



**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, JANUARY 29, 2026
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**

CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
ZONING-26-000001 Radcliff Lodge Subdivision	Lisle	

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. ADJOURNMENT**



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

Zoning Petition ZONING-26-000001 Radcliff Lodge Subdivision

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, JANUARY 29, 2026**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: D J K CUSTOM HOMES, INC., 5S480 RADCLIFF ROAD, NAPERVILLE, IL 60563 / D J K CUSTOM HOMES, INC., 5S504 RADCLIFF ROAD, NAPERVILLE, IL 60563 / D J K CUSTOM HOMES, INC., 2707 SAN LUIS COURT, NAPERVILLE, IL 60565 / AGENT: TIM FRISBIE, ENGINEERING RESOURCE ASSOCIATES, 3S701 WEST AVENUE, SUITE 150, WARRENVILLE, IL 60555

REQUEST: Variation to reduce the required lot width for 4 new lots to be serviced with well and septic from the required 100 feet to approximately 74.99 feet for Lot 1, 74.99 feet for Lot 2, 74.92 feet for Lot 3, and 74.92 for Lot 4.

ADDRESS OR GENERAL LOCATION: 5S480 RADCLIFF ROAD, NAPERVILLE, IL 60563 / D J K CUSTOM HOMES, INC., 5S504 RADCLIFF ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: LOT 14 (EXCEPT THE WEST 80 FEET THEREOF) IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S EDGEWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1929 AS DOCUMENT 279197, IN DUPAGE COUNTY, ILLINOIS.

PARCELS 1 AND IN TERPSTRA ESTATES ASSESSMENT PLAT, BEING A SUBDIVISION OF THAT PART OF LOT 13 IN BLOCK 4 OF ARTHUR T. MCINTOSH AND COMPANY'S EDGEWOOD, BEING A SUBDIVISION OF PART OF SECTIONS 8 AND 9, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 1929 AS DOCUMENT 279197 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 2 DEGREES 14 MINUTES 45 SECOND EAST ALONG THE EAST LINE OF SAID LOT 13 150.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 88 DEGREES 19 MINUTES 51 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 13, 628.38 FEET TO THE EAST LINE OF A PARCEL OF LAND CONVEYED TO THE COUNTY OF DUPAGE; THENCE NORTHERLY ALONG SAID EAST LINE, 151.32 FEET ON A CURVE TO THE LEFT WITH RADIUS OF 868.51 FEET, CHORD BEARING NORTH 8 DEGREES 33 MINUTES 12 SECONDS WEST AND CHORD LENGTH OF 151.13 FEET OT THE NORTH LINE OF SAID LOT 13; THENCE NORTH 88 DEGREES 19 MINUTES 59 SECONDS EAST, ALONG SAID NORTH LINE, 644.99 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE PLAT RECORDED MAY 12, 2014 AD DOCUMENT NO. R2014-039509, 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.

