



**DUPAGE  
COUNTY**

## BUILDING & ZONING DEPARTMENT

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[www.dupagecounty.gov/building](http://www.dupagecounty.gov/building)

### MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: September 2, 2025

RE: **ZONING-25-000033 Duebner (Milton/District 4)**

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**DuPage County Board: September 9, 2025:**

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

1. Variation to increase the height of a fence in the front yard from 4 feet 6 inches to not more than 6 feet.
2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed.

**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-25-000033 Duebner** dated July 16, 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): 4 Ayes, 0 Nays, 2 Absent**

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

1. Variation to increase the height of a fence in the front yard from 4 feet 6 inches to not more than 6 feet.
2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed.

**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-25-000033 Duebner dated July 16, 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 would like to adopt the record of their previous hearing for ZONING-25-000033 Duebner from June 18, 2025, in which petitioner testified the following:
  1. That petitioner testified that the subject zoning relief is for a Variation to increase the height of a fence in front yard from 4 feet 6 inches to approximately 6 feet and a Variation to increase the opacity of a fence in the front yard from 50% open to approximately 100% closed.
  2. That petitioner testified that their subject house faces Prairie Avenue, and that they technically have no backyard and that they utilize the front yard along Stanley Street as their front yard.
  3. That petitioner testified that they have concerns about the safety, security, and privacy of their property as they have minimal yard space and would like to contain the little remaining front yard space in a 6-foot tall fenced in area.
  4. That petitioner testified that they will not obstruct any line of sight on the corner of Prairie and Stanley Street as there is a large Right-of-Way.
- B. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for practical difficulty and particular hardship for the subject zoning relief, due to the layout of the subject property with the existing home, as the subject house faces Prairie Avenue, the petitioner technically has no backyard as they utilize the yard along Stanley Street as their front yard.

**STANDARDS FOR VARIATIONS:**

1. That the Zoning Board of Appeals 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 Board of Appeals 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 fence 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 fence and that it will 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 demonstrated that the proposed fence 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 proposed fence will be constructed outside of the line-of-sight triangle and therefore 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 proposed fence 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 fence 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 fence 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-25-000033 Duebner	
ZONING REQUEST	1. Variation to increase the height of a fence in the front yard from 4 feet 6 inches to not more than 6 feet. 2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed.	
OWNER	THOMAS AND MIA DUEBNER, 0N151 STANLEY STREET, WINFIELD, IL 60190	
ADDRESS/LOCATION	0N151 STANLEY STREET, WINFIELD, IL 60190	
PIN	05-07-410-009	
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	0.2 ACRES (8,712 SQ. FT.)	
UTILITIES	WATER/SEWER	
PUBLICATION DATE	Daily Herald: JULY 1, 2025	
PUBLIC HEARING	WEDNESDAY, JULY 16, 2015	
ADDITIONAL INFORMATION:		
Building:	No Objections.	
DUDOT:	Our office has no jurisdiction in this matter.	
Health:	Our office has no jurisdiction in this matter.	
Stormwater:	No Objections.	
Public Works:	“DPC Public Works doesn’t own any sewer or water mains in this area.”	
EXTERNAL:		

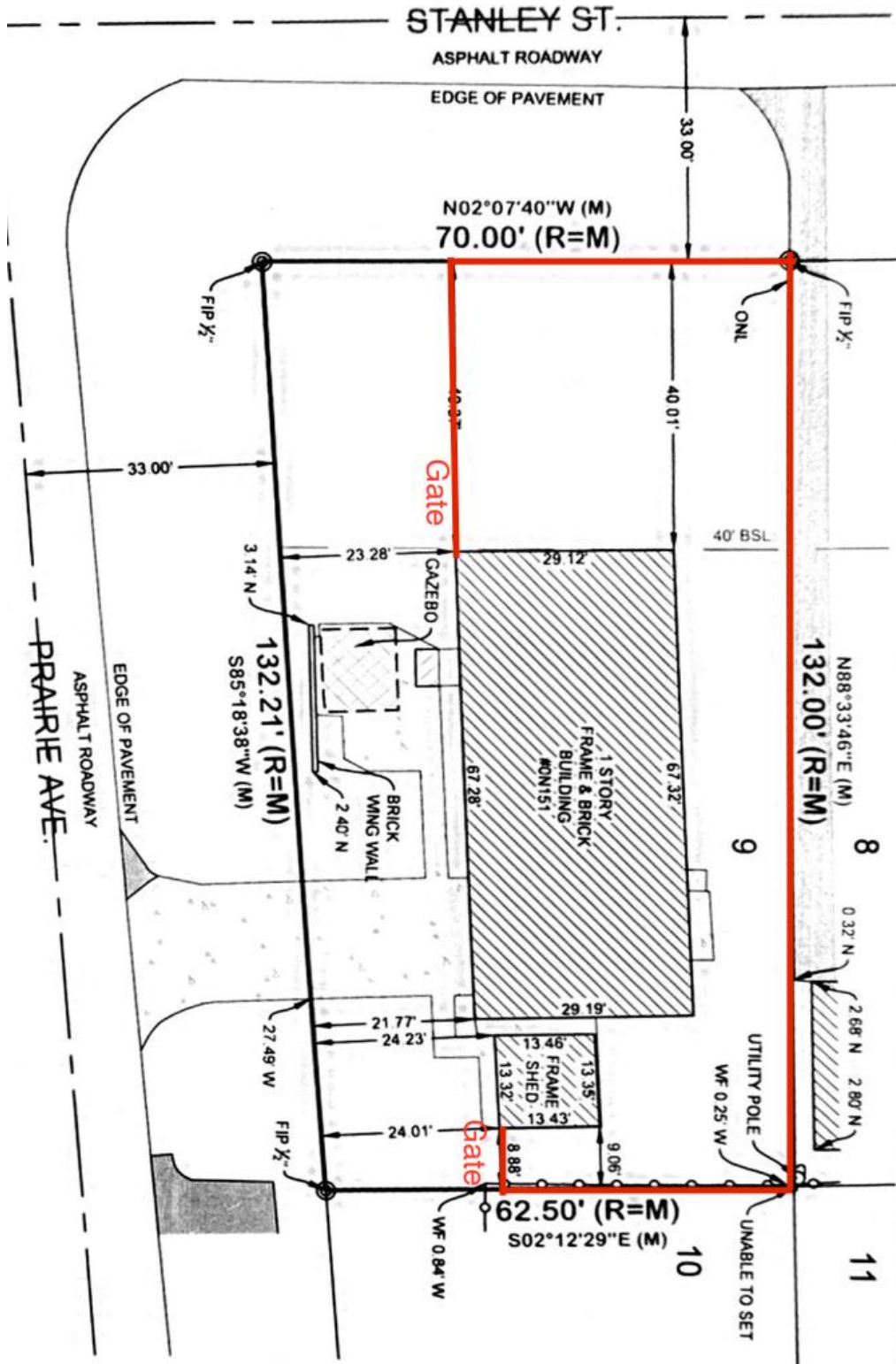
Village of Winfield:	<i>No Comments Received.</i>
City of Wheaton:	<i>No Comments Received.</i>
Village of Carol Stream:	<i>No Comments Received.</i>
Milton Township:	<i>No Comments Received.</i>
Township Highway:	Objects. "The Township is questioning the line of site w/ a 6' fence"
Winfield Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 200:	<i>No Comments Received.</i>
Forest Preserve:	"We do not have any comments."

**GENERAL BULK REQUIREMENTS:**

<b>REQUIREMENTS:</b>	<b>REQUIRED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
Height:	4'6"	N/A	APPROX. 6'

**LAND USE:**

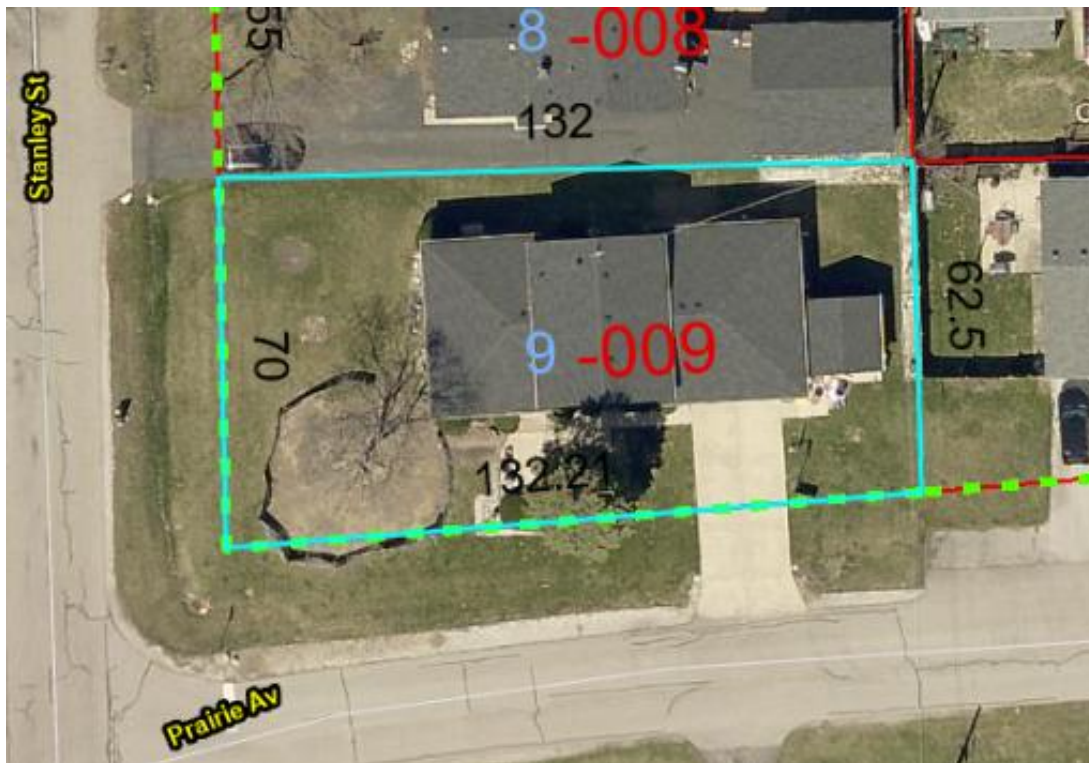
<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	PRAIRIE AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	STANLEY STREET AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC











**Sent:** Wednesday, July 16, 2025 3:00 PM  
**To:** Infelise, Jessica  
**Subject:** Concerns for Zoning Petition ZONING-25-000033 Duebner

[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.]

Good afternoon. I sincerely apologize for missing today's Zoom meeting at 2:30 PM. I was unexpectedly delayed at work and was unable to join in time. I appreciate your willingness to take our email into consideration.

We are the immediate neighbors of the property in question and wish to express our opposition to the proposed variances. Our primary concern is safety — both for our household and for the broader neighborhood.

Traffic on Stanley Street, particularly through the intersection with Prairie, often moves at higher speeds than is appropriate for a residential area. The proposed 6-foot fence, positioned as close to the road as outlined in the variance, poses a significant visibility hazard. This is further exacerbated by the fact that the fence is requested to be 100% closed, with no openness or transparency. A solid, opaque structure at that location would severely restrict sightlines.

This creates a dangerous situation in multiple ways:

- It impairs our ability to safely back out of our driveway, as we would have a limited view of oncoming northbound traffic.
- It obstructs visibility for drivers stopped at the Prairie Street stop sign heading west bound, making it difficult for them to see southbound traffic on Stanley.

Our concerns are strictly rooted in public and personal safety. As the adjacent property owners, we are especially affected, but the visibility limitations caused by these variances would impact the entire neighborhood.



Thank you for your time and thoughtful consideration of our concerns.

Thank You,

Giovanni Scalora  
Sparrow & Blade

Owner/ Stylist

