

DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, June 17, 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@dupagecountv.gov 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-26-000016 771 Butterfield, LLC. | Winfield | <i>(Continued from June 3, 2026 ZHO)</i> Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed). |
| ZONING-26-000019 First Baptist Church | Downers Grove | 1. Variation to reduce the lot size for a reserve lot (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 Lot 1, from required 40 feet to approximately 6.11 feet. |
| ZONING-26-000024 Calahan | Lisle | Variation to increase the height of fence in the corner side yard from permitted 6'6" to approximately 8'. |
| ZONING-26-000025 Ulisano | York | Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet. |

- 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-26-000016 771 Butterfield, LLC.

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

PUBLIC HEARING: 2:30 p.m. **CONTINUED TO WEDNESDAY, JUNE 17, 2026**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: 771 BUTTERFIELD, LLC., 1601 BOND ST. STE 303-J, NAPERVILLE, IL 60563 / 771 BUTTERFIELD, LLC., 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

REQUEST: Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).

ADDRESS OR GENERAL LOCATION: 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: PARCEL 1: THAT PART OF THE WEST 405.88 FEET OF LOT 2 (EXCEPT THE WEST 115.0 FEET CONVEYED TO COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. R61-27779) IN C.H. BRUMMEL'S ASSESMENT PLAT AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF IN THE WEST HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP AND ALSO THE EAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1940 IN BOOK 22 OF PLATS ON PAGE 71 AD DOCUMENT NO. 408024 IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 611.1 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 01 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL 185.0 FEET, THENCE NORTH 01 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 275 FEET, THENCE NORTH 83 DEGREES 2 5MINUTES 01 SECONDS 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 341.05 FEET TO THE NORTHERLY LINE OF SAID LOT 2, THENCE SOUTH 87 DEGREES 07 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 2, 30.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 1 (EXCEPT THAT PART TAKEN FOR BUTTERFIELD ROAD) IN FAA ASSESSMENT PLAT OF PART OF LOT 2 IN C.H. BRUMMEL'S ASSESSMENT PLAT IN THE WEST HALF OS ECITON 33, TWOSNHIP 39 NORTH, RNAGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID FAA ASSESSMENT PLAT RECORDED AUGUST 30, 1990 AS DOCUMENT R90-113670, 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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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-26-000017 First Baptist Church

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

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PETITIONER: 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

REQUEST:

1. Variation to reduce the lot size for a reserve lot (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 Lot 1, from required 40 feet to approximately 6.11 feet.

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

LEGAL DESCRIPTION: THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. AND, THE EAST 150.00 FEET OF THE NORTH 144.01 FEET OF LOT 3 IN LAGONE'S SUBDIVISION NUMBER 2 OF LOT 3 IN LAGONE'S SUBDIVISION OF PART OF LOT 6 IN HALLS SUBDIVISION OF THE NORHTWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID LANGONE'S SUBDIVISION RECORDED SEPTEMBER 27, 1976 AS DOCUMENT NUMBER T76-68872, 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-26-000024 Calahan

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

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

ADDRESS OR GENERAL LOCATION: 2520 COLLEGE ROAD, DOWNERS GROVE, IL 60516

LEGAL DESCRIPTION: LOT 55 IN FIRST ADDITION TO BELMONT PARK, BEING A SUBDIVISION OF PART OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 1, 1922 AS DOCUMENT 161104 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-26-000025 Ulisano

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PETITIONER: BEN ULISANO, 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

REQUEST: Variation to reduce the interior side setback for a kitchen bump-out/addition from required 10 feet to approximately 6.59 feet.

ADDRESS OR GENERAL LOCATION: 3710 FAIRVIEW AVENUE, DOWNERS GROVE, IL 60515

LEGAL DESCRIPTION: LOT 3 IN BLOCK 8 IN ARTHUR MCINTOSH AND COMPANY'S FAIRVIEW SUBDIVISION, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1923 AS DOCUMENT NO. 169326, DUPAGE COUNTY, ILLINOIS.

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

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