



DU PAGE COUNTY

Development Committee

Final Regular Meeting Agenda

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

Tuesday, September 16, 2025

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. [25-2198](#)

Development Committee - Regular Meeting -September 2, 2025

6. INFORMATIONAL

6.A. [25-2199](#)

GRP-HOME-CERT-25-00001: Certification of a New Group Home for those 55 years of age and older located at 18W750 18TH STREET, LOMBARD, IL 60148 Proposed Group Home.

6.B. [25-2200](#)

GRP-HOME-CERT-25-00002: Certification of a New Group Home for those 55 years of age and older located at 1S561 STEWART AVENUE, LOMBARD, IL 60148 Proposed Group Home

7. REGULATORY SERVICES

7.A. [DC-O-0038-25](#)

ZONING-25-000011 – ORDINANCE- Kennedy: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition. (Lisle/District 2) (Located at the northeast corner of Maple Avenue and Lomond Avenue) ZHO Recommendation to Approve

7.B. [DC-O-0039-25](#)

ZONING-25-000032 – ORDINANCE – Kamra: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet. (Milton/District 4) (Located southwest of Mayfield Lane and Mayfield Court, on the south side of Mayfield Court)

ZHO Recommendation to Approve

7.C. [DC-O-0040-25](#)

ZONING-25-000047 – ORDINANCE – Mahmutovich: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool. (Addison/District 1)(Located at the northwest corner of Lombard Road and Belmont Place)

ZHO Recommendation to Approve

7.D. [DC-O-0041-25](#)

ZONING-25-000052 – ORDINANCE – PTS Cannabis: The Zoning Board of Appeals recommended to approve the following zoning relief:

Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school. (Addison/District 1)(Located at the northeast corner of Lake Street and Rohlwing Road)

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

7.E. [DC-O-0042-25](#)

ZONING-25-000055 – ORDINANCE – Kilinski: 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. (Milton/District 6) (Generally located northeast of Fairmeadow Lane and Delles Road, at the northeast dead-end of Delles Road)

ZHO Recommendation to Approve

7.F. [DC-O-0043-25](#)

ZONING-25-000056 – ORDINANCE – Gegenheimer: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2. (Lisle/District 2) (Located at the southwest corner of College Road and Chase Avenue)

ZHO Recommendation to Deny

8. OLD BUSINESS**9. NEW BUSINESS****10. ADJOURNMENT**



Minutes

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

File #: 25-2198

Agenda Date: 9/16/2025

Agenda #: 5.A.



DU PAGE COUNTY

Development Committee

Final Summary

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

Tuesday, September 2, 2025

10:30 AM

Room 3500B

1. CALL TO ORDER

10:30 AM meeting was called to order by Chair Sam Tornatore at 10:34 AM.

2. ROLL CALL

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

3. CHAIRMAN'S REMARKS- CHAIR TORNATORE

Chair Tornatore welcomed new Committee Member Melissa Martinez.

4. PUBLIC COMMENT

Phil Leutkehans, attorney for zoning petition 25-000035 Hanna's spoke on behalf of his client. He explained that his client has agreed to special conditions on the approval of the special use and variation if they County would agree to them. The are right in, right out only onto Delano; and hours of operation would be limited to not allow operations before 1:00 p.m. on Sundays.

5. MINUTES APPROVAL

5.A. [25-2055](#)

Development Committee - Regular Meeting - August 19, 2025

Attachments: [Final Summary Minutes 8-19-2025.pdf](#)

RESULT:	APPROVED
MOVER:	Brian Krajewski
SECONDER:	Sadia Covert
AYES:	Covert, Krajewski, Martinez, and Tornatore
ABSENT:	Ozog, and Yoo

6. REGULATORY SERVICES

6.A. [DC-O-0031-25](#)

ZONING-25-000035 – ORDINANCE – Hanna's – Wheaton, LLC.: To approve the following zoning relief:

1. Conditional Use to allow a video gaming cafe restaurant in a B-1 Local Business Zoning District.
2. Variation to allow a video gaming café restaurant to be located less than 1,000 feet

from a place of assembly use. (Milton/District 4) (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 Board of Appeals)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

Development Committee VOTE (Motion to Approve): 3 Ayes, 0 Nays, 1 Abstain, 2 Absent

Chair Tornatore entertained a motion to amend this petition with the agreed upon conditions. Motion made by Member Krajewski, seconded by Member Covert, motion passed. Chair Tornatore entertained a motion to approve the petition as amended. Motion was made by Member Krajewski, seconded by Member Martinez. Roll call was done, Member Krajewski, aye, Member Martinez, aye Member Covert abstained and Chair Tornatore voted aye.

Paul Hoss informed the Committee after the vote, since the Zoning Board of Appeals recommended to deny the variation portion of the petition, it will need a super majority vote of 14 at County Board to be approved.

Attachments: [Z-25-000035 Hanna's - Wheaton, LLC. Cty. Bd. \(09-09-2025\)_Redacted.pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Brian Krajewski
SECONDER:	Melissa Martinez
AYES:	Krajewski, Martinez, and Tornatore
ABSENT:	Ozog, and Yoo
ABSTAIN:	Covert

6.B. [DC-O-0033-25](#)

ZONING-25-000030 – Kosela: The Zoning Board of Appeals recommended to deny the following zoning relief:

Variation to reduce the required lot size for two (2) new lots served with well and septic, from required 40,000 sq. ft./each to approximately 16,142 sq. ft. for proposed Lot 1 and approximately 16,112 sq. ft. for proposed Lot 2. (Lisle/District 2) (Located at the northeast corner of Essex Road and Kohley Road)

ZBA VOTE (to Deny): 6 Ayes, 0 Nays, 0 Absent

Attachments: [Z-25-000030 Kosela Dev. Com. \(09-02-2025\)_Redacted.pdf](#)

RESULT:	WITHDRAWN
----------------	-----------

6.C. [DC-O-0034-25](#)

ZONING-25-000033 – ORDINANCE – Duebner: 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. (Milton/District 4)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000033 Duebner Cty. Bd. \(09-09-2025\) Redacted.pdf](#)

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

6.D. [DC-O-0035-25](#)

ZONING-25-000038 – ORDINANCE – GIN/SODY Investments, LLC.: To approve the following zoning relief:

1. Variation to allow an 8' privacy fence within the 40' front yard setback
2. Variation to allow an 8' privacy fence within the 30' corner side yard setback.

(Downers Grove/District 3)

ZHO Recommendation to Approve

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

Member Krajewski left the room and a quorum was needed to vote on petition. Chair Tornatore appointed County Board Member Dawn DeSart as a Member of the Committee. Motion was made by Member Covert and seconded by Member DeSart. Member Krajewski returned to the room after the vote.

Attachments: [Z-25-000038 GINSODY Investments, LLC. Cty. Bd. \(09-09-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
AYES:	Covert, Martinez, and Tornatore
ABSENT:	Krajewski, Ozog, and Yoo

6.E. [DC-O-0036-25](#)

ZONING-25-000039 – ORDINANCE – Porter: To approve the following zoning relief:

Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'. (Winfield/District 6)

ZHO Recommendation to Approve

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

Attachments: [Z-25-000039 Porter Cty. Bd. \(09-09-2025\).pdf](#)

RESULT:	APPROVED AT COMMITTEE
MOVER:	Sadia Covert

SECONDER:	Melissa Martinez
AYES:	Covert, Krajewski, Martinez, and Tornatore
ABSENT:	Ozog, and Yoo

6.F. [DC-O-0037-25](#)

ZONING-25-000041 – ORDINANCE – Hennig: 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. (Downers Grove/District 3) (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)

ZHO Recommendation to Deny

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

Member Martinez informed Chair Tornatore that the subject property is adjacent to Forest Preserve property. He felt since there is no residential neighbor there is no intrusion evident to adjacent properties.

The Zoning Hearing Officer recommended to deny this petition, therefore it will need a super majority vote of 14 at County Board to pass.

Attachments: [Z-25-000041 Hennig Cty. Bd. \(09-09-2025\).pdf](#)

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

7. **OLD BUSINESS**

No old business was discussed.

8. **NEW BUSINESS**

No new business was discussed.

9. **ADJOURNMENT**

With no further business, the meeting was adjourned at 10:45 AM.



Informational

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

File #: 25-2199

Agenda Date: 9/16/2025

Agenda #: 6.A.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

September 4, 2025

LALANE GOLOCAN BERNARDO
18W750 18TH STREET
LOMBARD, IL 60148
blumun2003@yahoo.com

Re: 18W750 18TH STREET, LOMBARD, IL 60148 Proposed Group Home

Dear Lalane Bernardo,

We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers where those residing in the home will be 55 years of age or older and which use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the DuPage County Zoning Ordinance; to wit:

GROUP HOME: A dwelling unit shared by no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus their resident staff, who live together as a single housekeeping unit and in a long term family like environment in which staff persons assist in providing care, education and participation in community activities for the residents with the primary goal of enabling residents to live as self-sufficiently as possible in order to function at their maximum potential. A group home may be shared by groups such as, but not limited to, the disabled or persons fifty-five (55) years of age or older, but shall not include halfway houses, hospices, or living quarters which serve persons as an alternative to incarceration for a criminal offense. Facilities in which the total occupancy exceeds the limits set in section 37-413 of this chapter shall be considered group quarters.

37-413.2: REQUIREMENTS FOR GROUP HOMES:

In addition to satisfying the definition of group homes, group homes shall comply with the following requirements:

- A. The group home **is not** located less than six hundred feet (600'), measured horizontally in any direction, from any other building used as a group home pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

- B. The total occupancy of the group home shall be limited to no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus no more than two (2) resident staff.
- D. No services including, but not limited to, counseling and other treatment shall be permitted for persons other than residents of the group home.

Sincerely,

Nicholas Kottmeyer, P.E
Chief County Administrator and Director of Public Works and Operations



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





**DUPAGE
COUNTY**

Building
Division

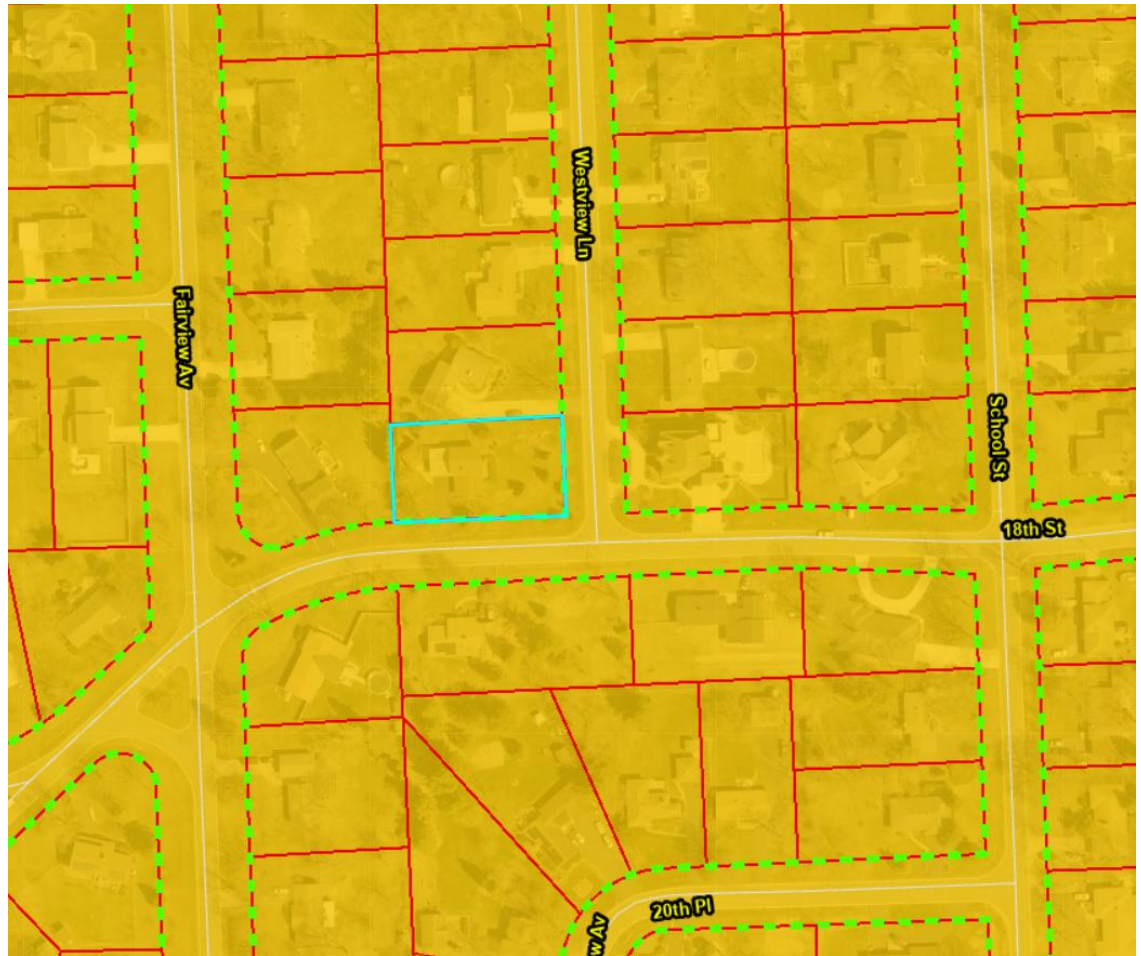
Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





Informational

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

File #: 25-2200

Agenda Date: 9/16/2025

Agenda #: 6.B.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

September 4, 2025

USMANN QADEER, PRESIDENT
RAAYA CARE LLC
1S561 STEWART AV
LOMBARD, IL 60148
raayacare@gmail.com

Re: 1S561 STEWART AV LOMBARD, IL 60148 Proposed Group Home

Dear Usmann Qadeer, President Raaya Care LLC:

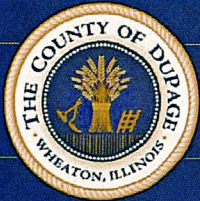
We have reviewed the proposed use of the property herein for a residential group home for not more than eight (8) people and two (2) caregivers where those residing in the home will be 55 years of age or older and which use therefore complies with Section 37-413.2: REQUIREMENTS FOR GROUP HOMES of the DuPage County Zoning Ordinance; to wit:

GROUP HOME: A dwelling unit shared by no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus their resident staff, who live together as a single housekeeping unit and in a long term family like environment in which staff persons assist in providing care, education and participation in community activities for the residents with the primary goal of enabling residents to live as self-sufficiently as possible in order to function at their maximum potential. A group home may be shared by groups such as, but not limited to, the disabled or persons fifty-five (55) years of age or older, but shall not include halfway houses, hospices, or living quarters which serve persons as an alternative to incarceration for a criminal offense. Facilities in which the total occupancy exceeds the limits set in section 37-413 of this chapter shall be considered group quarters.

37-413.2: REQUIREMENTS FOR GROUP HOMES:

In addition to satisfying the definition of group homes, group homes shall comply with the following requirements:

- A. The group home **is not** located less than six hundred feet (600'), measured horizontally in any direction, from any other building used as a group home pursuant to this chapter or defined as a group home pursuant to any adjacent jurisdiction's zoning ordinance.



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

- B. The total occupancy of the group home shall be limited to no more than eight (8) persons not related by blood, marriage, adoption or guardianship, plus no more than two (2) resident staff.
- D. No services including, but not limited to, counseling and other treatment shall be permitted for persons other than residents of the group home.

Sincerely,

Nicholas Kottmeyer, P.E
Chief County Administrator and Director of Public Works and Operations



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

Application for Group Home Approval – 1S561 Stewart Ave, Lombard, IL

Prepared for submission to DuPage County

Prepared by: Usman Qadeer / Raaya Care LLC

Date: 9/2/25

To: DuPage County Development & Building Department

Subject: Application Request for Certificate of Occupancy – Group Home at 1S561 Stewart Ave, Lombard, IL

To Whom It May Concern:

I am writing to formally request review and approval for the operation of a group home located at 1S561 Stewart Avenue, Lombard, Illinois. The proposed residence is intended to serve eight (8) residents in a supportive housing environment, consistent with the requirements of the Illinois Shared Housing Act.

The home is a single-family property consisting of five (5) residential units. Please note that the first floor/walk-out basement level will not be used for group home purposes. The living spaces designated for residents will be located on the upper floors of the home and configured to provide safe, comfortable, and compliant shared housing.

As part of the licensing process with the State of Illinois, we are required to obtain a Certificate of Occupancy from the County. This certification will be submitted with our application for approval under the Shared Housing Act to ensure compliance with all applicable building, zoning, and life safety codes.

We respectfully request that DuPage County review our application and provide the necessary inspection and approval for a Certificate of Occupancy. We are committed to ensuring that the property and operations fully comply with all County regulations and State requirements.

Please advise us regarding any required forms, fees, or additional documentation necessary to move forward with this request.

Thank you for your time and consideration. I look forward to your guidance and to working with the County to bring this project into compliance.

Sincerely,

Usman Qadeer
President
Raaya Care, LLC
607-738-0240



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building

Group Home Application – DuPage County

This application packet is submitted for zoning/planning review and certificate of occupancy approval for a proposed group home in Lombard, Illinois.

Applicant / Organization Name: Raaya Care LLC

Applicant Contact Person: Usman Qadeer

Address: 2210 Midwest Rd, Suite 107, Oakbrook, IL 60523

Phone: 607-738-0240

Email: raayacare@gmail.com

Property Address: 1S561 Stewart Ave, Lombard, IL

Proposed Number of Residents: 8

Number of Units in Home: 5

Floors Used for Group Home: Upper floors only (walk-out basement not used)

Date of Submission: 9/2/25



**DUPAGE
COUNTY**

Building
Division

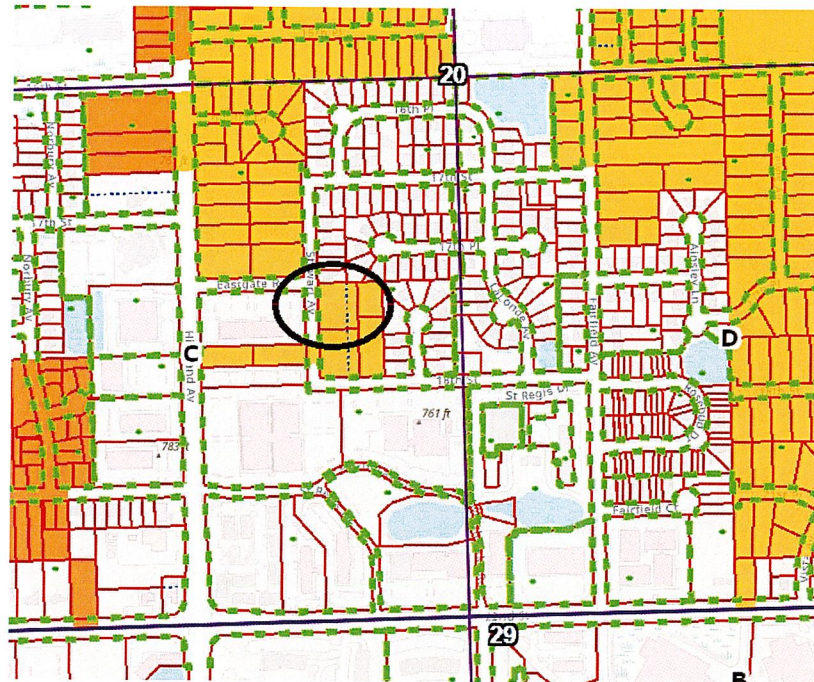
Zoning &
Planning Division

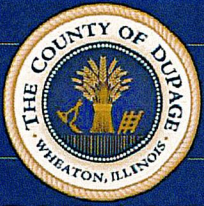
Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

630-407-6700
Fax: 630-407-6702

www.dupageco.org/building





Development Ordinance

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

File #: DC-O-0038-25

Agenda Date: 9/16/2025

Agenda #: 7.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: September 3, 2025

RE: **ZONING-25-000011 Kennedy (Lisle/District 2)**

Development Committee: September 16, 2025:

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.

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-25-000011 Kennedy**, 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 reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.
- B. That petitioner testified that the subject property currently has an existing detached garage that they plan to connect to the existing house through a garage and mudroom addition.

- C. That petitioner testified that due to the current layout of the subject property, house, and detached garage, attaching the detached garage would require the subject Variation.
- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief due to the configuration of the subject property and location of the existing detached garage on the property.

STANDARDS FOR VARIATIONS:

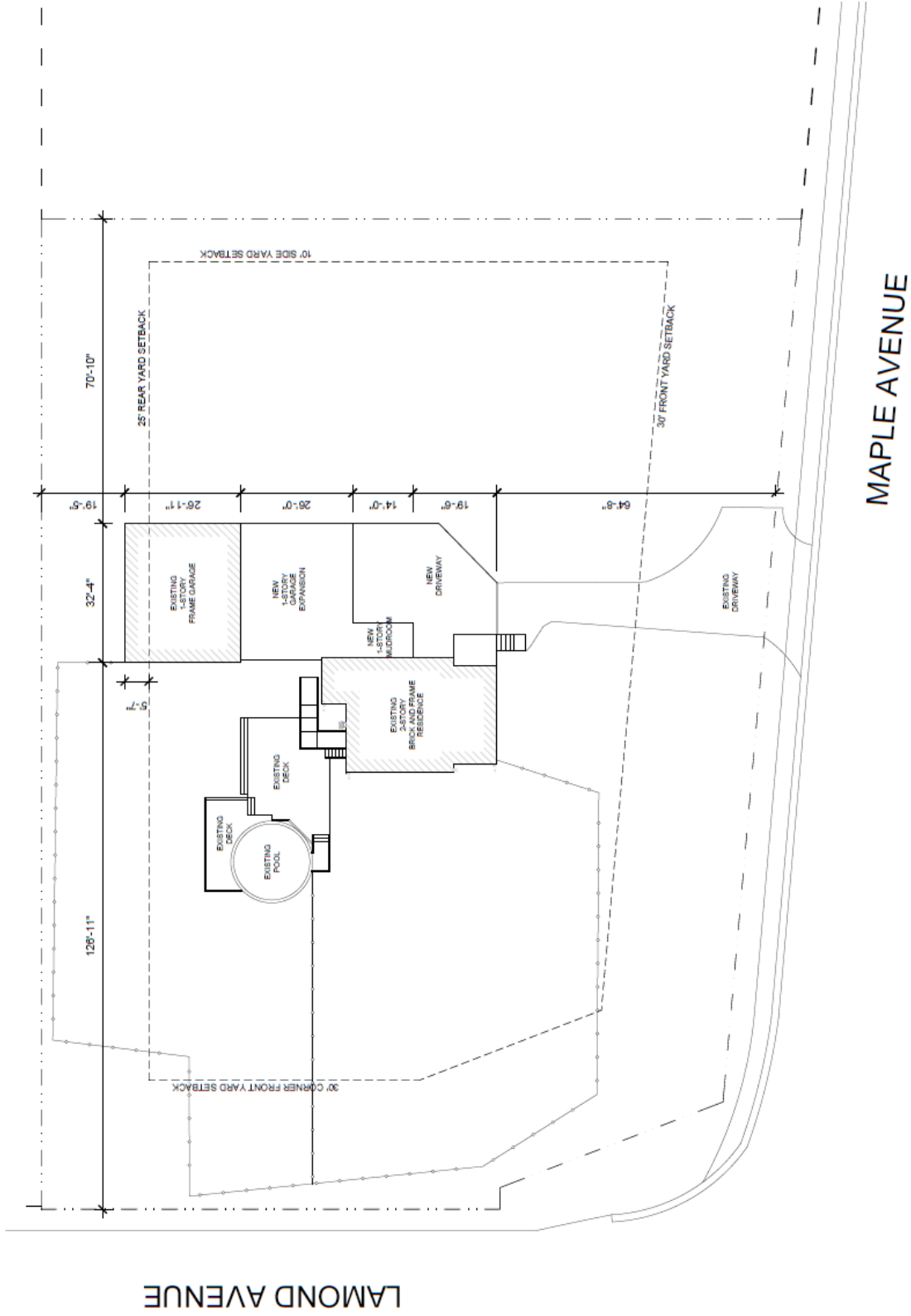
1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's 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 addition will not impact the light and air to adjacent properties as the detached garage has been located 19.2 feet from the rear property line for over 15 years.
 - 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 proposed addition 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 location of the proposed addition 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 location of the proposed addition will be located behind the house and will not impact public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed addition 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 location of the proposed addition 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 location of the proposed addition 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-25-000011 Kennedy		
ZONING REQUEST	Variation to reduce the rear yard setback from required 25 feet to approximately 19.2 feet, for attaching an existing detached garage to the existing home through an addition.		
OWNER	MEGHAN M. KENNEDY, 2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515/ AGENT: CINDA K. LESTER, 12/12 ARCHITECTS, 644 67 TH STREET, DOWNERS GROVE, IL 60516		
ADDRESS/LOCATION	2424 MAPLE AVENUE, DOWNERS GROVE, IL 60515		
PIN	08-13-102-013		
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.89 ACRES (38,768 SQ. FT.)		
UTILITIES	WATER/SEPTIC		
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025		
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objections with the concept of the petition. Additional information may be required at time of permit application. "The existing detached garage will need a frost proof foundation with a minimum depth of 42" below grade to be attached to the house/addition."		
DUDOT:	No Objections.		
Health:	<i>No Comments Received.</i>		
Stormwater:	No Objections.		
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."		
EXTERNAL:			
Village of Downers Grove:	"The Village of Downers Grove has no objection to this request."		
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."		
Village of Woodridge:	<i>No Comments Received.</i>		
Lisle Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 58:	<i>No Comments Received.</i>		
Sch. Dist. 99:	"No Concerns."		
Forest Preserve:	"We do not have any comments."		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	25 FEET	19.2 FEET	19.2 FEET

LAND USE:

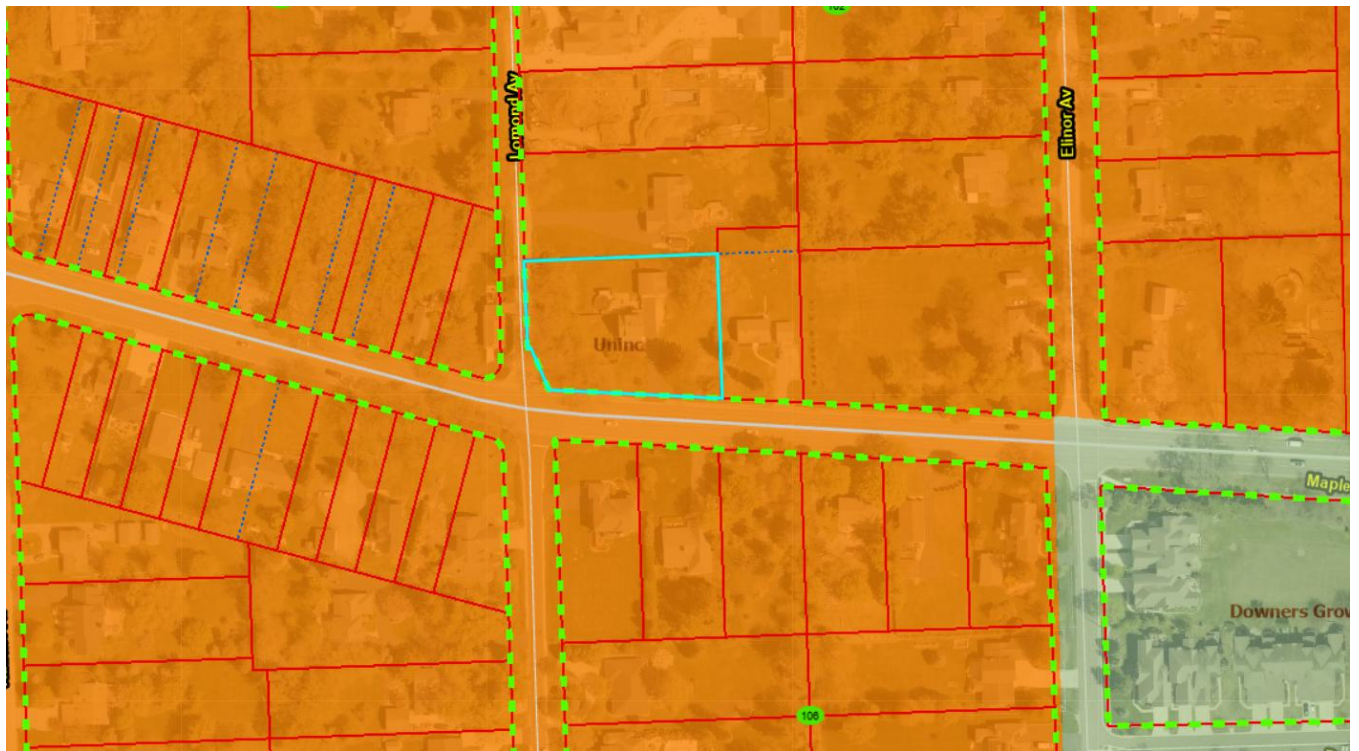
Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	R-4 SF RES	HOUSE	0-5 DU AC
South	MAPLE AVENUE R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	LOMOND AVENUE AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC



MALLOY KENNEDY GARAGE
17 JULY 2025

SITE PLAN - PROPOSED
1" = 30'-0"

12/12
↑ architects
& planners







Development Ordinance

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

File #: DC-O-0039-25

Agenda Date: 9/16/2025

Agenda #: 7.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: September 3, 2025

RE: **ZONING-25-000032 Kamra (Milton/District 4)**

Development Committee: September 16, 2025:

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 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-25-000032 Kamra**, dated June 18, 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 reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.
- B. That petitioner testified that she purchased the subject property in 2020.
- C. That petitioner testified that the subject property is irregularly shaped with the existing house pushed back forty-four (44) feet from the front property line, toward the rear of the subject property.

- D. That petitioner testified that the subject house has the living space on one side of the house and bedrooms on the other side, and that the only location to place an addition is on the southeast corner of the existing home.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief due to the configuration of the subject property and location of the existing home on the existing property.

STANDARDS FOR VARIATIONS:

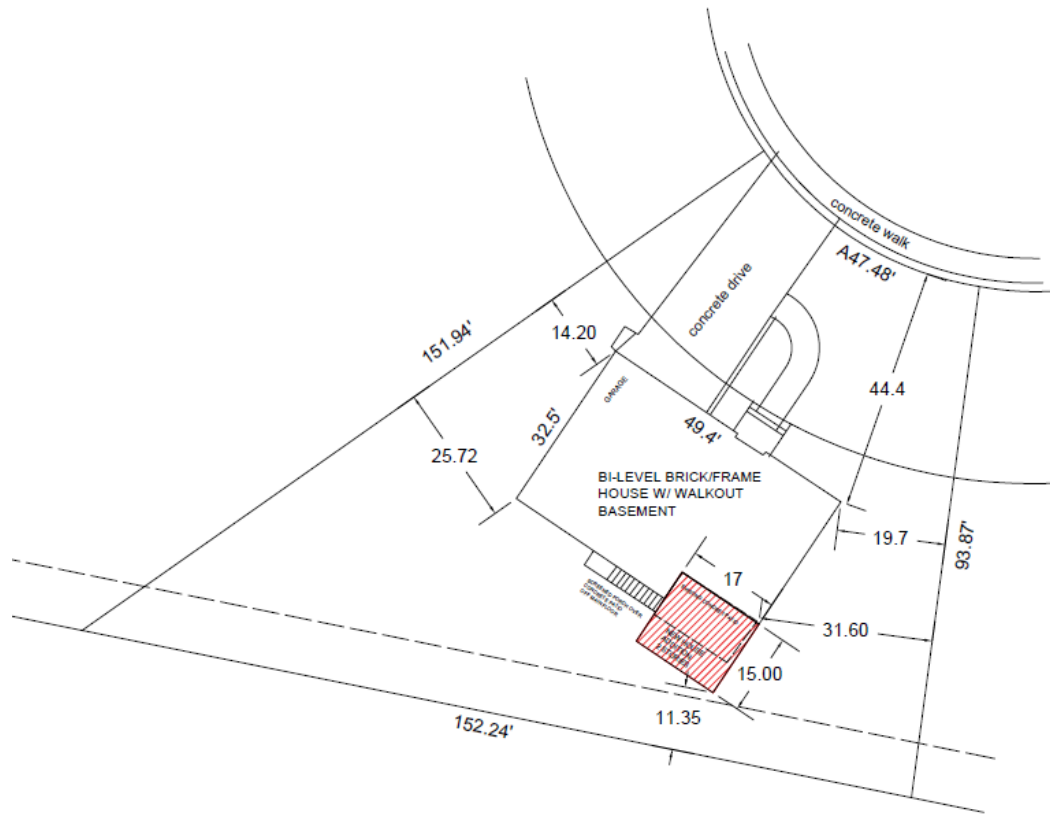
1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's 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 addition will not impact the 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 for the proposed addition 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 location of the proposed addition 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 location of the proposed addition will be located behind the house and will not impact public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed addition 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 location of the proposed addition 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 location of the proposed addition 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-25-000032 Kamra		
ZONING REQUEST	Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.		
OWNER	MELISSA AND HITESH KAMRA, 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137		
ADDRESS/LOCATION	21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137		
PIN	05-25-104-021		
TWSP./CTY. BD. DIST.	MILTON	DISTRICT 4	
ZONING/LUP	R-4 SF RES	0-5 DU AC	
AREA	0.24 ACRES (10,454 SQ. FT.)		
UTILITIES	WATER/SEWER		
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:	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 Glen Ellyn:	<i>No Comments Received.</i>		
Village of Lombard:	"This property is outside the Village of Lombard's planning jurisdiction. Therefore, the Village has no comments on the petition."		
Village of Downers Grove:	"The Village of Downers Grove has no comments."		
Milton Township:	<i>No Comments Received.</i>		
Township Highway:	No Objections with the concept of the petition. Additional information may be required at time of permit application.		
Glen Ellyn Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 89:	<i>No Comments Received.</i>		
Sch. Dist. 87:	<i>No Comments Received.</i>		
Forest Preserve:	"We do not have any comments."		
GENERAL BULK REQUIREMENTS:			
REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Rear Yard:	25 FEET	APPROX. 25 FEET	APPROX. 11.35 FEET

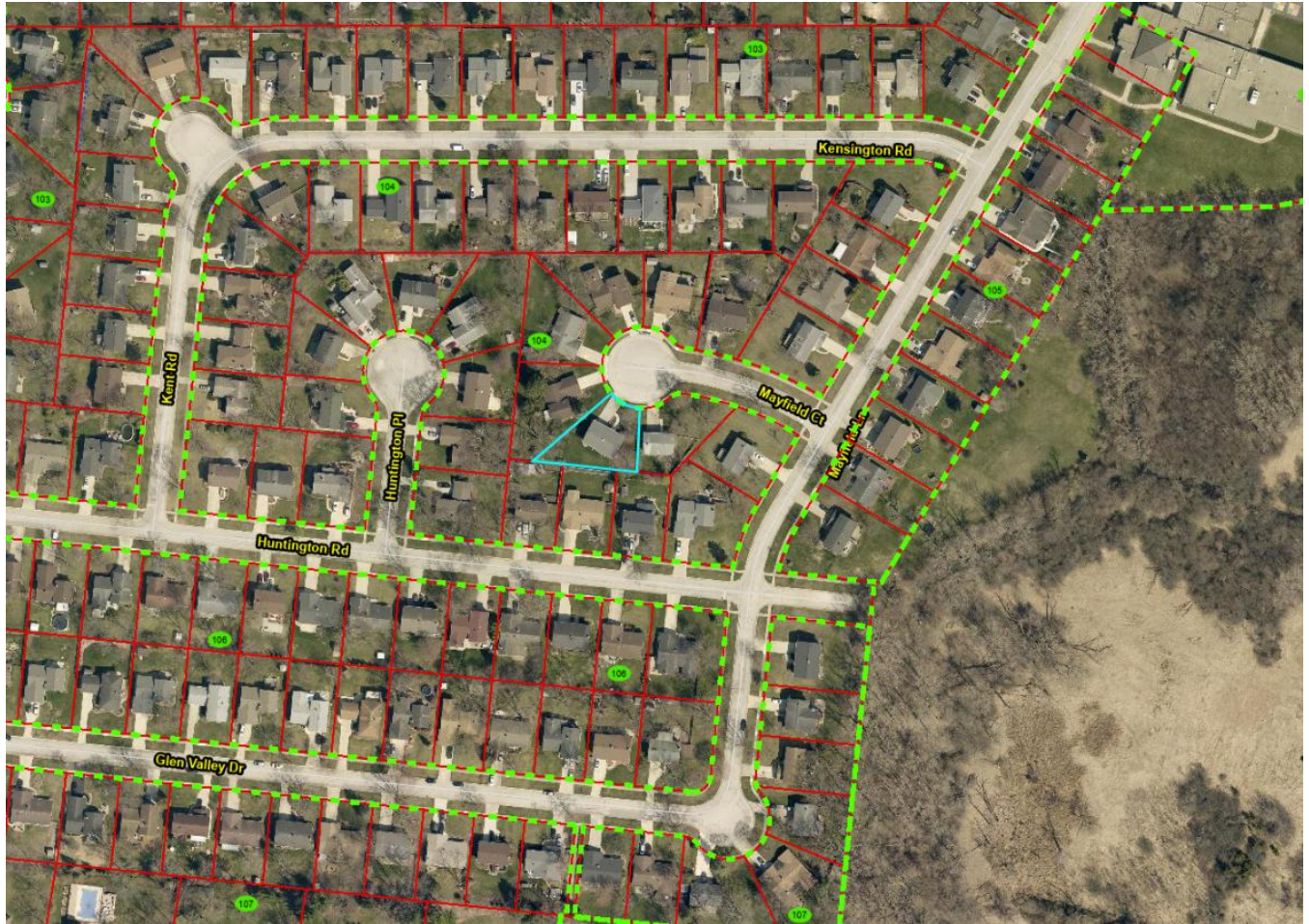
LAND USE:

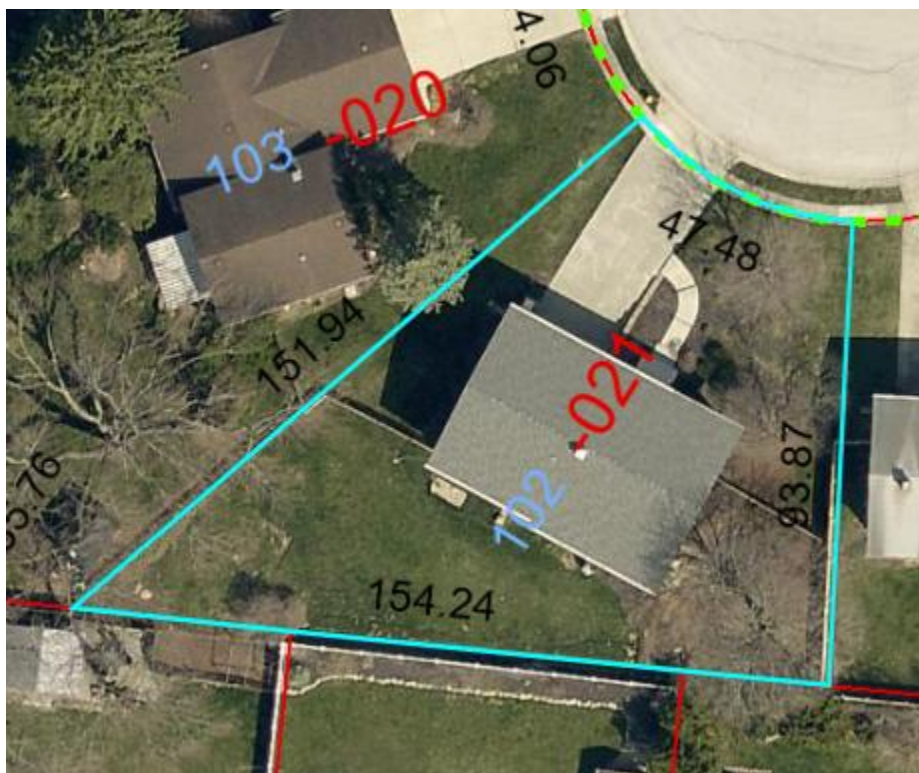
Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	MAYFIELD COURT AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC



NEW HOUSE ADDITION
2 STORIES (17'x15')

BASEMENT TO BE EXTENDED
15' LIVING SPACE
MAIN FLOOR EXTENDING 6'
LIVING SPACE + 9' WOODEN
DECK







Development Ordinance

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

File #: DC-O-0040-25

Agenda Date: 9/16/2025

Agenda #: 7.C.



**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: September 3, 2025

RE: **ZONING-25-000047 Mahmutovich (Addison/District 1)**

Development Committee: September 16, 2025:

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.

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-25-000047 Mahmutovich**, dated August 20, 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 reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.
- B. That petitioner testified that they propose to construct a semi-inground pool approximately 14 feet from the corner side property line due to the location of the existing septic lines on the subject property.
- C. That petitioner testified that the only location to place a pool on the subject property is within the required 30-foot corner side setback, meeting the required Health Department setbacks from the existing septic lines.

- D. That the Zoning Hearing Officer finds that petitioner has demonstrated evidence for a particular hardship and practical difficulty for the subject zoning relief, as the only location to install a pool on the subject property is within the 30-foot corner side setback, approximately 14 feet from the corner side property line, due to the existing septic line locations.

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 pool will not impair an adequate supply of light and air to the adjacent properties as it will be a semi-inground pool.
 - 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 proposed pool 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 location of the proposed pool 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 proposed pool will be located behind the house, out of the line of sight triangle, and will not impact public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner has demonstrated that the location of the proposed pool 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 location of the proposed pool 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 location of the proposed pool 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-25-000047 Mahmutovich	
ZONING REQUEST	Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.	
OWNER	KEVIN MAHMUTOVICH, 20W184 BELMONT PLACE, ADDISON, IL 60101 / KEVIN MAHMUTOVICH, 717 N. 5 TH AVENUE, UNIT 302, ADDISON, IL 60101	
ADDRESS/LOCATION	20W184 BELMONT PLACE, ADDISON, IL 60101	
PIN	03-30-200-012	
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1
ZONING/LUP	R-3 SF RES	0-5 DU AC
AREA	0.61 ACRES (26,572 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:	Objects. "The Health Department objects to this petition due to the location of the pool with respect to the property's private sewage disposal system. The property has a variance request application filed for the private sewage disposal system dated 7/2018."	
Stormwater:	No Objections.	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."	
EXTERNAL:		
Village of Addison:	Objects. (See attached documentation).	
Village of Bloomingdale:	<i>No Comments Received.</i>	
Village of Glendale Heights:	<i>No Comments Received.</i>	
Village of Lombard:	"This property is outside the Village of Lombard's planning jurisdiction. Therefore, the Village has no comments on the petition."	
City of Wood Dale:	<i>No Comments Received.</i>	
Addison Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Addison Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 4:	<i>No Comments Received.</i>	
Sch. Dist. 88:	<i>No Comments Received.</i>	
Forest Preserve:	"We do not have any comments."	

GENERAL BULK REQUIREMENTS:

REQUIREMENTS:	REQUIRED	EXISTING	PROPOSED
Corner Side Yard:	30 FEET	NA	APPROX. 14 FT

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	BELMONT ROAD AND BEYOND VILLAGE OF ADDISON	HOUSE	0-5 DU AC
East	LOMBARD AVENYE AND BEYOND VILLAGE OF ADDISON	HOUSE	0-5 DU AC
West	R-3 SF RES	HOUSE	0-5 DU AC







**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000047 Mahmutovich

Please review the information herein and return with your comments to:
Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County
Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via
facsimile at 630-407-6702 by **AUGUST 19, 2025**.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
The subject property abuts property zoned R1 located in the Village of Addison to the west and south. It is a corner lot, and from the Village of Addison's zoning code perspective, the property has two front yards, along Belmont Place and Lombard Road. The proposed pool would be within the 30' front yard setback located along Lombard Road and forward of the neighbor's house that is located to the north. The pool shall be relocated to the west side of the rear yard or behind the building line along Lombard Road.	
SIGNATURE	DATE: 8/6/2025
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Addison / Community Development Department	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000047 Mahmutovich
ZONING REQUEST	Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.
OWNER	KEVIN MAHMUTOVICH, 20W184 BELMONT PLACE, ADDISON, IL 60101 / KEVIN MAHMUTOVICH, 717 N. 5 TH AVENUE, UNIT 302, ADDISON, IL 60101
ADDRESS/LOCATION	20W184 BELMONT PLACE, ADDISON, IL 60101
PIN	03-30-200-012
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.61 ACRES (26,572 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION
PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM

Zoning Petition ZONING-25-000047 Mahmutovich

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **AUGUST 19, 2025**.

COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE PETITION	
<input type="checkbox"/> : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input checked="" type="checkbox"/> : I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The health department objects to this petition due to the location of the pool with respect to the property's private sewage disposal system. The property has a variance request application filed for the private sewage disposal system dated 7/2018.	
SIGNATURE: [REDACTED] DATE: 8/15/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Health Department	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000047 Mahmutovich
ZONING REQUEST	Variation to reduce the corner side yard setback from required 30 feet to approximately 14 feet for a new pool.
OWNER	KEVIN MAHMUTOVICH, 20W184 BELMONT PLACE, ADDISON, IL 60101 / KEVIN MAHMUTOVICH, 717 N. 5TH AVENUE, UNIT 302, ADDISON, IL 60101
ADDRESS/LOCATION	20W184 BELMONT PLACE, ADDISON, IL 60101
PIN	03-30-200-012
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1
ZONING/LUP	R-3 SF RES 0-5 DU AC
AREA	0.61 ACRES (26,572 SQ. FT.)
UTILITIES	WELL/SEPTIC
PUBLICATION DATE	Daily Herald: AUGUST 5, 2025
PUBLIC HEARING	WEDNESDAY, AUGUST 20, 2025

PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



Development Ordinance

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

File #: DC-O-0041-25

Agenda Date: 9/16/2025

Agenda #: 7.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 Board of Appeals

DATE: September 4, 2025

RE: **ZONING-25-000052 PTS Cannabis**

Development Committee: September 16, 2025:

Zoning Board of Appeals: September 4, 2025: The Zoning Board of Appeals recommended to approve the following zoning relief:

Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school.

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-25-000052 PTS Cannabis dated August 21, 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.

ZBA VOTE (to Approve): 6 Ayes, 0 Nays, 0 Absent

FINDINGS OF FACT:

1. That the petitioner testified that they seek a variation to allow a permitted use Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school.
2. That petitioner testified that the County Board has approved adult use cannabis facilities within a B-2 General Business District and that the subject property is commercial integrated shopping center located in the B-2 General Business District.

3. That petitioner testified the subject property is categorized as general commercial on the County Comprehensive Plan for development consistent with the B-2 Zoning District.
4. That the petitioner tested that the integrated shopping center for which the use will be part of is located at the NE corner of Illinois Route 53 (Rohlwing Road) and Illinois Route 20 (Lake Street). Both road ROW's fall within the jurisdiction of the State of Illinois Division of Transportation and are considered principal arterial limited access roadways on both the State of Illinois and DuPage County DOT transportation plans.
5. That petitioner testified that the Addison Park District has a 40-acre indoor and outdoor facility located at its closest point within 1,500 feet, (approximately 1,000) of the subject shopping center to the south of Illinois Route 20 (Lake Street) and on the east side of Illinois Route 53 (Rohlwing Road).
 - a. That within a portion of the Addison Park District facility, there is a day facility among other typical park district operations, including an indoor pool, exercise facilities, group recreational rooms, tennis courts, walking paths, playground etc.
 - b. That the northern portion of the 40-acre Addison Park District is used exclusively for walking trails and that any outside areas potentially available for the day care operation are approximately 1,700 feet from the subject shopping Center and the building that houses the day care center is approximately 1,900 feet from the Shopping Center.
 - c. That the actual tenant space in the shopping center where the Adult Cannabis Dispensary will be located is approximately 2,100 feet from the portion of the Addison Park District facility that houses the day care center.
 - d. That in addition to Illinois Route 20 (Lake Street), to the south of the Shopping Center there is a gas station and car wash use, an approximately 3-acre wetland and 200-foot-wide ComEd ROW housing overhead transmission lines between the subject shopping center and the northernmost point of the Addison Park District 40-acre facility.
6. That petitioner testified that the Islamic Society of Addison has an approximately 4.5-acre facility located on Route 53 (Rohlwing Rd) approximately 1,200 feet at its closest point to the southwest of subject shopping center facility to the south of Illinois Route 20 (Lake Street) and on the west side of Illinois Route 53 (Rohlwing Road).
 - a. That within a portion of the Islamic Society of Addison property is a building that houses among other things, a summer school for Islamic Education and Early Childhood Program, which in theory qualifies the facility as a school and day care facility per the County Code.
 - b. That the building that houses the education and early childcare activities is approximately 1,600 feet from the subject shopping center facility.

- c. That the actual tenant space in the shopping center where the Adult Cannabis Dispensary will be located is approximately 1,700 feet from the portion of the Islamic Society of Addison facility that houses education and early childcare activities.
- d. That petitioner testified that in addition to Illinois Route 20 (Lake Street), to the south of the Shopping Center there is a gas station and car wash use, a Walmart Store and detention for same of approximately 2-acres and a 200-foot-wide ComEd ROW housing overhead transmission lines and equipment building substation thereto between the subject shopping center and the northernmost point of the Islamic Society of Addison 4.5 acres facility and several parking lots.

STANDARDS FOR VARIATION:

1. That the Zoning Board of Appeals finds that petitioner has demonstrated that unique circumstance and hardship is present as, while the required 1,500 foot distance between the subject use and protected uses of child care and educational facilities is technically not met, petitioner has demonstrated that the active areas and enclosed areas of the subject use/tenant space within the larger integrated shopping center and the active areas and facilities housing the protected uses of child care and education are well beyond the required 1,500 feet distance requirement.
2. That the Zoning Board of Appeals further finds that petitioner has demonstrated that there are existing industrial and commercial land uses, environmental features (wetland and floodplain and detention areas), regional public facilities (ComEd ROW/overhead power lines and substation thereto) and several principal arterial/limited access roadways (Route 53, Route 20, and the Illinois I-355 State Toll Authority ROW) that lie between the subject development and the protected uses providing more than adequate buffer between the protected uses and the subject development.
3. 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; and specifically, that 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 legal Adult Use Cannabis Dispensary development will practically meet all required distance requirements from protected uses of child care services and educational facilities as petitioner has demonstrated that the actual distance between the tenant space in the shopping center and the location of the buildings spaces that house the education and childcare facilities well exceeds the 1,500 foot distance requirements.
 - In addition, petitioner has demonstrated that there are several more intense uses between the protected uses and the subject development including two (2) limited access principal arterial highways under the jurisdiction of the State of Illinois Department of Transportation which carry at least 25,000 movements per day per ROW, wetland and detention facilities and the 200 ft. wide ComEd ROW with overhead transmission lines and substation thereto and several large commercial developments and parking lots thereto.

- B. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will obtain permits for the proposed development and that it will meet all required codes of DuPage County.
- C. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed development is a permitted use within the zoned B-2 General Business District.
- D. Unduly increasing traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed development is in an existing integrated shopping center on two (2) principal arterial roadways with preexisting limited access points along said highways (Route 53 and Route 20) with restricted access to the existing commercial integrated shopping center.
- E. Increase the potential for flood damage to adjacent property as the petitioner **has demonstrated** that the Stormwater Department has no objections to the proposed use and the project will require no new building footprint as it will be a build out of an existing tenant space withing an existing shopping center facility.
- F. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the Stormwater Department has no objections to the proposed development and the project will require no new building footprint as it will be a build out of an existing tenant space withing an existing shopping center 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 development is a permitted use in the zoned B-2 General Business District, is consistent with the County Comprehensive Plan for development and will practically be located well in excess of 1,500 feet from two (2) protected uses that are housed in the Addison Park District general recreational facility and the Islamic Society of Addison facility to the south of the subject property beyond Illinois Route 20, several businesses, wetland and detention facilities and the ComEd 200 ft. ROW and facilities thereto.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION			
CASE #/PETITIONER	ZONING-25-000052 PTS Cannabis		
ZONING REQUEST	Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school.		
OWNER	LAKE 53, LLC., 5N105 ROUTE 53, ITASCA, IL 60143/LAKE 53, LLC., 1307 SCHIFERL ROAD, BARTLETT, IL 60103/AGENT: PHILLIP LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185		
ADDRESS/LOCATION	5N105 ROUTE 53, ITASCA, IL 60143		
PIN	03-18-302-029		
TWSP./CTY. BD. DIST.	ADDISON	DISTRICT 1	
ZONING/LUP	B-2 GENERAL BUSINESS	LOCAL COMMERCIAL	
AREA	0.89 ACRES (38,768 SQ. FT.)		
UTILITIES	WATER/SEWER		
PUBLICATION DATE	Daily Herald: AUGUST 6, 2025		
PUBLIC HEARING	THURSDAY, AUGUST 21, 2025		
ADDITIONAL INFORMATION:			
Building:	No Objections.		
DUDOT:	Our office has no jurisdiction in this matter.		
Health:	Our office has no jurisdiction in this matter.		
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 Addison:	Objects. (See attached documentation)		
Village of Bloomingdale:	<i>No Comments Received.</i>		
Village of Itasca:	Our office has no jurisdiction in this matter. (See attached documentation)		
City of Wood Dale:	<i>No Comments Received.</i>		
Addison Township:	<i>No Comments Received.</i>		
Township Highway:	<i>No Comments Received.</i>		
Itasca Fire Dist.:	<i>No Comments Received.</i>		
Sch. Dist. 4:	<i>No Comments Received.</i>		
Sch. Dist. 88:	<i>No Comments Received.</i>		
Forest Preserve:	"We do not have any comments."		
Location	Zoning	Existing Use	LUP
Subject	B-2 GENERAL BUSINESS	INTEGRATED SHOPPING CENTER	LOCAL COMMERCIAL
North	R-4 SF RES	HOUSE	0-5 DU AC
South	B-2 GENERAL BUSINESS	INTEGRATED SHOPPING CENTER	LOCAL COMMERCIAL
East	R-4 SF RES	HOUSE	0-5 DU AC
West	ROUTE 53 AND BEYOND B-2 GENERAL BUSINESS	COMMERCIAL	OFFICE LOW









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000052 PTS Cannabis

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by August 20, 2025.

COMMENT SECTION:

☐ : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER

☐ : NO OBJECTION/CONCERNS WITH THE PETITION

☐ : NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION.

☐ : ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION

☒ : I OBJECT/HAVE CONCERNS WITH THE PETITION.

COMMENTS:

Documentation demonstrating compliance with variation standards was not provided.

The proposed use is not compatible with the immediate areas and would not meet minimum distance requirements. The subject property abuts residential homes located to the north and east of the subject property. Further, general retail and restaurant properties are located in the Village of Addison to the southwest, south, and to the east of the subject property (along Lake Street). The proposal would not meet the Village of Addison Zoning Ordinance, which requires a minimum of 250-ft from a residential structure nor would it meet the DuPage's County minimum distance requirement from a pre-existing public or private nursery school, preschool, primary or secondary school.

Addison does not allow cannabis dispensaries in business districts. An industrial /manufacturing zoning is best for the proposed business. Recommend petitioner seeks alternative locations.

SIGNATURE:  DATE: 8/8/2025

MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT:

Village of Addison / Community Development Department

GENERAL ZONING CASE INFORMATION



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING BOARD OF APPEALS Zoning Petition ZONING-25-000052 PTS Cannabis

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by August 20, 2025.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
: I OBJECT/ HAVE CONCERNS WITH THE PETITION.	
COMMENTS:	
The Village of Itasca would not permit this development within the Village according to the Village of Itasca Zoning Ordinance. Adult-use Cannabis Dispensing is not permitted in any zoning district in the Village.	
The Itasca Police department has little interaction with the area but does receive concerned calls about businesses at this location from Itasca citizens who do not know the area is unincorporated. The police department would have concerns if this business became part of the Village of Itasca. The village currently does not have plans to incorporate this property.	
<div style="background-color: black; width: 150px; height: 40px; margin: 0 auto;"></div>	
SIGNATURE: _____ DATE: 8/15/2025	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Village of Itasca	
GENERAL ZONING CASE INFORMATION	
CASE #/PETITIONER	ZONING-25-000052 PTS Cannabis
ZONING REQUEST	Variation to allow an Adult-Use Cannabis Dispensing Organization within 1,500 feet from a pre-existing public or private nursery school, preschool, primary or secondary school.
OWNER	LAKE 53, LLC., 5N105 ROUTE 53, ITASCA, IL 60143/LAKE 53, LLC., 1307 SCHIFERL ROAD, BARTLETT, IL 60103/AGENT: PHILLIP LUETKEHANS, LUETKEHANS, BRADY, GARNER & ARMSTRONG, 2700 INTERNATIONAL DRIVE, SUITE 305, WEST CHICAGO, IL 60185
ADDRESS/LOCATION	5N105 ROUTE 53, ITASCA, IL 60143
PIN	03-18-302-029
TWSP./CTY. BD. DIST.	ADDISON DISTRICT 1
ZONING/LUP	B-2 GENERAL LOCAL COMMERCIAL BUSINESS

Jack T. Knuepfer Administration Building, 421 N. County Farm Road, Wheaton, Illinois 60187



Development Ordinance

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

File #: DC-O-0042-25

Agenda Date: 9/16/2025

Agenda #: 7.E.



**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: September 3, 2025

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

Development Committee: September 16, 2025:

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:	No Comments Received.	
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

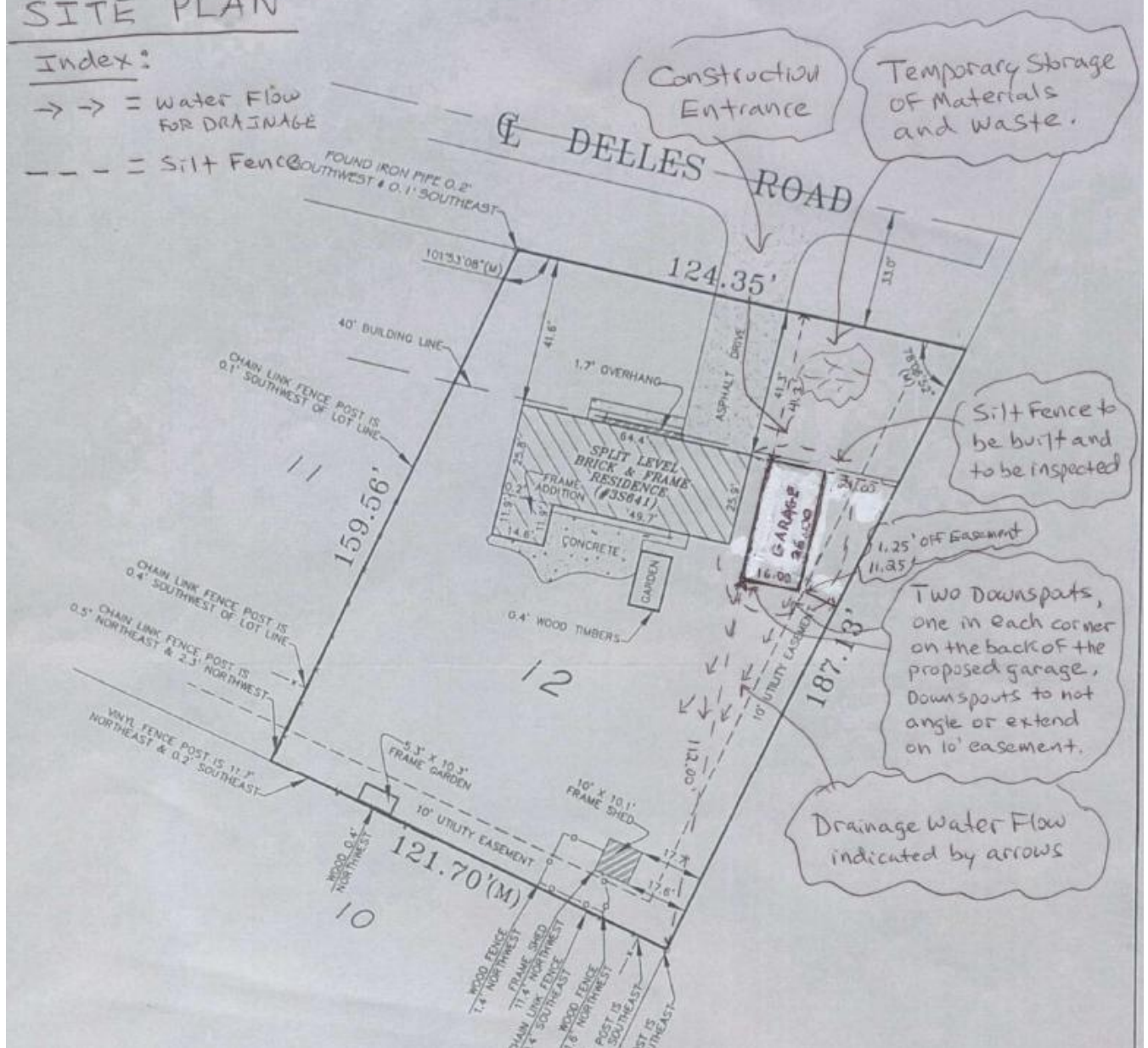
West	DELLES ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
------	---	-------	-----------

SITE PLAN

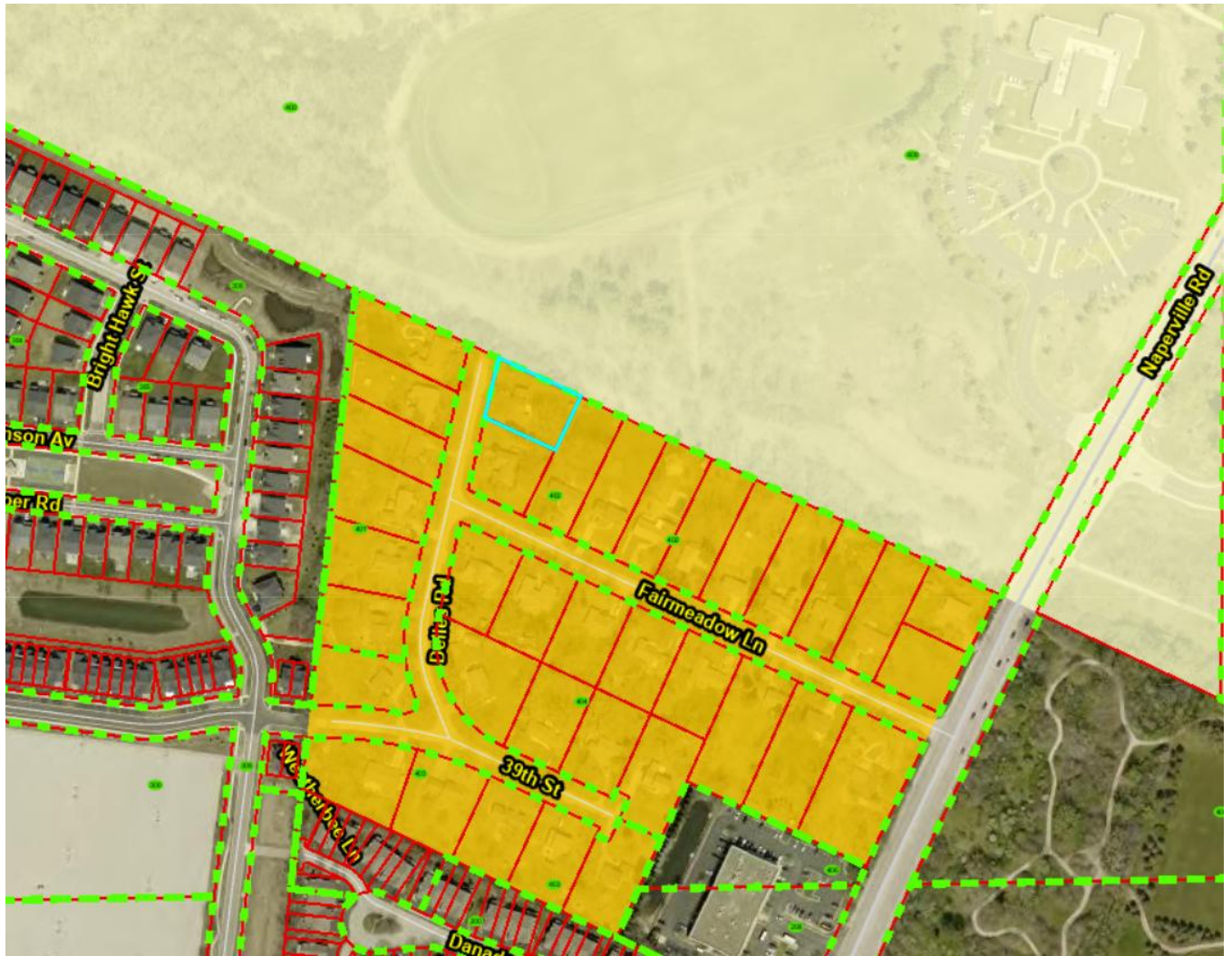
Index:

→ → = Water Flow
FOR DRAINAGE

--- = Silt Fence









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



Development Ordinance

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

File #: DC-O-0043-25

Agenda Date: 9/16/2025

Agenda #: 7.F.



**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: September 3, 2025

RE: **ZONING-25-000056 Gegenheimer (Lisle/District 2)**

Development Committee: September 16, 2025:

Zoning Hearing Officer: September 3, 2025: The Zoning Hearing Officer recommended to deny the following zoning relief:

Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.
- B. That petitioner testified that the subject property's size has been a hindrance to maintain and that he proposes to divide the property in order reduce the size of property his house sits on and to sell off the new lot that would be created.
- C. That petitioner testified that there are smaller lots in the surrounding neighborhood compared to the two lots he would create with the lot division.
 - a. That at the public hearing, the neighbors testified in objection to this and to the contrary.
- D. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence for a practical difficulty or particular hardship in relation to the subject zoning relief for a Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.

- a. Furthermore, the Zoning Hearing Officer finds that petitioner testified to economic reasons for the subject zoning relief.

STANDARDS FOR VARIATIONS:

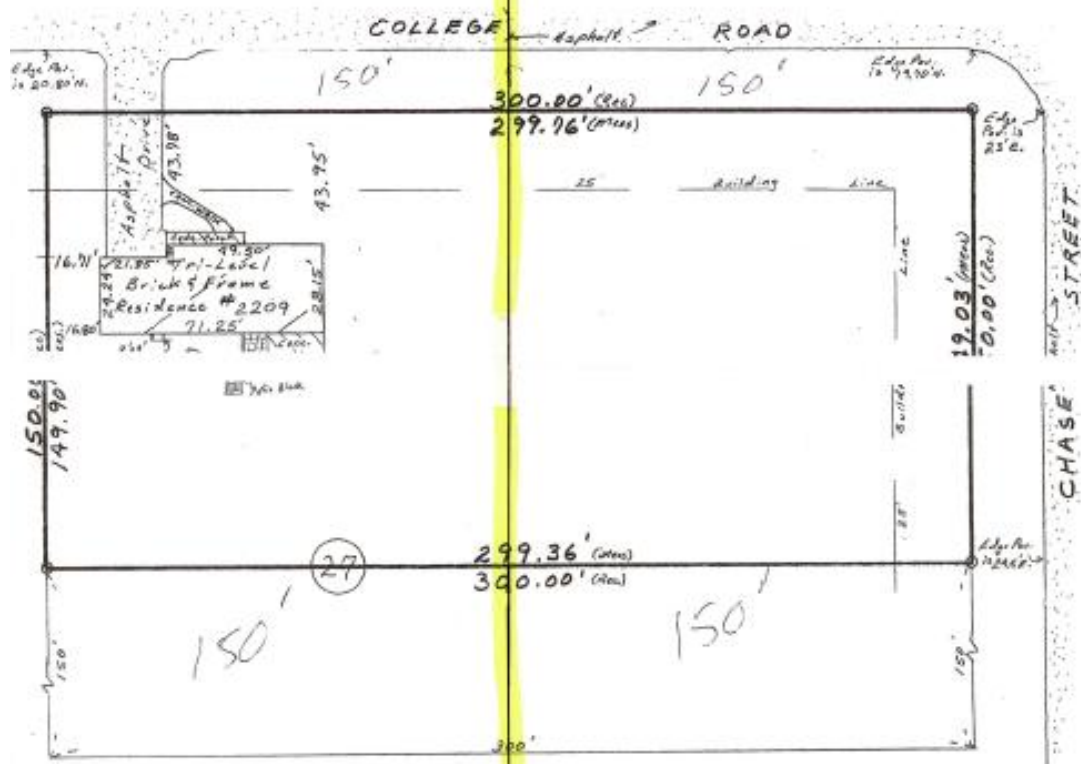
1. That the Zoning Hearing Officer finds that petitioner has not demonstrated that the granting of the Variation is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's 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 or provided evidence that the proposed lot division will 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 not demonstrated or provided evidence that the proposed lot division 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 not demonstrated or provided evidence that the proposed lot division 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 not demonstrated or provided evidence that the proposed lot division 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 not demonstrated or provided evidence that the proposed lot division 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 not demonstrated or provided evidence that the proposed lot division 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 not demonstrated or provided evidence that the proposed lot division will not impair the public health, safety, comfort, morals, or general welfare and will be an added benefit to the neighborhood.

PETITIONER'S DEVELOPMENT FACT SHEET

GENERAL ZONING CASE INFORMATION		
CASE #/PETITIONER	ZONING-25-000056 Gegenheimer	
ZONING REQUEST	Variation to reduce the required lot size for two new lots serviced with water and septic from 40,000 sq. ft./each to approximately 22,500 sq. ft. for Lot 1 and 22,500 for Lot 2.	
OWNER	EDWARD AND NANCY GEGENHEIMER, 2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516	
ADDRESS/LOCATION	2209 COLLEGE ROAD, DOWNERS GROVE, IL 60516	
PIN	08-13-209-006	
TWSP./CTY. BD. DIST.	LISLE	DISTRICT 2
ZONING/LUP	R-4 SF RES	0-5 DU AC
AREA	1.03 ACRES (44,867 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 Objections with the concept of the petition. Additional information may be required at time of permit application. "See attached documentation."	
Public Works:	"DPC Public Works doesn't own any sewer or water mains in this area."	
EXTERNAL:		
Village of Downers Grove:	<i>No Comments Received.</i>	
Village of Lisle:	Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."	
Village of Woodridge:	<i>No Comments Received.</i>	
Lisle Township:	<i>No Comments Received.</i>	
Township Highway:	<i>No Comments Received.</i>	
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>	
Sch. Dist. 58:	<i>No Comments Received.</i>	
Sch. Dist. 99:	"No Concerns."	
Forest Preserve:	"We do not have any comments."	

LAND USE:

Location	Zoning	Existing Use	LUP
Subject	R-4 SF RES	HOUSE	0-5 DU AC
North	COLLEGE ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
South	R-4 SF RES	HOUSE	0-5 DU AC
East	CHASE ROAD AND BEYOND R-4 SF RES	HOUSE	0-5 DU AC
West	R-4 SF RES	HOUSE	0-5 DU AC









**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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

www.dupagecounty.gov/building

DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-25-000056 Gegenheimer

Please review the information herein and return with your comments to:

Jessica Infelise Datzman, DuPage County Building and Zoning Department, 421 North County Farm Road, Wheaton, Illinois 60187; or via email at Jessica.Infelise@dupagecounty.gov or via facsimile at 630-407-6702 by **August 19, 2025**.

COMMENT SECTION:	
: OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
: NO OBJECTION/CONCERNS WITH THE PETITION	
X	: NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION
: I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: The face of the plat should contain language similar to the following: "This property was subdivided on [date]. At the time of subdivision, the Post Construction Best Management Practice (PCBMP) and stormwater detention thresholds for the original parcel were subsequently subdivided among the newly created parcels. The threshold distribution ratio for each of the new parcels shall be calculated as the area of the new parcel divided by the area of the original parcel. This threshold distribution ratio shall be multiplied by the regulatory thresholds in effect at the time of any new development. If a PCBMP is required pursuant to the DuPage County Countywide Stormwater and Floodplain Ordinance, the property owner shall be obligated to implement the required PCBMP directly on the property and shall not have the option to satisfy such requirement through payment of a fee-in-lieu, unless such implementation is deemed impractical or is not in accordance with the ordinance at the time of submittal(s). . Please check with your local permitting authority regarding all stormwater management requirements."	
SIGNATURE: [REDACTED] DATE: 8/6/25	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: DPC Stormwater Management	
GENERAL ZONING CASE INFORMATION	

Sent: Friday, August 8, 2025 2:54 PM
To: Hoss, Paul <Paul.Hoss@dupagecounty.gov>
Subject: Fwd: 2209 College Road, Downers Grove

[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.]

Paul,

Thanks so much for taking the time to talk with me earlier this week regarding my neighbor's property located at 2209 College Road in Downers Grove.

Upon speaking with you, I felt it necessary to summarize key points regarding this property and the proposed lot split for sale that my neighbor is currently presenting to the county.

Over the past weekend, my neighbor, Ed Gegenheimer, stopped by my home, located at [REDACTED] Chase Ave in Downers Grove, with a petition to sign regarding his desire to sell off a portion of his property for development. I stated that I could not sign it, expressing my concerns with water issues and development of the property and how it would impact my property, specifically my septic field. I'm assuming this petition will be presented during the county meeting and I ask that those that are reviewing the various items understand the significance and weight of my signature NOT being on that petition. Any development to my neighbor's property would have no negative impact to any other property other than mine, as my property is just south of his and shares 300 feet of property line. As in the past, my concern is due to increased water drainage onto my property, affecting not only my septic field which is located ten feet from the shared property line and potentially creating a health hazard, but also the rest of my property on the south edge, as I believe it is already designated a LPDA (localized poor drainage area).

I will try to summarize as best possible the history between our two lots and water related issues:

Our first encounter with the Gegenheimers after moving into our home was them expressing their concerns about water drainage. They had to cement their lower level heat vents and reroute the vents due to water accumulating in the in-ground basement vents. They went on to say that they installed a French tile drainage system, starting on their property and running north and south to south east through my property ending just short of a pond on my southern neighbor's property. They did this to drain water away from their lot, specifically their septic field, as they had some trouble with it. I will state here, that my family of four has lived in our home for about twenty years, and we have never had any issues with our septic field and do not want any development that will impact it, potentially causing it to fail. At this time, we do not have any option to connect with a public sewer line in front of our house should our system fail.

Whenever my husband and I would landscape along the shared property line, the Gegenheimers would be very concerned that we did not disrupt the French tile drainage system they had installed, again citing drainage problems on their property.

Several years ago, they had discussions with a builder about developing their open lot with at least two homes, creating a retention area, and spill over to utilize the French tile drainage system via my property. I needed to hire a lawyer and engineer to fight that proposal - the key points being that the development could not increase the amount and / or timing of water draining from their property onto and through mine. That project was not pursued.

Since then, my neighbor has had work done on his property, replacing his cement patio with paver blocks, and at the same time, he added even more underground piping to pull water away from his property and directing it through that pre-existing French tile drainage system that he tapped into. he has also added "pits" to collect and direct water run off, again away from his property via the French tile drainage system that runs through my property.

We also had conversations with the Gegenheimers about the storm water culvert that passes under the street and pours onto their property on the north. I'm confident that if the county and Lisle township look back at their records, they will find complaints from my neighbor about the storm water culvert as well as the storm ditch that runs north to south on their property along Chase and their concerns about water issues with their property due to these two items.

As a side note to the conversation and to highlight just how significant the challenges are to water drainage in this area, my neighbor to the south (he has over five acres with that previously mentioned pond) had approached us a few years ago about selling our property to him, as he was having discussions with a developer for his large piece of property. His claim was that he wanted to stay in the neighborhood and wanted to make an offer to purchase our home. We believe that this was just a cover - his real intent had more to do with the developer and water drainage / retention issues due to the high water table and pond on his property.

Please pass this email on to all departments that are reviewing the details for the upcoming meeting on August 20th regarding my neighbor's request to divide his property (with variance) so that he can sell it for development. I am requesting that I be kept up to date on the details and progress of his request. I also want to state for the record, our opposition to any development on this property without redirecting ALL water drainage where it will not go through my yard and create a potential health issue regarding my septic system. Unfortunately my neighbor's yard has significant water drainage from both the north culvert as well as a natural path that runs diagonally from the north east corner of his property to the

south west across the part of his property that he would like to sell for development. This parcel would not be able to sustain it's own septic field, rather it would require a hook up to the public sewer system.

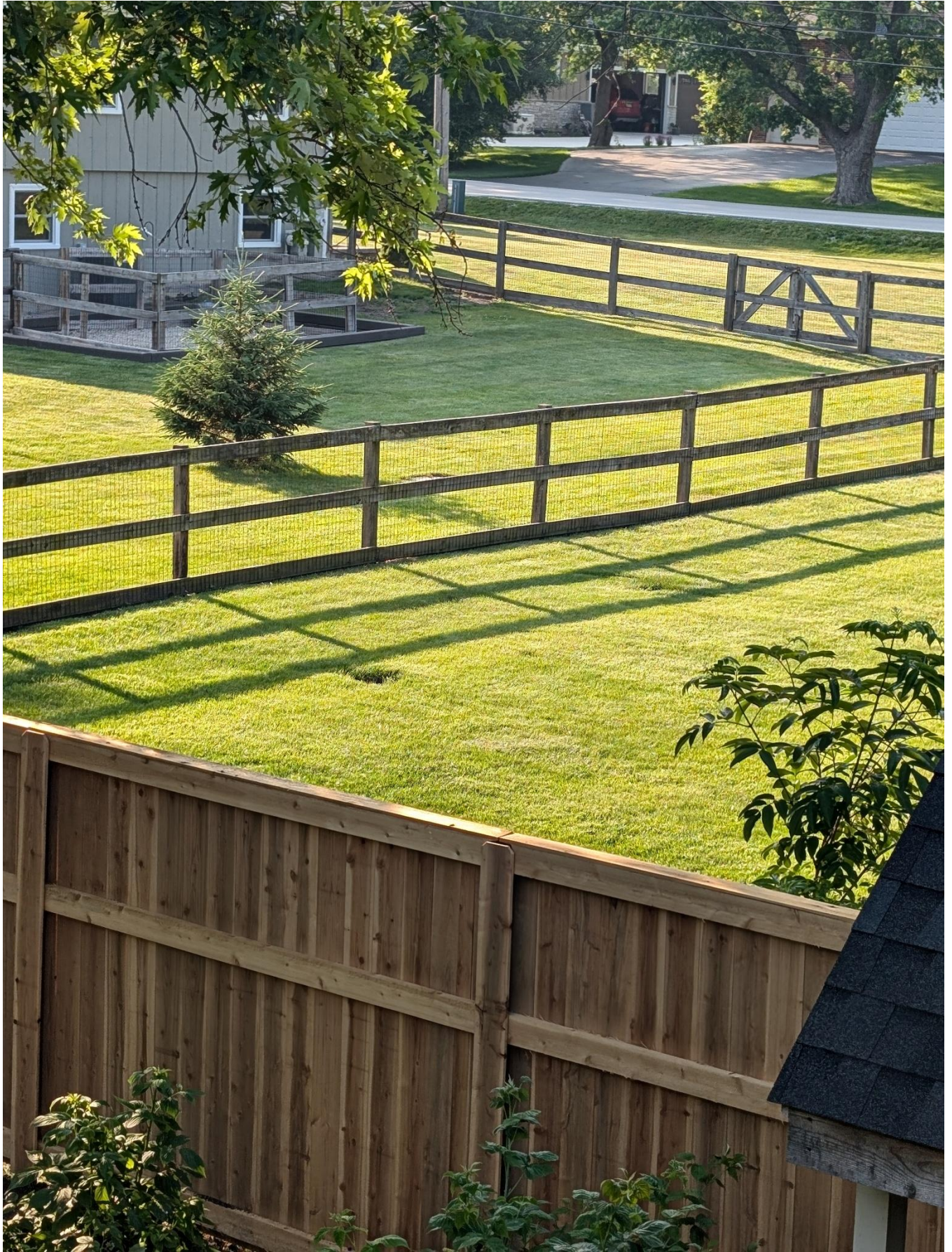
Please confirm receipt of this email and that you have passed it on to all departments reviewing my neighbor's lot split request.

Thank you again for your time.

Sincerely,

Jayne Agner













Pictures of pits, newer drain clean outs to the east of his fence, and standing water on both properties.

Sent: Friday, August 15, 2025 3:28 PM
To: Infelise, Jessica
Subject: Zoning Petition 25-000056 Gegenheimer

[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.]

Hi Jessica

We are absolutely in total SUPPORT of this action. The lot to the east of us 2238 College Road PIN # 0813206020 has a large house on it and it was approved as a 65' lot and it is on septic.

The 2 lots to the west of us on Chase 5628 Chase PIN # 0813205014 and 5626 Chase Ave PIN # 0813205013 were broken into 2 lots 100' each SMALLER then the Gegenheimer family is asking for. They are on sewer.

2309 College road PIN # 0813210002 is a 50' wide lot with a septic field and 2303 College road PIN # 0813210001 is a 100' wide lot and on a septic field. 2229 College road PIN # 0813210003 is 100' wide and on a septic field. We can talk a walk down Chase ave and you see the lots are all 150' wide and smaller and they are all on septic.

This should absolutely be approved as smaller lots were approved with septic with no consideration of the neighbors and this proposed lot width is much larger then the other lots are in the area with a septic.

Please feel free to reach out to me with any questions but again we are in SUPPORT of this for our neighbor and his family.

Diane and Michael Duncan

 0516