



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, September 3, 2025

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 at Jessica.Infelise@dupagecounty.gov or 630-514-0624 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-25-000050 Chromniak	Downers Grove	1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet. 2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.
ZONING-25-000051 Willowbrook Waffles, LLC.	Downers Grove	Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.
ZONING-25-000057 River Forest Country Club	Addison	Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 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-25-000050 Chromniak

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, SEPTEMBER 3, 2025**, 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@dupagecounty.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: ANETA CHROMNIAK, 17W125 87TH STREET, WILLOWBROOK, IL 60527

REQUEST:

1. Variation to reduce required rear yard setback for a new chicken coop and run from 25 feet to approximately 8 feet.
2. Variation to reduce the required side yard setback from a new chicken coop and run from 25 feet to approximately 15 feet.

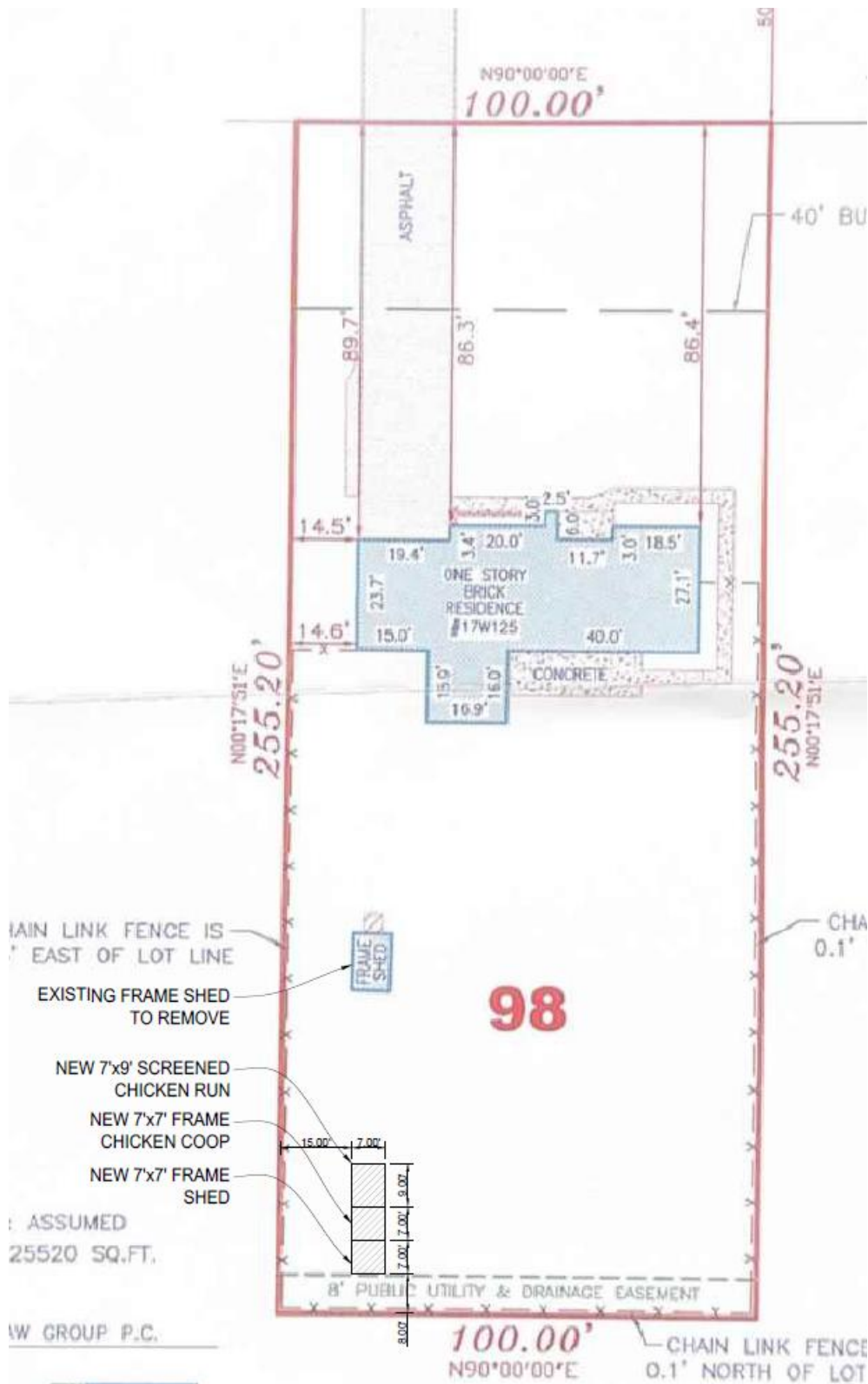
ADDRESS OR GENERAL LOCATION: 17W125 87TH STREET, WILLOWBROOK, IL 60527

LEGAL DESCRIPTION: LOT 98 IN HINSDALE TIMBER LAKE ESTATES, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST ¼ OF SECTION 2, AND THE EAST 1000.00 FEET OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTHERLY 50.0 FEET AND THE EASTERLY 100.0 FEET DEDICATED FOR HIGHWAY PURPOSES), ACCORDING TO THE PLAT THEREOF RECORDED JULY 22, 1954 AS DOCUMENT 724123, IN DUPAGE COUNTY, ILLINOIS.

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

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

Zoning Petition ZONING-25-000051 Willowbrook Waffles, LLC.

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

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PETITIONER: WILLOWBROOK WAFFLES, LLC., 10S642 KINGERY HWY, WILLOWBROOK, IL 60527 / AGENT: FELIX FRIEDMAN, 1400 SOUTH MICHIGAN AVENUE, APT 2410, CHICAGO, IL 60605

REQUEST: Conditional Use to allow a Class B Restaurant in a B-1 Local Business District.

ADDRESS OR GENERAL LOCATION: 10S642 KINGERY HWY, WILLOWBROOK, IL 60527

LEGAL DESCRIPTION: PARCEL 1: ALL OF LOT 3 AND THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 3; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, 152.69 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 3, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3, EXTENDED, 25 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF SAID LOT 3, 100 FEET; THENCE EASTERLY 25 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 3; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 3, 100 FEET TO THE POINT OF BEGINNING. ALL IN KAREN'S ASSESSMENT PLAT IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE ASSESSMENT PLAT RECORDED NOVEMBER 20, 1978 AS DOCUMENT R78-111483, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE NORTHERLY 5 FEET OF LOT 4, AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 4, IN KAREN'S ASSESSMENT PLAT OF LOT 3 IN RAMLIN ROSE SOUTH ASSESSMENT PLAT, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1968 AS DOCUMENT R68-8754, 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-25-000057 River Forest Country Club

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

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PETITIONER: RIVER FOREST COUNTRY CLUB, 15W468 GRAND AVENUE, ELMHURST, IL 60126 / RIVER FOREST COUNTRY CLUB, PO BOX 557, ELMHURST, IL 60126 / AGENT: JEFF SCHENKEL, 15W468 GRAND AVENUE, ELMHURST, IL 60126

REQUEST: Variation to increase the height of a new flagpole from the permitted 24 feet to approximately 60 feet.

ADDRESS OR GENERAL LOCATION: 15W468 GRAND AVENUE, ELMHURST, IL 60126

LEGAL DESCRIPTION: THAT PART OF A SOUTH HALF OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 24; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 11180.4 FEET; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES 12 MINUTES 50 SECONDS WITH THE LAST DESCRIBED LINE (SAID ANGLE BEING FORMED FROM THE SOUTH THE EAST) A DISTANCE OF 2004.03 FEET TO THE WESTERLY LINE OF BENSENVILLE FARMS SUBDIVISION; THENCE SOUTHERLY ON SAID SUBDIVISION LINE FORMING AN ANGLE OF 108 DEGREES 09 MINUTES WITH THE LAST DESCRIBED LINE (SAID ANGLE BEING FORMED FROM THE WEST TO THE SOUTH)) 1363.55 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE WEST ON THE SOUTH LINE OF SAID SECTION, 1316.92 FEET TO THE PLACE OF BEGINNING.

ALSO, THAT PART OF THE NORTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDING AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE WEST ON THE NORTH LINE SAID SECTION, 1118.04 FEET; THENCE SOUTHERLY ON A LINE FORMING AN ANGLE OF 88 DEGREES 47 MINUTES WITH THE NORTH LINE OF SAID SECTION (SAID ANGLE BEING FORMED FROM EAST TO SOUTH, A DISTANCE OF 1415.3 FEET TO A POINT IN THE CENTER LINE OF GRAND AVENUE; THENCE EASTERLY ON THE CENTER LINE OF GRAND AVENUE, 1050.8 FEET TO AN ANGLE IN SAID CENTER LINE THENCE CONTINUING ON SAID CENTER LINE 1241.9 FEET TO A POINT; THENCE NORTHERLY ON A LINE FORMING AN ANGLE OF 80 DEGREES 01 MINUTES WITH SAID CENTER LINE OF GRAND AVENUE (SAID ANGLE BEING FORMED FROM WEST TO NORTH) A DISTANCE OF 1573.2 FEET TO A POINT IN THE NORTH LINE IN SAID SECTION 25, 1019.04 FEET EAST OF SAID QUARTER CORNER; THENCE WEST ON SAID NORTH LINE, 1019.04 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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

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