

DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, June 3, 2026

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 Datzman at jessica.infelise@dupagecounty.gov or 630-514-0628 to receive the Zoom call-in/ video conferencing information.

1. CALL TO ORDER
2. PUBLIC COMMENT
3. MINUTES APPROVAL

4. PUBLIC HEARING CASE

CASE	TOWNSHIP	STATUS
ZONING-26-000010 Chavez	Winfield	<i>Continued from May 6, 2026 ZHO</i> Variation to reduce the interior side setback for a new detached accessory building (detached garage) from required 3 feet to approximately 2 feet.
ZONING-26-000016 771 Butterfield, LLC.	Winfield	Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).
ZONING-26-000020 DeRose	Milton	Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.
ZONING-26-000021 Prothe	Milton	Variation to reduce the side yard setback for a driveway expansion and sidewalk replacement from required 1 foot to 0.8 foot (approximately 9.6 inches).
ZONING-26-000022 Starodub	Wayne	Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet.

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-26-000010 CHAVEZ

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

PUBLIC HEARING: 2:30 p.m. **CONTINUED TO JUNE 3, 2026**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: PEDRO CHAVEZ, 28W655 BOLLES AVENUE, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the interior side setback for a new detached accessory building (detached garage) from required 3 feet to approximately 2 feet.

ADDRESS OR GENERAL LOCATION: 28W655 BOLLES AVENUE, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 18 AND THE WEST HALF OF LOT 17 IN BLOCK 41 IN EAST WOODLAND ADDITION TO WEST CHICAGO, BEING A SUBDIVISION OF LOT 4 EXCEPT THE WEST 179 FEET THEREOF IN C E BOLLES ASSESSMENT PLAT OF PART OF SECITON 11, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1925 AS DOCUMENT 194380 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.

PLEASE CONTACT STAFF AT JESSICA.INFELISE@DUPAGECOUNTY.GOV FOR A COPY OF THE SITE PLAN.

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Zoning Petition ZONING-26-000016 771 Butterfield, LLC.

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

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PETITIONER: 771 BUTTERFIELD, LLC., 1601 BOND ST. STE 303-J, NAPERVILLE, IL 60563 / 771 BUTTERFIELD, LLC., 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

REQUEST: Continuation of a previously approved Conditional Use for open storage of trailers and materials, under new ownership and consistent with prior Zoning Petition ZONING-22-000061 VK Acquisitions VI, LLC., (no changes to the use or site layout are proposed).

ADDRESS OR GENERAL LOCATION: 30W771 BUTTERFIELD ROAD, NAPERVILLE, IL 60563

LEGAL DESCRIPTION: PARCEL 1: THAT PART OF THE WEST 405.88 FEET OF LOT 2 (EXCEPT THE WEST 115.0 FEET CONVEYED TO COMMONWEALTH EDISON COMPANY PER DOCUMENT NO. R61-27779) IN C.H. BRUMMEL'S ASSESMENT PLAT AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF IN THE WEST HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP AND ALSO THE EAST HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WINFIELD TOWNSHIP ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1940 IN BOOK 22 OF PLATS ON PAGE 71 AD DOCUMENT NO. 408024 IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOW: BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL THENCE SOUTH 01 DEGREES 02 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF THE AFOREMENTIONED PARCEL 611.1 FEET, THENCE SOUTH 83 DEGREES 25 MINUTES 01 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE AFOREMENTIONED PARCEL 185.0 FEET, THENCE NORTH 01 DEGREES 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 275 FEET, THENCE NORTH 83 DEGREES 25 MINUTES 01 SECONDS 02 MINUTES 59 SECONDS EAST PARALLEL WITH THE WEST LINE OF THE AFOREMENTIONED PARCEL 341.05 FEET TO THE NORTHERLY LINE OF SAID LOT 2, THENCE SOUTH 87 DEGREES 07 MINUTES 39 SECONDS WEST ALONG THE NORTHERLY LINE OF LOT 2, 30.16 FEET TO THE POINT OF BEGINNING.

PARCEL 2: LOT 1 (EXCEPT THAT PART TAKEN FOR BUTTERFIELD ROAD) IN FAA ASSESSMENT PLAT OF PART OF LOT 2 IN C.H. BRUMMEL'S ASSESSMENT PLAT IN THE WEST HALF OS ECITON 33, TWOSNHIP 39 NORTH, RNAGE 9, EAST OF THE THIRD PRINCIPAL MERIDAN, ACCORDING TO SAID FAA ASSESSMENT PLAT RECORDED AUGUST 30, 1990 AS DOCUMENT R90-113670, IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-26-000020 DeRose

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PETITIONER: JEFFREY P. DEROSE, 1S680 CARROL GATE ROAD, WHEATON, IL 60189

REQUEST: Variation to reduce the corner side setback from permitted 30 feet to approximately 17 feet, for a new, single-story house addition.

ADDRESS OR GENERAL LOCATION: 1S680 CARROL GATE ROAD, WHEATON, IL 60189

LEGAL DESCRIPTION: LOT 1 AND 2 IN BLOCK 2 OF WHEATON TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1927, AS DOCUMENT 229363, AND CERTIFICATE OF CORRECTION RECORDED JULY 16, 1927 AS DOCUMENT 239660, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,
**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-26-000021 Prothe

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

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PETITIONER: GREGG & JESSICA PROTHE, 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

REQUEST: Variation to reduce the side yard setback for a driveway expansion and sidewalk replacement from required 1 foot to 0.8 foot (approximately 9.6 inches).

ADDRESS OR GENERAL LOCATION: 2S527 DANBURY DRIVE, GLEN ELLYN, IL 60137

LEGAL DESCRIPTION: LOT 63 IN GLEN BRIAR, A SUBDIVISION OF LOTS 1 AND 2 IN MOULD'S ASSESSMENT PLAT OF PARTS OF SECTION 25 AND 26, TOWNSHIP 39 NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OG GLEN BRIAR RECORDED AUGUST 23, 1978, 1978 AS DOCUMENT R78-79639 IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Zoning Petition ZONING-26-000022 Starodub

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PETITIONER: SARA L. STARODUB, 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

REQUEST: Variation to reduce the rear yard setback for a house addition from required 25 feet to approximately 10 feet.

ADDRESS OR GENERAL LOCATION: 3N079 RIDGE VIEW STREET, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 82 IN BRANIGAR'S 1ST ADDITION TO WAYNE EASTGATE, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, AND OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 1969 AS DOCUMENT NO. R69-578, IN DUPAGE COUNTY, ILLINOIS.

Respectfully Submitted,

**ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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