



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

AGENDA

**Thursday, September 18, 2025
ZONING BOARD OF APPEALS 6:00 P.M.
RM: 3-500 B**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. APPROVAL OF MINUTES

5. PUBLIC HEARING

A. CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
ZONING-25-000054 Szakiel	Winfield	

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURNMENT



**DU PAGE COUNTY ZONING BOARD OF APPEALS
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Zoning Petition ZONING-25-000054 Szakiel

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. **THURSDAY, SEPTEMBER 18, 2025**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: PIOTR AND AGNIESZKA SZAKIEL, 1S120 INDIAN KNOLL ROAD, WINFIELD, IL 60190

REQUEST: Conditional Use for a Planned Development for a three (3) lot subdivision in the R-1 Single Family Residential District, with the following exceptions:

- a. Exception to reduce the required lot size for three (3) proposed lots from required 100,000 sq. ft. to approximately 74,567 sq. ft. for Proposed Lot 1, approximately 40,181 sq. ft. for Proposed Lot 2, and approximately 46,823 sq. ft. for Proposed Lot 3.
- b. Exception to reduce the required lot width for three (3) proposed lots from required 165 feet wide to approximately 120 feet wide for Proposed Lot 1, approximately 119.97 feet wide for Proposed Lot 2, and approximately 139.97 feet wide for Proposed Lot 3.

ADDRESS OR GENERAL LOCATION: 1S120 INDIAN KNOLL ROAD, WINFIELD, IL 60190

LEGAL DESCRIPTION: LOT 3 (EXCEPT THE SOUTH 70.03 FEET AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF PART OF H.M. CORNELL AND COMPANY'S FIRST ADDITION TO WINFIELD ACRES, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, AND PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
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.

