



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, June 18, 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-25-000023 Sleiman	York	<i>Continued from May 21, 2025</i> <ol style="list-style-type: none">1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
ZONING-25-000032 Kamra	Milton	Variation to reduce the required rear yard setback from a new house addition from 25 feet to approximately 11.25 feet.
ZONING-25-000033 Duebner	Milton	<ol style="list-style-type: none">1. Variation to increase the height of a fence in front yard from 4 feet 6 inches to approximately 6 feet.2. Variation to increase the opacity of a fence in the front yard from 50% open to approximately 100% closed.
ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital	Milton	<ol style="list-style-type: none">1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches.2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.)

- 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-25-000023 Sleiman

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

PUBLIC HEARING: 2:30 p.m. **CONTINUED TO WEDNESDAY, JUNE 18, 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: MOUSSA & MARIELE SLEIMAN, 5S571 TUTHILL ROAD, NAPERVILLE, IL 60563

REQUEST:

1. Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.
2. Variation to reduce the rear setback for a chicken coop from required 25 feet to approximately 3 feet for an existing chicken coop.

ADDRESS OR GENERAL LOCATION: 5S571 TUTHILL ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: THE NORTH 130.90 FEET OF THE WEST 280.00 FEET OF LOT 31 IN BLOCK 4 IN ARTHUR T. MCINTOSH & 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.

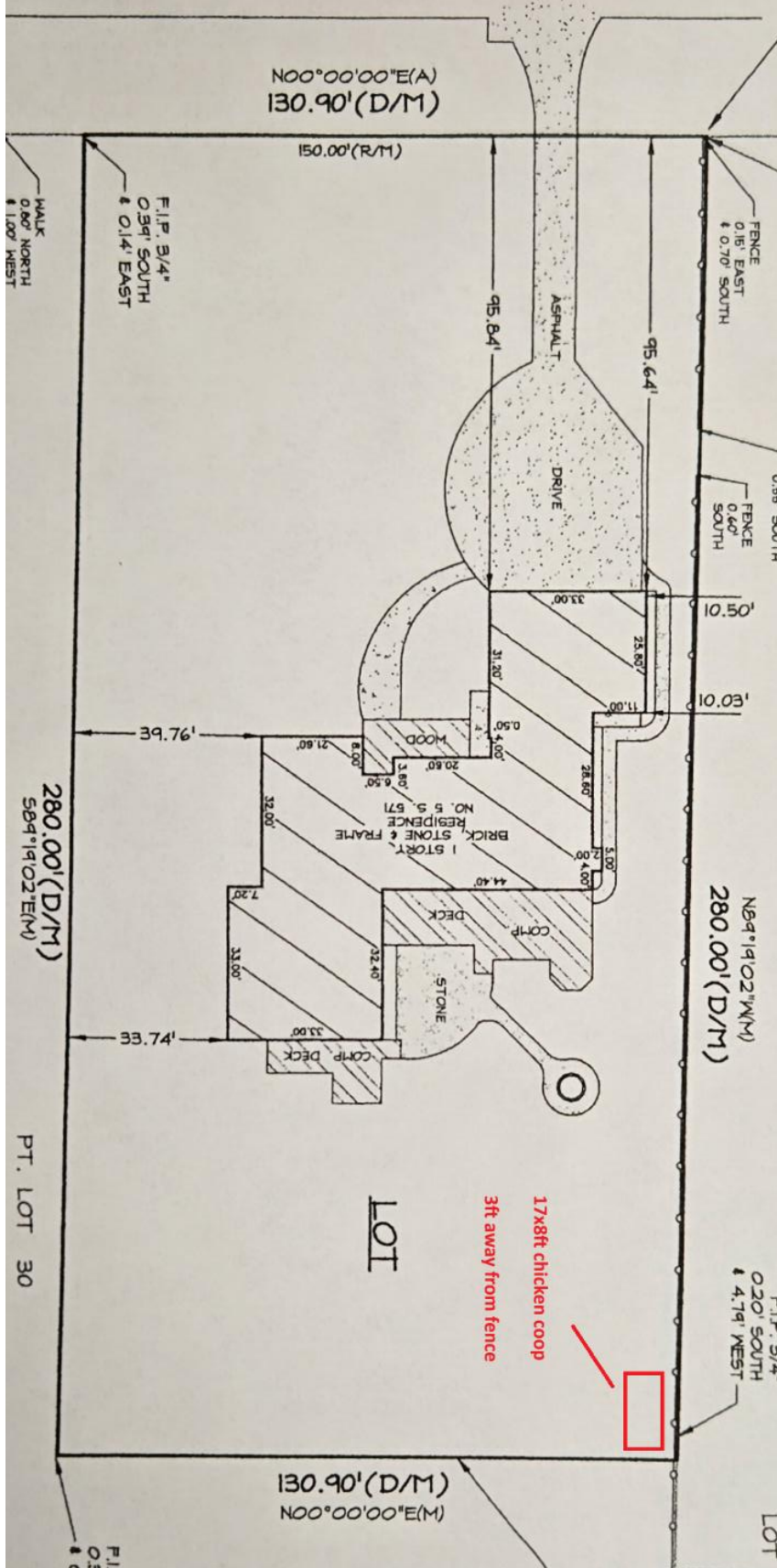
**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
DUPAGE COUNTY ZONING BOARD OF APPEALS**

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.

TUTHILL ROAD

(80' R.O.W.)



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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000032 Kamra

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

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PETITIONER: MELISSA AND HITESH KAMRA, 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137

REQUEST: Variation to reduce the required rear yard setback for a new house addition from 25 feet to approximately 11.35 feet.

ADDRESS OR GENERAL LOCATION: 21W571 MAYFIELD COURT, GLEN ELLYN, IL 60137

LEGAL DESCRIPTION: LOT 102 IN BUTTERFIELD WEST UNIT NO. 2 BEING A SUBDIVISION IN SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1966 AS DOCUMENT R66-19939, IN DUPAGE COUNTY, ILLINOIS.

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

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

Zoning Petition ZONING-25-000033 Duebner

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

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PETITIONER: THOMAS AND MIA DUEBNER, 0N151 STANLEY STREET, WINFIELD, IL 60190

REQUEST:

1. Variation to increase the height of a fence in front yard from 4 feet 6 inches to approximately 6 feet.
2. Variation to increase the opacity of a fence in the front yard from 50% open to approximately 100% closed.

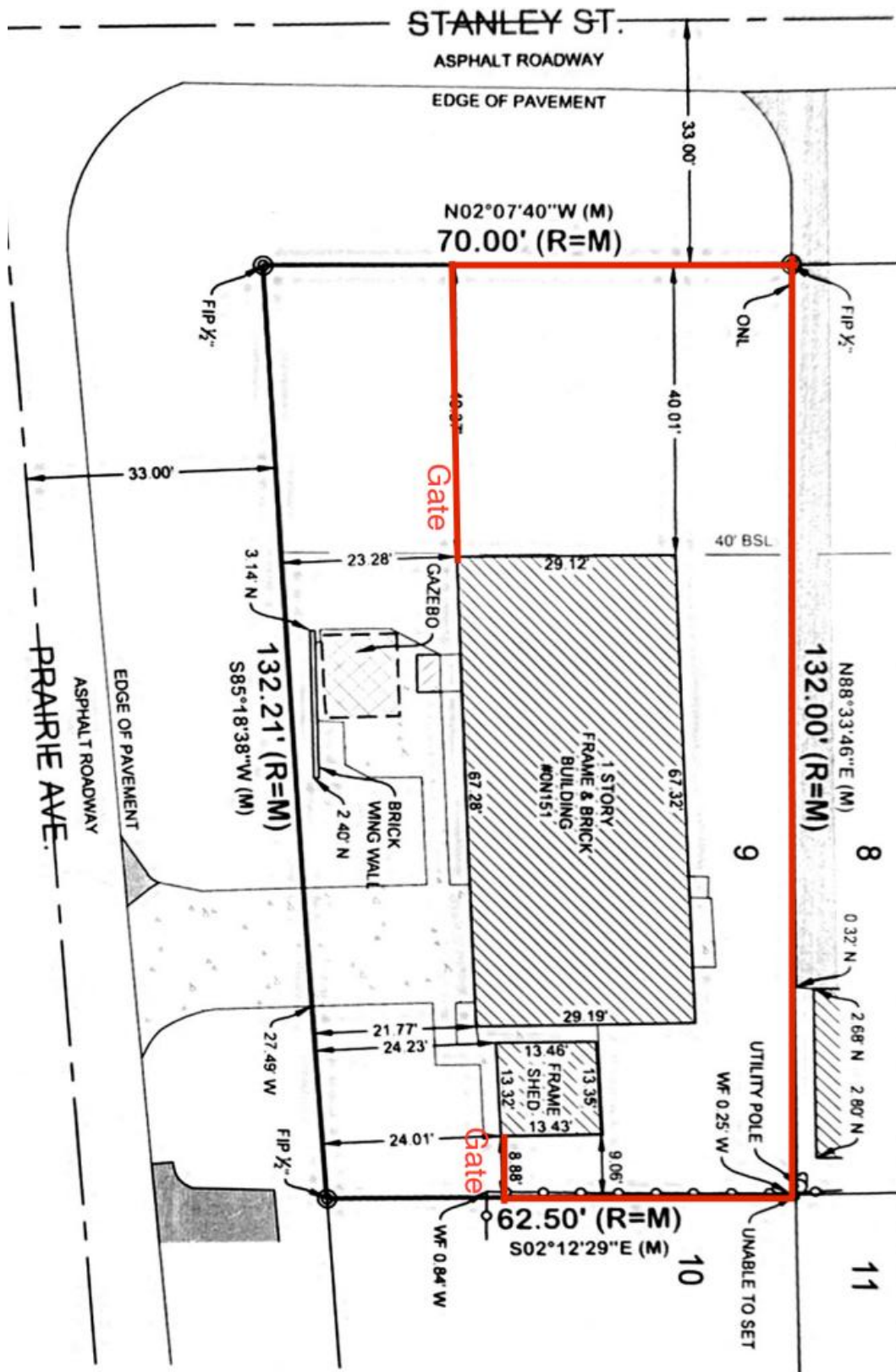
ADDRESS OR GENERAL LOCATION: 0N151 STANLEY STREET, WINFIELD, IL 60190

LEGAL DESCRIPTION: LOT 9 IN BLOCK 2 IN NORTHWEST ADDITION TO WHEATON, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1925 AS DOCUMENT 194381, IN DUPAGE COUNTY, ILLINOIS.

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

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421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700**

Zoning Petition ZONING-25-000034 Northwestern Medicine Marianjoy Rehabilitation Hospital

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

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PETITIONER: WHEATON FRANCISCAN SISTERS, 26W171 ROOSEVELT ROAD, WHEATON IL 60187 / AGENT: NORTHWESTERN MEDICINE MARIANJOY REHABILITATION HOSPITAL, 26W171 ROOSEVELT ROAD, WHEATON IL 60187 / HART M. PASSMAN AND CAITLYN R. CULBERTSON, ELROD FRIEDMAN, LLP., 350 NORTH CLARK STREET, SECOND FLOOR, CHICAGO, IL 60654

REQUEST:

1. Variation to increase the height of a proposed monument sign from permitted 6 feet to approximately 13 feet 11 inches.
2. Variation to allow two signs on the subject property (a one-sided masonry monument sign and a two-sided monument sign).
3. Variation to increase the total permitted copy area for two monument signs from 48 sq. ft. to approximately 50 sq. ft.)

ADDRESS OR GENERAL LOCATION: 26W171 ROOSEVELT ROAD, WHEATON, IL 60187

LEGAL DESCRIPTION: LOTS 1, 2, AND THE EXCEPTION TO LOT 1 (LOT 2 IN CANTICLE PLACE ASSESSMENT PLAT RECORDED MAY 14, 1999 AS DOCUMENT R1999-110752) IN WFSC-MARIANJOY REHABILITATION HOSPITAL PLAT OF ASSESSMENT, PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 1, 2016 AS DOCUMENT R2016-067191; AND ALSO LOT 1 IN MARIAN PARK ASSESSMENT PLAT OF PART OF LOTS "B" AND "C" IN THE PARTITION PLAT OF THE ESTATE OF EDWARD N. HURLEY IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 2, 1973 AS DOCUMENT R1973-060791.

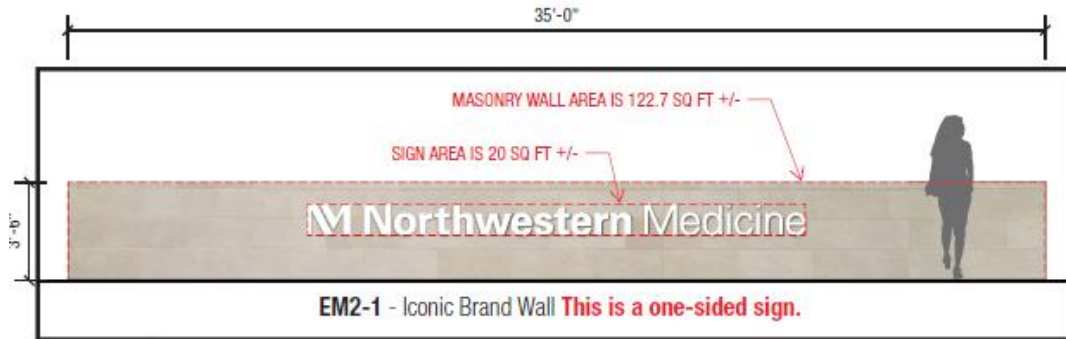
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ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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- Limestone wall with individual letter sign, internal halo-illumination

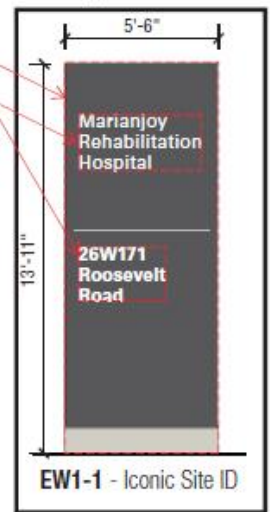
Cap height of logotype is 13"



AREA OF FACE AND BASE IS 77.09 +/- PER SIDE

TOTAL SIGN AREA IS 15 SQ FT +/- PER SIDE

Cap height of lettering is 5 1/2"



This is a two-sided sign.

- Painted panel ID sign with push-through white acrylic lettering, internal backlit illumination (graphics only)

