



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 16, 2025

RE: **ZONING-25-000055 Kilinski (Milton/District 6)**

DuPage County Board: September 23, 2025:

Development Committee: September 16, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 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-25-000055 Kilinski**, 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 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 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-25-000055 Kilinski**, 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 the subject zoning relief to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet.
- B. That petitioner testified that they had already started the construction of the detached garage and that it is framed and wrapped to a height of 18 feet.
- C. That petitioner testified that they require additional height for the detached garage as they are restricted in storage space in their existing home for household accessory items.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a practical difficulty for the subject zoning relief to increase the height of an existing detached garage, as petitioner lacks storage space in their existing home and require additional storage space above the detached garage.

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 detached garage is located between the existing home and Forest Preserve property and 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 receive a building permit for the detached garage and that it will be constructed pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the detached garage height will not diminish the value of land and buildings throughout the County and will be an added benefit to the surrounding area.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner has demonstrated that the detached garage is located between the existing home and Forest Preserve

property on a dead-end street, and that the detached garage 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 detached garage will not increase the potential for flood damages to adjacent properties.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner has demonstrated that the detached garage 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 detached garage will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000055 Kilinski	
ZONING REQUEST	Variation to increase the height for a detached accessory building (existing detached garage) from permitted 15 feet to approximately 18 feet.	
OWNER	JEFF AND MARIA KILINSKI, 3S641 DELLES ROAD, NAPERVILLE, IL 60563-1470	
ADDRESS/LOCATION	3S641 DELLES ROAD, NAPERVILLE, IL 60563-1470	
PIN	05-32-402-001	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 6
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.48 ACRES (20,909 SQ. FT.)	
UTILITIES	WELL/SEPTIC	
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025	
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	No Objections.	
Stormwater:	No Objection with the concept of the petition. Additional information required at time of permit application.	
Public Works:	DPC Public Works owns a sewer main that is located to the north of this property in the Forest Preserve, this project will not affect our utility.	
EXTERNAL:		
City of Naperville:	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.”	
City of Wheaton:	No Comments Received.	
Milton Township:	No Comments Received.	
Township Highway:	No Comments Received.	

Warrenville Fire Dist.:	No Objections.
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	“We do not have any comments.”

GENERAL BULK REQUIREMENTS:

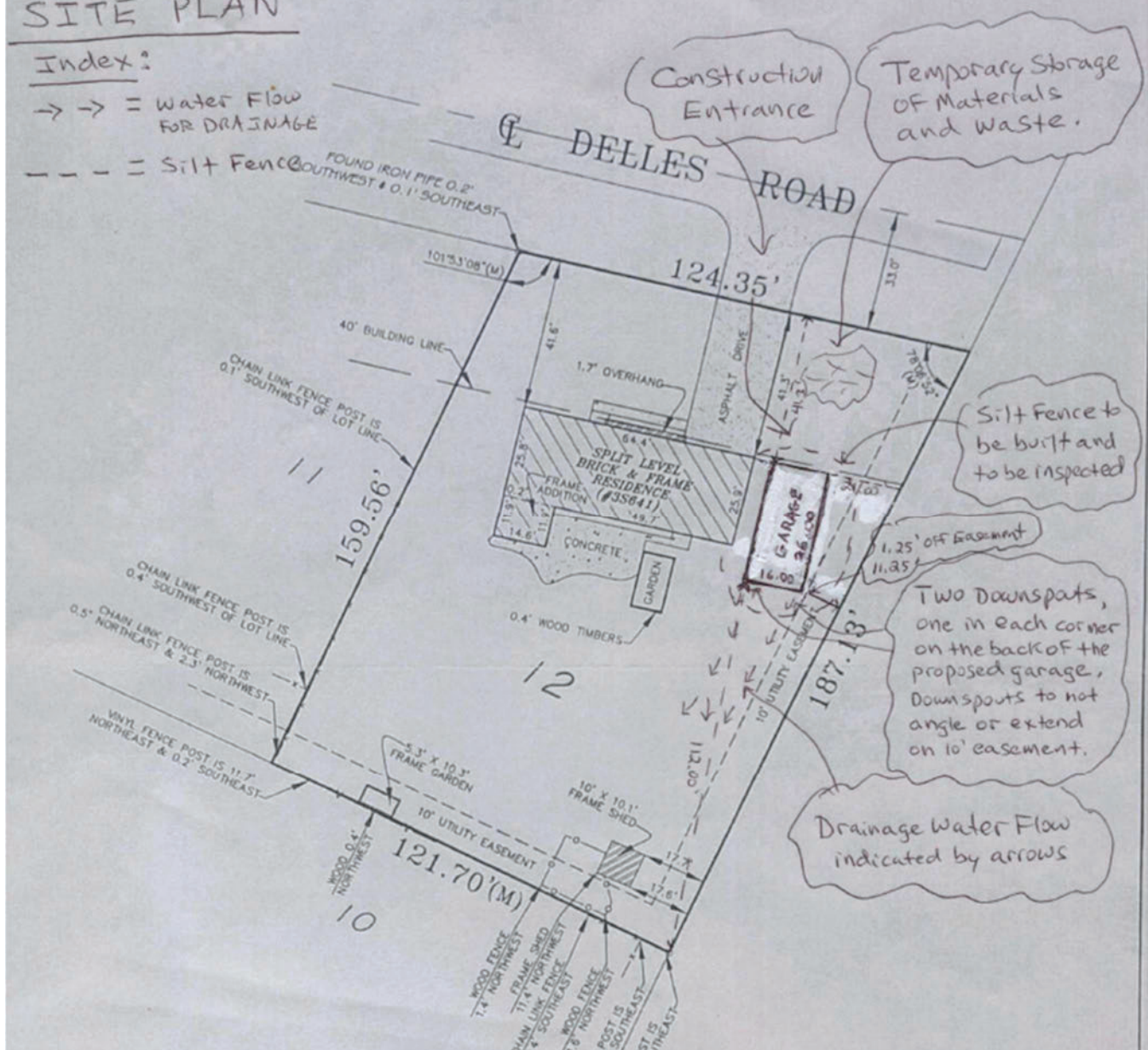
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Height:	15 FT	18 FT	18 FT

LAND USE:

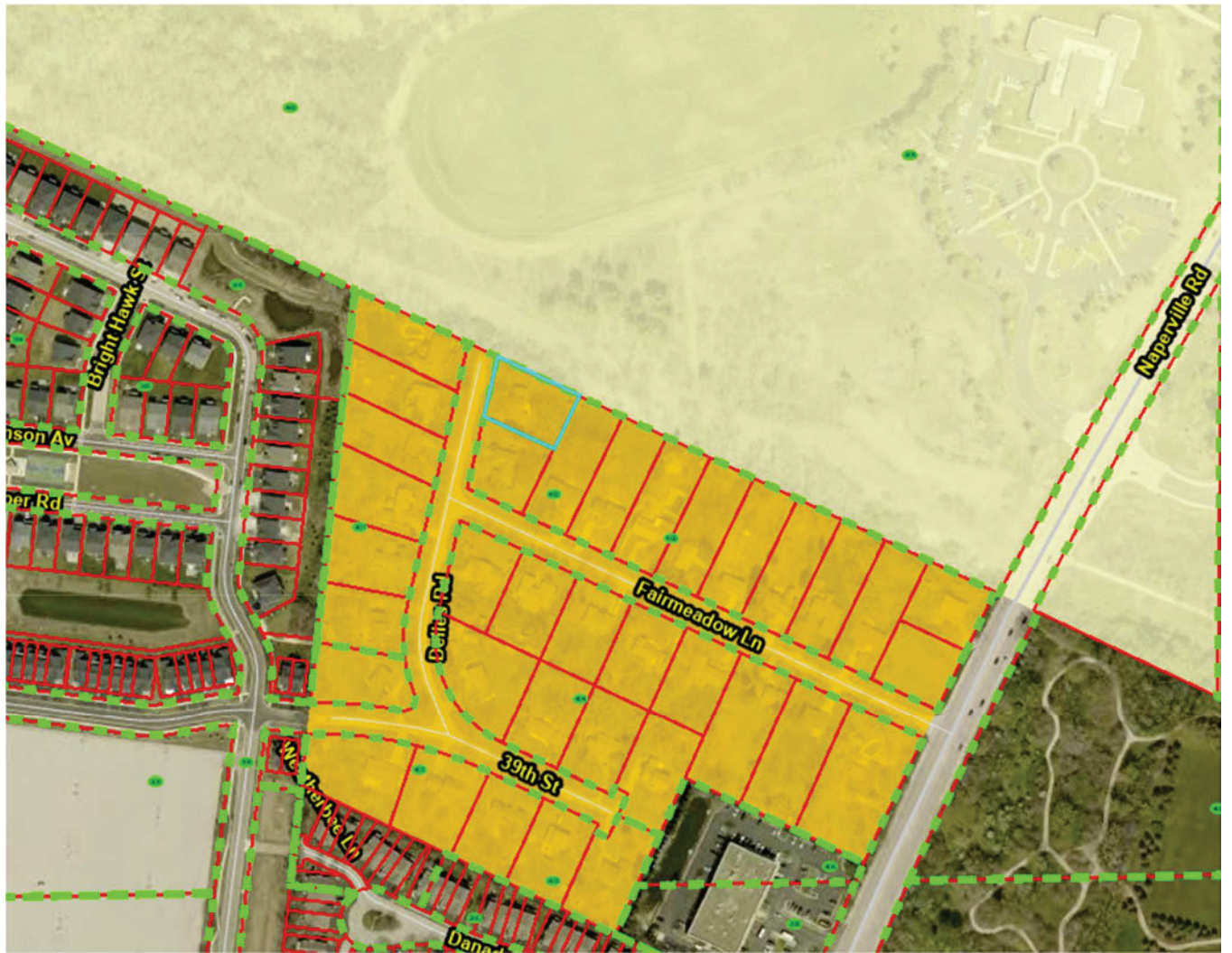
Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-1 SF RES	FOREST PRESERVE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	R-3 SF RES	HOUSE	0-5 DU AC
West	DELLES ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC

Index:

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Sent: Tuesday, August 12, 2025 8:56 AM
To: Infelise, Jessica
Cc: Ryan Boecker
Subject: Zoning-25-Kilinski

[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.]

Dear, Planning Board/Zoning Committee,

I am writing to formally oppose the proposed petition ZONING 25-000055 Kilinski variation to increase the height for detached accessory building from 15feet to 18feet at 35641 Delles road. This development was pushed through without proper approval, demonstrating a blatant disregard for the residents who live near and are directly impacted by this noncompliance with code.

Our neighborhood has worked diligently for decades to preserve the character and beauty of our community, and this structure undermines those efforts. If allowed to stand, it will set a dangerous precedent, opening the door to further inappropriate development. What may seem like a minor bending of the rules is, in fact, the first step in the degradation of our community's standards. We are curious how this structure got an approved permit to be built?

Furthermore, our neighborhood bylaws explicitly prohibit structures of this size without prior approval from the community.

SECTION 4: Compliance and Enforcement:

4.1: All construction and improvements shall comply with the ordinances and codes of Dupage county.

Section 5: Amendment

These covenants may be amended by the written approval of at least two-thirds of all lot owners, unless state law or the original 1956 filing requires unanimous consent. Any amendment shall be recorded with the Dupage County recorder.

If the owner requires such a large space for storage, they should seek a commercially zoned property— or Rental space as responsible property owners and businesses in our area have done—rather than violating the agreements that protect our neighborhood's integrity.

We request immediate action to rectify this violation, including:

1. A formal review of this structure's compliance (or lack thereof) with zoning and HOA bylaws.* 2. Remediation, including removal or modification of the structure to meet community standards.

We hope for a response detailing how this matter got to this stage in the building process unchecked and more importantly how it will be addressed. Our community will not tolerate disregard for the rules that preserve the quality of our neighborhood.

Sincerely,
Ryan & Sarah Boecker


Fairmeadow Lane Resident