



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: April 7, 2026

RE: **ZONING-26-000002 Patterson (Downers Grove/District 2)**

DuPage County Board: April 14, 2026:

Development Committee: April 7, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.

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-26-000002 Patterson** dated February 18, 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

Development Committee VOTE (Motion to Approve): 5 Ayes, 0 Nays, 1 Absent

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

Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.

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-26-000002 **Patterson** dated February 18, 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 from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.
- B. That petitioner testified that the subject property currently has a detached garage that they are attaching to the existing house.
- C. That petitioner testified that the existing home constructed approximately 12'10" from the corner side property line.
 - That petitioner testified that there is approximately twenty-two (22) feet of right-of-way (ROW) from the corner side property line to the southern edge of 40th Street.
- D. That petitioner testified that in order to match the existing rooflines and architectural integrity of the existing house and detached garage, the only location to construct the addition is approximately 12'10" 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 and detached garage were built too close to the corner side property line.
 - Furthermore, that in order to match the existing roofline and architectural integrity of the existing house and detached garage, the only location to construct the proposed addition to attach the existing detached garage to the existing house is approximately 12'10" 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 proposed addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house and that it will be built pursuant to all DuPage County building codes.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has demonstrated** that the proposed addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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 addition to attach the existing detached garage to the house 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-26-000002 Patterson

ZONING REQUEST: Variation to reduce the corner side setback from required 20 feet to approximately 12' 10", to attach existing detached garage with existing north facade of the house.

OWNER: EVE PATTERSON, 4001 PARK STREET, WESTMONT, IL 60559 / **AGENT:** ED LARSON/ ED LARSON ARCHITECTS, 4919 OAKWOOD AVENUE, DOWNERS GROVE, IL 60515

ADDRESS/LOCATION: 4001 PARK STREET, WESTMONT, IL 60559

PIN: 09-04-208-001

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 2
ZONING/LUP: R-4 SF RES / 0-5 DU/ACRE
AREA: 0.17 ACRES (7,405 SQUARE FEET)
UTILITIES: WATER/SEWER
PUBLICATION DATE: DAILY HERALD: FEBRUARY 3, 2026
PUBLIC HEARING: WEDNESDAY, FEBRUARY 18, 2026

ADDITIONAL INFORMATION:

Building: No objection/concerns with the concept of the petition. Additional information may be required at time of permit application.

- “To be attached to the house, the existing detached garage will require a 42” deep frost proof foundation.”

DUDOT: *No Comments Received.*

Health: *No Comments Received.*

Stormwater: No objection/concerns with the petition.

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

EXTERNAL:

Village of Westmont: I object/have concerns with the petition.

- “The Village of Westmont has reviewed the request for a variation for the property at 4001 Park Street, Westmont, IL 60559, to reduce the required corner side setback from 20 feet to approximately 12 feet 10 inches for a building addition. Per a boundary agreement with the Village of Downers Grove, this property is located within the Village of Westmont's future annexation area. If the property is annexed in the future, it would be incorporated into the Village of Westmont. The likely zoning district designation would be the R-3 Single-Unit Detached Residence District, which requires a minimum street-side setback of 15 feet. The Village of Westmont does not support the requested variation because the 12 foot and 10 inch proposed setback fails to meet the Village's minimum street-side setback requirement and would create non-conforming issues when annexed into the Village.”

Village of Downers Grove: “The Village of Downers Grove has no comments.”

Village of Oak Brook: No objection/concerns with the petition.

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Westmont Fire Dist.: *No Comments Received.*

Sch. Dist. 201: *No Comments Received.*

Forest Preserve: *No Comments Received.*

GENERAL BULK REQUIREMENTS

- **Front Yard**
 - Required: 30 FT
 - Existing: APPROX. 30 FT 10 IN
 - Proposed: APPROX. 30 FT 10 IN
- **Interior Side Yard**
 - Required: 5 FT
 - Existing: APPROX. 9 FT
 - Proposed: APPROX. 5 FT
- **Corner Side Yard**

- Required: 20 FT
- Existing: APPROX. 14 FT 10.5 IN
- Proposed: APPROX. 12 FT 10.5 IN
- **Rear Yard**
 - Required: 25 FT
 - Existing: APPROX. 46 FT
 - Proposed: APPROX. 46 FT

LAND USE

Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

North of Subject Property:

- **Zoning:** 40TH STREET AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

South of Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

East of Subject Property:

- **Zoning:** R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** PARK STREET AND BEYOND R-4 SF RES / **Existing Use:** HOUSE / **Land Use Plan (LUP):** 0-5 DU AC