



DUPAGE COUNTY ZONING HEARING OFFICER PROGRAM

AGENDA

Wednesday, July 24, 2024

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-24-000035 Bagalanon (10%)	Milton	Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).
ZONING-24-000040 Jimenez	Winfield	<ol style="list-style-type: none">1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition.
ZONING-24-000042 Zvak	Milton	<ol style="list-style-type: none">1. Conditional Use to increase the total size of detached accessory buildings from permitted 2,393 sq. ft. to approximately 2,821 sq. ft. (2,450 sq. ft. for proposed barn and 371 sq. ft. for two existing sheds)2. Variation to allow the total size of detached accessory buildings to be larger than the existing principal residence.3. Variation to reduce the interior side setback for a proposed barn from permitted 10 feet to approximately 5 feet.

ZONING-24-000052 Ruth Lake Woods
Condominium Association

Downers Grove

Variation to allow the finished
side of the proposed privacy fence to
face inward instead of outward.

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-24-000035 Bagalanon (10%)

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

PUBLIC HEARING: 2:30 p.m. **WEDNESDAY, JULY 24, 2024**, Building and Zoning Conference Room, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

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PETITIONER: STERJA GJICA, 1N157 MORSE STREET, CAROL STREAM, IL 60188 / AGENT: PHILIP BAGALANON, 1N157 MORSE STREET, CAROL STREAM, IL 60188

REQUEST: Variation to increase the total size of a new single-family home from permitted 2,547 sq. ft. to approximately 2,741 sq. ft. (Variation is for 194 sq. ft which is 7.6% increase).

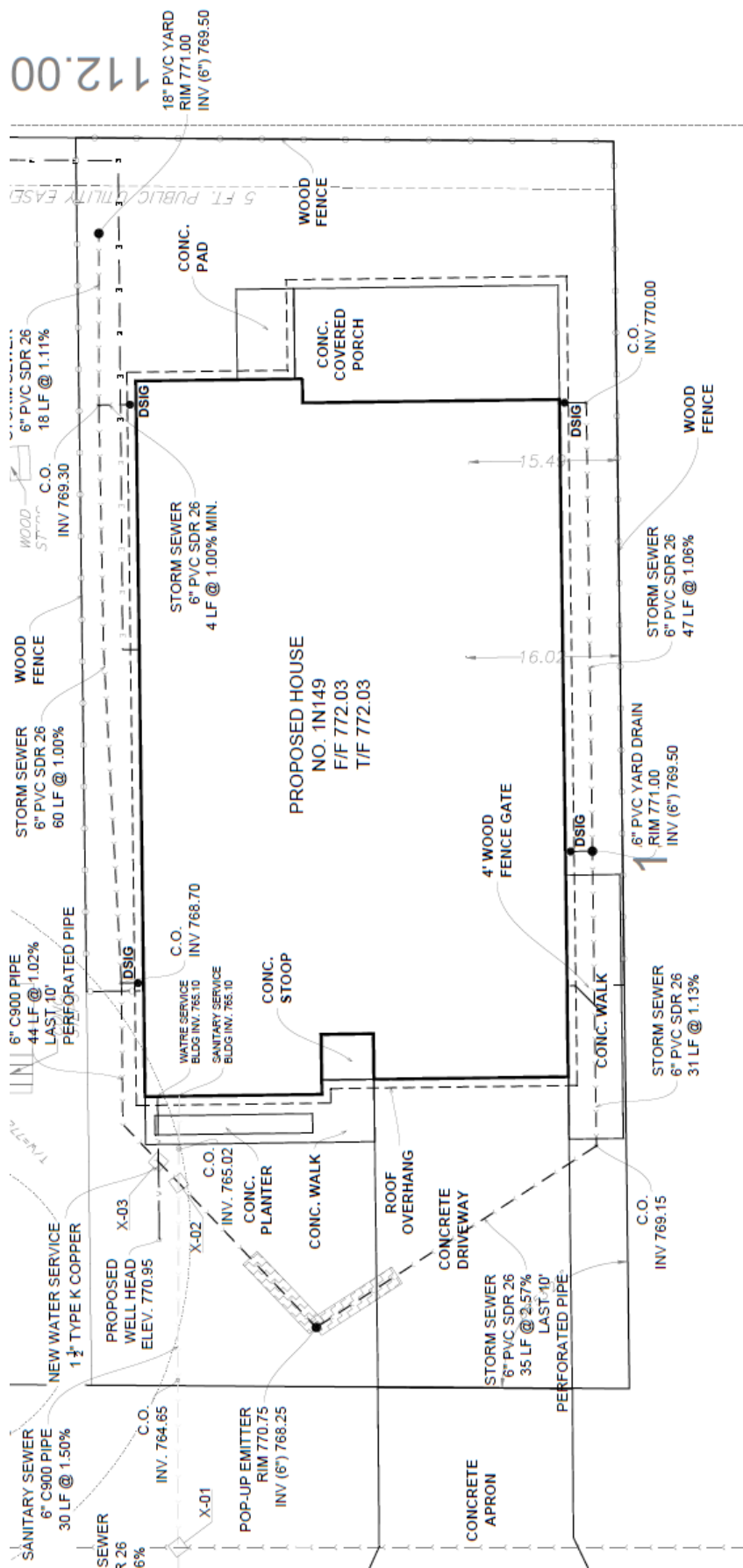
ADDRESS OR GENERAL LOCATION: 1N157 MORSE STREET, CAROL STREAM, IL 60188

LEGAL DESCRIPTION: LOT 16 IN BLOCK 13 IN GARY AVENUE GARDENS, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927, AS DOCUMENT 237266, 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.



**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-24-000040 Jimenez

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

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PETITIONER: MANUEL & CYNTHIA JIMENEZ, 28W649 HICKORY LANE, WEST CHICAGO, IL 60185

REQUEST:

1. Variation to reduce the west interior side setback from required 20 feet to approximately 13 feet for a house addition.
2. Variation to reduce the east interior side setback from required 20 feet to approximately 10 feet for a house addition.

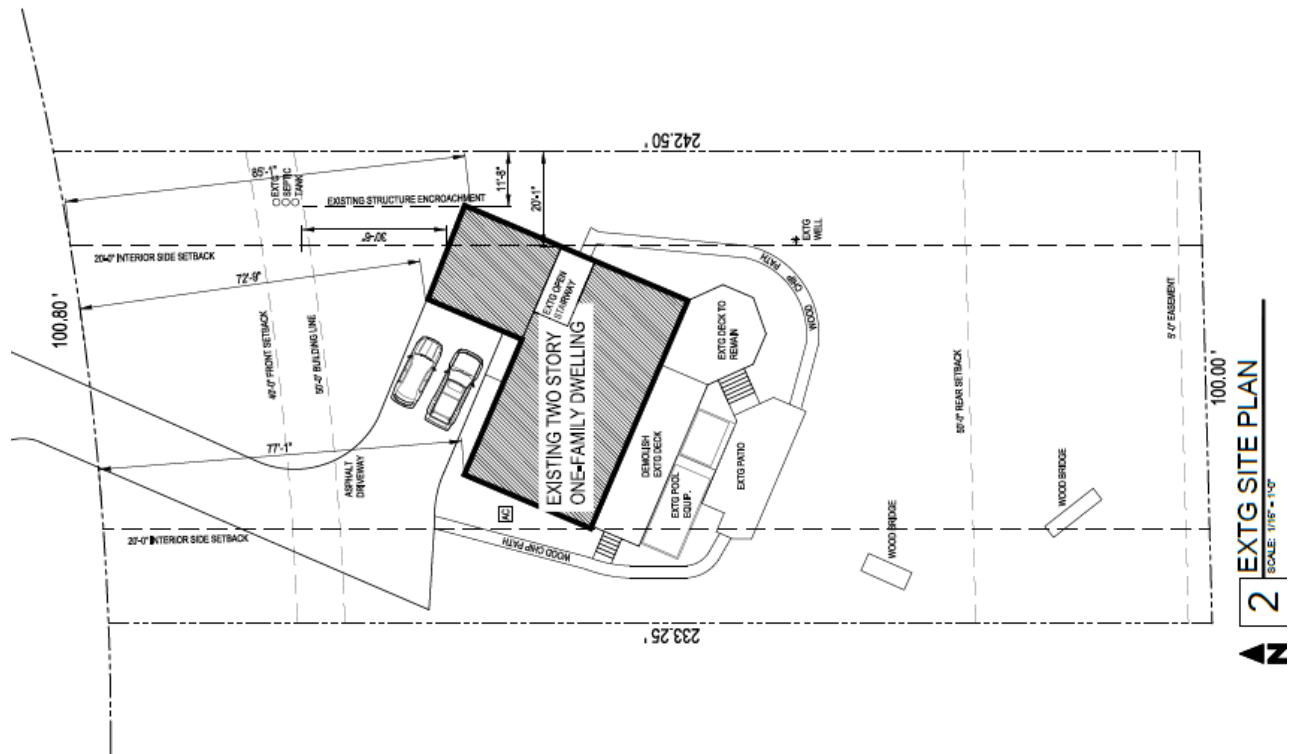
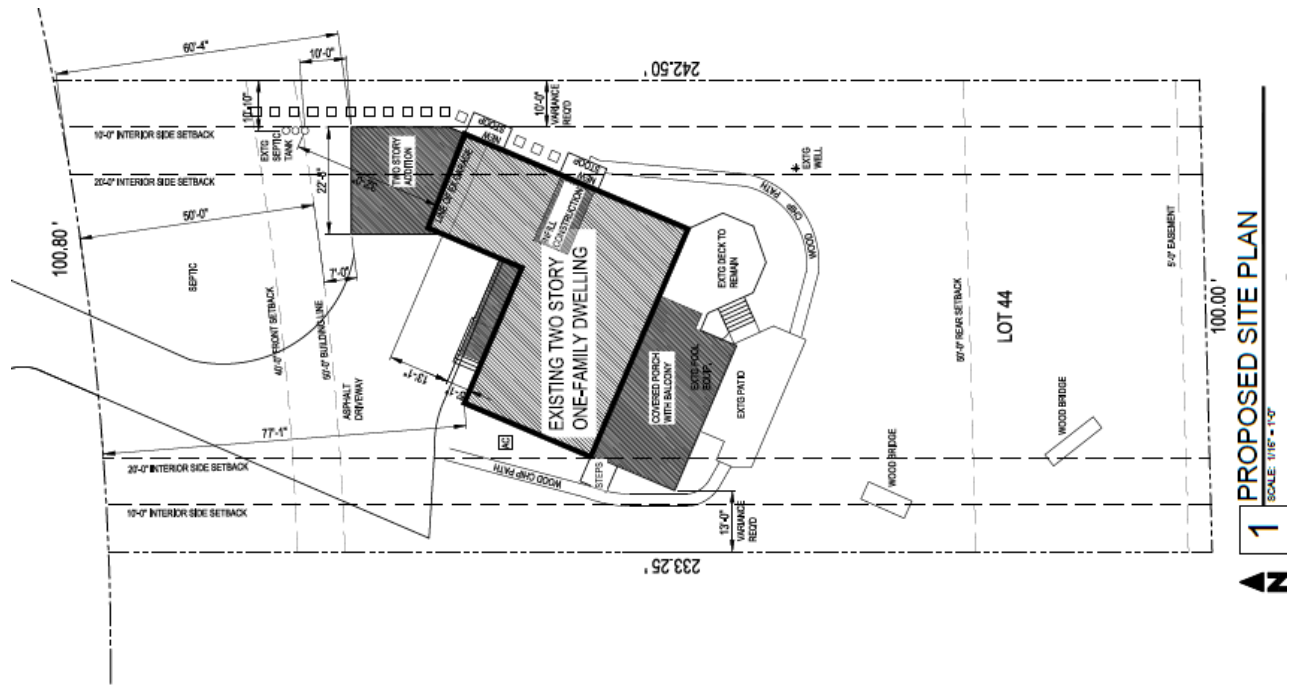
ADDRESS OR GENERAL LOCATION: 28W649 HICKORY LANE, WEST CHICAGO, IL 60185

LEGAL DESCRIPTION: LOT 44 IN PRINCE CROSSING FARMS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1927 AS DOCUMENT 247293, 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-24-000042 Zvak

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

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PETITIONER: RADIM ZVAK, 651 W SUNSET AVENUE, LOMBARD, IL 60148

REQUEST:

1. Conditional Use to increase the total size of detached accessory buildings from permitted 2,393 sq. ft. to approximately 2,821 sq. ft. (2,450 sq. ft. for proposed barn and 371 sq. ft. for two existing sheds)
2. Variation to allow the total size of detached accessory buildings to be larger than the existing principal residence.
3. Variation to reduce the interior side setback for a proposed barn from permitted 10 feet to approximately 5 feet.

ADDRESS OR GENERAL LOCATION: 651 W SUNSET AVENUE, LOMBARD, IL 60148

LEGAL DESCRIPTION: LOTS 1 AND 2 IN WALTER'S SUBDIVISION OF LOT "A" AS SHOWN ON WALTER'S ASSESSMENT PLAT OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID WALTER'S SUBDIVISION RECORDED JUNE 14, 1949 AS DOCUMENT 569760, IN DUPAGE COUNTY, ILLINOIS.

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 AND RUNNING THENCE SOUTH 2 DEGREES 0 MINUTES WEST ALONG THE TOWNSHIP LINE 1385.58 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 580.47 FEET FOR A PLACE OF BEGINNING; THENCE SOUTH 1 DEGREE 52 MINUTES WEST PARALLEL WITH THE TOWNSHIP LINE (EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1) 294.93 FEET; THENCE SOUTH 87 DEGREES 10 MINUTES WEST, 84.75 FEET; THENCE NORTH 1 DEGREE 06 MINUTES WEST 297.1 FEET; THENCE NORTH 88 DEGREES 54 MINUTES EAST PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 1, 100.2 FEET TO THE PLACE OF BEGINNING, 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-24-000052 Ruth Lake Woods Condominium Association

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

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PETITIONER: RUTH LAKE WOODS CONDOMINIUM ASSOCIATION, MANAGED BY REDBRICK PROPERTY MANAGEMENT, 204 E. ST. CHARLES ROAD, LOMBARD, IL 60148/ AGENT: FRED SEEHOLZER, 770 RUTH LAKE COURT, HINSDALE, IL 60521

REQUEST: Variation to allow the finished side of the proposed privacy fence to face inward instead of outward.

ADDRESS OR GENERAL LOCATION: RUTH LAKE WOODS CONDOMINIUM ASSOCIATION COMMON AREA, LOCATED BEHIND ADDRESSES: 60 GODAIR CIRCLE, 54 GODAIR CIRCLE, 42 GODAIR CIRCLE, AND 38 GODAIR CIRCLE, HINSDALE, IL 60521

LEGAL DESCRIPTION: UNITS 3,4, 15,16, 23, 24, 29, & 30 IN LOT 1 OF RUTH LAKE WOODS, BEING A SUBDIVISION OF PART OF THE SOUTH 20 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. FIFTH AMENDMENT TO RUTH LAKE WOODS PLAT DESCRIBE HEREIN AS EXHIBIT B OF CONDOMINIUM OWNERSHIP DECLARATIONS AND RECORDED ON OCTOBER 3, 1986 AS DOCUMENT R86-122055UTH LAKE

**Respectfully Submitted,
ROBERT J. KARTHOLL, CHAIRMAN/ZONING HEARING OFFICER
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Left wood privacy fence
3" inside property line
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