



**DUPAGE  
COUNTY**

Building  
Division

Zoning &  
Planning Division

Environmental  
Division

## BUILDING & ZONING DEPARTMENT

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

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

### MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: March 27, 2024

RE: **ZONING-24-000018 Roman  
(Downers Grove/ District 3)**

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**Development Committee: May 7, 2024:**

**Zoning Hearing Officer: March 27, 2024:** The Zoning Hearing Officer recommended to bifurcate the following zoning relief:

The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop.
2. Variation to allow 4-H program with 1 lb. rooster on a property less than 40,000 sq. ft.

**ZHO Recommendation to Deny**

The Zoning Hearing Officer recommended to approve the following zoning relief:

3. Conditional Use to allow a 4-H program with a goat on a property less than 40,000 sq. ft.

**Subject to the following conditions:**

1. That the Conditional Use zoning relief to allow a 4-H program with a goat shall expire after one (1) year from the date of approval of the subject zoning relief by the DuPage County Board or upon one of the following circumstances, whichever shall come first:
  - a. The structure or use is destroyed or damaged by fire or other casualty or act of God to the extent that the cost of restoration for the above ground portion of the building, structure, or use to the condition it was prior to the destruction or damage exceeds fifty percent (50%) or more of its replacement value.
  - b. The structure is voluntarily removed.

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 petitioner maintains the existing landscaping around the perimeter of the subject property.
4. That petitioner submits a 4-H Certification to the DuPage County Building and Zoning Department for the subject goat and that petitioner maintain all required setbacks for the 4-H program on the subject property.
5. 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 have requested the subject zoning relief to allow a rooster and goat, in addition to a chicken coop less than 25' from the rear property line, on the subject property.
- B. That petitioner testified that her daughter is enrolled in a 4-H program for a chicken and goat, and that they keep the chicken and goat in the rear of the subject property within the existing chicken coop.
- C. That petitioner testified that the goat is approximately 12 lbs. and 1 foot in height, and that it has no scent glands.
- D. That petitioner testified that the rooster is a Bantum rooster, approximately 1 lbs., and is approximately 1/5<sup>th</sup> the size of a standard rooster.
- E. That petitioner testified that the subject goat and rooster are quiet and do not impede on neighboring properties.
- F. That at the public hearing neighbors testified and stated that the rooster is loud, however that they did not know a goat was on the subject property as they have never heard or noticed a goat on the property.
- G. That petitioner originally applied for a Variation for the subject zoning relief for a goat, and that the request was converted to a Conditional Use at the public hearing, as a Conditional Use is lesser zoning relief than a Variation, and that conditions can therefore be placed on the subject goat to mitigate any future impacts on adjacent properties.
- H. That the Zoning Hearing Officer finds that the subject goat is a part of the 4-H program for petitioner's daughter and is not an impediment to the neighboring properties and that petitioner has demonstrated sufficient evidence to allow a 4-H program for a goat on the subject property.

- I. Furthermore, that the Zoning Hearing Officer finds that petitioner has not demonstrated or presented evidence for a particular hardship, practical difficulty, or unique circumstance in relation to the rooster and chicken coop on the subject property, and the subject rooster and chicken coop located 2 feet from the rear property line both impair the public health, comfort, and general welfare if the inhabitants of DuPage County.

**STANDARDS FOR CONDITIONAL USES (4-H FOR GOAT):**

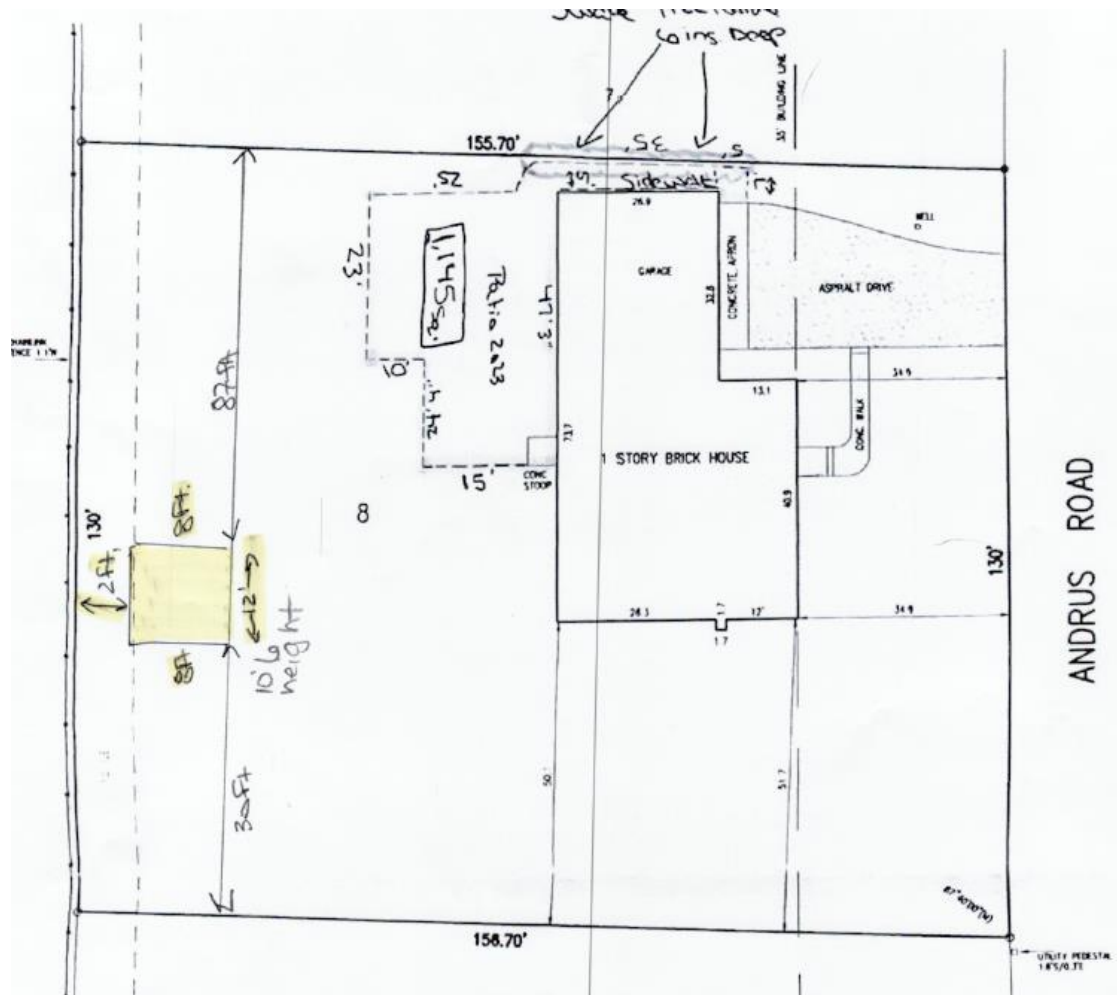
1. That the Zoning Hearing Officer finds that petitioner **has demonstrated** that the granting of the Conditional Use is in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the County's comprehensive plan for development; and specifically, that the granting of the Conditional Use will not:
  - a. Impair an adequate supply of light and air to the adjacent property as petitioner **has demonstrated** that a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year does not impact or impair the supply of 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 from the County for any detached accessory buildings related to the subject goat.
  - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year does not diminish the value of land throughout the County.
  - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has demonstrated** that a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year does 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 County's Stormwater Department has no objections to a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year.
  - f. Incur additional public expense for flood protection, rescue or relief as petitioner **has demonstrated** that the County's Stormwater Department has no objections to a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year.
  - g. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County as petitioner **has demonstrated** a 4-H program with a goat on a property less than 40,000 sq. ft. in size for one (1) year does not have any impact on adjacent properties and roadways, does not impact on drainage, and does not impede ventilation and light to the subject property or adjacent properties.

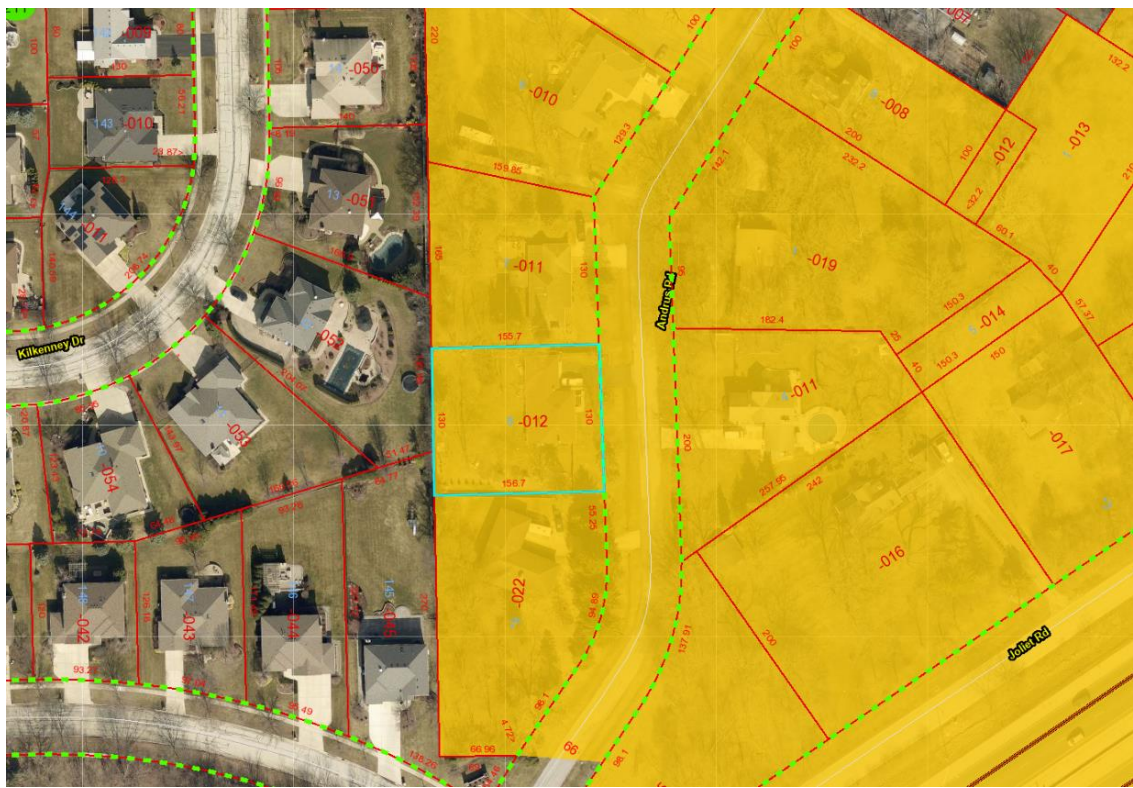
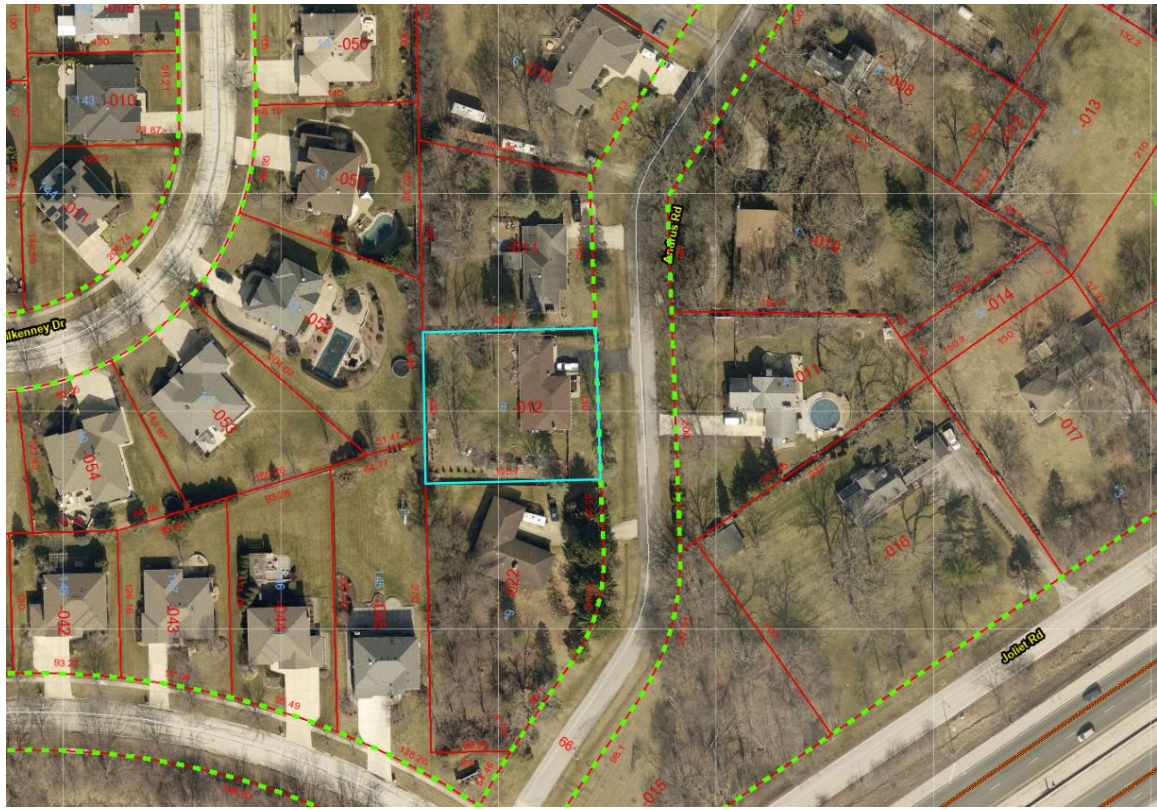
**PETITIONER'S DEVELOPMENT FACT SHEET**

<b>GENERAL ZONING CASE INFORMATION</b>	
<b>CASE #/PETITIONER</b>	<b>ZONING-24-000018 Roman</b>
<b>ZONING REQUEST</b>	1. Variation to reduce the rear yard setback from required 25 feet to approx. 2 feet for an existing chicken coop. 2. Variation to allow 4-H program with a goat and 1lb rooster on a property less than 40,000 sq. ft.
<b>OWNER</b>	LILIA ROMAN, 460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
<b>ADDRESS/LOCATION</b>	460 ANDRUS ROAD, DOWNERS GROVE, IL 60516
<b>PIN</b>	10-05-202-012
<b>TWSP./CTY. BD. DIST.</b>	DOWNERS GROVE      DISTRICT 3
<b>ZONING/LUP</b>	R-3 SF RES      0-5 DU AC
<b>AREA</b>	0.45 ACRES (19,602 SQ. FT.)
<b>UTILITIES</b>	WELL / SEPTIC
<b>PUBLICATION DATE</b>	Daily Herald: MARCH 12, 2024
<b>PUBLIC HEARING</b>	WEDNESDAY, MARCH 27, 2024
<b>ADDITIONAL INFORMATION:</b>	
Building:	Objects. "I have concerns regarding the impact of a rooster on the surrounding community." (See attached documentation)
DUDOT:	Our office has no jurisdiction in this matter.
Health:	No Objections.
Stormwater:	No Objections.
Public Works:	Our office has no jurisdiction in this matter. "We have water in the area."
<b>EXTERNAL:</b>	
City of Darien:	No Objections with the concept of the petition. Additional information may be required at time of permit application. (See attached documentation)
Village of Woodridge:	<i>No Comments Received.</i>
Village of Lemont:	<i>No Comments Received.</i>
Downers Grove 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.
Darien-Woodridge Fire Dist.:	<i>No Comments Received.</i>
Sch. Dist. 63:	<i>No Comments Received.</i>
Sch. Dist. 86:	<i>No Comments Received.</i>
Forest Preserve:	<i>No Comments Received.</i>

**LAND USE**

<b>Location</b>	<b>Zoning</b>	<b>Existing Use</b>	<b>LUP</b>
Subject	R-3 SF RES	HOUSE	0-5 DU AC
North	R-3 SF RES	HOUSE	0-5 DU AC
South	R-3 SF RES	HOUSE	0-5 DU AC
East	ANDRUS ROAD AND BEYOND R-3 SF RES	HOUSE	0-5 DU AC
West	CITY OF DARIEN	HOUSE	CITY OF DARIEN











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### DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM Zoning Petition ZONING-24-000018 Roman

Please review the information herein and return with your comments to:  
Jessica Infelise, DuPage County Building and Zoning Department, 421 North County Farm  
Road, Wheaton, Illinois 60187; or via email at [Jessica.Infelise@dupagecounty.gov](mailto:Jessica.Infelise@dupagecounty.gov) or via  
facsimile at 630-407-6702 by **March 26, 2024**.

COMMENT SECTION:	
<input type="checkbox"/> OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
<input type="checkbox"/> NO OBJECTION/CONCERNS WITH THE PETITION	
<input checked="" type="checkbox"/> NO OBJECTION/CONCERNS WITH THE CONCEPT OF THE PETITION. ADDITIONAL INFORMATION MAY BE REQUIRED AT TIME OF PERMIT APPLICATION	
<input type="checkbox"/> I OBJECT/HAVE CONCERNS WITH THE PETITION.	
COMMENTS: THE SUBJECT PROPERTY ABUTS PARCELS WITHIN THE CITY OF DARIEN. AS THE REQUEST INCLUDES A SETBACK REDUCTION AND ANIMAL ACTIVITY, INFORMATION FROM OWNER ON HOW NOISE, ODOR, AND OTHER POTENTIAL IMPACTS ON NEIGHBORING PROPERTIES SHOULD BE ADDRESSED.	
SIGNATURE: [REDACTED] DATE: 03/14/2024	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: CITY OF DARIEN	
GENERAL ZONING CASE INFORMATION	
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PLEASE NOTE: FILING OF THIS FORM DOES NOT SUBSTITUTE FOR A FORMAL OBJECTION PURSUANT TO THE ILLINOIS STATE STATUTES.

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COMMENT SECTION:	
<input type="checkbox"/> : OUR OFFICE HAS NO JURISDICTION IN THIS MATTER	
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<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: I have concerns regarding the impact of a rooster on the surrounding community	
SIGNATURE: _____ DATE: <i>March 14, 2024</i>	
MUNICIPALITY/TOWNSHIP/AGENCY/DEPARTMENT: Building & Zoning Manager	
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**Illinois Extension**

UNIVERSITY OF ILLINOIS URBANA-CHAMPAIGN

University of Illinois Extension  
DuPage County  
1100 E. Warrenville Road, Suite 170  
Naperville, IL 60563  
(630) 955-1123  
[www.extension.illinois.edu/dkk](http://www.extension.illinois.edu/dkk)

February 16, 2024

To Whom It May Concern:

**Priscilla Blas** is an Active 4-H Member of **Whirlybirds** (for youth ages 8-18), and enrolled in the Dairy Goat Livestock animal project, which the youth may Show as a project each year at the DuPage County Fair. 4-H clubs enable positive youth development experiences in a wide variety of project learning areas, including **Livestock Animals** and **Animal Science**.

Please let me know if I can provide more information about 4-H or answer any questions/concerns.

Sincerely,



Nancy Reppe  
Extension Program Coordinator, 4-H Youth Development, DuPage County  
[Nslep2@illinois.edu](mailto:Nslep2@illinois.edu)





We also have 4 Bantam miniature chickens (2 males and 2 females). Each weighing about a pound. The Bantams don't need as much space and resources since they are about 7 inches in height each. Their size comparison is to a pigeon. Bantams tend to match their smaller size with smaller voices. Throughout the day you won't be able to notice them because they are quiet and the highway I55 is louder than my chickens' voices because we don't have sound walls to block the high traffic noise. Our chickens lay edible eggs, creating nutrition for my family in the most organic way. Like our goat, our chickens roam our 6 ft fenced backyard dropping smaller amounts of manure fertilizing the grass. The chickens also create a companionship to our goat Carolina, when we are busy at work or school.



(size comparison to Bantam vs Silkie)

We do not have more than 5 chickens and we do not have a normal size rooster; which is what is claimed in the violation.



Carolina is our 15lb female Pygmy dwarf goat. Pygmy goats are miniature, genetically dwarfed, and their main purpose in life is for enjoyment and companionship. Female pygmy goats do not have a scent gland meaning that her maintenance is low. Her shed is cleaned once a week and is properly cared for. She is very loving, supportive, and our medium size bundle of joy. Carolina is fun, energetic, and for the most part quiet unless she gets excited, like any other pet. She is our version of a dog. Thanks to her, my daughter has the opportunity to bond, learn to have responsibilities, and have the experience of being in a 4H club in our community.

Having a goat comes with many benefits. Very early we learned she is a great natural lawn mower. Pygmy goats are affectionate and kind like certain dogs. She brings emotional support to my daughter when she feels lonely. Goat's manure and urine supply nutrients to plants, improve soil structure and overall fertilize my backyard. Their manure content has higher nitrogen than chicken or cow manure. I have seen a difference because I don't have to buy as much fertilizer in the summer to keep my lawn healthy.