0-5 DU AC
East	R-1 SF RES	HOUSE	0-5 DU AC
West	RIVER GLEN DRIVE AND BEYOND R-1 SF RES	HOUSE	0-5 DU AC

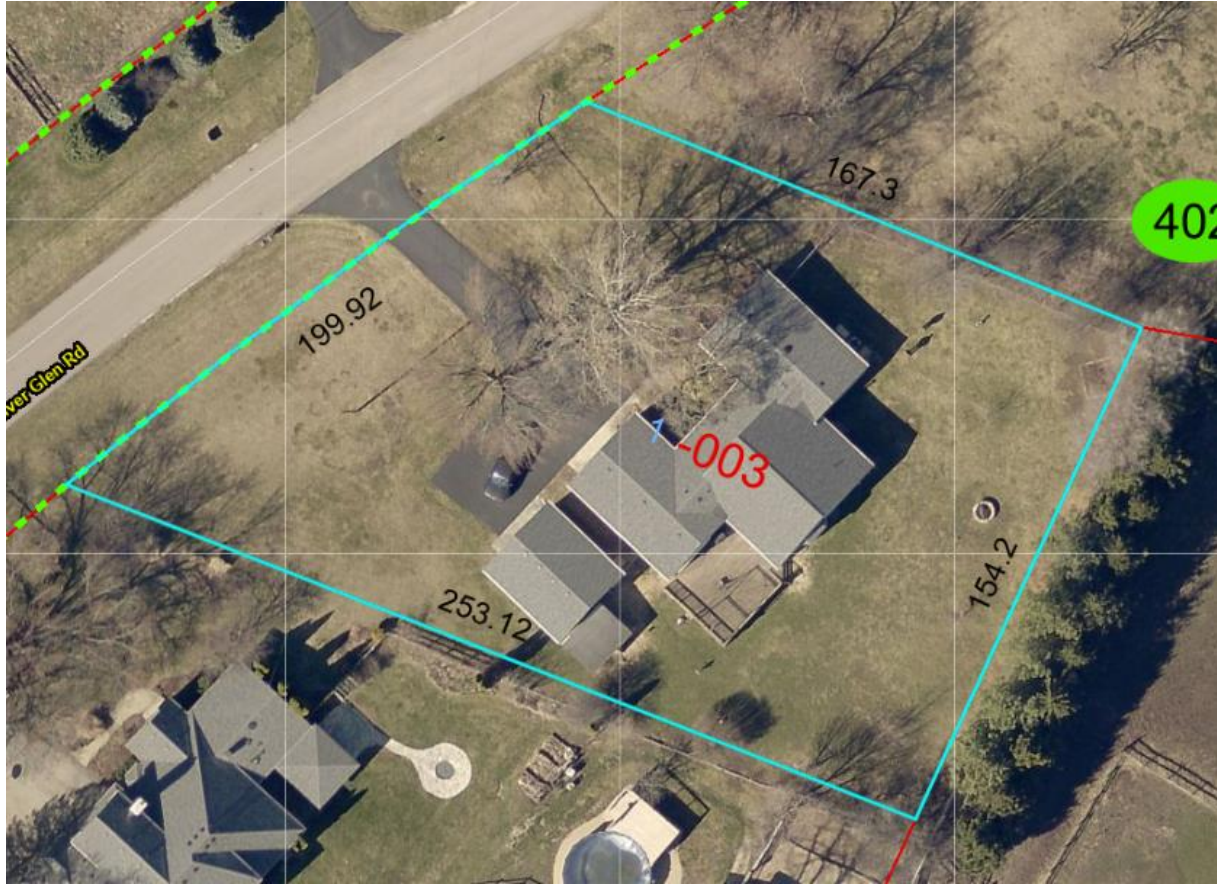














Great Dane Dog – 35 inches



Miniature Donkey – 33 inches





Miniature Horse – 38 inches



Size comparison of a horse 63 inches  
versus a donkey 33 inches.



Size comparison of a Great Dane dog  
across from a horse, miniature horse and  
miniature donkey.





**Detached Single** MLS #: 09433279 List Price: \$339,900  
 Status: A CT V List Date: 08/30/2013 Orig. List Price: \$349,900  
 Area: 185 Lot Dt Rec: 08/30/2013 Sold Price:  
 Address: 05425 River Glen, West Chicago, Illinois 60185  
 Directions: Roosevelt to River Glen (East of Rt. 59) North to home,  
 Lt. Mkt. Time: 34  
 Polts:  
 Closed: Contract:  
 Off Market: Financing:  
 Year Built: 1961 Bt Before Yr: Yes Contingency:  
 Dimensions: 180X167X154X253 Curr. Leased: No  
 Ownership: Fee Simple Subdivision: Model: Ranch  
 County: DuPage  
 Corp Limits: Unincorporated Township: Winfield # Fireplaces: 0  
 # Parking: Garage,  
 Exterior  
 Space(s)  
 Rooms: 9 Bathrooms: 3 / 1 # Spaces: Gar: 4  
 (N/Hall): Exb: 6  
 Bedrooms: 5 Master Bath: Full Parking Incl: Yes  
 Basement: Full Bermt. Bath: Yes In Price



Remarks: Country living & modern conveniences on almost 1 acre horse  
 Country, 5 BEDRM Ranch w/in-law arrangement, Gar space for 4 cars, Finished  
 basement w/Full Ba, Whiz-ouse sec sys, water chlorination&soft sys, 644-  
 sq-ft deck w/SunSetter awning& beautiful indoor, Huge kit w/double oven &  
 Island, Formal Din area seats up to 15. Relax on deck & watch the horses  
 roam. Low Taxed Place of Mine with Home Warranty Included. Come Look!  
 School Data  
 Elementary: Indian Knoll (33)  
 Junior High: West Chicago (33)  
 High School: 94  
 Other:  
 Assessments Amount: \$0 Tax Amount: \$7,821 Miscellaneous  
 Frequency: Not Applicable PIN: 0418402003 Waterfront: No  
 Applicable Mult PIN: SF Source Assessor  
 Tax Year: 2012 SF Source: Assessor  
 Tax Exmp: Homeowner Acreage:  
 Special Assessments: No  
 Special Service Area: No  
 Master Association: No

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Finishing	Win Trmt
Living Room		Not Applicable			Master Bedroom	17X12	Main Level	Carpet	
Dining Room	21X12	Main Level			2nd Bedroom	23X12	Main Level	Carpet	
Kitchen	21X18	Main Level	Ceramic Tile		3rd Bedroom	12X10	Main Level		
Family Room	25X20	Main Level			4th Bedroom	11X10	Main Level		
Laundry Room					Recreation Room	25X18	Lower		
5th Bedroom	12X9	Main Level							

Interior Property Features: Vaulted/Cathedral Ceilings, Hardwood Floors, 1st Floor Bedroom, 1st Floor Full Bath  
 Exterior Property Features: Deck, Storms/Screens  
 Age: 51-60 Years Additional Rooms: 5th Bedroom, Recreation  
 Type: 1 Story Room  
 Style: Ranch Garage Ownership: Owned  
 Exterior: Aluminum Siding Garage On Site: Yes  
 Air Cond: Central Air Garage Type: Attached, Detached  
 Heating: Gas, Forced Air, Zoned Garage Details: Garage Door Opener(s),  
 Kitchen: Eating Area-Breakfast Bar, Eating Transmitter(s)  
 Area-Table Space, Island, Pantry-Closet Parking Ownership: Owned  
 Appliances: Oven-Double, Dishwasher, Refrigerator, Disposal Parking On Site: Yes  
 Dining: Separate, Combined w/ FamRm Parking Details: Off Street  
 A/C: Full Driveway: Asphalt  
 Basement Details: Finished Foundation: Concrete  
 Bath Area: Wet Bar/Ind: Disability Access: No  
 Fireplace Details: Disability Details: Exposure:  
 Fireplace Location: Lot Size: .50-.99 Acre  
 Electricity: Lot Desc: Fenced Yard, Landscaped  
 Equipment: Humidifier, CO Detectors, Sump Pump, Backup Sump Pump, Power Generator Professionally, Wooded  
 Roof: Asphalt/Glass (Shingles)  
 Sewer: Septic-Private  
 Water: Well-Private  
 Const Opt: School Bus Service  
 General Info: Horse-Community Barn, Horse-Riding Area, Horse-Riding Trails, Street Paved  
 Asmt Incl: None  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Tests:  
 Sale Terms: Conventional, FHA, VA  
 Possession: Closing  
 Occ Date:  
 Addl. Sales Info: None  
 Agent Owned/Interest: No  
 Walk Score@: 32 - Car-Dependent

Copyright 2013 MRD LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professional.  
 Prepared By: Patty Fecken | Coldwell Banker Residential | 10/02/2013 07:41:28  
 MLS #: 09433279





To: Infelise, Jessica

Tue 7/30/2024 9:59 PM

You replied to this message on 7/31/2024 7:59 AM.

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi my name is Diven Sulkar and I support Stacey Stout in her 4-H project.

Stacey has always been a great neighbor and her animals bring joy to everyone.

Zoning-24-000050 stout

The animals in this neighborhood make it what it is, there are not many places like this left in the suburbs. I moved back here recently from Elmhurst for this exact reason.

Zoning-24-000050 stout

Thanks,  
Diven Sulkar  
29w139 Childs st  
West Chicago IL



To: Infelise, Jessica

Wed 7/31/2024 10:21 AM

[Caution: This email originated outside Dupagecounty.gov. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Good morning Jessica, this is Martha Cabral and Felipe Banuelos, neighbors of Stacy Stout. We want to express our support to Stacy to have her miniature horse and donkey. We believe that these animals don't give any trouble and we always can see her or her father taking care of them. If the zoning hearing officer ask us if he should let her keep her animals, we would say yes.

Please let him know about our support.

Thank you  
Martha & Felipe