



**DUPAGE
COUNTY**

Building
Division

Zoning &
Planning Division

Environmental
Division

BUILDING & ZONING DEPARTMENT

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MEMORANDUM

TO: DuPage County Development Committee

FROM: Staff

DATE: November 19, 2024

RE: **T-3-24 Proposed Text Amendments to the County Zoning Code relative to Principal Arterial Two (2) Family Dwelling Conversion Use**

DuPage County Development Committee: November 19, 2024: Request to conduct a public hearing before the DuPage County Zoning Board of Appeals to consider the following:

Amendments to the DuPage County Zoning Code to permit the conversion of a single dwelling unit into not more than two (2) dwelling units where the Residential Zoned Property meets all of the following criteria:

- A. The principal arterial dwelling conversion use shall be subject to the following requirements.
1. The property is zoned in either the R-3 or R-4 Single Family Residential Dwelling District:
 2. The property fronts on a designated principal arterial roadway as follows:
 - Illinois Route 59,
 - County Farm Road,
 - Main Street - Wheaton between Illinois Route 38 (Roosevelt Road) to Illinois Route 64 (North Avenue),
 - Illinois Route 64 (North Avenue),
 - Naperville-Wheaton Road, Naper Boulevard,
 - Illinois Route 53 south of Illinois Route 38 (Roosevelt Road),
 - Illinois Route 83 (Kingery Highway),
 - Illinois Route 19 (Irving Park Road),

- U.S. Route 20 (Lake Street),
 - Illinois Route 38 (Roosevelt Road),
 - 22nd Street from Interstate 294 to Illinois Route 56 (Butterfield Road)
 - Illinois Route 56 (Butterfield Road) from 22nd Street west to the DuPage-Kane county line,
 - U.S. Route 34 (Ogden Avenue) from DuPage-Cook county line to North Aurora Avenue and from 75th Street to the DuPage-Kane county line,
 - North Aurora Avenue from U.S. Route 34 (Ogden Avenue) to Illinois Route 59,
 - 75th Street from U.S. Route 34 (Ogden Avenue) to Illinois Route 83,
 - Army Trail Road from U.S. Route 20 (Lake Street) to the DuPage-Kane County line, and
 - Lemont Road
3. The property takes direct and exclusive access to the Principal Arterial Roadway.
 4. The property is not defined as a reserve lot.
 5. The parcel is not part of a planned unit development.
 6. The principal building is oriented toward the primary arterial roadway.
 7. The principal building must have been constructed prior to _____ (the effective date of this Ordinance Amendment).
 8. One of the dwelling units in the Principal Arterial Conversion must be occupied by the owner of the property
- B. The principal arterial dwelling conversion use shall be subject to the following site requirements.
1. The principal buildings or structures in which the principal arterial conversion is located shall be subject to the front, side, and rear setbacks of the applicable single-family residential zoning district.
 2. All building facades of the principal building must maintain the existing single-family residential character of the structure.
 - (a) Other than necessary building code requirements to convert the dwelling into not more than two (2) dwelling units, the exterior of the existing dwelling unit may only be altered or rehabilitated provided the alteration is a nonstructural repair of the building including the replacement of the roof covering, veneering or outer walls and

incidental repairs which do not extend or intensify the existing dimensions of the building.

- (b) The building, however, shall not be enlarged, expanded, or extended.
- (c) Repairs and alterations may be made to the exterior or interior of the building to return the building to a safe condition in accordance with the county codes.

3. Existing landscaping on the site shall be preserved and maintained.
4. Parking requirements shall be based upon the current parking requirements for a two-family dwelling. All other parking requirements for the principal arterial dwelling conversion use shall be provided per the minimum requirements of article XII, "Off Street Parking And Loading Requirements," of this chapter.
5. The principal arterial dwelling conversion use shall be subject to landscape review.
6. All driveways, parking areas and refuse containers shall require a full landscape screen and the remainder of the property shall maintain at least a partial landscape screen around the structures on the property used for the principal arterial dwelling conversion use as well as any additional landscape requirements within the respective single-family residential zoning district.
7. The building conversion and use shall meet all other DuPage County Codes for such uses.
8. Property owners meeting the requirements and qualifications and intending to conduct a principal arterial dwelling conversion use on their premises shall require a building permit from the DuPage County prior to the conversion.