



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, December 4, 2024

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-24-000080 Ellis	Winfield	Variation to increase the height of a new shed from permitted 15 feet to approximately 18 feet.
ZONING-24-000081 Langford	Milton	Variation to increase the Floor Area Ratio (FAR) for a new house, from permitted 0.35 (approximately 5,071 sq. ft.) to approximately 0.52 (approximately 7,521 sq. ft.).
ZONING-24-000082 Wallace	Addison	Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.

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-24-000080 Ellis

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, DECEMBER 4, 2024**, 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: MACKENZIE AND ADAM ELLIS, 29W118 OAK LANE, WARRENVILLE, IL 60555

REQUEST: Variation to increase the height of a new shed from permitted 15 feet to approximately 18 feet.

ADDRESS OR GENERAL LOCATION: 29W118 OAK LANE, WARRENVILLE, IL 60555

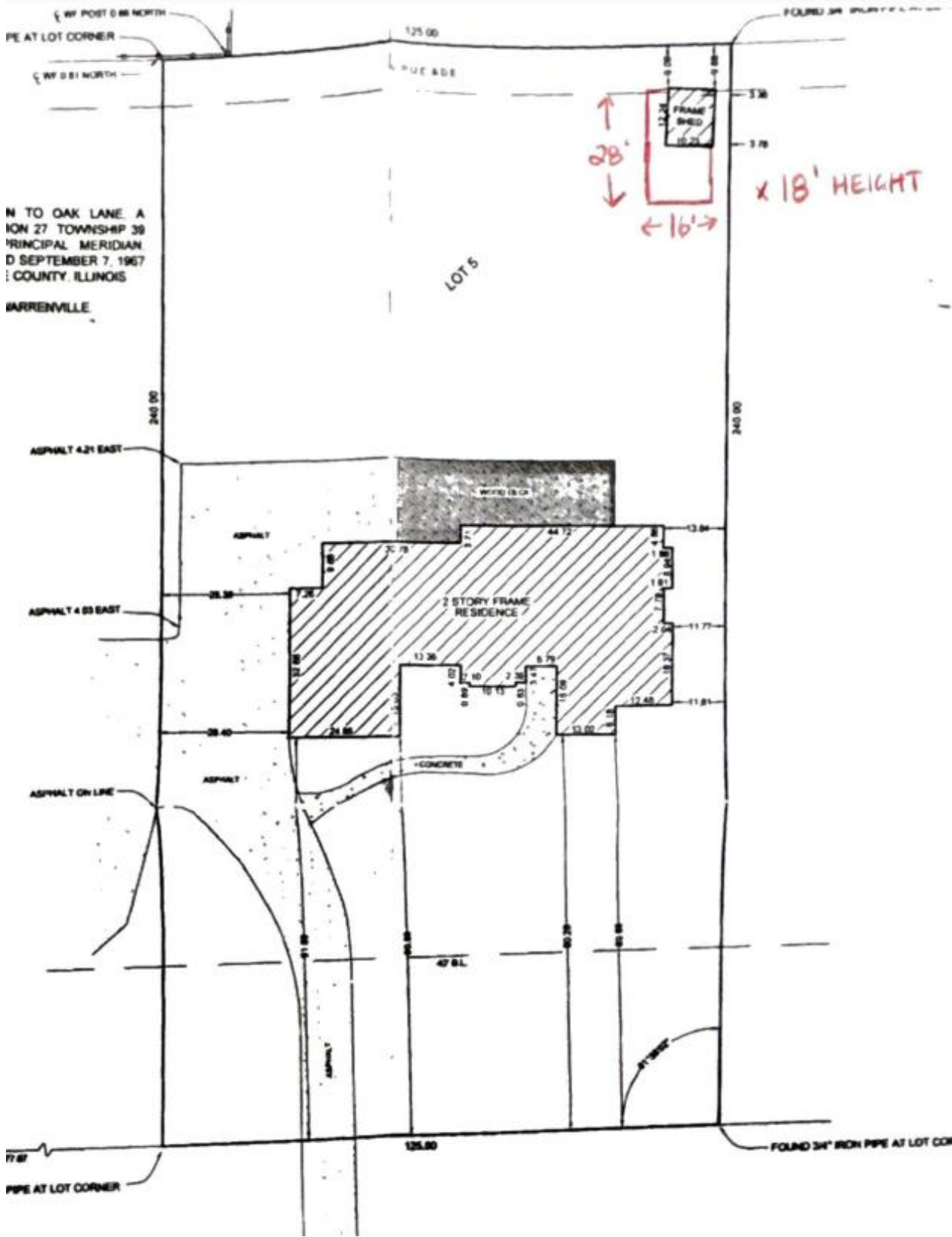
LEGAL DESCRIPTION: LOT 5 IN ANNA SARGENT MACK'S ADDITION TO OAK LANE, A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1967, AS DOCUMENT R7-35246, IN DUPAGE COUNTY, ILLINOIS.

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.



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

Zoning Petition ZONING-24-000081 Langford

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

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PETITIONER: WILLIAM T. LANGFORD, 628 POLO DRIVE, WHEATON, IL 60187 / WILLIAM T. LANGFORD, 0S351 EAST STREET, WINFIELD, IL 60190

REQUEST: Variation to increase the Floor Area Ratio (FAR) for a new house, from permitted 0.35 (approximately 5,071 sq. ft.) to approximately 0.52 (approximately 7,521 sq. ft.).

ADDRESS OR GENERAL LOCATION: 628 POLO DRIVE, WHEATON, IL 60187

LEGAL DESCRIPTION: LOT 8, EXCEPT THE NORTH 24 FEET THEREOF, IN JIM BARRON'S POLO FARMS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 2, 1950, AS DOCUMENT 600118, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

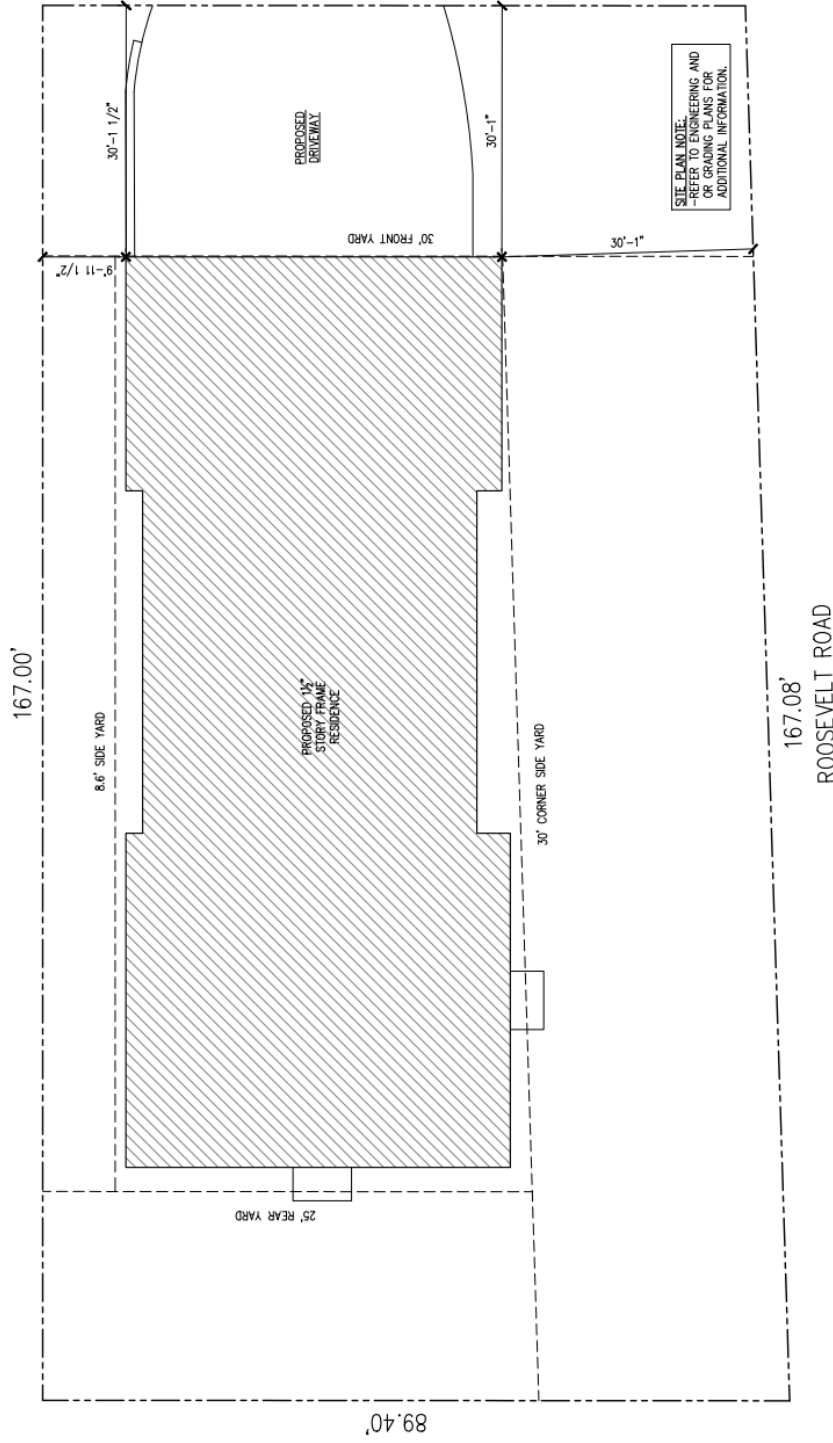
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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POLO DRIVE

84.10'



167.00'

8.6' SIDE YARD

PROPOSED 11-STORY FRAME RESIDENCE

25' REAR YARD

89.40'

30' CORNER SIDE YARD

30' FRONT YARD

SITE PLAN NOTE:
REFER TO ENGINEERING AND
GRADING PLANS FOR
ADDITIONAL INFORMATION.

167.08'
ROOSEVELT ROAD

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Zoning Petition ZONING-24-000082 Wallace

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

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PETITIONER: OWEN AND KELLY WALLACE, 4N575 BRIAR LANE, BENSENVILLE, IL 60106

REQUEST: Variation to reduce the corner side setback from permitted 30 feet to approximately 10 feet, for a new greenhouse.

ADDRESS OR GENERAL LOCATION: 4N575 BRIAR LANE, BENSENVILLE, IL 60106

LEGAL DESCRIPTION: LOT 81 IN VOLK BROS – SECOND ADDITION TO EDGEWOOD, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 22 AND IN THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213086, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

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

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