



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: October 7, 2025

RE: **ZONING-25-000057 River Forest Country Club (ADDISON / DISTRICT 1)**

DuPage County Board: October 14, 2025:

DEVELOPMENT COMMITTEE: OCTOBER 7, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 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-25-000057 River Forest Country Club** dated September 3, 2025.
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 (Motion to Approve): 6 Ayes, 0 Nays, 0 Absent

ZONING HEARING OFFICER: SEPTEMBER 17, 2025: The Zoning Hearing Officer considered the following zoning relief:

Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 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-25-000057 River Forest Country Club dated September 3, 2025.
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 they seek to erect an accessory structure (flagpole) on the River Forest Country Club property which is approximately 73.93 acres in size.
- B. That petitioner seeks the subject zoning variation to increase the flagpole to a height of 60 feet which will allow members and patrons of the facility to be able to see the pole on the golf course.
- C. Petitioner testified that the average mature tree on the property is more than 75 feet and as such adjacent properties and roadways will be screened from viewing the flagpole from the existing tree canopy at the perimeter of the property.
- D. That petitioner testified that as the flagpole is centralized on the over 75-acres facility it does not pose a danger to any adjacent properties and roadways, and should it be felled in any way it will fall only on the golf course property.
- E. That petitioner seeks the subject zoning relief to provide an additional patriotic amenity and identification for club members typical of other similar facilities in the area.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that the 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 the petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and that the petitioner's purpose for erecting the taller flagpole is for onsite amenity and identification for club members.
3. 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 extended flagpole does not impair an adequate supply of light and air to the adjacent properties as the flagpole is located on the interior of the larger approximately 75-acre golf course.
- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the extended flagpole does not increase the hazard from fire or other dangers to said property as the flagpole is located on the interior of the larger approximately 75-acre golf course
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that extended flagpole does not diminish the value of land and buildings throughout the County as the flagpole is located on the interior of the larger approximately 75-acre golf course
- d. Unduly increases traffic congestion in the public streets and highways as petitioner **has demonstrated** that the extended flagpole does not unduly increase traffic congestion in the public streets and highways as the flagpole is located on the interior of the larger approximately 75-acre golf course
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the extended flagpole does not increase the potential for flood damages to adjacent property as the flagpole is located on the interior of the larger approximately 75-acre golf course
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that extended flagpole does not incur additional public expense for flood protection, rescue, or relief as the flagpole is located on the interior of the larger approximately 75-acre golf course.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the extended flagpole does not impair the public health, safety, comfort, morals, or general welfare as the flagpole is located on the interior of the larger approximately 75-acre golf course.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000057 River Forest Country Club	
ZONING REQUEST	Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.	
OWNER	RIVER FOREST COUNTRY CLUB, 15W468 GRAND AVENUE, ELMHURST, IL 60126 / RIVER FOREST COUNTRY CLUB, PO BOX 557, ELMHURST, IL 60126 / AGENT: JEFF SCHENKEL, 15W468 GRAND AVENUE, ELMHURST, IL 60126	
ADDRESS/LOCATION	15W468 GRAND AVENUE, ELMHURST, IL 60126	
PIN	03-25-200-001/03-25-106-001	
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1	
ZONING/LUP	R-3 SF RES	OPEN SPACE
AREA	73.93 ACRES (3,220,391 SQ. FT.)	
UTILITIES	WELL/SEWER	
PUBLICATION DATE	Daily Herald: AUGUST 19, 2025	
PUBLIC HEARING	WEDNESDAY, SEPTEMBER 3, 2025	

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.
Stormwater:	Our office has no jurisdiction in this matter.
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”
EXTERNAL:	
City of Bensenville:	<i>No Comments Received.</i>
Village of Addison:	<i>No Comments Received.</i>
City of Elmhurst:	<i>No Comments Received.</i>
City of Chicago:	<i>No Comments Received.</i>
Village of Franklin Park:	<i>No Comments Received.</i>
City of Northlake:	<i>No Comments Received.</i>
Addison Township:	<i>No Comments Received.</i>
Township Highway:	<i>No Comments Received.</i>
Bensenville Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 205:	<i>No Comments Received.</i>
Forest Preserve:	“The Forest Preserve District of DuPage County has reviewed the information provided for the ZONING-25-000057 River Forest Country Club case and we do not have any comments.”

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	24 FT	N/A	APPROX. 60 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	RECREATIONAL	OPEN SPACE
North	R-3 SF RES	RECREATIONAL	OPEN SPACE
South	GRAND AVENUE AND BEYOND R-4 SF RES	RESIDENTIAL	0-5 DU AC
East	VILLAGE OF BENSENVILLE	COMMERCIAL	VILLAGE OF BENSENVILLE
West	VILLAGE OF BENSENVILLE	INSTITUTIONAL	VILLAGE OF BENSENVILLE





