



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, July 16, 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-25-000033 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 not more than 6 feet.2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed.
ZONING-25-000038 GIN/SODY Investments, LLC.	Downers Grove	<ol style="list-style-type: none">1. Variation to allow an 8' privacy fence within the 40' front yard setback.2. Variation to allow an 8' privacy fence within the 30' corner side yard setback.
ZONING-25-000039 Porter	Winfield	Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.
ZONING-25-000041 Hennig	Downers Grove	Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 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-25-000033 Duebner

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JULY 16, 2025**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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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 the front yard from 4 feet 6 inches to not more than 6 feet.
2. Variation to increase the opacity of a fence in the front yard from 50% open to 100% closed.

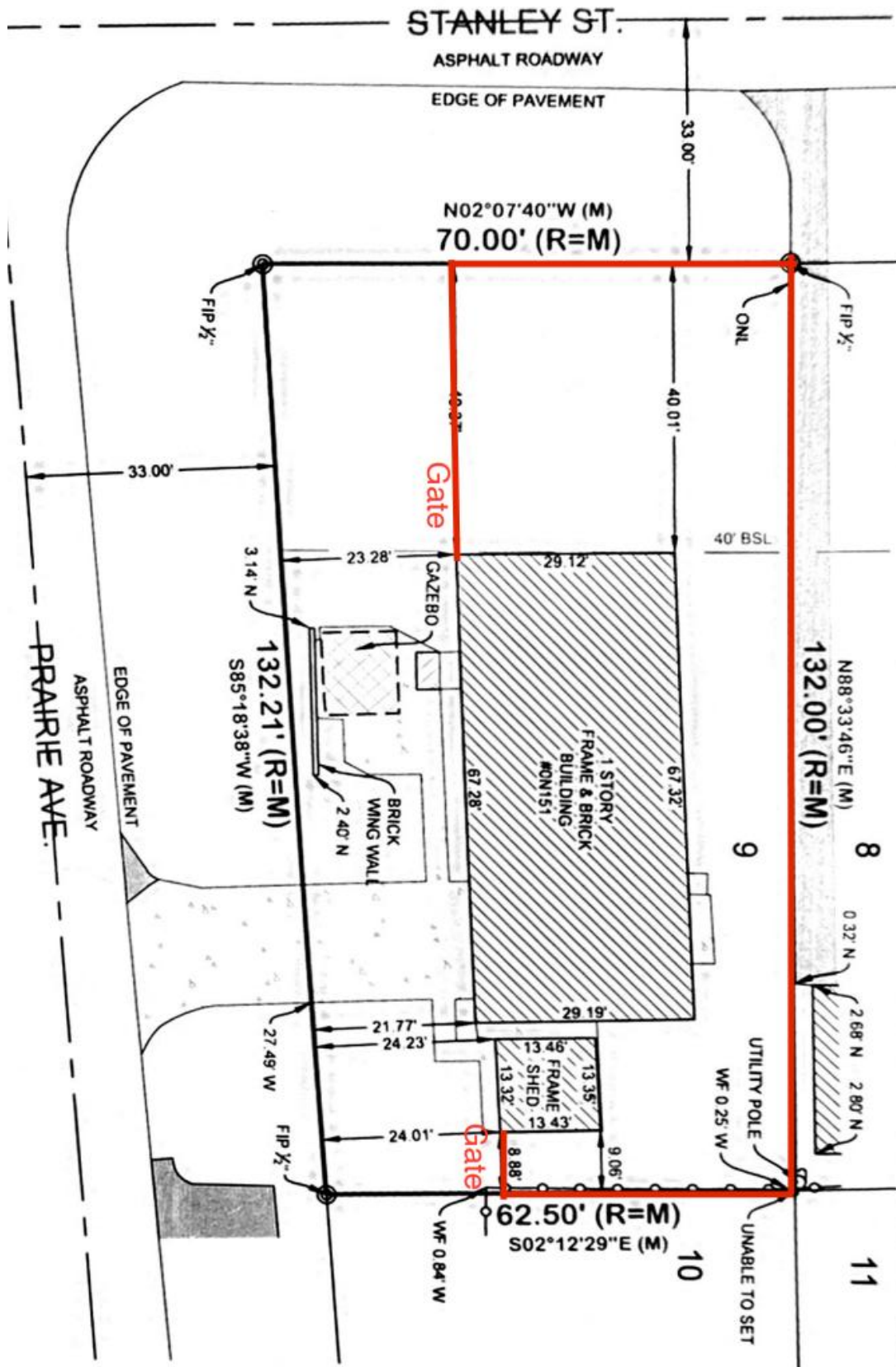
ADDRESS OR GENERAL LOCATION: 0N151 STANLEY STREET, WINFIELD, IL 60190

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**

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.



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

Zoning Petition ZONING-25-000038 GIN/SODY Investments, LLC.

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

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PETITIONER: GIN/SODY INVESTMENTS, LLC., 16W501 NIELSON LANE, WILLOWBROOK, IL 60527 / AGENT: CHAD SODERHOLM, 16W501 NIELSON LANE, WILLOWBROOK, IL 60527

REQUEST:

1. Variation to allow an 8' privacy fence within the 40' front yard setback
2. Variation to allow an 8' privacy fence within the 30' corner side yard setback.

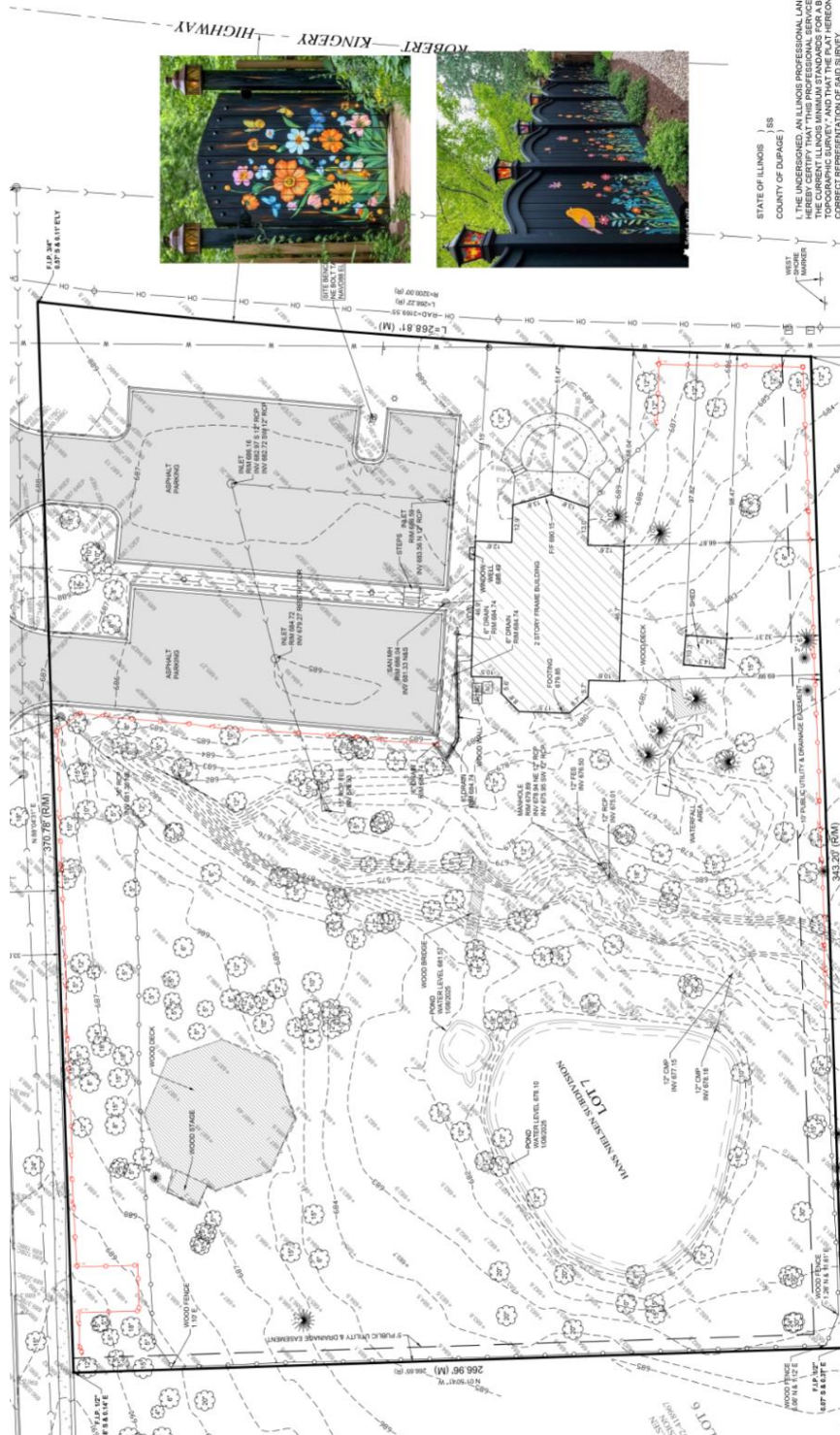
ADDRESS OR GENERAL LOCATION: 16W501 NIELSON LANE, WILLOWBROOK, IL 60527

LEGAL DESCRIPTION: LOT 7 IN HANS NIELSEN SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF LOT 42 LYING WEST OF THE RIGHT OF WAY OF THE TRI-STATE HIGHWAY OF ASSESSMENT DIVISION IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

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STATE OF ILLINOIS)
) ss
COUNTY OF DUPAGE)

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY" AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.



ROBERT—KINGERY—HIGHWAY—

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Zoning Petition ZONING-25-000039 Porter

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

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PETITIONER: LARRY AND KATHERINE PORTER, 2S315 LOST MEADOWS LANE, WARRENVILLE, IL 60555

REQUEST: Variation to reduce the interior side setback for a new shed from required 10' to approximately 3'.

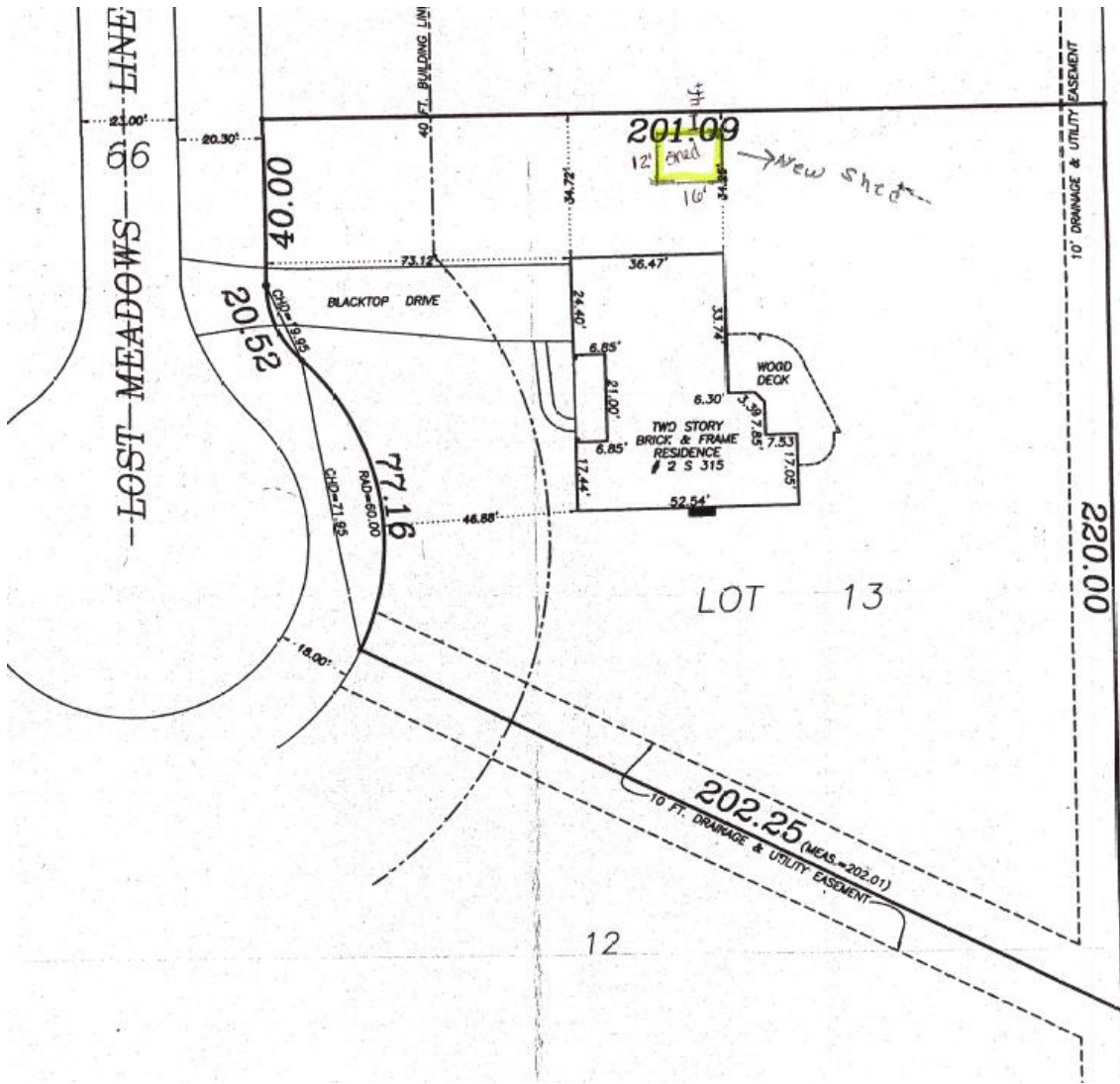
ADDRESS OR GENERAL LOCATION: 2S315 LOST MEADOWS LANE, WARRENVILLE, IL 60555

LEGAL DESCRIPTION: LOT 13 IN ANNA SARGENT MACK'S SECOND ADDITION TO OAK LANE, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1969 AS DOCUMENT NO. R69-17589, IN DUPAGE COUNTY, ILLINOIS.

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

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Zoning Petition ZONING-25-000041 Hennig

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

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PETITIONER: EDWARD HENNIG AND CYNTHIA WOLAK, 17W178 87TH STREET, WILLOWBROOK, IL 60527

REQUEST: Variation to reduce the interior side setback for a chicken coop from required 25 feet to approximately 3 feet.

ADDRESS OR GENERAL LOCATION: 17W178 87TH STREET, WILLOWBROOK, IL 60527

LEGAL DESCRIPTION: LOT 79 IN HINSDALE TIMBER LAKE ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO OF THE EAST 1/2 OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 98, SAID RIGHT OF WAY LINE RECORDED AS DOCUMENT 537480; ALSO PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1954 AS DOCUMENT 738316 AND CERTIFICATE OF CORRECTIONS FILED JANUARY 28, 1955 AS DOCUMENT 744581, IN DUPAGE COUNTY, ILLINOIS.

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