



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

M E M O R A N D U M

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: February 4, 2026

RE: **ZONING-25-000065 Hilltop Homes, Inc. (Downers Grove/District 3)**

Development Committee: February 17, 2026:

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

Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.
- B. That petitioner testified that the existing properties (together known as Lot 22) have been two (2) individual parcels, both approximately thirty-three (33) feet wide, with individual parcel identification numbers (PINs) for many years.
- C. That petitioner testified that they do not intend to further divide the property, only to make the prior subdivision of Lot 22 two (2) legal lots of record through the Variation process, as they have existed.
- D. That petitioner testified that he requires the subject zoning relief in order to build two (2) single-family houses that will be an affordable housing option within the subject area, both approximately \$400,000.
- E. That petitioner testified that both properties will have a shared driveway and access.
- F. That petitioner testified that both properties will be serviced with water and sewer.

- G. That petitioner testified that both properties contain special management areas in the last twenty-five (25) feet of the 300-foot-deep lots.
- H. That petitioner testified that he is the contract purchaser of the property and is currently under contract pending the zoning relief gets approved.
- I. That the Zoning Hearing Officer finds that petitioner has not demonstrated sufficient evidence to support a Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.
 - a. Furthermore, the Zoning Hearing Officer finds that the petitioner did not demonstrate any evidence or testimony of a practical difficulty or particular hardship in order to support a Variation, and did not present any information regarding the Standards for Variations.

STANDARDS FOR VARIATIONS:

- 1. That the Zoning Hearing Officer finds that petitioner **has not 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 not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width 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 not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width will not increase the hazard from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width will not diminish the value of land and buildings through the County.
 - d. Unduly increase traffic congestion in the public streets and highways as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width will not unduly increase traffic congestion in the public streets.
 - e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width 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 not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width 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 not demonstrated or provided sufficient evidence** that the Variation to reduce the required lot width 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-25-000065 Hilltop Homes, Inc.

ZONING REQUEST:

- Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.

OWNER:

- ROBERT L. POLANEK, 1250 EVERWOOD COURT, AURORA, IL 60505 / AGENT: HILLTOP HOMES, INC., VICTOR LEONHARDT, 3311 HOBSON ROAD, SUITE D, WOODRIDGE, IL 60517

ADDRESS/LOCATION:

- NORTH AND SOUTH HALF OF LOT 22 IN BLOCK 19 IN DOWNTON GROVE GARDENS SUBDIVISION (PINS: 09-18-301-017 / 09-18-301-018) ON STONEWALL AVENUE

PIN:

- 09-18-301-017 / 09-18-301-018

TWSP./CTY. BD. DIST.:

- DOWNTON GROVE / DISTRICT 3

ZONING/LUP:

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

AREA:

- 0.23 ACRES (10,018 SQ. FT.)/EACH LOT

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 Comments Received.*

Stormwater: No Objection 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 Downton Grove: Objects. (See attached documentation)

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

Downton Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Darien-Woodridge Fire Dist.: *No Comments Received.*

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

Sch. Dist. 99: No Objections.

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

LAND USE

Subject Property:

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

North of Subject Property:

- **Zoning:** 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:** VACANT / **Land Use Plan (LUP):** 0-5 DU AC

West of Subject Property:

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