



**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 15, 2026
ZONING BOARD OF APPEALS
6:00 P.M.
RM: 3-500 B**

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. PUBLIC COMMENT**
 - 4. APPROVAL OF MINUTES**
 - 5. PUBLIC HEARING**

A. CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
ZONING-25-000062 Bort/Xu	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-25-000062 Bort/Xu

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, JANUARY 15, 2026**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: JACK BORT & XIAOTONG XU, 5S464 SHERMAN AVENUE, NAPERVILLE, IL 60563 & 5S476 SHERMAN AVENUE, NAPERVILLE, IL 60563 / JACK BORT & XIAOTONG XU, 10 KETTERING LANE, LEMONT, IL 60439 / AGENT: AMY KAIN, KENNY, KAIN & JABLONSKY, LLC., 1280 IROQUOIS AVENUE, NAPERVILLE, IL 60563

REQUEST:

1. Variation to reduce the required lot size for 2 new lots serviced with well and septic from required 20,000 sq. ft. to approximately 13,652 sq. ft. for Lot 1 and 19,321 sq. ft. for proposed Lot 2.
2. Variation to reduce the required lot width for 2 new interior lots serviced with well and septic from required 100 feet to approximately 75 feet for Lot 1 and 95 feet for Lot 3.
3. Variation to reduce the required lot width for 1 new corner lot serviced with well and septic from required 125 feet to approximately 87 feet for Lot 2.

ADDRESS OR GENERAL LOCATION: 5S464 SHERMAN AVENUE, NAPERVILLE, IL 60563 & 5S476 SHERMAN AVENUE, NAPERVILLE, IL 60563 /

LEGAL DESCRIPTION: LOT 5 EXCEPT THE NORTH 5 FEET THEREOF IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S OGDEN HIGHLANDS, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 7 AND THE WEST ½ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 9, 1925, AS DOCUMENTNUMBER 195889, IN DUPAGE COUNTY, ILLINOIS.

LOT 6 IN BLOCK 7 IN ARTHUR T. MCINTOSH & COMPANY'S OGDEN HIGHLANDS, BEING A SUBDIVISION IN THE EAST ½ OF SECTION 7 AND WEST ½ OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 9, 1925, AS DOCUMENT NUMBER: 196889, 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.

SHERMAN AVENUE
(66' R.O.W.)

