



**DUPAGE
COUNTY**

BUILDING & ZONING DEPARTMENT

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www.dupagecounty.gov/building

MEMORANDUM

TO: DuPage County Development Committee

FROM: DuPage County Zoning Hearing Officer

DATE: July 29, 2026

RE: **ZONING-26-000028 Anitei (Downers Grove/District 3)**

Development Committee: August 18, 2026:

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

Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.

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-26-000028 Anitei** dated July 15, 2026.
2. That the Conditional Use zoning relief shall expire after ten (10) years 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.
3. That the owner/developer is to apply for and receive a Building Permit for all construction and/or excavation that occurs on the property.
4. That petitioner maintains the existing landscaping around the perimeter of 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 the subject zoning relief is for a Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.
- B. That petitioner testified that he purchased the subject property in 2021 and that the subject shed was already existing on the subject property.
- C. That petitioner testified that based on a review of the property history and discussions with neighbors, the petitioner determined that the subject shed has existed on the subject property for over thirty (30) years.
- D. That petitioner testified that the subject shed is serviced with electric.
- E. That petitioner testified that the subject shed is used to store lawn tools and household accessory equipment.
- F. That the Zoning Hearing Officer finds that petitioner has presented sufficient evidence to satisfy the Standards for a Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.
- G. That the Zoning Hearing Officer finds that the existing shed does not adversely impact adjacent properties or roadways, does not negatively affect drainage patterns in the area, and does not impede adequate light or ventilation to the subject property or neighboring properties.

STANDARDS FOR CONDITIONAL USES:

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 the subject shed has existed on the subject property for at least thirty (30) years and does 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 existing shed and that it has existed on the subject property for at least thirty (30) years without any hazards from fire or other dangers.
 - c. Diminish the value of land and buildings throughout the County as petitioner has demonstrated that the subject shed has existed on the subject property for at least thirty (30) years and does 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 subject shed is located in the rear of the subject property and does not unduly 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 subject shed has existed on the subject property for at least thirty (30) years and does 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 subject shed has existed on the subject property for at least thirty (30) years and does 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 subject shed has existed for at least thirty (30) years and does not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of DuPage County.

GENERAL ZONING CASE INFORMATION

CASE #/PETITIONER: ZONING-26-000028 Anitei

ZONING REQUEST: Conditional Use to reduce the interior side setback for an existing shed from required 10 feet to approximately 5.3 feet, where the shed has existed for at least 5 years.

OWNER: STEFAN & CARMEN ANITEI, 9S607 WILLIAM DRIVE, BURR RIDGE, IL 60527

ADDRESS/LOCATION: 9S607 WILLIAM DRIVE, BURR RIDGE, IL 60527

PIN: 09-35-306-019

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

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

AREA: 0.5 ACRES (21,780 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 owns a water main on the East side of Williams Dr, this water main will not be affected by the proposed setback."

EXTERNAL:

Village of Burr Ridge: *No Comments Received.*

Village of Willowbrook: *No Comments Received.*

City of Darien: *No Comments Received.*

Downers Grove Township: *No Comments Received.*

Township Highway: *No Comments Received.*

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

Sch. Dist. 63: *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: 10 FT
 - Existing: APPROX. 5.3 FEET
 - Proposed: APPROX. 5.3 FEET

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