



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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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