



**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: July 29, 2026

RE: **ZONING-26-000030 First Baptist Church (Downers Grove/District 3)**

Development Committee: August 18, 2026:

Zoning Hearing Officer: July 29, 2026: The Zoning Hearing Officer recommended to deny the following zoning relief:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).
2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.

ZHO Recommendation to Deny

FINDINGS OF FACT:

- A. That petitioner testified that the subject zoning relief is for a Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip) and a Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.
- B. That the record was adopted from the August 17, 2026 Zoning Hearing Officer public hearing for ZONING-26-000019 First Baptist Church.
- C. That petitioner testified that they are seeking the subject zoning relief in order to add an access drive/reserve strip to a currently landlocked parcel of land owned by First Baptist Church.
- D. That petitioner testified that their intent is to create an access drive to the landlocked parcel to facilitate the lot's sale, with the proceeds to be added to the Church's income.

- a. That petitioner testified that the Church's income has declined over the past five (5) to eight (8) years, and that neither the Pastor nor Church Secretary receive a salary.
 - b. That petitioner testified that the proceeds from the sale of the parcel would provide additional funds for the Church's income and would allow for maintenance and upkeep of the Church.
- E. That petitioner testified that no trees would be removed from the south side of the existing church access driveway.
- F. That the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence to support Standards for Variations for the following: Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip) and a Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.
- G. Further, the Zoning Hearing Officer finds that petitioner has not demonstrated or provided sufficient evidence for a practical difficulty or particular hardship with the land to support the subject zoning relief, and that the petitioner's evidence and testimony presented at the public hearing established that the basis of the request is to facilitate the sale of property and generate additional income for the Church.

STANDARDS FOR VARIATIONS:

1. That the Zoning Hearing Officer finds that petitioner **has not demonstrated or provided evidence** 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 not demonstrated or provided evidence** that 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 evidence** that the proposed zoning relief 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 evidence** that the proposed zoning relief will not increase the hazard from fire or other damages to said property.
 - c. Diminish the value of land and buildings throughout the County as petitioner **has not demonstrated or provided evidence** that the proposed zoning relief will 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 not demonstrated or provided evidence** that the proposed zoning relief will not unduly increase traffic congestion.

- e. Increase the potential for flood damages to adjacent property as petitioner **has not demonstrated or provided evidence** that the proposed zoning relief 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 evidence** that the proposed zoning relief 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 evidence** that the proposed zoning relief will not otherwise impair the public health, safety, comfort, morals or general welfare.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000030 First Baptist Church

ZONING REQUEST:

1. Variation to reduce the lot size for a reserve lot (Proposed Lot 2) from required 40,000 sq. ft. to approximately 23,230 sq. ft. (exclusive of reserve strip).
2. Variation to reduce the interior side setback for an existing Place of Assembly on Proposed Lot 1, from required 40 feet to approximately 6.11 feet.

OWNER: FIRST BAPTIST CHURCH, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 & 1ST BAPTIST CHURCH OF CLARENDON HILLS, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 / **AGENT:** MELANIE WEISS, FIRST BAPTIST CHURCH, 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514

ADDRESS/LOCATION: 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514 & VACANT LOT DIRECTLY SOUTHEAST OF 5701 CLARENDON HILLS ROAD, CLARENDON HILLS, IL 60514

PIN: 09-14-103-031 / 09-14-103-027

TWSP./CTY. BD. DIST.: DOWNERS GROVE / DISTRICT 3

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

AREA: 3.76 ACRES (163,786 SQ. FT.)

UTILITIES: WATER / SEWER

PUBLICATION DATE: DAILY HERALD: JUNE 30, 2026

PUBLIC HEARING: WEDNESDAY, JULY 15, 2026

ADDITIONAL INFORMATION:

Building: No objection or concerns with the petition.

DUDOT: Our office has no jurisdiction in this matter.

Health: Our office has no jurisdiction in this matter.

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 Clarendon Hills: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

Village of Westmont: *No Comments Received.*

City of Darien: *No Comments Received.*

Village of Burr Ridge: *No Comments Received.*

Village of Hinsdale: “The Village of Hinsdale has no objection.”

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

Tri-State Fire Dist.: No objection or concerns with the petition.

Sch. Dist. 60: *No Comments Received.*

Sch. Dist. 86: No objection or concerns with the petition.

Forest Preserve: “Forest Preserve District of DuPage County staff have reviewed the information provided in the Public Notices for the Hummerich, Anitei, and First Baptist Church Zoning Petitions, and we do not have any comments.”

GENERAL BULK REQUIREMENTS

- **Interior Side Yard**

- Required: 40 feet
- Existing: 6.11 feet
- Proposed: 6.11 feet

LAND USE

Subject Property:

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

North of Subject Property:

- **Zoning:** R-6 GENERAL RESIDENCE DISTRICT / **Existing Use:** RESIDENTIAL / **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:** RETENTION POND / **Land Use Plan (LUP):** 0-5 DU AC