

DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, May 6, 2026

2:30 P.M.

Building and Zoning Conference Room
421 N. County Farm Road, Wheaton, IL 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise Datzman at jessica.infelise@dupagecounty.gov or 630-514-0628 to receive the Zoom call-in/ video conferencing information.

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT**
- 3. MINUTES APPROVAL**

**4. PUBLIC HEARING
CASE**

TOWNSHIP

STATUS

ZONING-26-000010 Chavez	Winfield	Variation to reduce the interior side setback for a new detached accessory building (detached garage) from required 3 feet to approximately 2 feet.
ZONING-26-000011 Elliott	Bloomingtondale	Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.
ZONING-26-000012 Starodub	Wayne	Variation to allow a detached accessory building (new detached garage) in front of the front of the wall of the house.
ZONING-26-000014 Ansari	York	<ul style="list-style-type: none">1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage.

- 5. OLD BUSINESS**
- 6. NEW BUSINESS**
- 7. ADJOURNMENT**

**DU PAGE COUNTY ZONING HEARING OFFICER PROGRAM
JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-26-000010 CHAVEZ

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, MAY 6, 2026**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: PEDRO CHAVEZ, 28W655 BOLLES AVENUE, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the interior side setback for a new detached accessory building (detached garage) from required 3 feet to approximately 2 feet.

ADDRESS OR GENERAL LOCATION: 28W655 BOLLES AVENUE, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 18 AND THE WEST HALF OF LOT 17 IN BLOCK 41 IN EAST WOODLAND ADDITION TO WEST CHICAGO, BEING A SUBDIVISION OF LOT 4 EXCEPT THE WEST 179 FEET THEREOF IN C E BOLLES ASSESSMENT PLAT OF PART OF SECITON 11, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1925 AS DOCUMENT 194380 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.

PLEASE CONTACT STAFF AT JESSICA.INFELISE@DUPAGECOUNTY.GOV FOR A COPY OF THE SITE PLAN.

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Zoning Petition ZONING-26-000011 Elliott

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

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PETITIONER: JAMES & JULIE ELLIOTT, 5N359 FAIRWAY LANE, ITASCA, IL 60143

REQUEST: Conditional Use to allow an existing pool and pool equipment to remain less than 10 feet from the rear property line (approximately 1 foot) where the pool has existed for at least 5 years.

ADDRESS OR GENERAL LOCATION: 5N359 FAIRWAY LANE, ITASCA, IL 60143

LEGAL DESCRIPTION: THE NORTH 18.00 FEET OF LOT 21, AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT, ALL OF LOT 22 AND THE SOUTH 20.00 FEET OF LOT 23, AS MEASURED ALONG THE EAST AND WEST LINES SAID LOT, ALL IN BLOCK 9, IN NORDIC PARK, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 6, 1928, AS DOCUMENT NUMBER 270732, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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Zoning Petition ZONING-26-000012 Starodub

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PETITIONER: SARA L. STARODUB, 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

REQUEST: Variation to allow a detached accessory building (new detached garage) in front of the front of the wall of the house.

ADDRESS OR GENERAL LOCATION: 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 82 IN BRANIGAR'S 1ST ADDITION TO WAYNE EASTGATE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, AND OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1969 AS DOCUMENT NO. R69-578, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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Zoning Petition ZONING-26-000014 Ansari

The DuPage County Zoning Hearing Officer will conduct the following public hearing:

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PETITIONER: HARDING AVE TRUST, 129 DENVER DRIVE, BOLINGBROOK, IL 60440 / **AGENT:** AQEEL ANSARI (TRUSTEE), 129 DENVER DRIVE, BOLINGBROOK, IL 60440

REQUEST:

1. Variation to reduce the front setback from required 30 feet to approximately 19 feet for a new single-family house.
2. Variation to reduce the corner side setback from required 30 feet to approximately 23 feet for a new single-family house and approximately 20 feet for a new detached garage.

ADDRESS OR GENERAL LOCATION: 20W783 HARDING ROAD, LOMBARD, IL 60148 (SOUTHEAST CORNER OF ROUTE 53 AND HARDING ROAD)

LEGAL DESCRIPTION: THE WEST ½ OF LOT 48 IN SURGES FARM ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 7, AND OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1943, AS DOCUMENT 454869, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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