

DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, July 15, 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 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-26-000028 Anitei	Downers Grove	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.
ZONING-26-000030 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-26-000031 Hummerich	Winfield	Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 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-26-000028 Anitei

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JULY 15, 2026**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

If you would like to attend the hearing via Zoom, please contact Jessica Infelise Datzman at jessica.infelise@dupagecountv.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

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

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.

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

LEGAL DESCRIPTION: LOT 7 IN FIRST ADDITION TO HINSDALE TIMBER LAKE ESTATES UNIT 2, BEING A SUBDIVISION IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1973 AS DOCUMENT R73-27140, 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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JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-26-000030 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-26-000031 Hummerich

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

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PETITIONER: ROBERT HUMMERICH, 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the front yard setback for a new covered porch from required 27 feet to approximately 15 feet.

ADDRESS OR GENERAL LOCATION: 29W166 WOODLAND AVENUE, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: THAT PART OF LOT 41 DESCRIBE AS FOLLOWS: COMMENCING AT AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 41 IN THE NORTH LINE OF WOODLAND AVENUE FOR A PLACE OF BEGINNING; THENCE NORTH 61 DEGREES, 23 MINUTES, WEST ALONG AFORESAID NORTH LINE OF WOODLAND AVENUE, 103.4 FEET TO AN IRON STAKE; THENCE NORTH 55 DEGREES 51 MINUTES WEST ALONG THE SAID NORTH LINE, 50.15 FEET TO AN IRON STAKE; THENCE NORTH 27 DEGREES, 36 MINUTES, EAST 260.2 FEET TO AN IRON STAKE IN THE NORTH LINE OF SAID LOT 41, WHICH IS NORTH 42 DEGREES 29 MINUTES WEST AND 107 FEET FROM THE NORTHEAST CORNER OF SAID LOT 41; THENCE SOUTH 42 DEGREES, 29 MINUTES EAST ALONG THE AFORESAID NORTH LINE OF SAID LOT 41, 07 FEET TO THE NORTHEAST CORNER OF SAID LOT 41 MARKED BY AN IRON STAKE THENCE 237.2 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41 AND THE POINT OF BEGINNING IN E.W. ZANDER AND COMPANY ADDITION TO WEST CHICAGO, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 3 AND THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 6, 1905 AS DOCUMENT NO. 85994, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

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

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