



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, April 7, 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. [26-0788](#)

Development Committee - Regular Meeting - February 17, 2026

6. REGULATORY SERVICES

6.A. [DC-O-0011-26](#)

ZONING-25-000070 – Forty: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years. (Addison/District 1) (Generally located northwest of Woodland Avenue and 6th Avenue, on the west side of 6th Avenue)

ZHO Recommendation to Approve

6.B. [DC-O-0012-26](#)

ZONING-25-000072 – Church in Naperville: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for an electronic LED message center sign (Installation of a new LED Pylon Sign). (Lisle/District 5) (Generally located southwest of Hobson Road and Wehrli Road, on the west side of Wehrli Road)

ZHO Recommendation to Approve

6.C. [DC-O-0013-26](#)

ZONING-26-000002 – Patterson: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house. (Downers Grove/District 2) (Located at the southeast corner of 40th Street and N Park Street)

ZHO Recommendation to Approve

6.D. [DC-O-0014-26](#)

ZONING-26-000003 – Bell: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow the finished "good" side of an existing fence to face inward instead of outward. (York/District 2) (Located at the northwest corner of 39th Street and Fairview Avenue)

ZHO Recommendation to Approve

6.E. [DC-O-0015-26](#)

ZONING-26-000004 – McClintock: The Zoning Hearing Officer recommended to approve the following zoning relief:

1. Conditional Use to allow an existing chicken coop and chicken run to remain less than 25 feet from the interior side property (approximately 8 feet), where it has existed for at least 5 years.

2. Conditional Use to allow an existing chicken run (fencing) to be over 6'6" tall (approximately 8 feet in some locations), where it has existed for at least 5 years. (Downers Grove/District 3) (Generally located northwest of Lorraine Drive and Hillside Lane, on the north side of Hillside Lane).

ZHO Recommendation to Approve

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



Minutes

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

File #: 26-0788

Agenda Date: 4/7/2026

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, February 17, 2026

10:30 AM

Room 3500B

1. **CALL TO ORDER**

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

2. **ROLL CALL**

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

3. **CHAIRMAN'S REMARKS- CHAIR TORNATORE**

No remarks were offered.

4. **PUBLIC COMMENT**

No public comments were offered in person at the meeting. One electronic comment was submitted online and can be found at the end of the meeting minutes packet.

5. **MINUTES APPROVAL**

5.A. [26-0648](#)

Development Committee - Regular Meeting - February 3, 2026

Attachments: [Final Summary Minutes 2-3-26](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert

6. **INFORMATIONAL**

6.A. [26-0655](#)

GRP-HOME-CERT-26-00001: Certification of a New Group Home for “adults with disabilities / Ray Graham Association” located at 5N409 EAGLE TERRACE, ITASCA, IL 60143

Attachments: [GROUP-HOME-CERTIFICATION LETTER-26-00001 5N409 Eagle Terrace](#)

7. **REGULATORY SERVICES**

7.A. [26-0656](#)

ZSE-26-000001 PGA TOUR Enterprises, LLC. (2026 Presidents Cup): To approve special event action item:

PGA TOUR Enterprises, LLC. for the 2026 Presidents Cup outdoor event located at the Medinah Country Club starting on Tuesday, September 22, 2026 through Sunday, September 27, 2026. (Bloomingdale/ District 1) (Located at the northeast corner of Lake Street and Medinah Road)

Multiple Members of the Committee and other Board Members expressed their excitement about the event. There were questions about security since all former living Presidents and the current President have been sent invitations to attend. Staff advised that there has been extensive planning going on for the past year and if Members had further questions they can be discussed with them privately.

Attachments: [ZSE-26-000001 PGA TOUR Enterprises, LLC. \(2026 Presidents Cup\) Dev. Com. \(02-17-2026\)](#)

RESULT:	ADOPTED
MOVER:	Sadia Covert
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.B. [26-0659](#)

T-1-26 Proposed Text Amendments: Request to proceed with a public hearing before the DuPage County Zoning Board of Appeals to consider proposed Text Amendments T-1-26 to the DuPage County Zoning Ordinance. The proposed amendments revise how the required separation distance between video gaming cafés and video gaming terminal establishments are measured from certain protected uses and from other video gaming cafes and terminal establishments. Specifically, the amendments would require the minimum separation of one thousand (1,000) feet to be measured to the nearest part of any building or tenant space used for places of assembly, schools, or day care facilities, as well as from any other establishment that operates video gaming terminals.

County Board Member Evans had concerns about signage to advertise gaming establishments if they are near a protected use property. Mr. Hoss informed the Committee that they would be entitled to any signage that is allowed in the zoning code for businesses. He said he would speak to the State's Attorney's Office about possible restrictions and bring an answer back to the Committee.

Attachments: [T-1-26 TEXT AMENDMENT MANDATE \(02-17-2026\)](#)

RESULT:	ADOPTED
MOVER:	Brian Krajewski
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.C. [DC-O-0007-26](#)

ZONING-25-000062 – Bort/Xu: The Zoning Board of Appeals recommended to approve

the following zoning relief:

- 1. Variation to reduce the required lot size for 2 new lots serviced with well and sewer from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
- 2. Variation to reduce the required lot width for 2 new interior lots serviced with well and sewer from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
- 3. Variation to reduce the required lot width for 1 new corner lot serviced with well and sewer from required 125 feet to approximately 87 feet for Lot 2. (Lisle/District 5)
(Located at the northwest corner of Case Street and Sherman Avenue)

ZBA VOTE (to Approve): 4 Ayes, 0 Nays, 1 Abstain, 1 Absent

Attachments: [Z-25-000062 Bort Xu Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sadia Covert
SECONDER:	Yeena Yoo
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.D. [DC-O-0008-26](#)

ZONING-25-000065 – Hilltop Homes, Inc.: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot. (Downers Grove/District 3) (Generally located northeast of 61st Street and Stonewall Avenue, on the east side of Stonewall Avenue)

ZHO Recommendation to Deny

Chair Tornatore asked Paul Hoss to explain why the Zoning Hearing Officer recommended to deny petition. He told members that these lots were platted in the 1920's at 33 feet wide each and combined into one parcel number. At the rear of the property there are special management areas. Only the front of the property can be developed and to develop as one lot is too expensive. The petitioner did show plans for two homes on these lots with a shared driveway and indicated these would be affordable housing. The ZHO felt the petitioner did not exhibit a land use hardship.

Attachments: [Z-25-000065 Hilltop Homes Dev. Com. \(02-17-2026\)](#)

RESULT:	RECOMMENDED TO DENY (DEVELOPMENT ONLY)
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
NAY:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.E. [DC-O-0009-26](#)

ZONING-25-000069 – Chen: 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. (Downers Grove/District 3) (Generally located northeast of 58th Street and Monroe Street, on the east side of Monroe Street)
ZHO Recommendation to Approve

Attachments: [Z-25-000069 Chen Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

7.F. [DC-O-0010-26](#)

ZONING-25-000071 – Stroe: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet. (Milton / District 4) (Located at the southwest corner of Silverleaf Boulevard and Astor Place)

ZHO Recommendation to Approve

Attachments: [Z-25-000071 Stroe Dev. Com. \(02-17-2026\)](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Yeena Yoo
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, Ozog, Tornatore, and Yoo

8. OLD BUSINESS

County Board Evans brought up the possibility of cap and trade liquor licenses to address the proliferation of video gaming in the unincorporated areas.

9. NEW BUSINESS

No new business was discussed.

10. ADJOURNMENT

With no further business, the meeting was adjourned at 11:02 AM



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: DC-O-0011-26

Agenda Date: 4/7/2026

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: March 4, 2026
RE: **ZONING-25-000070 Forty (Addison/District 1)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond 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-25-000070 Forty** dated January 21, 2026.
2. That the Conditional Use zoning relief shall expire after ten (10) years 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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the 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 for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years.
- B. That petitioner testified that the subject pond has existed on the subject property for approximately thirty (30) years.
- C. That petitioner testified that the pond is approximately two (2) feet in depth and includes a small bridge, as well as electrical service to operate an aerator and filtration system for water circulation.
- D. That petitioner testified that the rear yard is enclosed by a six (6) foot tall fence with a locked gate, restricting access to the pond area.
- E. That petitioner testified that generalized flooding has occurred in rear yards throughout the neighborhood in recent years; however, because the pond has existed for over twenty-five (25) years, it is not the cause of the reported flooding.
- F. That the Zoning Hearing Officer finds that the Petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to allow the existing pond to remain located less than ten (10) feet from the rear property line (approximately two (2) feet). The Zoning Hearing Officer further finds that the pond does not adversely impact adjacent properties or roadways, does not negatively affect drainage patterns in the area, and does not impede adequate light or ventilation to the subject property or neighboring properties.

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 pond is located at ground level and does not impact or impair 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 they will receive a building permit from the County for the existing pond.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the existing pond does not diminish the value of land throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the existing pond is located behind the front wall of the home and does not impact 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 pond has not increased the potential for flood damages to the adjacent property.

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the existing pond 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 pond does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-25-000070 Forty

ZONING REQUEST: Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years.

OWNER:RICHARD FORTY, 4N242 6TH AVENUE, ADDISON, IL 60101

ADDRESS/LOCATION: 4N242 6TH AVENUE, ADDISON, IL 60101

PIN: 03-20-311-013

TWSP./CTY. BD. DIST.: Addison/District 1

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

AREA: 0.26 ACRES (11,326 SQ. FT.)

UTILITIES: WELL / SEPTIC

PUBLICATION DATE: DAILY HERALD: JANUARY 6, 2026

PUBLIC HEARING: WEDNESDAY, JANUARY 21, 2026, CONTINUED TO FEBRUARY 18, 2026

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: No Objections.

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

EXTERNAL:

Village of Addison: No Objections.

City of Wood Dale: *No Comments Received.*

Village of Itasca: *No Comments Received.*

Addison Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Addison Fire Dist.: *No Comments Received.*

Sch. Dist. 4: *No Comments Received.*

Sch. Dist. 88: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Rear Yard**
 - Required: 10 FEET
 - Existing: APPROXIMATELY 2 FEET
 - Proposed: APPROXIMATELY 2 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:** 6TH AVENUE AND BEYOND 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



Development Ordinance

421 N. COUNTY FARM
ROAD
WHEATON, IL 60187
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File #: DC-O-0012-26

Agenda Date: 4/7/2026

Agenda #: 6.B.



**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: March 4, 2026
RE: **ZONING-25-000072 Church in Naperville (Lisle/District 5)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Conditional Use for an electronic LED message center sign (Installation of a new LED Pylon Sign).

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-25-000072 Church in Naperville** dated February 4, 2026.
2. That the proposed electronic LED message center sign shall maintain a minimum refresh/duration of ten (10) seconds per display and must be a static display.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation related to development on the property.
4. The property shall be developed and maintained in compliance with all applicable codes and ordinances of DuPage County, including, but not limited to, Article XI – Sign Requirements, Section 37-1103.C (Electronic Display Techniques).

ZHO Recommendation to Approve

FINDINGS OF FACT:

- A. That petitioner testified that they seek the subject relief to replace the existing sign with an electronic LED message center sign.
- B. The petitioner testified that the subject property currently contains a static sign, and that the new sign structure will consist of a static identification/name panel at the top of the sign and an electronic message display panel on the lower portion of the sign face.
- C. The petitioner testified that a new sign is necessary to properly identify the Church in Naperville and to allow the entrance along Wehrli Road to be easily located.
 - The petitioner testified that the proposed sign would assist emergency vehicles in identifying the subject property.
- D. The petitioner testified that the proposed sign will not face any residential properties and will not adversely impact nearby homes.
- E. The petitioner testified that the subject property is not located within a floodplain and that the proposed electronic message center sign will not adversely impact stormwater or flood conditions.
- F. That petitioner testified that the proposed electronic message center sign will meet all required sign requirements, including permitted refreshing timing for the message center.
- G. The Zoning Hearing Officer finds that the Petitioner has presented sufficient evidence to support the granting of a Conditional Use for the installation of a new electronic LED message center sign (pylon sign) and has satisfied the applicable standards for a Conditional Use.

STANDARDS FOR CONDITIONAL USES:

**Per Zoning Code Section 37-1411.3*

- 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.
- 2. That the Zoning Hearing Officer finds that petitioner has demonstrated 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 proposed electronic LED message center sign will not impair the adequate supply of light and air to the adjacent properties and will not be obtrusive.
 - b. Increase the hazard from fire or other dangers to said property as petitioner has demonstrated that the proposed electronic LED message center sign will be built pursuant to all current building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that they are replacing the existing static sign structure, which will be an added improvement to the surrounding area.

- d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the proposed electronic LED message center sign will conform to all current building codes and IDOT regulations, including the permitted refresh times for electronic message center signs.
- e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the County's Stormwater Department has no objections to the proposed electronic LED message center sign.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the County's Stormwater Department has no objections to the proposed electronic LED message center sign.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner has demonstrated that they are relocating and replacing the existing sign with the proposed electronic LED message center sign structure, that the proposed sign will conform to all DuPage County Codes, and therefore 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-25-000072 Church in Naperville

ZONING REQUEST: Conditional Use for an electronic LED message center sign (Installation of a new LED Pylon Sign).

OWNER: CHURCH IN NAPERVILLE, 8S130 WEHRLI ROAD, NAPERVILLE, IL 60540 / **AGENT:** ALBERT ESTEBAN, A&G DESIGN GROUP, 1330 CRISPIN DRIVE, ELGIN, IL 60123

ADDRESS/LOCATION: 8S130 WEHRLI ROAD, NAPERVILLE

PIN: 08-28-101-049

TWSP./CTY. BD. DIST.: LISLE/DISTRICT 5

ZONING/LUP: R-1 SF RES / 0-5 DWELLING UNITS PER ACRE

AREA: 2.72 ACRES (118,483 SQ. FT.)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: JANUARY 20, 2026

PUBLIC HEARING: WEDNESDAY, FEBRUARY 4, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: *No Comments Received.*

Health: *No Comments Received.*

Stormwater: No Objection.

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

EXTERNAL:

City of Naperville: *No Comments Received.*

Village of Woodridge: *No Comments Received.*

Village of Lisle: Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."

Lisle Township: No Comment

Township Highway: Our office has no jurisdiction in this matter.

Lisle-Woodridge Fire Dist.: *No Comments Received.*
Sch. Dist. 203: *No Comments Received.*
Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 15 FEET
 - Existing: APPROXIMATELY 8 FEET
 - Proposed: APPROXIMATELY 18 FEET
- **Interior Side Yard**
 - Required: 20 FEET
 - Existing: APPROXIMATELY 127 FEET (NORTH) & 235 FEET (SOUTH)
 - Proposed: APPROXIMATELY 144 FEET (NORTH) & 217 FEET (SOUTH)
- **Rear Yard**
 - Required: 50 FEET
 - Existing: APPROXIMATELY 322 FEET
 - Proposed: APPROXIMATELY 308 FEET

LAND USE

Subject Property:

- **Zoning:** R-1 SINGLE FAMILY RES. / **Existing Use:** PLACE OF ASSEMBLY / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

North of Subject Property:

- **Zoning:** CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE

South of Subject Property:

- **Zoning:** R-1 SINGLE FAMILY RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DWELLING UNITS PER ACRE

East of Subject Property:

- **Zoning:** WEHRLI ROAD AND BEYOND CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE

West of Subject Property:

- **Zoning:** CITY OF NAPERVILLE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** CITY OF NAPERVILLE



Development Ordinance

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File #: DC-O-0013-26

Agenda Date: 4/7/2026

Agenda #: 6.C.



**DUPAGE
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BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: March 4, 2026

RE: **ZONING-26-000002 Patterson (Downers Grove/District 2)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house

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-26-000002 Patterson** dated February 18, 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 corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.
- B. That petitioner testified that the subject property currently has a detached garage that they are attaching to the existing house.
- C. That petitioner testified that the existing home constructed approximately 12' 10" from the corner side property line.

- That petitioner testified that there is approximately twenty-two (22) feet of right-of-way (ROW) from the corner side property line to the southern edge of 40th Street.
- D. That petitioner testified that in order to match the existing rooflines and architectural integrity of the existing house and detached garage, the only location to construct the addition is approximately 12’10” from the corner side property line.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship for the subject Variation, as the existing home and detached garage were built too close to the corner side property line.
- Furthermore, that in order to match the existing roofline and architectural integrity of the existing house and detached garage, the only location to construct the proposed addition to attach the existing detached garage to the existing house is approximately 12’10” from the corner 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 home was constructed too close to the corner side property line and that proposed addition to attach the existing detached garage to the house will 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 demonstrated** that they will obtain a building permit for the proposed addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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 the proposed addition to attach the existing detached garage to the house will receive a building permit 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 the proposed addition to attach the existing detached garage to the house will receive a building permit 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 addition to attach the existing detached garage to the house will be an added benefit to the area 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-26-000002 Patterson

ZONING REQUEST: Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.

OWNER: EVE PATTERSON, 4001 PARK STREET, WESTMONT, IL 60559 / **AGENT:** ED LARSON/ ED LARSON ARCHITECTS, 4919 OAKWOOD AVENUE, DOWNERS GROVE, IL 60515

ADDRESS/LOCATION: 4001 PARK STREET, WESTMONT, IL 60559

PIN: 09-04-208-001

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 2

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

AREA: 0.17 ACRES (7,405 SQUARE FEET)

UTILITIES: WATER/SEWER

PUBLICATION DATE: DAILY HERALD: FEBRUARY 3, 2026

PUBLIC HEARING: WEDNESDAY, FEBRUARY 18, 2026

ADDITIONAL INFORMATION:

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

- “To be attached to the house, the existing detached garage will require a 42” deep frost proof foundation.”

DUDOT: *No Comments Received.*

Health: *No Comments Received.*

Stormwater: No objection/concerns with the petition.

Public Works: “DPC Public Works doesn’t own any sewer or water mains in this area.”

EXTERNAL:

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

- “The Village of Westmont has reviewed the request for a variation for the property at 4001 Park Street, Westmont, IL 60559, to reduce the required corner side setback from 20 feet to approximately 12 feet 10 inches for a building addition. Per a boundary agreement with the Village of Downers Grove, this property is located within the Village of Westmont's future annexation area. If the property is annexed in the future, it would be incorporated into the Village of Westmont. The likely zoning district designation would be the R-3 Single-Unit Detached Residence District, which requires a minimum street-side setback of 15 feet. The Village of Westmont does not support the requested variation because the 12 foot and 10 inch

proposed setback fails to meet the Village's minimum street-side setback requirement and would create non-conforming issues when annexed into the Village.”

Village of Downers Grove: “The Village of Downers Grove has no comments.”

Village of Oak Brook: No objection/concerns with the petition.

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Westmont Fire Dist.: *No Comments Received.*

Sch. Dist. 201: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 30 FT
 - Existing: APPROX. 30 FT 10 IN
 - Proposed: APPROX. 30 FT 10 IN
- **Interior Side Yard**
 - Required: 5 FT
 - Existing: APPROX. 9 FT
 - Proposed: APPROX. 5 FT
- **Corner Side Yard**
 - Required: 20 FT
 - Existing: APPROX. 14 FT 10.5 IN
 - Proposed: APPROX. 12 FT 10.5 IN
- **Rear Yard**
 - Required: 25 FT
 - Existing: APPROX. 46 FT
 - Proposed: APPROX. 46 FT

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:** 40TH STREET AND BEYOND 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:** PARK STREET 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-0014-26

Agenda Date: 4/7/2026

Agenda #: 6.D.



**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: March 4, 2026
RE: **ZONING-26-000003 Bell (York/District 2)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to allow the finished "good" side of an existing fence to face inward instead of outward.

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-26-000003 Bell** dated February 18, 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 allow the finished "good" side of an existing fence to face inward instead of outward.
- B. The petitioner testified that a building permit was issued for the subject fence.
 - Furthermore, that petitioner testified that due to the installation technique of a "log framing"-style fence and the presence of a privacy fence on the neighboring

property, a portion of the subject fence has the finished side facing inward, with the vertical posts located on the exterior.

- C. The petitioner testified that, because of the neighboring fence, the log posts could not be installed on the interior side of the subject fence.
- D. The petitioner testified that the log posts are situated between two privacy fences—one on the subject property and one on the neighboring property—and are not directly visible to the public.
- E. The Zoning Hearing Officer finds that petitioner has demonstrated the existence of a unique circumstance and practical difficulty of the subject property.
 - The Zoning Hearing Officer finds that upon review of photographs of the “log framing” fence provided by the petitioner, which includes bracing on both sides, the Officer finds that either side of the fence could reasonably be interpreted as the finished (“good”) side.

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 fence does not exceed the permitted height and therefore 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 demonstrated** that they have obtained a permit for the DuPage County Building and Zoning Department and that other than the finished “good” side facing inward on one section of the fence, the existing fence meets all other codes of the County.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the portion of the fence with the finished “good” side facing inward is located adjacent to a taller, neighboring fence 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 existing fence is located in the rear yard 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 the existing fence was approved by drainage 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 the existing fence was approved by drainage 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 existing fence 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-26-000003 Bell

ZONING REQUEST: Variation to allow the finished "good" side of an existing fence to face inward instead of outward.

OWNER : ANDREA BELL, 3858 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

ADDRESS/LOCATION: 3858 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

PIN: 06-32-415-020

TWSP./CTY. BD. DIST.: YORK / DISTRICT 2

ZONING/LUP: R-4 SINGLE FAMILY RESIDENTIAL / 0-5 DWELLING UNITS PER ACRE

AREA: 0.35 ACRES (15,246 SQUARE FEET)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: FEBRUARY 3, 2026

PUBLIC HEARING: WEDNESDAY, FEBRAURY 18, 2026, CONTINUED TO MARCH 4, 2026

ADDITIONAL INFORMATION:

Building: No objections/concerns with the petition.

DUDOT: *No Comments Received.*

Health: *No Comments Received.*

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:

Village of Downers Grove: *No Comments Received.*

Village of Oak Brook: No objections/concerns with the petition.

Village of Westmont: *No Comments Received.*

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

York Township: *No Comments Received.*

Township Highway: "The address 3858 Fairview Avenue is not in York Township Road Right of Way jurisdiction. We believe that the area of Fairview is maintained by DuPage County."

Downers Grove Fire: *No Comments Received.*

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: No objections/concerns with the petition.

Forest Preserve: *No Comments Received.*

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:** 39TH STREET AND BEYOND VILLAGE OF DOWNERS GROVE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** VILLAGE OF DOWNERS GROVE

East of Subject Property:

- **Zoning:** FAIRVIEW AVENUE AND BEYOND VILLAGE OF DOWNERS GROVE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** VILLAGE OF DOWNERS GROVE

West of Subject Property:

- **Zoning:** VILLAGE OF DOWNERS GROVE / **Existing Use:** HOUSE / **Land Use Plan (LUP):** VILLAGE OF DOWNERS GROVE



Development Ordinance

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

File #: DC-O-0015-26

Agenda Date: 4/7/2026

Agenda #: 6.E.



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

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MEMORANDUM

TO: DuPage County Development Committee
FROM: DuPage County Zoning Hearing Officer
DATE: March 18, 2026
RE: **ZONING-26-000004 McClintock (Downers Grove/District 3)**

Development Committee: April 7, 2026:

Zoning Hearing Officer: March 18, 2026: The Zoning Hearing Office recommended to approve the following zoning relief:

1. Conditional Use to allow an existing chicken coop and chicken run to remain less than 25 feet from the interior side property (approximately 8 feet), where it has existed for at least 5 years.
2. Conditional Use to allow an existing chicken run (fencing) to be over 6'6" tall (approximately 8 feet in some locations), where it 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-26-000004 McClintock** dated March 4, 2026.
2. That the Conditional Use zoning relief shall expire after ten (10) years 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 there shall be no retail sales of chicken eggs or chicken byproducts on the subject property.

4. That petitioner maintains the existing landscaping around the perimeter of the subject property.
5. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
6. 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 chicken coop and chicken run to remain less than 25 feet from the interior side property (approximately 8 feet), where it has existed for at least 5 years and a Conditional Use to allow an existing chicken run (fencing) to be over 6'6" tall (approximately 8 feet in some locations), where it has existed for at least 5 years.
- B. That petitioner testified that the subject chicken coop and chicken run have existed on the property since 2020.
- C. That petitioner testified that the existing chicken coop is located next to an existing shed and that the existing chicken run is located around the chicken coop.
- D. That petitioner testified that the existing chicken coop is low-profile and that the fencing is open/at least 50% open.
- E. That petitioner testified that they have five (5) chickens/hens and no roosters.
- F. That petitioner testified that they do not have any visitors for the chicken coop, that the keeping of chickens and chicken eggs are only for the occupants of the household.
- G. That petitioner testified that they do not sell the eggs from their chickens.
- H. That the Zoning Hearing Officer finds that petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to allow an existing chicken coop and chicken run to remain less than 25 feet from the interior side property (approximately 8 feet), where it has existed for at least 5 years and a Conditional Use to allow an existing chicken run (fencing) to be over 6'6" tall (approximately 8 feet in some locations), where it has existed for at least 5 years.
- I. That the Zoning Hearing Officer further finds that the existing chicken coop and run does not adversely impact adjacent properties or roadways, does not negatively affect drainage patterns in the area, and does not impede adequate light or ventilation to the subject property or neighboring properties.
- J. In addition, the Zoning Hearing Officer finds that the principal issue is whether the infringement of setback and height requirements creates a nuisance, and notes that two neighboring property owners provided evidence in support of the request, indicating that no such nuisance exists.

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 chicken and coop is low-profiles with open fencing and does not impact or impair 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 they will receive a building permit from the County for the existing chicken and coop.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the existing chicken and coop does not diminish the value of land throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the existing chicken and coop is located behind the front wall of the home and does not impact 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 chicken and coop has not increased the potential for flood damages to the adjacent property.
 - f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the existing chicken and 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 demonstrated that the existing chicken and coop does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000004 McClintock

ZONING REQUEST:

1. Conditional Use to allow an existing chicken coop and chicken run to remain less than 25 feet from the interior side property (approximately 8 feet), where it has existed for at least 5 years.
2. Conditional Use to allow an existing chicken run (fencing) to be over 6'6" tall (approximately 8 feet in some locations), where it has existed for at least 5 years.

OWNER: KERRI MCCLINTOCK, 17W214 HILLSIDE LANE, HINSDALE, IL 60521

ADDRESS/LOCATION: 17W214 HILLSIDE LANE, HINSDALE, IL 60521

PIN: 10-03-201-024

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 3

ZONING/LUP: R-3 SINGLE FAMILY RESIDENTIAL / 0-5 DU AC

AREA: 0.94 ACRES (40,946 SQ. FT.)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: FEBRUARY 16, 2026

PUBLIC HEARING: MARCH 4, 2026

ADDITIONAL INFORMATION:

Building: No objections or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: *No Comments Received.*

Stormwater: No objections or concerns with the petition.

Public Works: "DPC Public Works owns sewer and water mains on Hillside Lane. They should not be affected by the proposed zoning request."

EXTERNAL:

City of Darien: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

Village of Burr Ridge: *No Comments Received.*

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Tri-State Fire Dist.: No objections or concerns with the petition.

Sch. Dist. 63: *No Comments Received.*

Sch. Dist. 86: No objections or concerns with the petition.

Forest Preserve: "We do not have any comments."

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**
 - Required: 25 FEET
 - Existing: APPROX. 8 FEET
 - Proposed: APPROX. 8 FEET

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

South of Subject Property:

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