



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Board

FROM: DuPage County Development Committee

DATE: August 4, 2026

RE: **ZONING-26-000024 Calahan (Lisle/District 2)**

DuPage County Board: August 11, 2026:

Development Committee: August 4, 2026: The DuPage County Development Committee recommended to approve the following zoning relief:

Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

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-26-000024 Calahan** dated June 17, 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: July 1, 2026: The Zoning Hearing Officer recommended to approve the following zoning relief:

Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

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-26-000024 Calahan** dated June 17, 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 increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.
- B. That petitioner testified that they are replacing an existing fence that is approximately twenty-five (25) years old.
- C. That petitioner testified that, along the west side of the property, where the existing fence is six (6) feet in height, they are requesting approval to install a fence approximately eight (8) feet in height.
- D. That petitioner testified that an eight (8) foot tall fence is necessary to provide adequate privacy due to the elevation of Lomond Avenue being higher than the elevation of the subject property.
- E. That the Zoning Hearing Officer finds that the Petitioner has demonstrated a practical difficulty and particular hardship supporting the requested Variations, specifically because the elevation of Lomond Avenue is higher than the subject property, thereby justifying the need for an approximately eight (8) foot tall privacy fence.

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 fence 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 fence 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 fence 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 fence will not be near the corner of the subject property 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 they will receive a building permit for the proposed fence 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 they will receive a building permit for the proposed fence 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 fence will meet all building requirements 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-26-000024 Calahan

ZONING REQUEST: Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'.

OWNER: EDWARD AND JANET CALAHAN, 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

ADDRESS/LOCATION: 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

PIN: 08-13-106-009

TWSP./CTY. BD. DIST.: LISLE / DISTRICT 2

ZONING/LUP: R-4 / 0-5 DU AC

AREA: 1.38 ACRES (60,113 SQ. FT.)

UTILITIES: WATER / SEPTIC

PUBLICATION DATE: DAILY HERALD: JUNE 2, 2026

PUBLIC HEARING: WEDNESDAY, JUNE 17, 2026

ADDITIONAL INFORMATION:

Building: No objections or concerns with the petition.

DUDOT: *No Comments Received.*

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

Stormwater: No objection or concerns 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 Downers Grove: I object or have concerns with the petition. (See attached letter from the Village of Downers Grove)

Village of Woodridge: Our office has no jurisdiction in this matter.

Village of Lisle: Our office has no jurisdiction in this matter. "The subject property is outside of the Village's boundary agreement."

Lisle Township: *No Comments Received.*

Township Highway: No objections or concerns with the petition.

Darien-Woodridge Fire Dist.: “We do not have any comments on this proposed project.”

Sch. Dist. 58: *No Comments Received.*

Sch. Dist. 99: Our office has no jurisdiction in this matter.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided regarding cases: ZONING-26-000009 Mats Property Group, LLC; ZONING-26-000025 Ulisano; ZONING-26-000024 Calahan; and Zoning Petition ZONING-26-000017 First Baptist Church, and we do not have any comments.”

LAND USE

Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

North of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** VACANT / **Land Use Plan (LUP):** 0-5 DU AC

South of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

East of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

- **Zoning:** R-4 SINGLE-FAMILY RESIDENCE / **Existing Use:** RESIDENTIAL / **Land Use Plan (LUP):** 0-5 DU AC