



**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: February 4, 2026
RE: **ZONING-25-000071 Stroe (MILTON / DISTRICT 4)**

Development Committee: February 17, 2026:

Zoning Hearing Officer: February 4, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 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-25-000071 Stroe** dated January 21, 2026.
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 the subject zoning relief is for a Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet.
- B. That petitioner testified that they plan to construct an attached garage onto their existing home.
- C. That petitioner testified that their home was constructed in 1955 approximately nine (9) feet from the corner side property line, and that the subject lot was platted on an

angle, causing the proposed attached garage addition to be located five (5) feet from the corner side property line.

- D. That petitioner testified that in order to match the existing rooflines of their house and the architectural integrity of the addition, the only location to construct an attached garage is approximately 5 feet from the corner side property line.
- E. That the Zoning Hearing Officer finds that petitioner has demonstrated sufficient evidence for a practical difficulty and particular hardship for the subject Variation, as the existing home that the garage will be attached to was built too close to the corner side property line.
 - a. Furthermore, that in order to match the existing roofline and architectural integrity of the attached garage, the only location to place an attached garage is approximately 5 feet from the corner side property line.

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 existing home was constructed too close to the corner side property line and that an attached two car garage will not impair an adequate supply of light and air to the adjacent property.
 - b. Increase the hazard from fire or other dangers to said property as petitioner **has demonstrated** that they will obtain a building permit for the proposed attached garage and that it will be built pursuant to all building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed attached garage will be an added benefit to the surrounding area and not diminish the value of land and buildings throughout the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that the proposed attached garage will be for residential use only and will not increase traffic congestion in the public streets and highways.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has demonstrated** that the proposed attached garage will receive a building permit and will not increase the potential for flood damages to adjacent property.

- f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the proposed attached garage will receive a building permit and will not incur additional public expense for flood protection, rescue, or relief.
- g. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** that the proposed attached garage will be an added benefit to the area and will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER:

- ZONING-25-000071 Stroe

ZONING REQUEST:

- Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet.

OWNER:

- CRISTIAN & IONELA STROE, 26W021 ASTOR PLACE, WHEATON, IL 60187

ADDRESS/LOCATION:

- 26W021 ASTOR PLACE, WHEATON, IL 60187

PIN:

- 05-07-415-005

TWSP./CTY. BD. DIST.:

- MILTON / DISTRICT 4

ZONING/LUP:

- R-4 SF RES / 0-5 DU AC

AREA:

- 0.22 ACRES (9,583 SQ. FT.)

UTILITIES:

- WATER/SEWER

PUBLICATION DATE:

- Daily Herald: JANUARY 6, 2026

PUBLIC HEARING:

- WEDNESDAY, JANUARY 21, 2026

ADDITIONAL INFORMATION:

Building: No Objections.

DUDOT: Our office has no jurisdiction in this matter.

Health: No Objections with the concept of the petition. Additional information may be required at time of permit application. "Our records indicate that there is a private water well at this parcel."

Stormwater: No Objections with the concept of the petition. Additional information may be required at time of permit application.

Public Works: DPC Public Works doesn't own any sewer or water mains in this area.

EXTERNAL:

Village of Winfield: No Comments Received.

City of Wheaton: No Comments Received.

Village of Carol Stream: "No comments from Carol Stream on this one."

Milton Township: No Comments Received.

Township Highway: No Objections with the concept of the petition. Additional information may be required at time of permit application.

Winfield Fire Dist.: No Comments Received.

Sch. Dist. 200: No Comments Received.

Forest Preserve: "We do not have any comments."

GENERAL BULK REQUIREMENTS

- **Front Yard**

- Required: 30 feet
 - Existing: Approximately 52.39 feet
 - Proposed: Approximately 52.39 feet

- **Interior Side Yard**

- Required: 5 feet
 - Existing: Approximately 5.44 feet
 - Proposed: Approximately 5.44 feet

- **Corner Side Yard**

- Required: 20 feet
 - Existing: Approximately 9.04 feet
 - Proposed: Approximately 5 feet

- **Rear Yard**

- Required: 25 feet
 - Existing: Approximately 64 feet
 - Proposed: Approximately 64 feet

LAND USE**Subject Property:**

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

North of Subject Property:

- Zoning: Astor Place and Beyond, R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

South of Subject Property:

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

East of Subject Property:

- Zoning: Silverleaf Boulevard and Beyond, R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre

West of Subject Property:

- Zoning: R-4 Single Family Residential / Existing Use: House / Land Use Plan (LUP): 0–5 dwelling units per acre