



**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-25-000051 Willowbrook Waffles, LLC (DOWNERS GROVE/DISTRICT 3)**

DuPage County Board: October 14, 2025:

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

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

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-25-000051 Willowbrook Waffles, LLC** 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 Zoning relief shall be valid for ten (10) years from the date of approval of same by the DuPage County Board.
4. 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 MEETING: SEPTEMBER 17, 2025: The ZHO considered the following zoning relief:

Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

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-25-000051 Willowbrook Waffles, LLC** 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 Zoning relief shall be valid for ten (10) years from the date of approval of same by the DuPage County Board.
4. That the property be developed in accordance with all other codes and Ordinances of DuPage County.

ZHO Recommendation to Approve.

FINDINGS OF FACT:

1. That petitioner testified that the subject zoning relief is for Conditional Use to allow for a Class B Restaurant in a B-1 Zoning District.
2. That petitioner testified that they purchased the property and the building as an existing, "family" style breakfast facility approximately 3 years ago as part of its larger network of breakfast facilities in its food chain in the Chicago land area.
3. Petitioner testified that the restaurant is "breakfast" facility operated and will continue to operate as a family breakfast facility generally operating in the morning and to midafternoons on the weekends.
4. That petitioner testified that they seek to serve a small sampling of "breakfast" cocktail beverages including items such as Mimosa, Bloody Mary and Irish coffee drinks with their breakfast menu.
5. That petitioner testified that to obtain a liquor license to serve alcoholic beverages they need to be classified as a Class B Restaurant per the County Zoning Code.

STANDARDS FOR CONDITIONAL USES:

1. That the Zoning Board of Appeals 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 proposed restaurant will be operated in an existing facility and will not impair an adequate supply of light and air to the adjacent property as the building is an existing building and parking lot

used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.

- b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that the proposed restaurant has received all required buildings permits for interior alterations and will not increase the hazard from fire or other dangers to said property as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building for same and will not diminish the value of land and buildings throughout the County as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed restaurant will not unduly increase traffic congestion in the public streets and highways as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building and will not increase the potential for flood damages to adjacent property as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed restaurant will be operated in an existing building for the same purpose in the past and will not incur additional public expense for flood protection, rescue or relief as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.
- 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 restaurant will be operated in an existing building used in the past for same will not otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as the building is an existing building and parking lot used in the past in a similar manner as a “breakfast” restaurant and requires no additional improvements to the property or facility.

PETITIONER'S DEVELOPMENT FACT SHEET GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000051 Willowbrook Waffles, LLC.	
ZONING REQUEST	Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.	
OWNER	WILLOWBROOK WAFFLES, LLC., 10S642 KINGERY HWY, WILLOWBROOK, IL 60527 / AGENT: FELIX FRIEDMAN, 1400 SOUTH MICHIGAN AVENUE, APT 2410, CHICAGO, IL 60605	
ADDRESS/LOCATION	10S642 KINGERY HWY, WILLOWBROOK, IL 60527	
PIN	10-02-303-012	
TWSP./CTY. BD. DIST.	DOWNERS GROVE DISTRICT 3	
ZONING/LUP	B-1 LOCAL BUSINESS	LOCAL COMMERCIAL
AREA	0.4 ACRES (17,424 SQ. FT.)	
UTILITIES	WATER/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 sewer/ water area. No issues with this change however, they are required to submit plans for review of the seating and grease trap."
EXTERNAL:	
Village of Burr Ridge:	<i>No Comments Received.</i>
Village of Lemont:	<i>No Comments Received.</i>
City of Darien:	<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. 180:	No Objections.
Sch. Dist. 86:	No Objections.
Forest Preserve:	"We do not have any comments."

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
North	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
South	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL
East	ROUTE 83/KINGERY HWY AND BEYOND VILLAGE OF BURR RIDGE	RESIDENTIAL	VILLAGE OF BURR RIDGE
West	B-1 LOCAL BUSINESS	COMMERCIAL	LOCAL COMMERCIAL





