



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 2, 2025

RE: **ZONING-25-000041 Hennig (Downers Grove/District 3)**

DuPage County Board: September 9, 2025: *(If the County Board seeks to approve the zoning relief it will require a $\frac{3}{4}$ majority vote {14 votes} to approve based on the recommendation to deny by the Zoning Hearing Officer)*

Development Committee: September 2, 2025: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet.

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

DuPage County Zoning Hearing Officer: August 20, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet.
- B. That petitioner testified that he has an existing chicken coop on the subject property that is located approximately three (3) feet from the west interior side property line.
- C. That petitioner testified that directly to the west of him is DuPage County Forest Preserve and that leaving his chicken coop three (3) feet from his interior side property line is less of a nuisance for his neighbors to the north and east.

- D. That the Zoning Hearing Officer finds that petitioner has not demonstrated evidence for a practical difficulty or particular hardship with the land in relation to the existing chicken coop and that there was no evidence presented in relation to the seven standards required to approve a Variation.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner has not 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 not demonstrated the granting of the Variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property as petitioner has not demonstrated that existing chicken coop three (3) feet from the interior side property line does 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 the existing chicken coop three (3) feet from the interior side property line does not increase the hazard from fire or other dangers to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner has not demonstrated that the existing chicken coop three (3) feet from the interior side property line does 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 not demonstrated that the existing chicken coop three (3) feet from the interior side property line does not unduly increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has not demonstrated that the existing chicken coop three (3) feet from the interior side property line 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 not demonstrated that the existing chicken coop three (3) feet from the interior side property line 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 not demonstrated that the existing chicken coop three (3) feet from the interior side property line does not impair the public health, safety, comfort, morals, or general welfare.

PETITIONER'S DEVELOPMENT FACT SHEET

| GENERAL ZONING CASE INFORMATION | | | |
|--|--|-----------------|-----------------|
| CASE #/PETITIONER | ZONING-25-000041 Hennig | | |
| ZONING REQUEST | Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet. | | |
| OWNER | EDWARD HENNIG AND CYNTHIA WOLAK, 17W178 87 TH STREET, WILLOWBROOK, IL 60527 | | |
| ADDRESS/LOCATION | 17W178 87 TH STREET, WILLOWBROOK, IL 60527 | | |
| PIN | 09-34-406-014 | | |
| TWSP./CTY. BD. DIST. | DOWNERS GROVE | DISTRICT 3 | |
| ZONING/LUP | R-2 SF RES | 0-5 DU AC | |
| AREA | 1.07 ACRES (46,609 SQ. FT.) | | |
| UTILITIES | WATER/SEWER | | |
| PUBLICATION DATE | Daily Herald: JULY 1, 2025 | | |
| PUBLIC HEARING | WEDNESDAY, JULY 16, 2025 | | |
| ADDITIONAL INFORMATION: | | | |
| Building: | Objects. | | |
| DUDOT: | Our office has no jurisdiction in this matter. | | |
| Health: | No Objection with the concept of the petition. Additional information may be required at time of permit application. | | |
| Stormwater: | No Objections. | | |
| Public Works: | "DPC Public Works owns sewer and water mains on 87 th St, the proposed work should not impact our mains." | | |
| EXTERNAL: | | | |
| City of Darien: | <i>No Comments Received.</i> | | |
| Village of Willowbrook: | <i>No Comments Received.</i> | | |
| Village of Burr Ridge: | <i>No Comments Received.</i> | | |
| Downers Grove Township: | <i>No Comments Received.</i> | | |
| Township Highway: | <i>No Comments Received.</i> | | |
| Tri-State Fire Dist.: | No Objections. | | |
| Sch. Dist. 63: | <i>No Comments Received.</i> | | |
| Sch. Dist. 86: | No Objections. | | |
| Forest Preserve: | "Forest Preserve District staff have reviewed the information provided and do not have any comments." | | |
| GENERAL BULK REQUIREMENTS: | | | |
| REQUIREMENTS: | REQUIRED | EXISTING | PROPOSED |
| Int. Side Yard: | 25 FT | 3 FT | 3 FT |

LAND USE:

| Location | Zoning | Existing Use | LUP |
|-----------------|---|---------------------|----------------|
| Subject | R-2 SF RES | HOUSE | 0-5 DU AC |
| North | R-2 SF RES | HOUSE | 0-5 DU AC |
| South | TENNESSEE AVENUE AND BEYOND R-3 SF RES | HOUSE | 0-5 DU AC |
| East | R-2 SF RES | HOUSE | 0-5 DU AC |
| West | CITY OF DARIEN | FOREST PRESERVE | CITY OF DARIEN |







