



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, January 21, 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

A. Zoning Hearing Officer – Recommendation Meeting of November 5, 2025 – Approval of Minutes

4. PUBLIC HEARING

CASE	TOWNSHIP	STATUS
ZONING-25-000065 Hilltop Homes, Inc.	Downers Grove	Variation to reduce the required lot size for two existing lots from required 75 feet/each lot to approximately 33 feet/each lot.
ZONING-25-000069 Chen	Downers Grove	Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot.
ZONING-25-000070 Forty	Addison	Conditional Use to allow an existing pond to be located less than 10 feet from rear property line (approximately 2 feet), where the pond has existed for at least 5 years.
ZONING-25-000072 Stroe	Milton	Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 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-25-000065 Hilltop Homes, Inc.

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JANUARY 21, 2026**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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

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

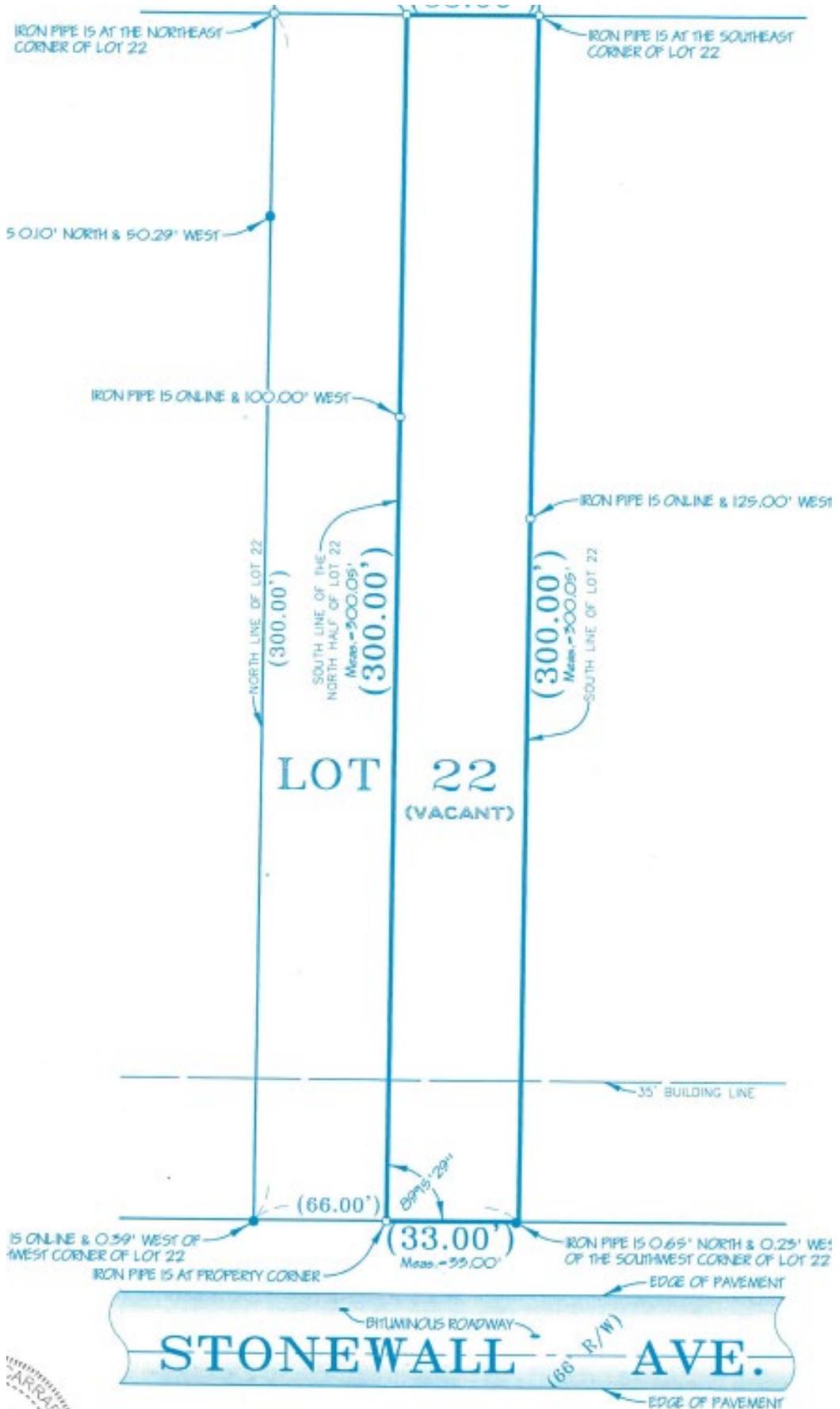
ADDRESS OR GENERAL LOCATION: NORTH AND SOUTH HALF OF LOT 22 IN BLOCK 19 IN DOWNERS GROVE GARDENS SUBDIVISION (PINS: 09-18-301-017 / 09-18-301-018) ON STONEWALL AVENUE

LEGAL DESCRIPTION: THE NORTH HALF OF LOT 22 IN BLOCK 19 IN DOWNERS GROVE GARDENS SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.
LOT 22 (EXCEPT THE NORTH HALF THEREOF) IN BLOCK 19 IN DOWNERS GROVE GARDENS SUBDIVISION, BEING PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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.



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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000069 Chen

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

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PETITIONER: PEI YU CHEN & EVELINE MARIA DYBALA, 5701 S MONROE STREET, HINSDALE, IL 60521

REQUEST: Variation to reduce the side yard setback for an existing shed from required 3 feet to approximately 1 foot.

ADDRESS OR GENERAL LOCATION: 5701 S MONROE STREET, HINSDALE, IL 60521

LEGAL DESCRIPTION: LOT 40 IN GEO. F. NIXON AND CO'S SIXTH ADDITION TO GOLFVIEW HILLS, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1.4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1954 AS DOCUMENT 721132, 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-25-000070 Forty

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PETITIONER: RICHARD FORTY, 4N242 6TH AVENUE, ADDISON, IL 60101

REQUEST: Conditional Use for an existing pond to be located less than 10 feet from the rear property line (approximately 2 feet), where the pond has existed for at least 5 years.

ADDRESS OR GENERAL LOCATION: 4N242 6TH AVENUE, ADDISON, IL 60101

LEGAL DESCRIPTION: LOT 7 AND THE NORTH HALF OF LOT 8 IN BLOCK 14 IN GRAUE'S LAKE TERRACE, BEING A SUBDIVISION OF PART OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 1925 AS DOCUMENT NO. 204459, 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-25-000071 Stroe

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PETITIONER: CRISTIAN & IONELA STROE, 26W021 ASTOR PLACE, WHEATON, IL 60187

REQUEST: Variation to reduce the corner side setback of a new attached garage from required 20 feet to approximately 5 feet.

ADDRESS OR GENERAL LOCATION: 26W021 ASTOR PLACE, WHEATON, IL 60187

LEGAL DESCRIPTION: LOT 192 IN FIRST ADDITION TO GIBONS AND NEPIL'S JEWEL ROAD SUBDIVISION, BEING A SUBDIVISION IN SECTIONS 7 & 8, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182394, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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