



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, March 5, 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-24-000087 Jarrett	Downers Grove	1. Conditional Use for an Accessory Housing Unit (Accessory Dwelling Unit) in an existing detached accessory building (detached garage) in the R-4 Zoning District. 2. Variation to allow neither of the occupants of either the principal dwelling unit or the converted accessory dwelling unit to be the legal or beneficial owner of the property.
ZONING-25-000005 Friedman	Milton	Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

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-24-000087 Jarrett

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, MARCH 5, 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@dupagecountv.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: SHATREL JARRETT, 5802 TENNESSEE AVENUE, CLARENDON HILLS IL 60514

REQUEST:

1. Conditional Use for an Accessory Housing Unit (Accessory Dwelling Unit) in an existing detached accessory building (detached garage) in the R-4 Zoning District.
2. Variation to allow neither of the occupants of either the principal dwelling unit or the converted accessory dwelling unit to be the legal or beneficial owner of the property.

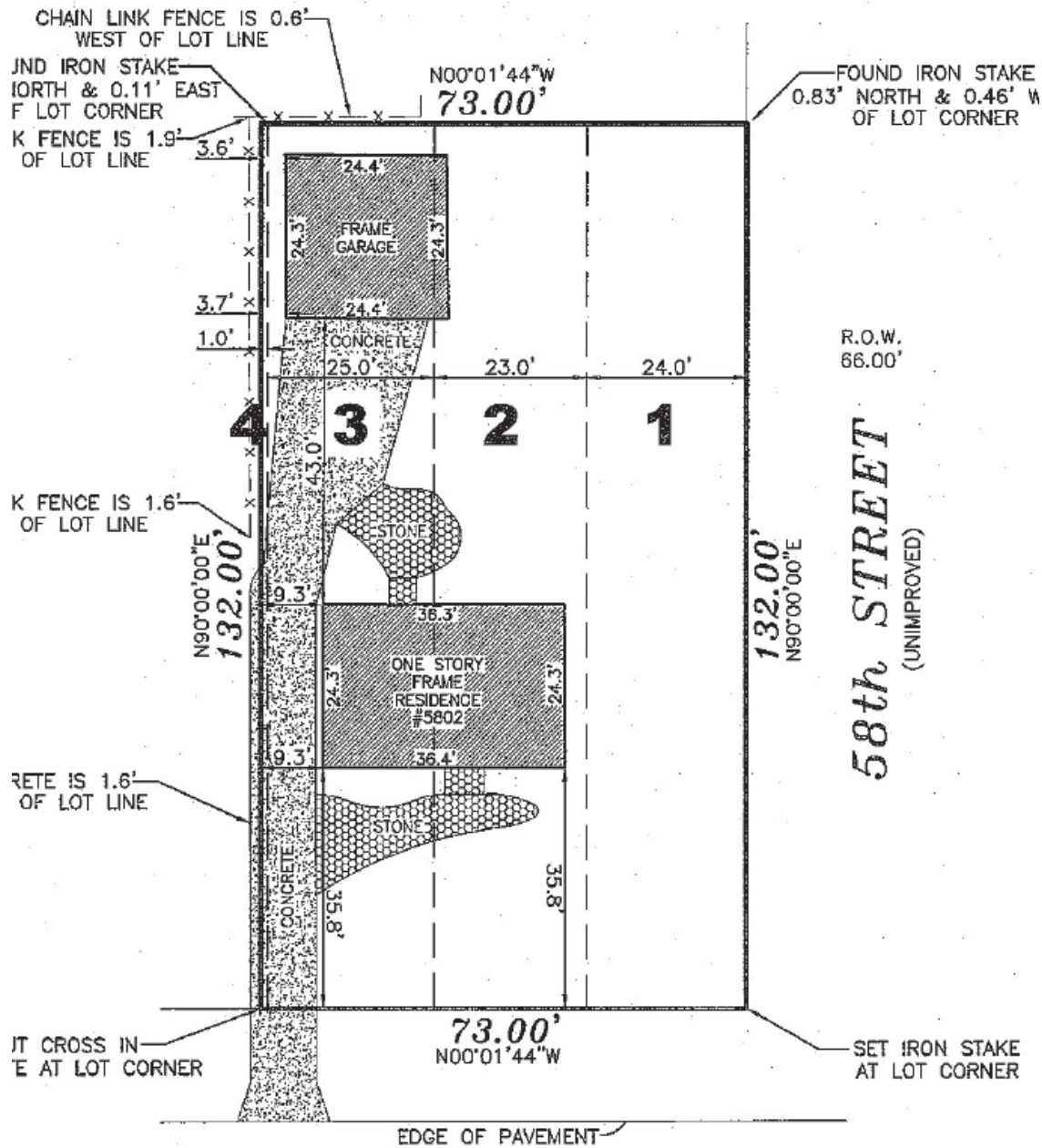
ADDRESS OR GENERAL LOCATION: 5802 TENNESSEE AVENUE, CLARENDON HILLS IL 60514

LEGAL DESCRIPTION: LOTS 1, 2, 3 AND THE NORTH 1.0 FEET OF LOT 4 IN BLOCK 14 IN OSCAR H. SECRIST'S SUBDIVISION OF BLOCKS 13 AND 14 OF SECRIST'S SUBDIVISION OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID OSCAR H. SECRIST'S SUBDIVISION RECORDED MAY 23, 1894 AS DOCUMET 55571, 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.



TENNESSEE AVENUE

R.O.W. 66.00'

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JACK T. KNUEPFER ADMINISTRATION BUILDING
421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000005 Friedman

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, MARCH 5, 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@dupagecountv.gov or 630-514-0624 to receive the Zoom call-in/ video conferencing information.

PETITIONER: MARK FRIEDMAN, 1261 S LLOYD AVENUE, LOMBARD, IL 60148

REQUEST: Conditional Use to increase the total permitted area of detached accessory buildings from 1,000 sq. ft. to approximately 1,381 sq. ft., for an existing detached garage and shed.

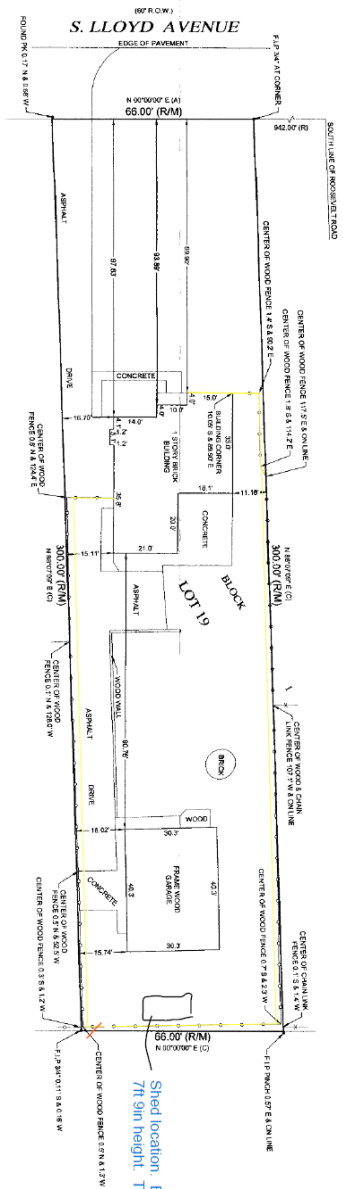
ADDRESS OR GENERAL LOCATION: 1261 S LLOYD AVENUE, LOMBARD, IL 60148

LEGAL DESCRIPTION: LOT 19 IN BLOCK 1 IN GLENBARD ACRE HOMESITES, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 24C, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 8, 1923 AS DOCUMENT 162673, IN DUPAGE COUNTY, ILLINOIS.

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

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Shed location. Exterior Dimension: 20ft length, 8ft width, and 8ft in height. Total SQFT: 142.50
 Shed will be at least 3ft from property line