



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

**AGENDA**

**Tuesday, July 16, 2024  
ZONING BOARD OF APPEALS 6:00 P.M.  
RM: 2<sup>nd</sup> Floor Cafeteria**

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENT**

**4. APPROVAL OF MINUTES**

**5. PUBLIC HEARING**

**A. CASES:**

<b><u>CASE</u></b>	<b><u>TOWNSHIP</u></b>	<b><u>STATUS</u></b>
1. ZONING-24-000049 Falcon Point Subdivision	Milton	

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. ADJOURNMENT**



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**Zoning Petition ZONING-24-000049 Falcon Point Subdivision**

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

**PUBLIC HEARING:** 6:00 p.m. **TUESDAY, JULY 16, 2024**, 2<sup>ND</sup> FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

**PETITIONER:** FALCON POINT, LLC., 1N060 MORSE STREET, WHEATON, IL 60187 / AGENT: LIONEL MARTINEZ, L. MARTINEZ CONSTRUCTION, INC., 29W030 MAIN STREET, WARRENVILLE, IL 60555 AND NICHOLAS VARCHETTO, ENGINEERING RESOURCE ASSOCIATES, 3S701 WEST AVENUE, SUITE 15, WARRENVILLE, IL 60555

**REQUEST:** Conditional Use for a Planned Development in the R-4 Single Family Residential District for a 9 lot single family subdivision, with the following exceptions:

1. To reduce the required lot size from 20,000 sq. ft. to approximately 7,555 sq. ft. for proposed Lots 1-4 and to approximately 7,561 for proposed Lots 5-9.
2. To reduce the required lot width from 100 ft. to approximately 58 ft.
3. To increase the FAR from required 0.35 to approximately 0.45.

**ADDRESS OR GENERAL LOCATION:** 1N060 MORSE STREET, WHEATON, IL 60187 (ALSO KNOWN AS 1N070 MORSE STREET, WHEATON, IL 60187)

**LEGAL DESCRIPTION:** THE NORTH THREE HUNDRED THIRTY-FIVE AND SEVEN HUNDREDTHS (335.07) FEET OF LOT SEVEN (7) IN BLOCK TWENTY-ONE (21) IN GARY AVENUE GARDENS, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP THIRTY-NINE (39) NORTH, RANGE TEN (10), EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 IN BOOK 17 OF PLATS, PAGE 68, AS DOCUMENT 237266, 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.**

