



**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, July 31, 2025
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

A. CASES:

<u>CASE</u>	<u>TOWNSHIP</u>	<u>STATUS</u>
ZONING-25-000040 COUNTY OF DUPAGE - DOT	Milton	

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-25-000040 COUNTY OF DUPAGE - DOT

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

PUBLIC HEARING: 6:00 p.m. **THURSDAY, JULY 31, 2025**, 3-500 B, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: COUNTY OF DUPAGE, 421 N. COUNTY FARM ROAD, WHEATON, IL 60187 / COUNTY OF DUPAGE, 509 N. COUNTY FARM ROAD, WHEATON, IL 60187 / AGENT: STEPHEN TRAVIA, COUNTY OF DUPAGE – DOT, 421 N. COUNTY FARM ROAD, WHEATON, IL 60187 / ELIZABETH CERNY, FGM ARCHITECTS, 1 WESTBROOK CORPORATE CENTER, SUITE 1000, WESTCHESTER, IL 60523 / JASON ESTES, FGM ARCHITECTS, 1 WESTBROOK CORPORATE CENTER, SUITE 1000, WESTCHESTER, IL 60523

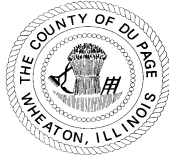
REQUEST: Special Use for the construction of the new 178,000 square foot highway maintenance facility including the equipment garage, support spaces and DOT offices. Site development also includes construction of the new yard for DOT operations including a new salt storage building, vehicle wash building and fueling island. Additional improvements will be made to the surrounding areas including, new elevator at the current 509 County parking deck with covered walkway, a new prefabricated cold storage building and new public bathroom building, both to be utilized by the fairgrounds.

ADDRESS OR GENERAL LOCATION: DUPAGE COUNTY FAIRGROUNDS, 421 N. COUNTY FARM ROAD, WHEATON, IL 60187 (ALSO KNOWN AS: 2015 MANCHESTER ROAD, WHEATON, IL 60187) / 509 N. COUNTY FARM ROAD, WHEATON, IL 60187

LEGAL DESCRIPTION:

DPCGC ADMINISTRATION SECTOR LEGAL DESCRIPTION: THAT PART OF SECTION 18 TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 1729.60 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF-WAY LINE, A DISTANCE OF 527.19 FEET, TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTY FARM RD. FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES, NORTH 84 DEGREES 28 MINUTES 11 SECONDS EAST, A DISTANCE OF 1072.22 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.12 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 770.00 FEET; THENCE NORTH 75 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 101.12 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 72.40 FEET, TO THE WEST LINE OF THE FAIRGROUND SECTOR; THENCE SOUTH OF 00 DEGREES 11 MINUTES 19 SECONDS WEST, A DISTANCE OF 1710.59 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF MANCHESTER RD.; THENCE SOUTHERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES SOUTH 72 DEGREES 57 MINUTES 37 SECONDS WEST, A DISTANCE OF 1667.17 FEET; THENCE NORTH 59 DEGREES 32 MINUTES 48 SECONDS WEST, A DISTANCE OF 64.11 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID NORTH COUNTY FARM RD.; THENCE NORTH 12 DEGREES 04 MINUTES 52 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 2006.99 FEET, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. SAID LEGAL DESCRIPTION CONTAINS 3,537,564 SQ. FT. BEING 81.211 ACRES.

DPCGC FAIRGROUNDS SECTOR LEGAL DESCRIPTION: THAT PART OF SECTION 18 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN IN DUPAGE COUNTY, ILLINOIS BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 1729.60 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF-WAY LINE, A DISTANCE OF 527.19 FEET, TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF NORTH COUNTY FARM RD; THENCE CONTINUING ALONG THE SOUTH ROW LINE THE FOLLOWING FIVE COURSES, NORTH 84 DEGREES



28 MINUTES 11 SECONDS EAST, A DISTANCE OF 1072.22 FEET; THENCE SOUTH 86 DEGREES 59 MINUTES 52 SECONDS EAST, A DISTANCE OF 101.12 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 770.00 FEET; THENCE NORTH 75 DEGREES 56 MINUTES 26 SECONDS EAST, A DISTANCE OF 101.12 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 72.40 FEET, TO THE WEST LINE OF THE FAIRGROUND SECTOR, AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES NORTH 84 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 702.56 FEET; THENCE NORTH 87 DEGREES 34 MINUTES 23 SECONDS EAST, A DISTANCE OF 368.75 FEET, TO THE EAST LINE OF DUPAGE COUNTY CAMPUS; THENCE SOUTHERLY ALONG SAID EAST LINE THE FOLLOWING SEVEN COURSES; THENCE SOUTH 00 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 517.72 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 21 DEGREES 18 MINUTES 35 SECONDS WEST, A DISTANCE OF 96.93 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 30 SECONDS EAST, A DISTANCE OF 598.61 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF MANCHESTER RD., THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO COURSES: THENCE SOUTH 74 DEGREES 57 MINUTES 10 SECONDS WEST, A DISTANCE OF 310.05 FEET; THENCE SOUTH 73 DEGREES 04 MINUTES 00 SECONDS WEST, A DISTANCE OF 811.63 FEET; THENCE NORTH 01 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 1710.59 FEET, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS. SAID LEGAL DESCRIPTION CONTAINS 1,651,509 SQ. FT. BEING 37.913 ACRES.

Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN,
DUPAGE COUNTY ZONING BOARD OF APPEALS

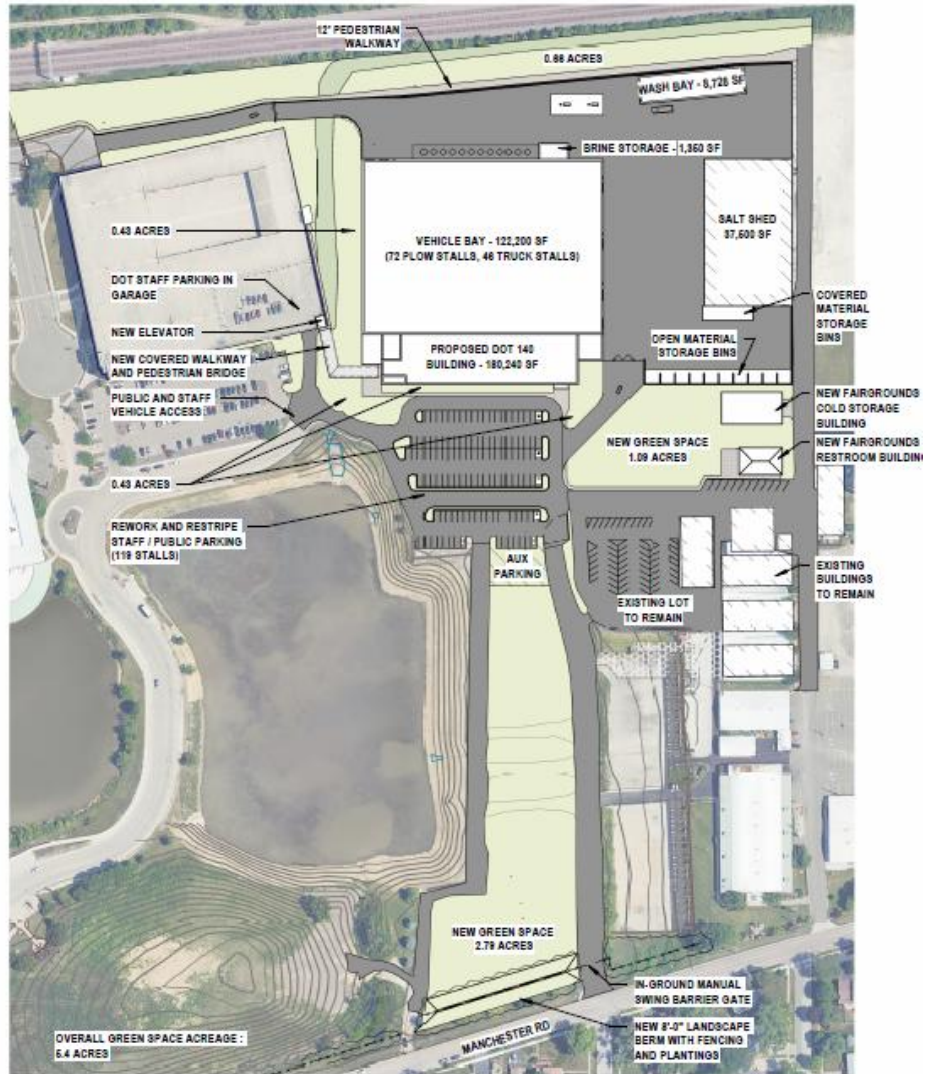
Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or 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.



DuDOT HMF
140 N. COUNTY FARM ROAD
WHEATON, IL 60187

DUPAGE DOT
Job No. 25-4226.01
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OVERALL SITE PLAN

